



**12960 East Freeway**

HOUSTON | TEXAS | 77015

**Second Generational Dental Space For Lease or Sale**



## PROPERTY OVERVIEW

Prime medical/dental space available at 12960 East Freeway in the East Houston market. Situated directly off the East Freeway, this location features fully built-out dental suites, flexible medical office space, 3 private offices, 4 restrooms, a large lobby, and secured storage areas. The layout supports both general and specialty care under one roof, providing excellent functionality for growing practices. Ideal for practitioners seeking high-visibility, convenient access, and generous parking. Enjoy excellent freeway exposure for maximum patient traffic and easy accessibility in a high-demand market.

## PROPERTY HIGHLIGHTS

- 4,000 square feet of dental space with 14 fully functioning operatories (8 private and 6 semi-private)
- Ample Parking with 10.75/1,000 RSF – with Covered Parking for staff
- Located directly off East Freeway, ensuring great accessibility
- Dedicated sterilization and lab area
- Private office space with private restroom attached
- 3 HVAC units

**PRICING:**

**SALES PRICE: CONTACT BROKER**

**LEASE RATE: CONTACT BROKER**

**4,000**

**BUILDING  
SIZE (SF)**

**0.61**

**LAND  
AREA (AC)**

**1988**

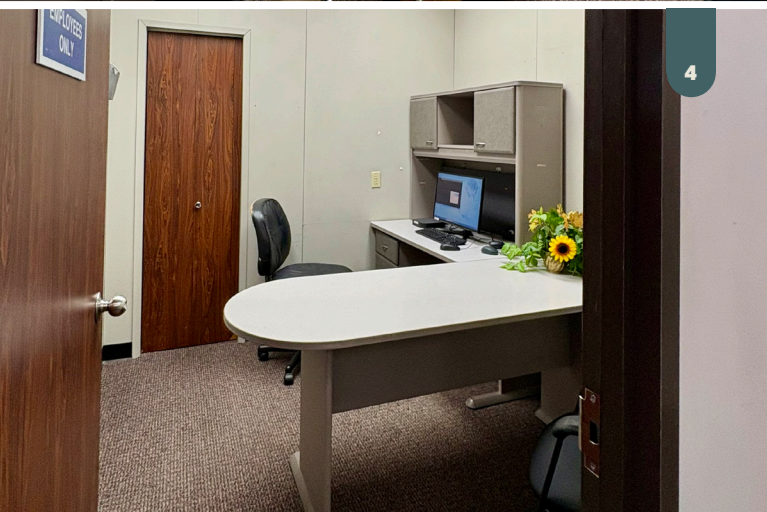
**YEAR  
BUILT**

**43**

**PARKING  
SPOTS**

**12960 East Freeway**







## Proximity to Major Healthcare Institutions

**AD Hospital East LLC:** Advanced Diagnostics was founded and is still led by practicing physicians. Every decision is made with first-hand medical expertise, not corporate red tape. With no unnecessary layers between you and your care, our physicians can act quickly, adapt treatments, and focus on what will lead to the best outcome for you. They see your progress, hear your concerns, and respond in real time. Leadership is directly connected to patient care, and your health is always guided by those who practice medicine every day, ensuring skill, precision, and compassion at every step.

**Surgical Associates of Greater Houston:** Affiliated with HCA Houston Healthcare Medical Center. Provides minimally invasive surgery and robotic surgery.

# AREA MAP

## Houston, Texas



### PROXIMITY TO MAJOR HEALTHCARE INSTITUTIONS

### Distance

Advanced Diagnostics East Hospital	0.11 Miles
Surgical Associates of Greater Houston	0.15 Miles

### DEMOGRAPHICS (2025 Estimate)

### 1 Mile

### 3 Miles

### 5 Miles

Population	8,455	85,458	178,961
Population - 5 Year Projection	8,430	84,438	178,195
Median Age	32.8	32.7	32.7
Average Household Income	\$81,538	\$72,985	\$28,125

PRIME DENTAL OR MEDICAL SPACE FOR LEASE AND SALE

12960

East  
Freeway



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