



## American Medical Institute

6902 Cook Rd, Houston, TX 77072



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# American Medical Institute

\$18.00 /SF/YR

Discover an excellent leasing opportunity at 6902 Cook Rd, Houston, TX, located in a high-traffic, easily accessible area of Southwest Houston. This versatile 1,400 SF space is well-suited for a wide variety of uses, including retail, office, medical, education, daycare, or professional services.

The property features:

- \* Flexible floor plan ready for customization
- \* Ample on-site parking for tenants and visitors
- \* Excellent visibility and signage opportunities along Cook Rd
- \* Convenient access to major thoroughfares including Bellaire Blvd and Beechnut St

Surrounded by a dense residential population and established businesses, this location offers strong demographics and consistent traffic, making it an ideal spot to grow your business....



Rental Rate: \$18.00 /SF/YR

Property Type: Flex

Building Class: B

Rentable Building Area: 8,174 SF

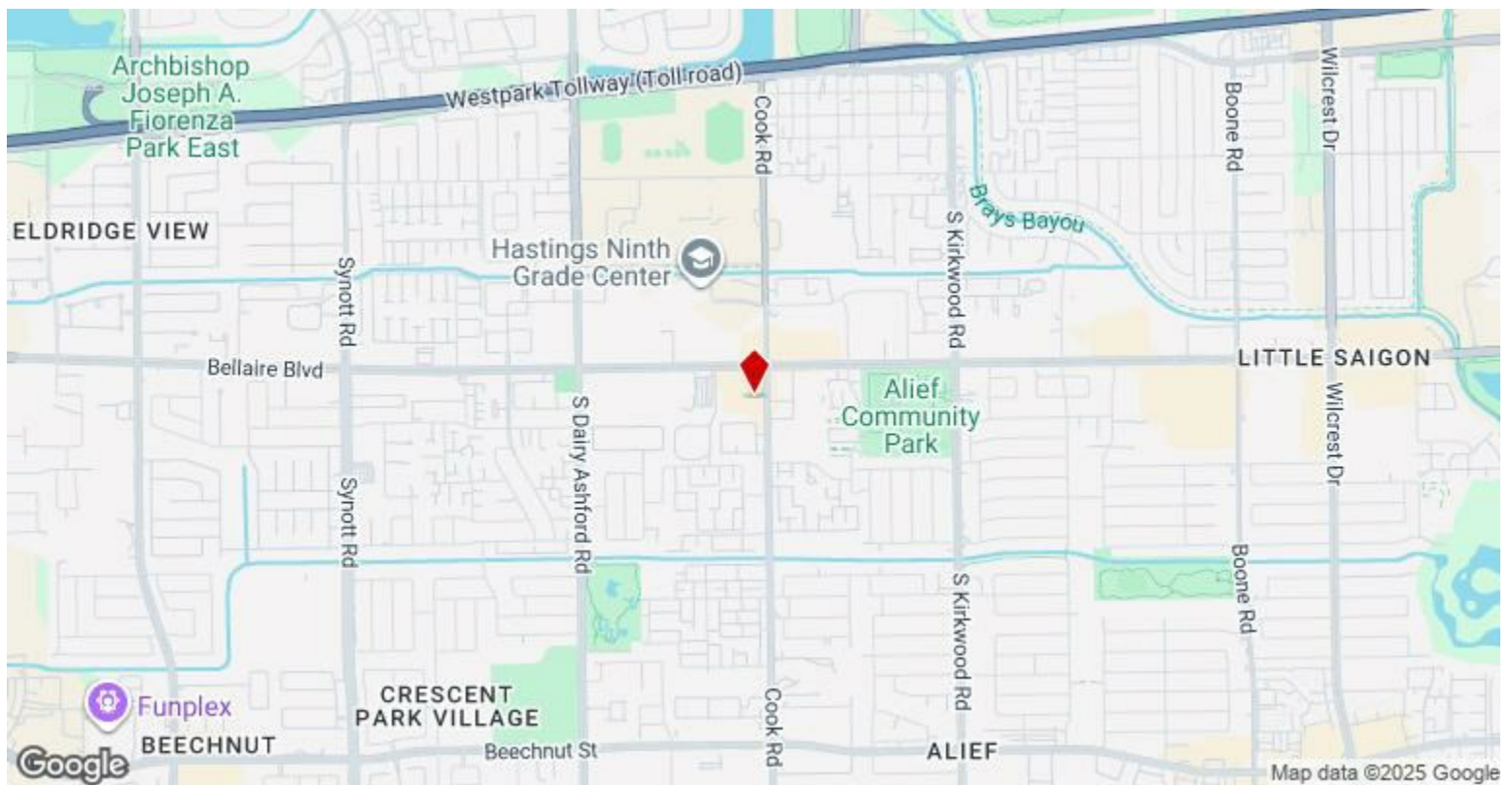
Year Built: 1979

Rental Rate Mo: \$1.50 /SF/MO

1st Floor Ste 555

Space Available	1,400 SF
Rental Rate	\$18.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable





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## Property Photos





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Common Area



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