



FOR LEASE

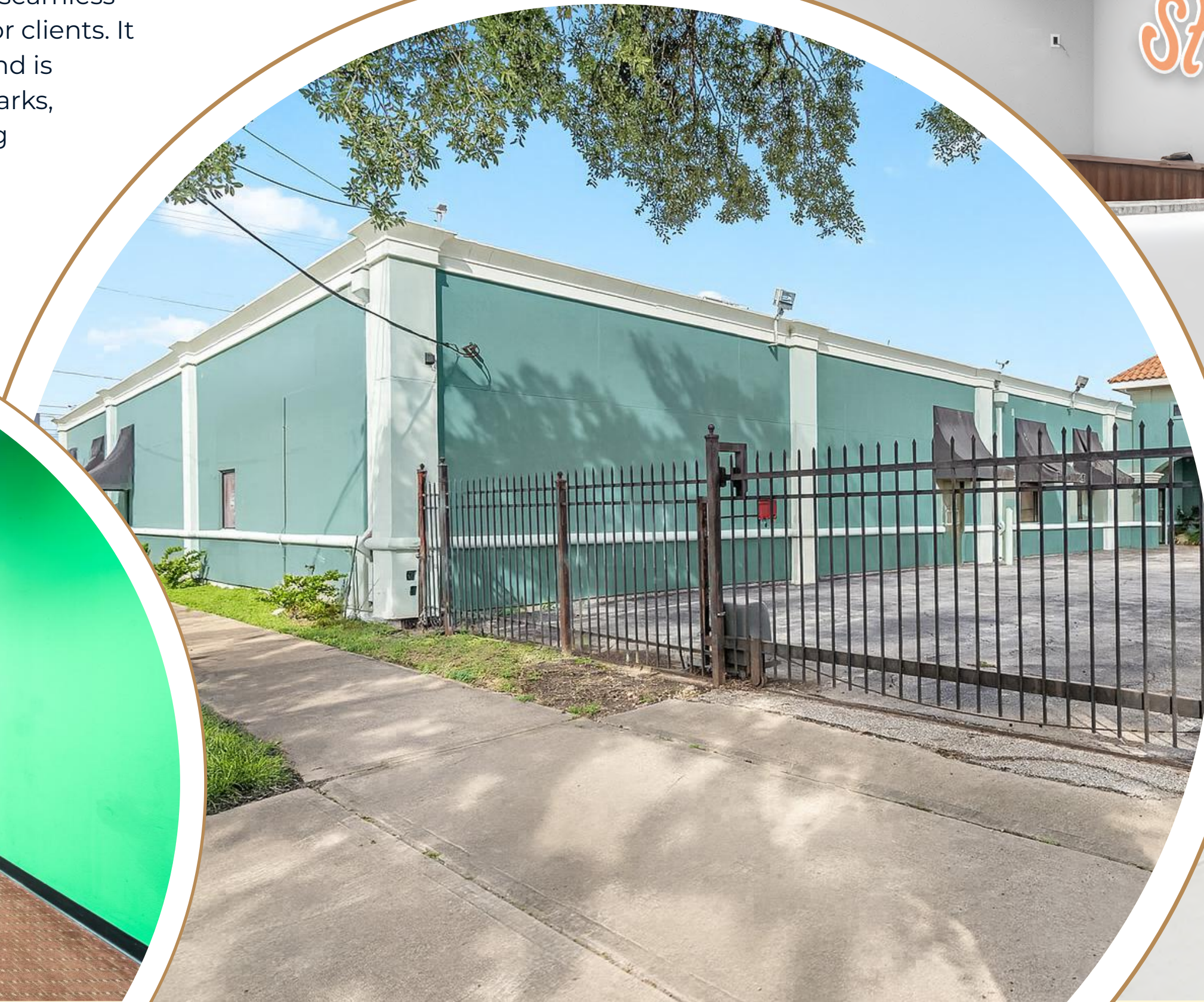
3219 Harrisburg Blvd. Houston, TX

10,000 sqft. Office / Flex Space

VERSATILE 10K SQFT BUILDING IN EADO

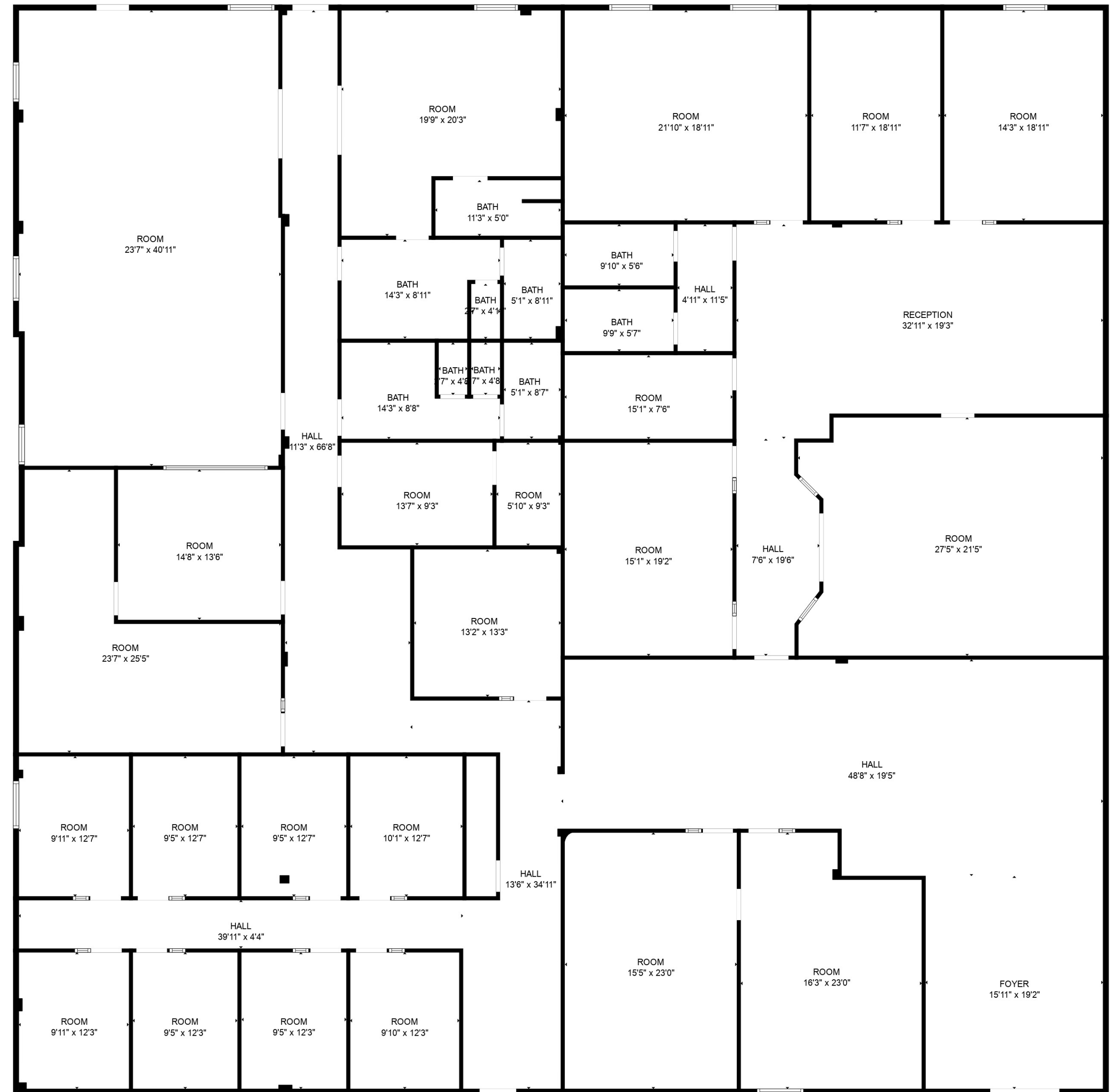
BEST SUITED FOR A SINGLE OR TWO TENANT OFFICE SPACE, A DAYCARE, EDUCATIONAL, NON PROFIT INSTITUTION, OR VIDEO PRODUCTION /CONTENT CREATION STUDIO BUT CAN BE BUILT TO SUIT YOUR SPECIFIC NEEDS.

