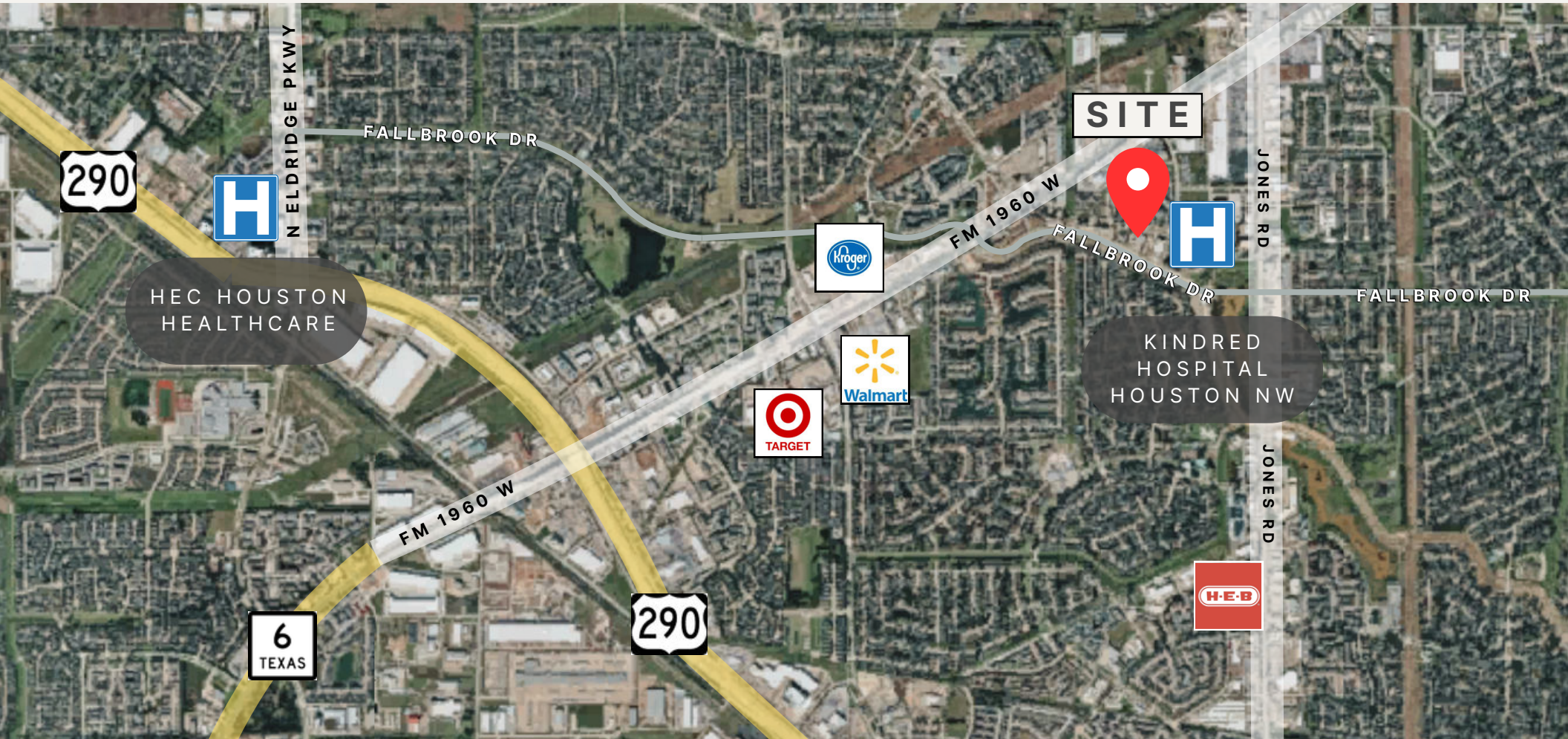


11321 Fallbrook Drive

Medical Office Space For Lease



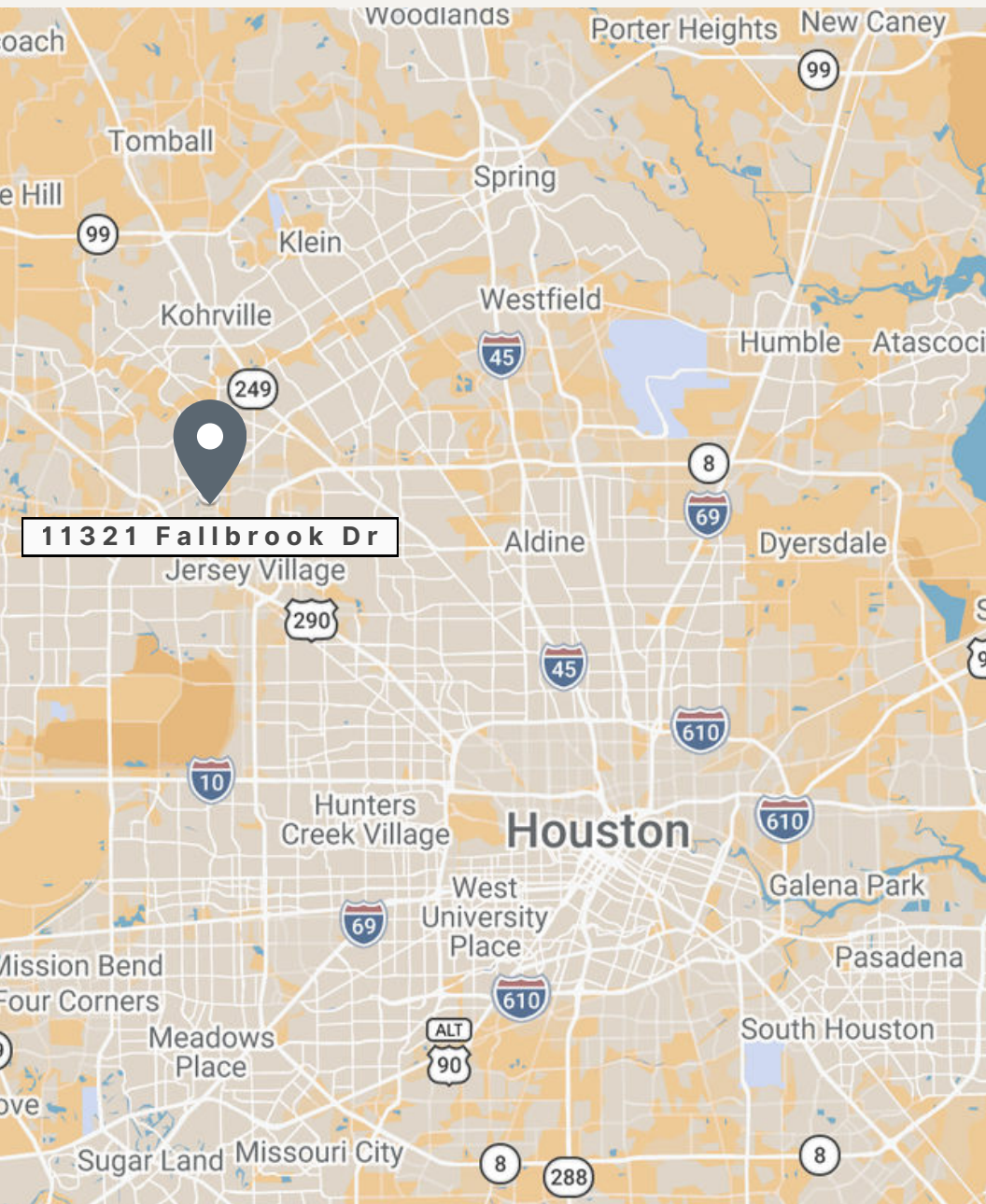
PRACTICE
REAL ESTATE



LEASE	11321 FALLBROOK DRIVE // HOUSTON, TX // 77065	
	MEDICAL OFFICE SPACE	BLAKE KOHLER BKOHLER@PRACTICEREALESTATEGROUP.COM 832/474.2844

11321 Fallbrook Drive

Medical Office Space For Lease



PROPERTY HIGHLIGHTS

- 5,737 SF of first-floor medical office space available for lease
- HVAC and fire suppression already built in — ready for medical occupancy
- Free surface parking with 4:1,000 SF parking ratio
- Fallbrook Drive frontage with strong road visibility
- Kindred Hospital Houston Northwest and HCA Houston ER within minutes
- Texas Children's Pediatrics Cy-Fair and Texas Children's Specialty Care Cy-Fair nearby
- Convenient access to Highways 290 and Beltway 8
- Anchor co-tenant: DaVita Kidney Care (9,600 SF)
- Median household income of \$81,861 in the surrounding area
- Projected population growth of 5.79% within 1 mile (2025–2030)
- Ideal for large medical services groups, physical therapy, plasma centers, and similar outpatient providers

11321 Fallbrook Drive

Medical Office Space For Lease



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PROPERTY OVERVIEW

Fallbrook Medical Plaza is a well-positioned medical office building in the FM 1960/Hwy 249 corridor of northwest Houston, offering 5,737 SF of contiguous space available for lease. The building sits on Fallbrook Drive with good road visibility and convenient access to Highways 290 and Beltway 8, placing it within minutes of Kindred Hospital Houston Northwest, HCA Houston ER, and Texas Children's Pediatrics Cy-Fair. The surrounding submarket is home to an established