

Saturn Medical Plaza

18055 SATURN LANE, HOUSTON, TEXAS 77058

MEDICAL LIFE SCIENCE DEVELOPMENT
65,759 RSF

A DEVELOPMENT OF:

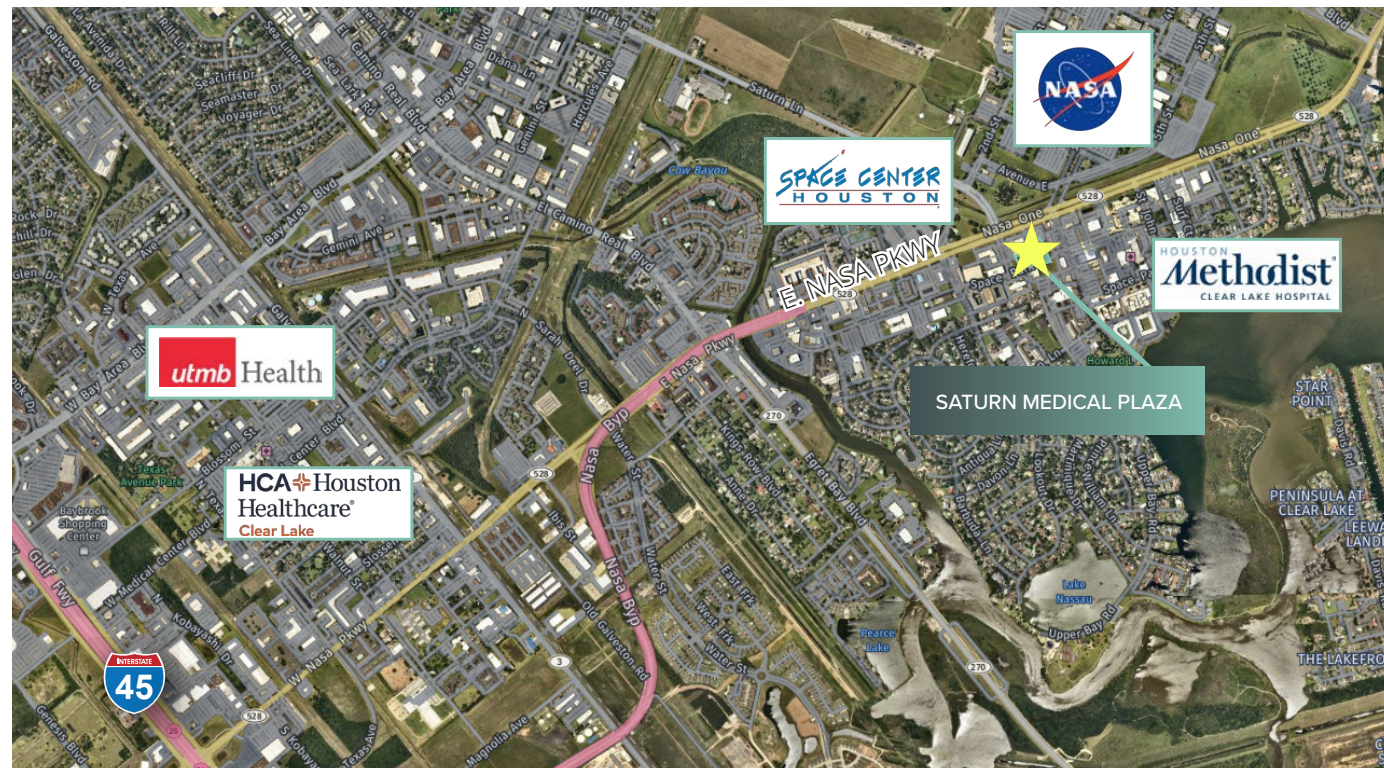
— GRIFFIN
PARTNERS



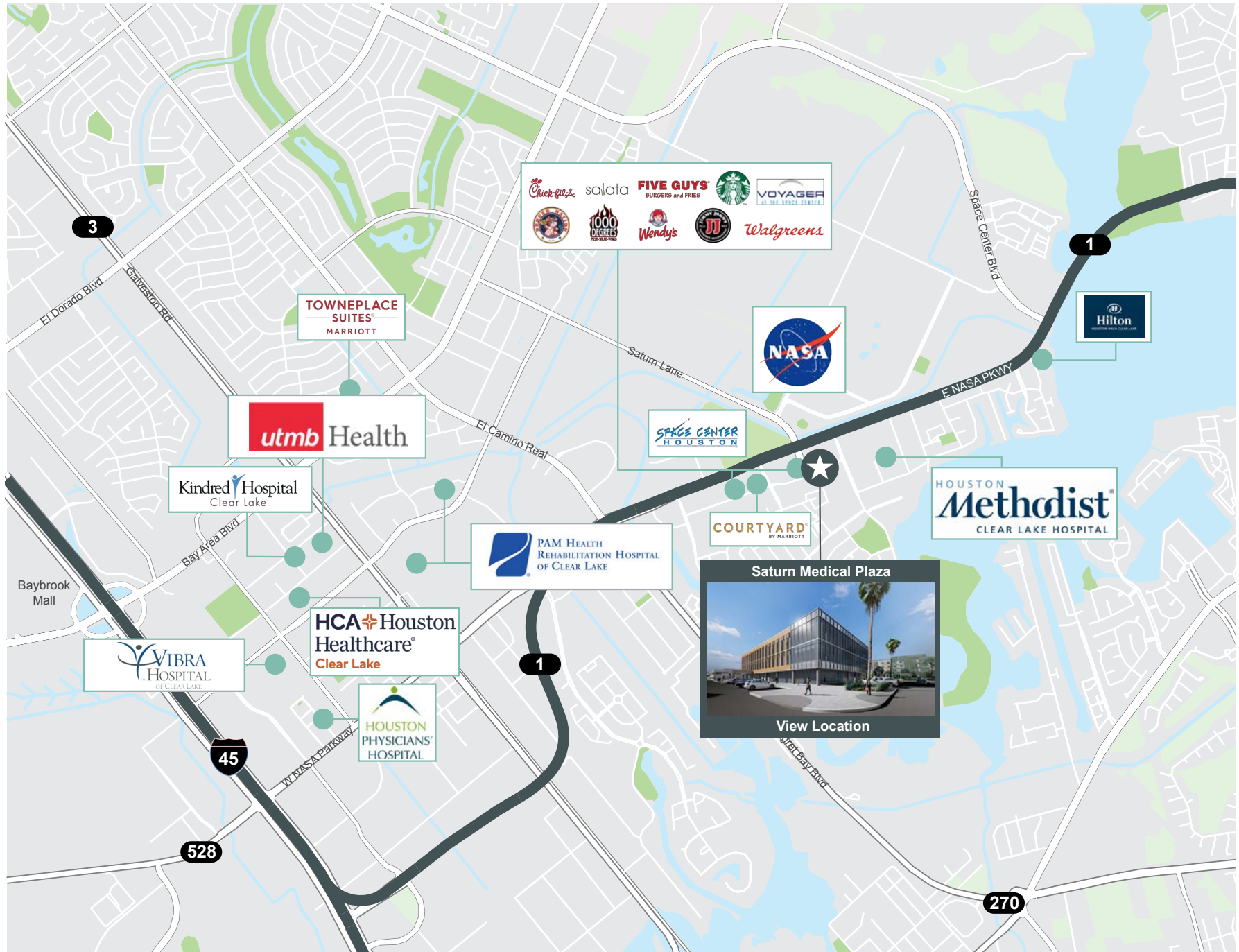
JONES LANG LASALLE BROKERAGE INC.

