

1003 S. Broadway | La Porte, Texas

3,620 SF Office/Medical Space For Lease

\$1.00/SF

Gross Lease

Why this location stands out

Suite 1003 sits directly beside Texas Industrial Medical, a long-established tenant that brings approximately 40 to 200 blue-collar workers through the center on most workdays for physicals, drug screenings, and related services. The center is also directly across from La Porte High School, giving the property a recognizable location on S. Broadway with strong everyday visibility.

Layout

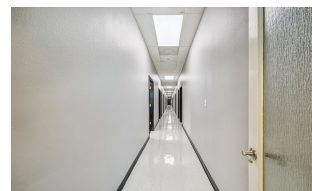
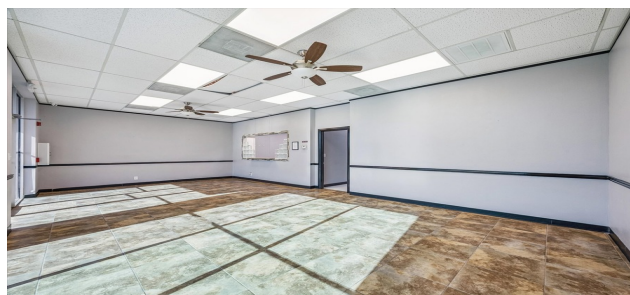
Reception area, multiple private offices or exam rooms, support areas, storage, and restrooms already in place.

Best Fit

Chiropractic, occupational medicine, physical therapy, wellness, counseling, or other office and service uses.

Value

Hard-to-find office or medical setup at an attractive gross lease rate in an established La Porte center.



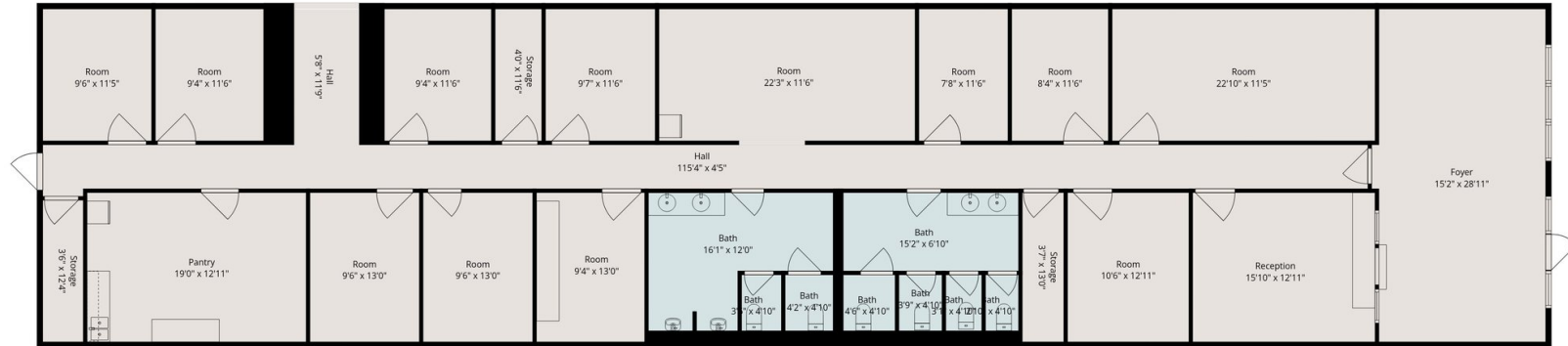
Key facts

- 3,620 SF available
- Office or medical buildout
- Beside Texas Industrial Medical
- Across from La Porte High School
- Gross lease at \$1.00 per SF

Jonathan Cantwell

NB Elite Realty
832-423-7446
jcantwellre@gmail.com

1003 S. Broadway | Floorplan



TOTAL: 3620 sq. ft

1st floor: 3620 sq. ft

EXCLUDED AREAS: STORAGE: 137 sq. ft, WALLS: 190 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.