mix of medical providers, making this a practical location for practices looking to operate alongside, and draw referrals from, a broader healthcare community. With HVAC and fire suppression systems already in place, the space functions as a ready canvas for a medical build-out without the infrastructure headaches.



11321 Fallbrook Drive

Medical Office Space For Lease



ALL AVAILABLE SPACE

SPACE	SIZE	LEASE RATE	CONDITION	AVAILABLE
Medical Office	5,737 SF	\$20/SF	Shell	Now

Suite 101 at Fallbrook Medical Plaza offers 5,737 SF of contiguous first-floor space in a building already anchored by DaVita Kidney Care and surrounded by established medical providers. The space is move-in ready with HVAC and fire suppression systems in place, reducing the time and cost typically associated with medical build-outs. The FM 1960 corridor serves a dense residential population with growing household counts and straightforward access to two major regional highways. For a medical services organization, physical therapy practice, or outpatient provider looking for an affordable, well-located home base in northwest Houston, this space is your blank canvas.

11321 Fallbrook Drive

Medical Office Space For Lease



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11321 Fallbrook Drive

Medical Office Space For Lease



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11321 Fallbrook Drive

Medical Office Building For Lease



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11321 Fallbrook Drive

Medical Office Building For Lease



11321 Fallbrook Dr
Houston, TX 77065

For more information,
contact:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

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