GRIFFIN PARTNERS

Saturn Medical Plaza

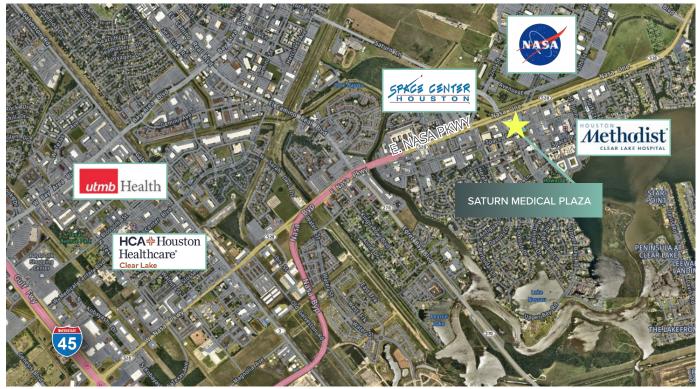
18055 SATURN LANE, HOUSTON, TEXAS 77058



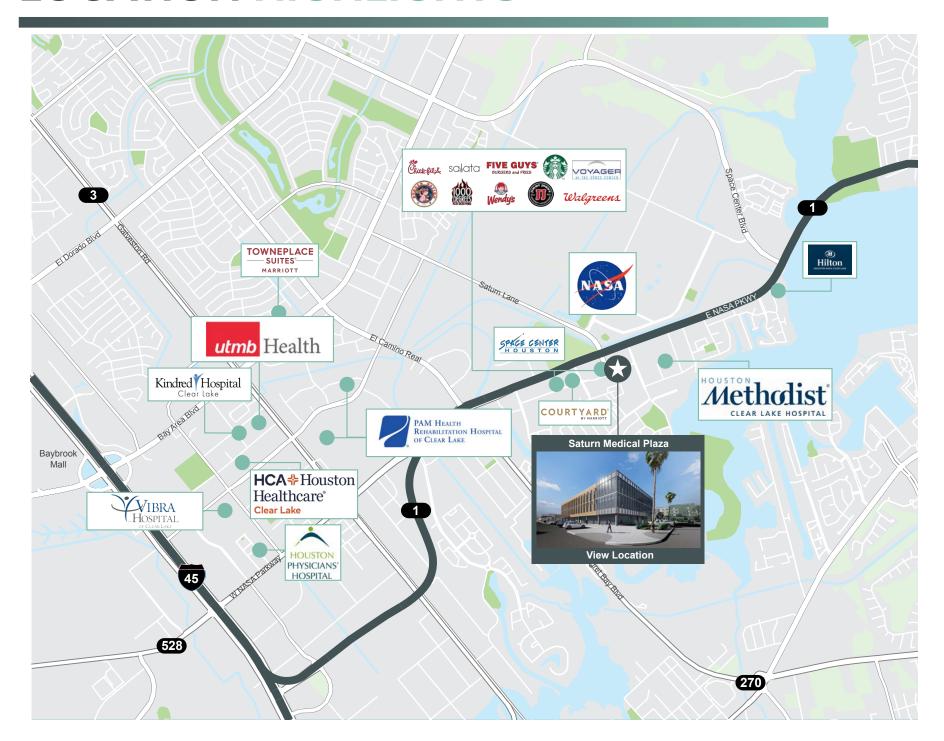
PROJECT OVERVIEW

- 65,759 RSF
- 3-stories
- Covered patient drop-off
- Gurney Elevator
- Surface and shared structure parking
- 4.5 per 1,000 parking ratio
- Strong payor mix
- Adjacent to Houston Methodist Clear Lake Hospital
- Easy access to NASA Pkwy and I-45
- Walking distance to multiple restaurants
- Directly across from NASA Space Center
- High visibility from NASA Pkwy





LOCATION HIGHLIGHTS



AREA DEMOGRAPHICS

15 minute drive

KEY FACTS

2.46

Average Household Size

240,116 Population



\$97,322 Median Household Income

INSURANCE MIX





59%Commercial
Insurance (%)

10% Other (%)



8% Medicaid (%)



23%Medicare (%)

