

# 3828 Avenue N

3828 Avenue N, Galveston, TX 77550



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## Property Details

COMING SOON - Formally - Galveston County VA Clinic - an 8,000 sq/ft outpatient clinic. The lease space includes medical/office space with reception/lobby, laboratory, nurse's stations, exam rooms, staff room & storage. The lease comes with common covered entrance with 17,500 sq/ft of patient parking and there is up to 13 covered rear parking spots for office and administrative personnel with 3 additional rear access entry doors. The building will be shared with an existing tenant that operates a Family & Cosmetic Dentistry & Orthodontics practice that operates in 4000 sq/ft. The 8000 sq/ft of lease space can be subdivided as needed and base terms are triple net which ranges from \$28-\$32.00 per square feet depending on terms. Contact agent for approved site visits and viewing.

**Price: \$32.00 /SF/YR**

- Existing Medical Facility
- 17,500 sq/ft Parking
- Cover Admin Parking

View the full listing here: <https://www.loopnet.com/Listing/3828-Avenue-N-Galveston-TX/39265274/>

Rental Rate:	\$32.00 /SF/YR
Property Type:	Health Care
Building Class:	B
Year Built:	1958
Rental Rate Mo:	\$2.67 /SF/MO

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## Listing space

1st Floor	Space Available:	8,000 SF
	Rental Rate:	\$32.00 /SF/YR
	Date Available:	February 02, 2026
	Service Type:	Triple Net (NNN)
	Built Out As:	Healthcare
	Space Type:	Relet
	Space Use:	Medical
	Lease Term:	3 - 5 Years

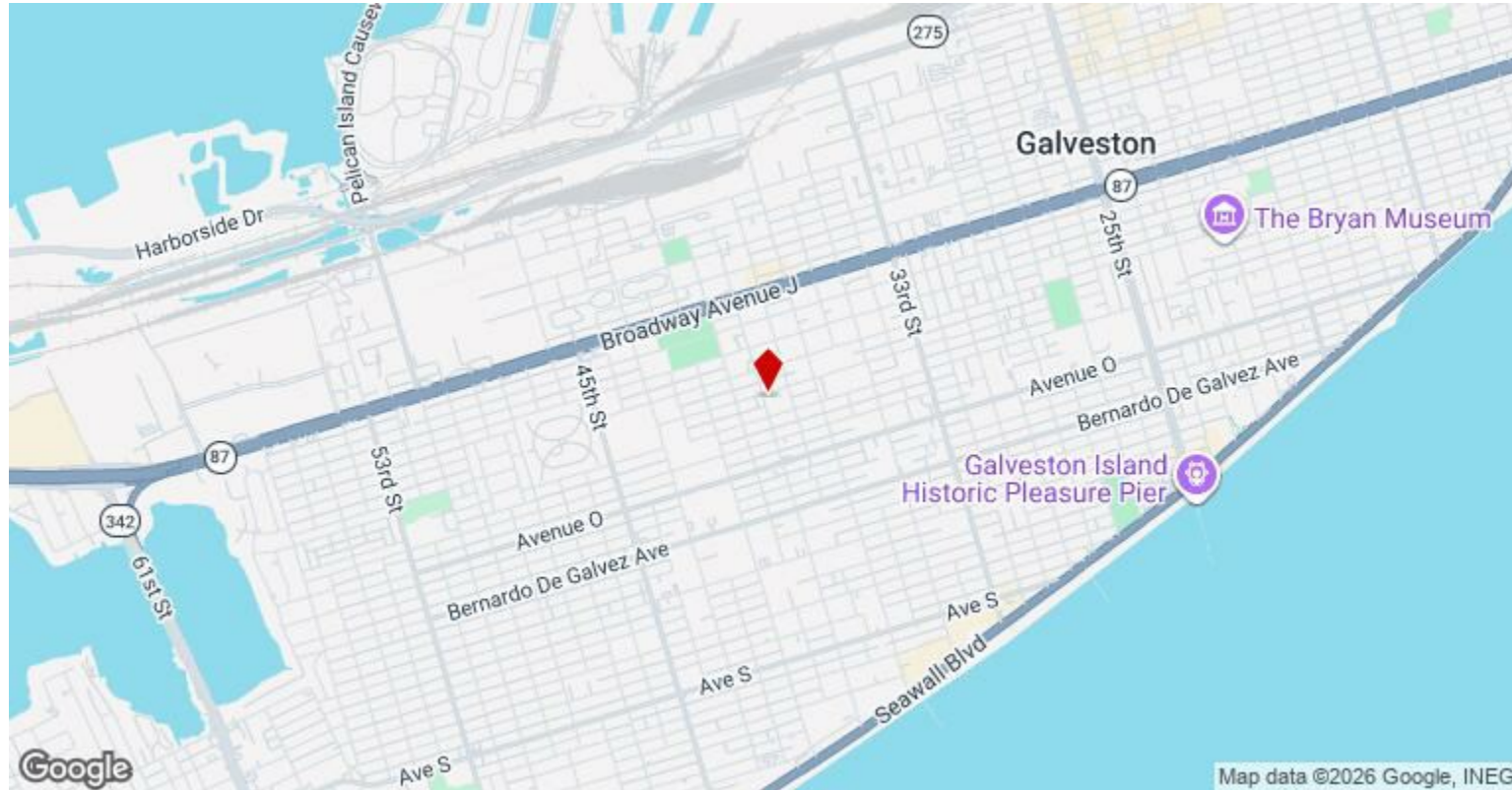
COMING SOON - 8000 sq/ft formally the Galveston County VA outpatient health care clinic. complete with reception and waiting area, offices, nurse - station, exam rooms, laboratory, & employees' area& private restrooms. There is a main patient entrance & 3 alternate employee entrances on the back of the building with 13 +/- cover parking spots, plus 12,000 sq/ft of open parking. The additional 4000 sq/ft of space is occupied by a dentistry - Orthodontics business. The owner is willing to subdivide the 12,000 sq/ft into two or three rental units pending on the business structure. Rents would be Tripple Net at \$28-\$32.00 sq/ft pending on the terms of the lease.



