

260 I-45 MEDICAL OFFICE FOR LEASE - HIGH-VISIBILITY, HEALTHCARE-DRIVEN LOCATION

260 I-45, HUNTSVILLE, TX 77340

PROPERTY SUMMARY | OFFICE, CREATIVE SUITE, BUILDING

FOR LEASE: NEGOTIABLE



PROPERTY DESCRIPTION

Move-in ready medical and or office spaces available in a prime healthcare corridor along I-45. Multiple suite configurations to fit your practice's needs:

Suite A: Mirrors Suite B's layout with the added benefit of an ultrasound room, providing enhanced capabilities for diagnostic services.

Suite B: Offers a functional layout with three exam rooms, a combined waiting and reception area, a lab room, one doctor's office, and access to a shared breakroom (shared with Suite A).

Suite C: Features a welcoming waiting room, one private office, one exam/lab room, and a reception area – ideal for a smaller practice or specialty service provider.

The landlord is flexible and willing to negotiate tenant improvements (TI's). Located along the high-traffic I-45 corridor, this medical/office Suite offers excellent visibility, convenient patient access, and proximity to major hospitals and residential neighborhoods. Ideal for medical, dental, imaging, or specialty healthcare practices looking to expand or establish in a thriving area.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,300 - 1,700 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	528	4,072
Total Population	410	1,188	10,046
Average HH Income	\$45,228	\$44,790	\$33,555

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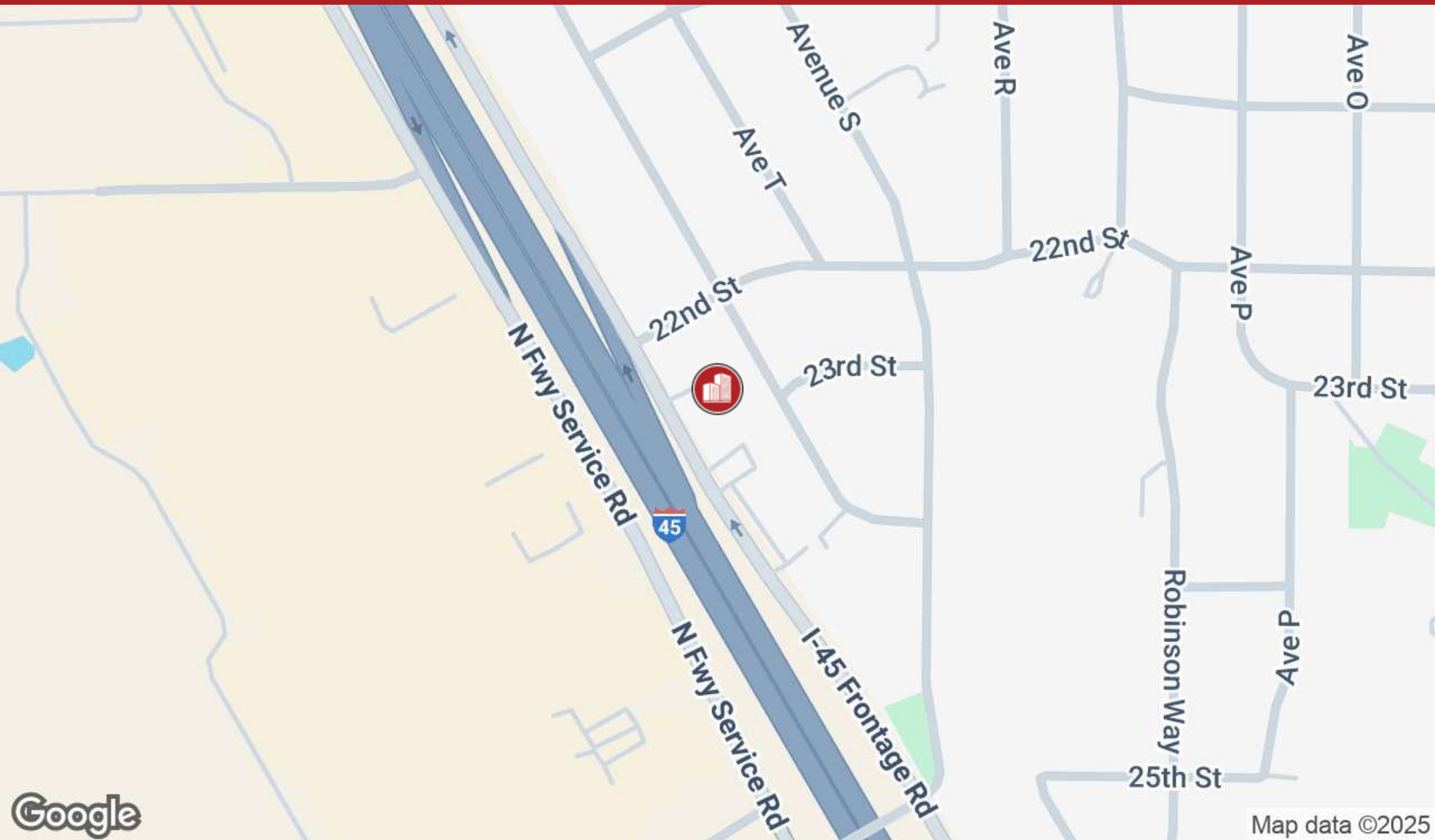
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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LOCATION MAP | OFFICE, CREATIVE SUITE, BUILDING

