

1805 1ST STREET

SEABROOK, TEXAS 77586

VERSATILE OFFICE / FLEX OPPORTUNITY



THE LEASE



- Lease Rate: \$18.00/SF + NNN
- Property Type: Office / Flex
- Building Size: ±2,240 SF
- Lot Size: ±6,250 SF
- Parking: 8 Spaces

THE PROPERTY



- Open Floor Plan
- Two Roll-Up Doors
- Two Restrooms
- Kitchenette
- Renovated in 2024
- Zoning: 146-M
- Flood Zone: AE

THE ADVANTAGE



- Immediate Access to SH 146
- Near NASA Road 1
- Traffic Count: 29,921 VPD (Approx. – TxDOT AADT, 2024)
- Flexible Layout for Multiple Uses
- Modern Interior Finishes
- Move-In Ready Opportunity



Renovated office/flex space featuring an open floor plan, roll-up door access, modern finishes, and immediate connectivity to SH 146 in the heart of Seabrook.



CHAUNDRA HUGEL BROUGHTON

Commercial Managing Director

(917) 743-6241

chaundra@kwcommercial.com

