

12325 SCARSDALE BLVD, HOUSTON, TX  
77089-6154



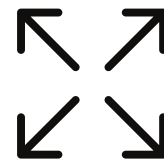
## HIGHLIGHTS

- High visibility location along Scarsdale Blvd
- Heavy daytime traffic with strong exposure
- Flexible layout: 2 suites (1,550 SF each) or combined 3,100 SF
- Ideal for medical, office, or professional use
- Established tenant mix (chiropractic, insurance, wellness)
- Located in a busy neighborhood commercial corridor
- Ample shared parking (13 spaces, 4.19 ratio)
- Easy access from major roads including Beamer Rd
- Abundant natural light throughout the building
- Recently renovated (2018) with well-maintained condition
- Strong demographics with surrounding residential communities
- Turnkey opportunity for owner-users or tenants

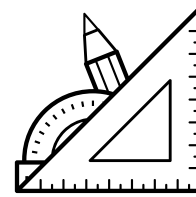
## OVERVIEW



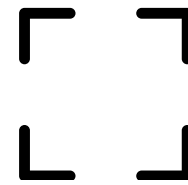
Contact Broker  
PRICE



**3,100 SF**  
BUILDING SIZE



**1985 (Renovated 2018)**  
YEAR BUILT



**12,086 SF**  
LOT SIZE

**MORE INFORMATION**



**JAY SHAW**

Broker

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