

**±7,524 SF  
MEDICAL  
FACILITY  
AVAILABLE -  
FOR SALE OR  
FOR LEASE**



**1446 CAMPBELL ROAD, HOUSTON, TEXAS**



## PROPERTY FEATURES

- ▶ ±7,524 SF Medical Facility
- ▶ Surgical Suite with Four (4) Patient Bays
- ▶ Eight (8) Private Exam Rooms with Plumbing
- ▶ Full Kitchen
- ▶ Modern Amenities with Spacious Waiting Areas
- ▶ Fenced and Gated Property with Thirty (30) Parking Spaces
- ▶ On-Site Elevator and Generac Generator
- ▶ Complies With All Requirements for an Office Endoscopy Suite by the Texas Medical Board
- ▶ Space Can Be Subdivided to Accommodate Multiple Practices
- ▶ Can Be Recertified to Accommodate Several Different Medical Uses
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

## CONTACT INFORMATION

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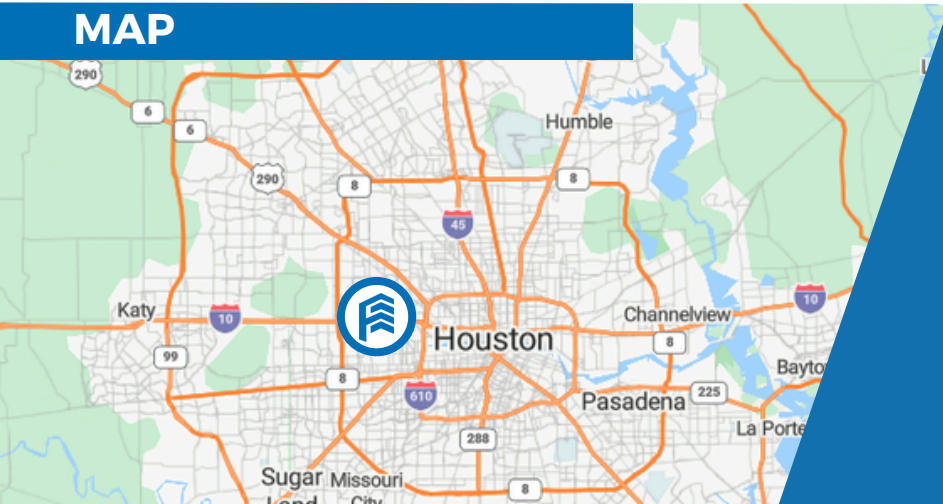
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## 1446 CAMPBELL ROAD, HOUSTON, TEXAS

1446 Campbell Rd is a 7,524 SF surgical and wellness facility ideal for a wide range of medical users. The building features a unique layout that allows providers to operate full-service care— including pre-op, post-op, and procedural functions— all under one roof. Located in the heart of Spring Branch, the property is surrounded by schools, residential neighborhoods, and offers immediate access to I-10. This is a rare purchase opportunity for healthcare providers seeking a fully outfitted medical facility in a prime, high-demand location.

### MAP



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