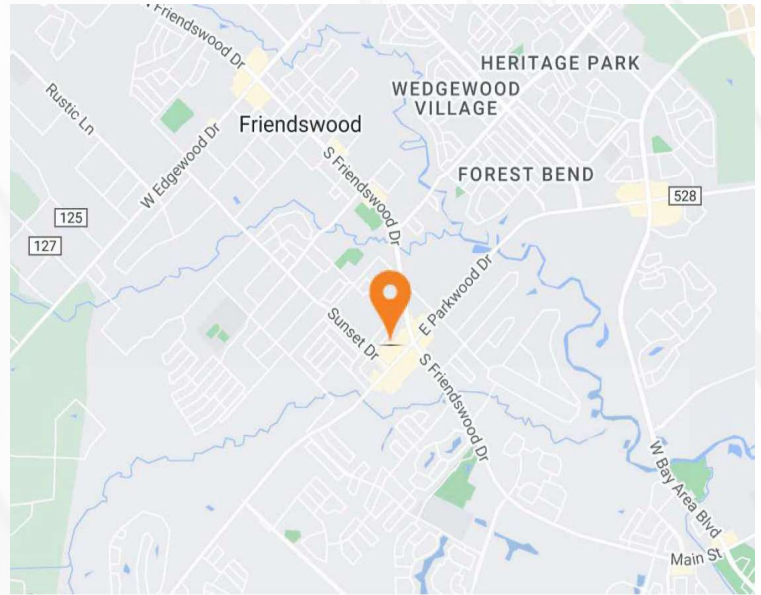


# OWNER-USER SALE

Marcus & Millichap

Exclusive Medical Office Opportunity

## 308 W. Parkwood Avenue, Suite 106 Friendswood, Texas 77546



REDUCED LISTING PRICE

**\$995,000**  
(was \$1.1MM)



BUILDING SQUARE FEET

**±6,038 SF**



YEAR BUILT / RENOVATED

**2008/2021**



LOT SIZE

**±0.15 Acres**

### INVESTMENT HIGHLIGHTS

Freestanding Building in a Three-Building Office Complex  
Centrally Located in Friendswood near Lighted intersection for Easy Ingress/Egress  
Access to I-45 in under 15 minutes  
Recently Renovated in 2021 and Move-In Ready  
Shared Cross Easement Parking with over 50 Parking Spaces  
Motivated Seller

Exclusively Listed By:

**JUSTIN COMBER**

Associate  
Member / National Office & Industrial Division  
O: (713) 452-4358 C: (832) 693-5569  
E: [Justin.Comber@marcusmillichap.com](mailto:Justin.Comber@marcusmillichap.com)  
License: TX: 809898

**KEITH E. LLOYD**

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Director / National Office & Industrial Division  
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