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## Location



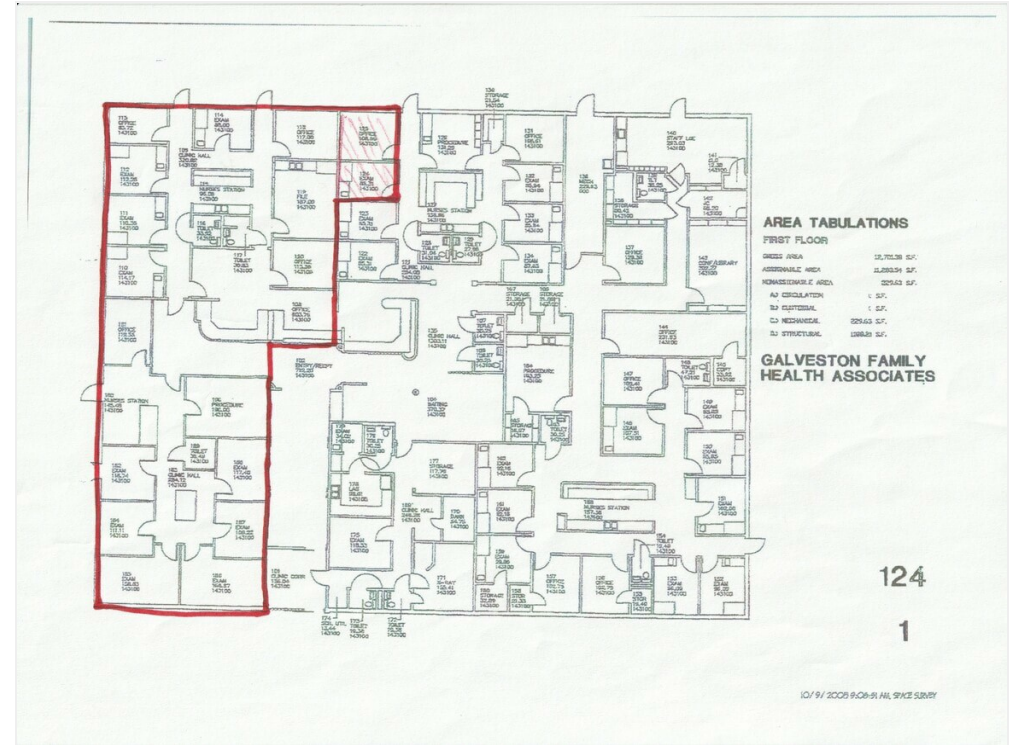
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## Property Photos