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ADDITIONAL PHOTOS | OFFICE, CREATIVE SUITE, BUILDING

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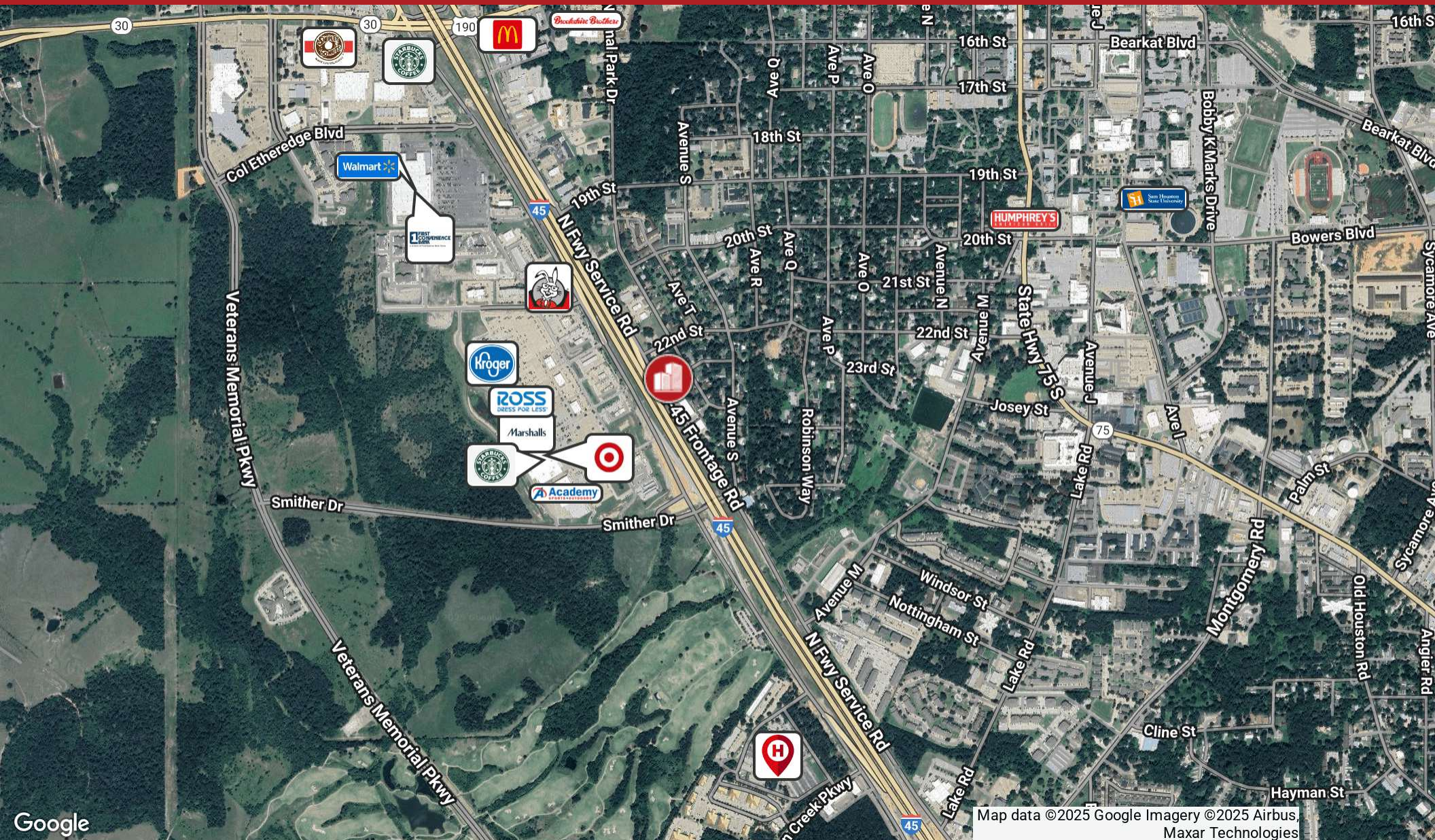
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RETAILER MAP | OFFICE, CREATIVE SUITE, BUILDING

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