EMPLOYMENT



White Collar 7

72%

Blue Collar

16%

Services

12%



Unemployment Rate

EDUCATION



No High School Diploma



17% High School Graduate

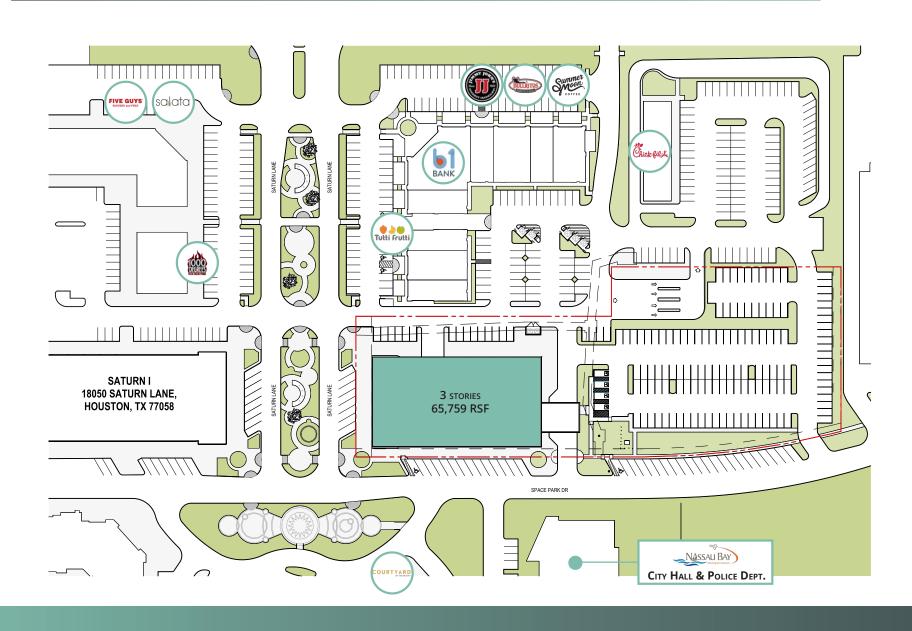


30% Some College



47%Bachelor's/Grad/
Prof Degree

SITE PLAN



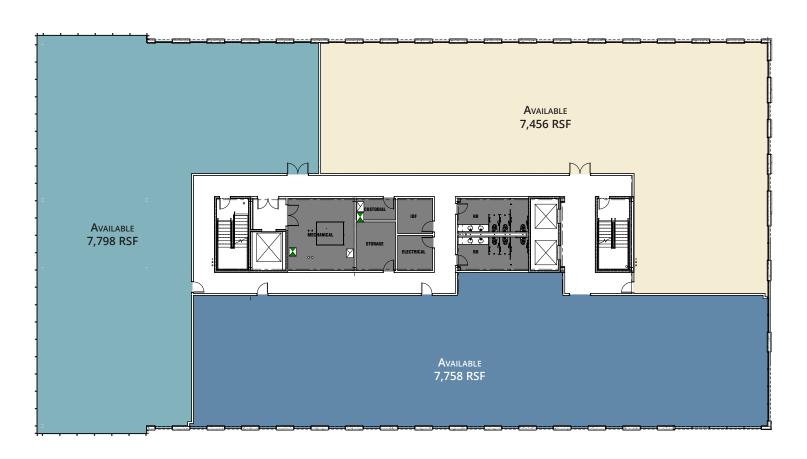
PROPOSED FLOOR PLANS



PROPOSED FLOOR PLANS

SECOND FLOOR

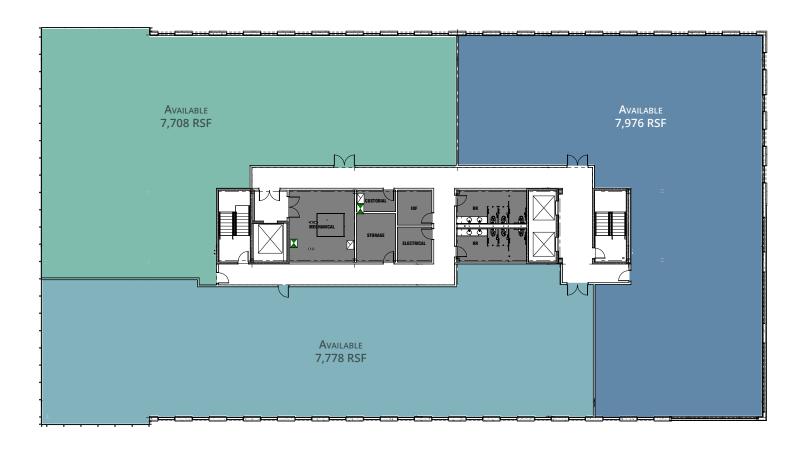
23,012 RSF



PROPOSED FLOOR PLANS

THIRD FLOOR

23,462 RSF



SITE RENDERINGS







A DEVELOPMENT OF:

GRIFFIN PARTNERS

LEASING TEAM

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