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



Average Household Size

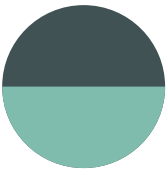
240,116
Population



Median Age

\$97,322
Median Household Income

INSURANCE MIX



59%
Commercial Insurance (%)



10%
Other (%)



8%
Medicaid (%)



23%
Medicare (%)

EMPLOYMENT



White Collar 72%



Blue Collar 16%



Services 12%



Unemployment Rate

EDUCATION



No High School Diploma



17%
High School Graduate

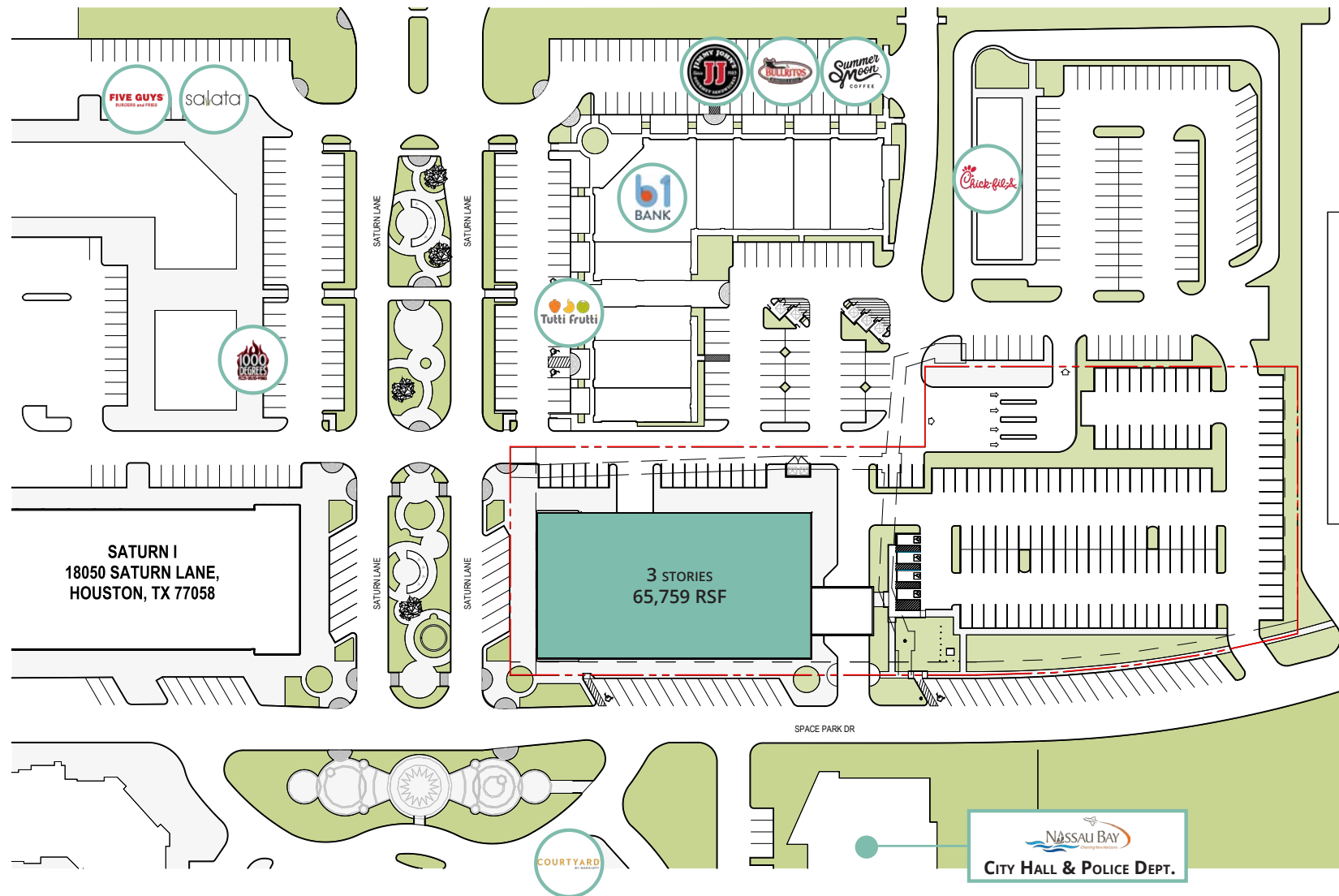


30%
Some College



47%
Bachelor's/Grad/Prof Degree

SITE PLAN



PROPOSED FLOOR PLANS

