

# Robinson Creek Medical Center

521 INTERSTATE 45 SOUTH | HUNTSVILLE, TEXAS 77340



Cushman & Wakefield of Texas, Inc. and TSO Properties have been retained by Sam Houston Group, LLP (Owner”) to market and sell Robinson Creek Medical Center (“the Property”) in Huntsville, Texas. Robinson Creek Medical Center consists of a single-level facility with 29,525 square feet of rentable area, on a high-profile site along Interstate 45 – Huntsville’s primary transit corridor.

The Property represents an outstanding opportunity to acquire a well-positioned medical office building with a roster of seven medical space users that have significant history in the facility. This has contributed to a seasoned stream of operating cash flow with minimal burden from leasing related capital outlays.

Robinson Creek Medical Center is within easy walking distance of an active 93-bed, non-profit community hospital on Interstate 45 in a rapidly growing part of southeast Texas.

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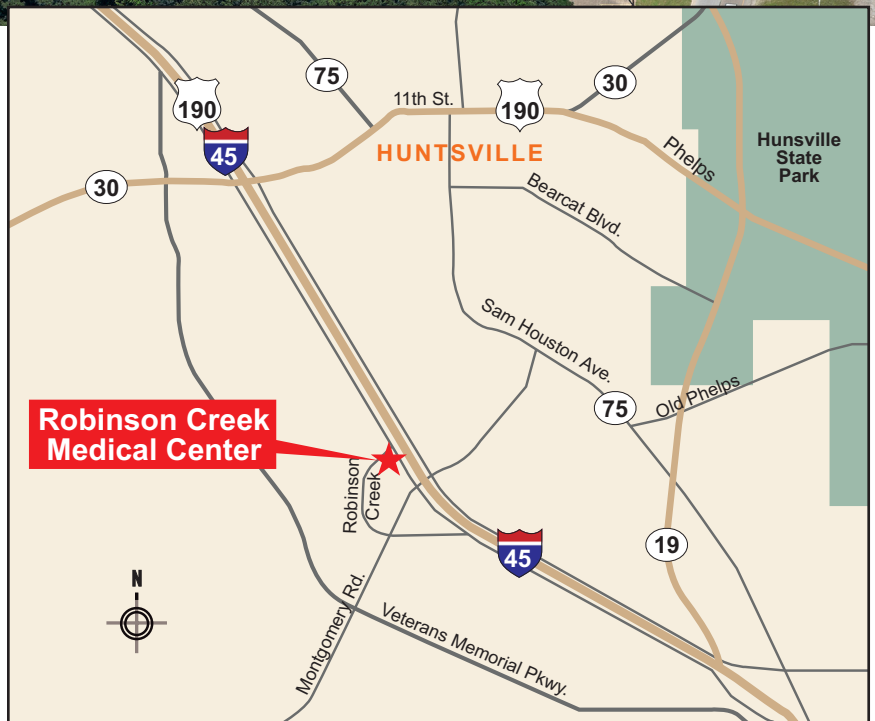


# Robinson Creek Medical Center

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- Single-story medical office
- 29,525 sq. ft. building
- 2.645 acre site
- 205' frontage on i-45 North
- Surface parking for 116 vehicles
- 85% leased to 7 tenants



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