Memorial Hermann Medical Office Building
– Katy, TX

CASE STUDY

Quick Facts	
Type:	Medical Office Building
Size:	125,000 sf
Const Comp:	March 2006
Architect:	Morris Architects
Contractor:	Harvey Builders
Location:	28920 Katy Freeway Katy, Texas

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CHALLENGE

Memorial Hermann Healthcare System identified a market demand for expanded medical office space to accommodate existing health care. The new medical office space was required by MHHS to accommodate existing health care practices and tenants displaced during an extensive hospital expansion.

STRATEGY

After winning the competitive bidding process for development services, Trammell Crow Company provided coordination and oversight of all phases of design, procurement and the bid process for selection of a general contractor.

RESULTS

TCC was selected by MHHS as the project developer, owner and manager. TCC provides leasing, syndication services and property management for the MOB.
Trammell Crow Company (TCC) completed the 125,000 sf, five-story Medical Office Building (MOB) located on a new Memorial Hermann Hospital System (MHHS) hospital campus in Katy, Texas in 1Q 2006. The project was a joint venture consisting of TCC as the general partner with MHHS, Partners Health Trust and physician investors as limited partners. The project was developed on a ground lease with MHHS. The building is part of a collaborative development process that involved a ground lease and joint-venture partnership between a developer, a large not-for profit healthcare system, and the end users of lease space.

VALUE

$20.0M

ABOUT THE CLIENT

Memorial Hermann Healthcare System is a large, integrated healthcare system serving the greater Houston market and southeast Texas with 14 hospitals, three of which are located in the Texas Medical Center. Memorial Hermann offers a patient-centric approach to medicine, the convenience of health care in neighborhoods where people live and work and easy access to the resources and technology of a university-affiliated teaching hospital.