FIRST FLOOR

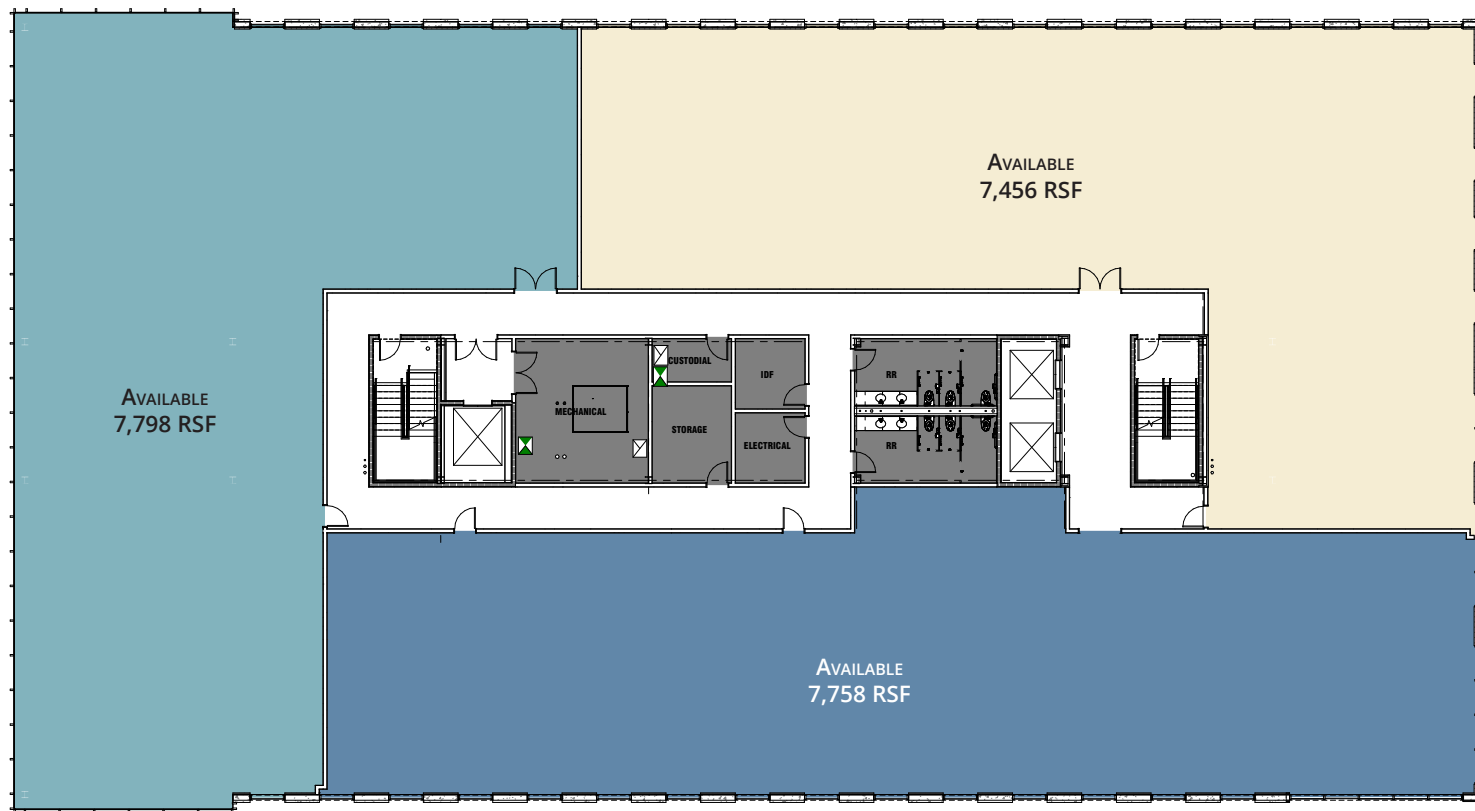
19,285 RSF



PROPOSED FLOOR PLANS

SECOND FLOOR

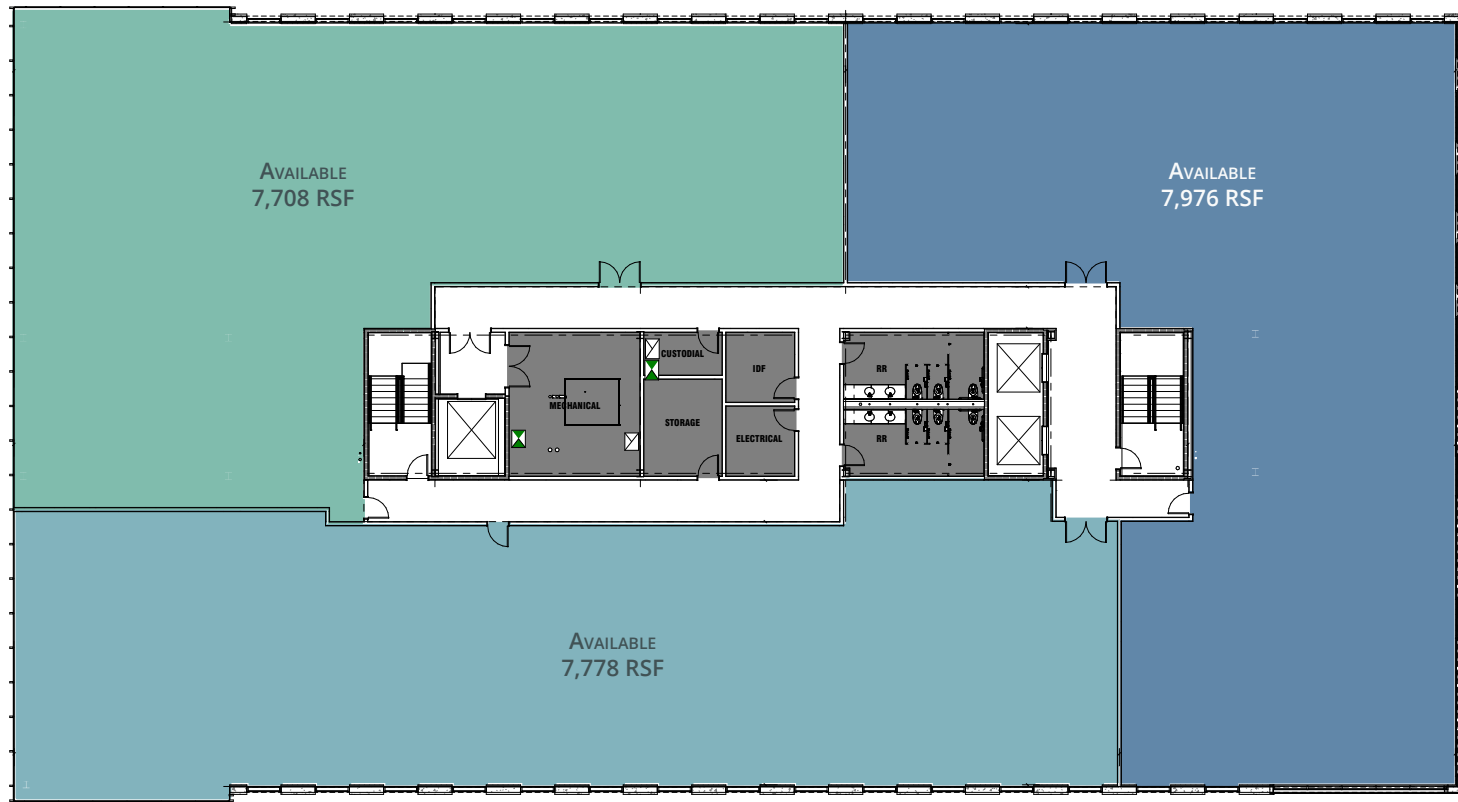
23,012 RSF



PROPOSED FLOOR PLANS

THIRD FLOOR

23,462 RSF



SITE RENDERINGS



LEASING TEAM

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