1400 39th



1400 39th Floor Plans JP

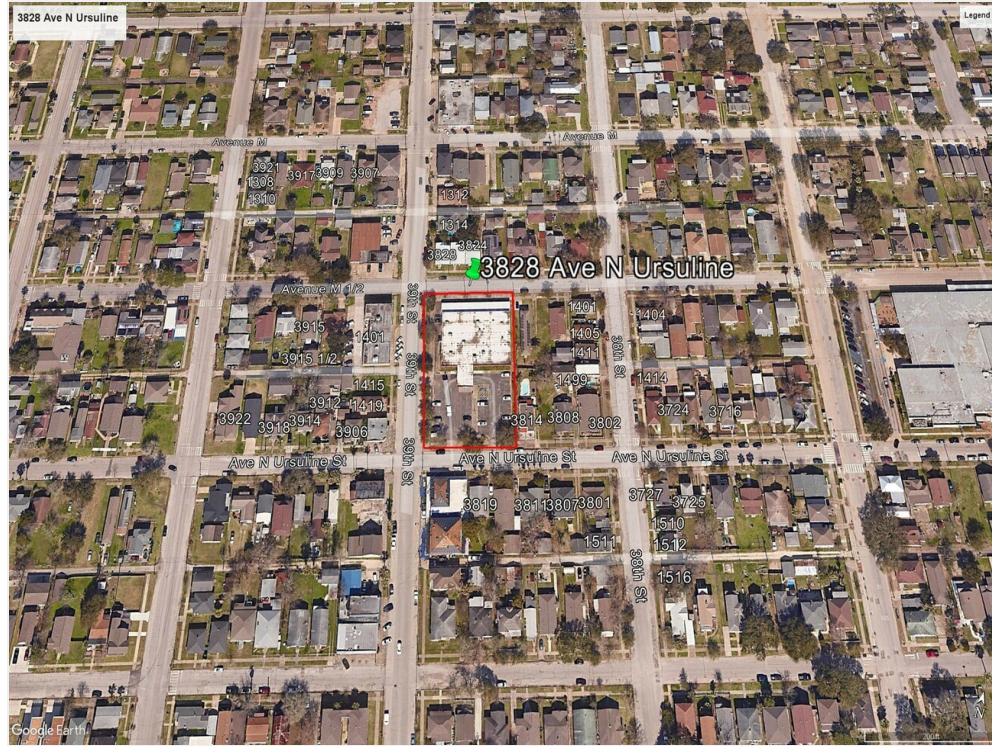


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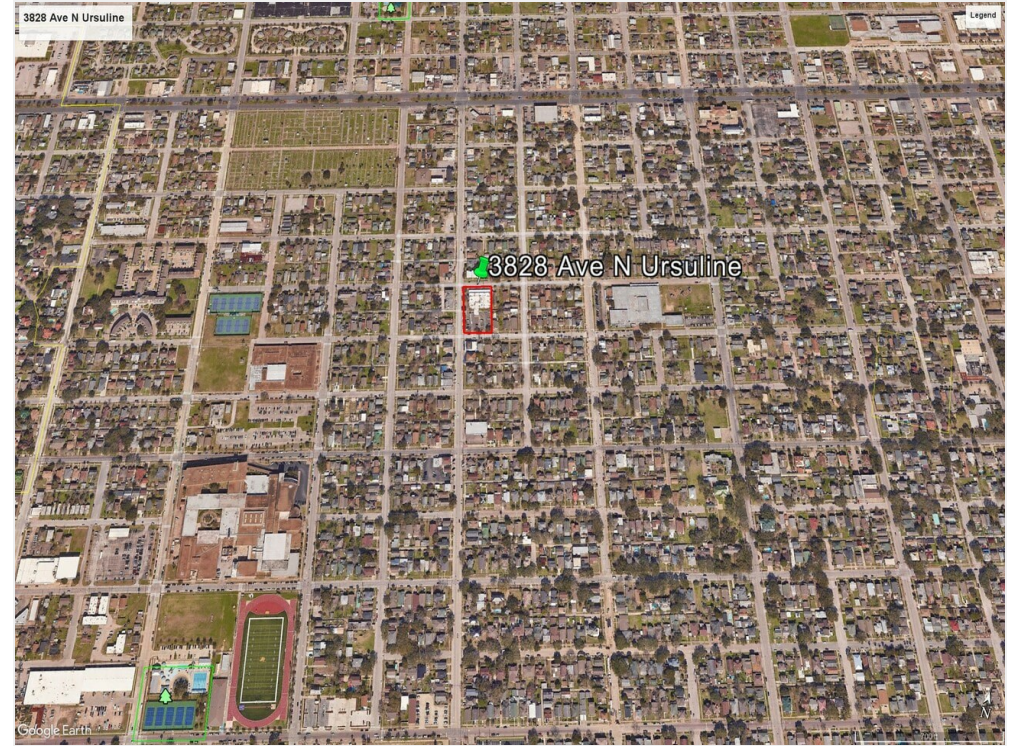
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## Property Photos



1400 39th 2



1400 39th 3



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## Property Photos



1400 39th 4



1400 39th 6

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