

2808 61st Street, Ste 200

Galveston, Texas 77551



TOTAL SQFT: 4,576 | COMMERCIAL SPACE CURRENTLY TURN-KEY MEDICAL

Turnkey medical office on Galveston's high-traffic 61st Street corridor, anchored by Starbucks. The $\pm 6,326$ SF building offers $\pm 4,576$ SF available, fully built out for medical use and ready for immediate occupancy. Will divide to minimal 2,000SF. The property provides four (4) designated parking spaces with additional parking available, strong visibility, and steady daily traffic. Located near major healthcare employers in a market supported by a strong daytime population and over 7 million annual visitors, this space is ideal for medical and professional users seeking speed to market. NNN

FEATURES + AMENITIES

- High-Traffic Commercial Area (Approx. $\pm 34,000$ /day)
- Medical Build-out including: Nurses Station, 9-Exam Rooms, Lead-Lined X-Ray Room, Reception and Waiting Room, Meeting Room
- Designated Parking Available
- Full HVAC System
- Access 24/7
- 3 Restrooms

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