Located in the heart of Houston's thriving East End (EaDo) district, this rare 10,000 SF building sits on a 0.40-acre lot and offers exceptional flexibility for a wide range of professional uses. With a wide-open layout free of interior support pillars, the space provides a true blank canvas—perfect for transforming into a school, daycare, creative studio, medical suite, video production studio, or modern office environment. Positioned directly on the METRORail line and minutes from major freeways, the property offers seamless accessibility for staff, students, patients, or clients. It also features 25 on-site parking spaces and is surrounded by walkable amenities like parks, restaurants, and sports stadiums, making it an ideal location for forward-thinking organizations looking to grow in one of Houston's most connected and rapidly evolving neighborhoods.





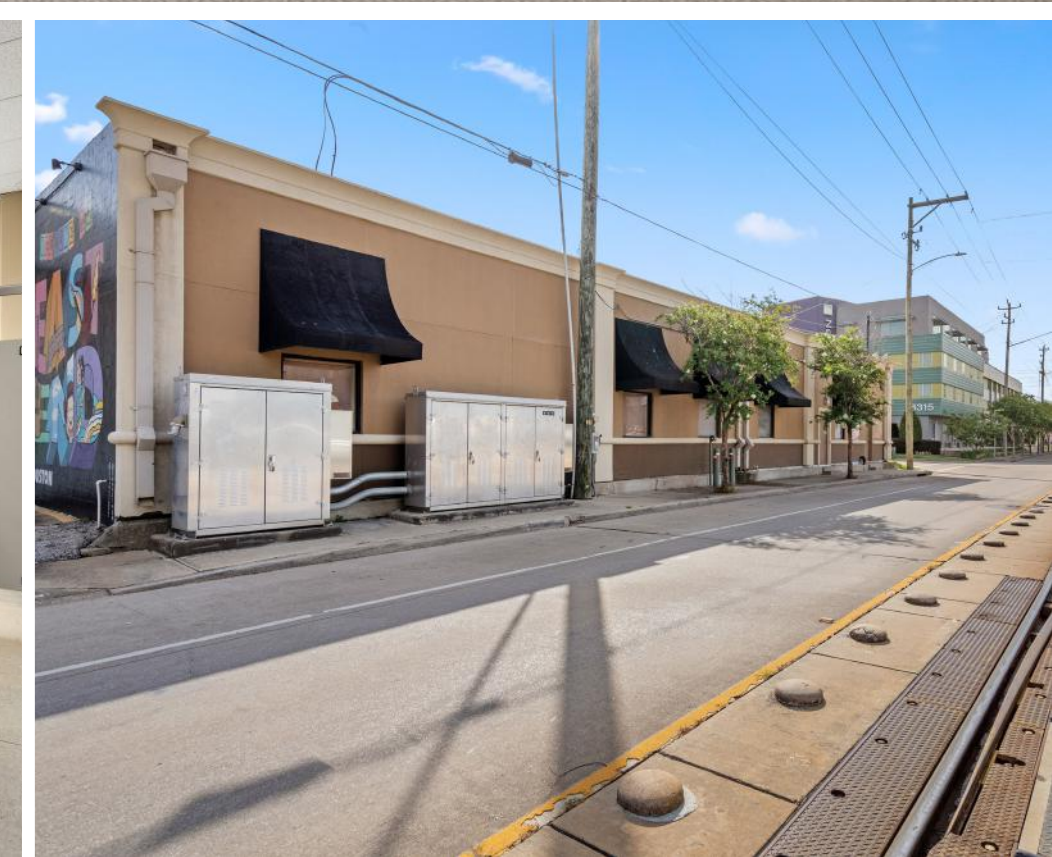
**0.4 ACRE LOT +
25 PARKING
SPACES**

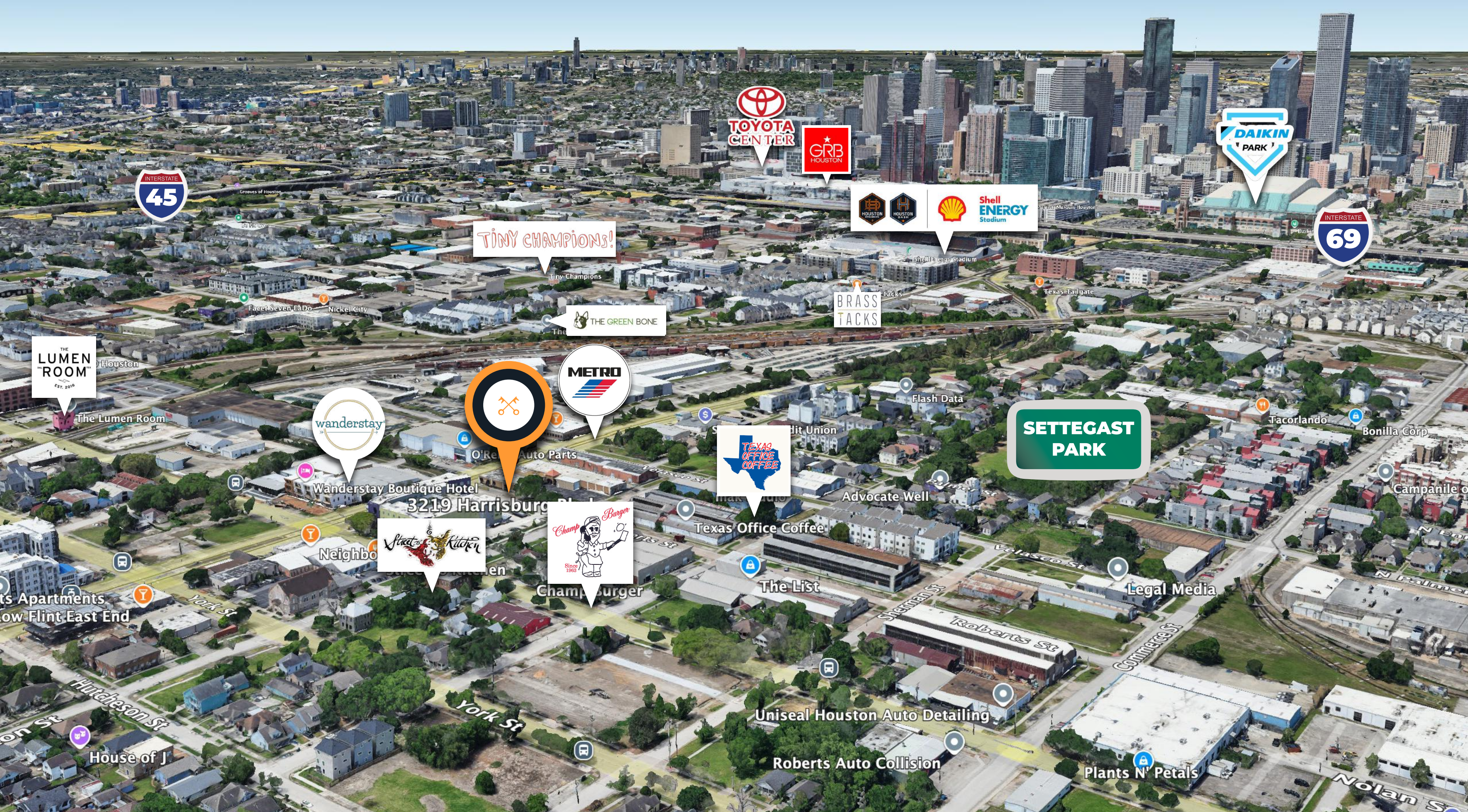


A Landing Ground For Tenants Ready To Start Operations Immediately.

Whether you're looking to open a school, daycare, professional office, medical suite or a full blown production studio, this flexible property offers a highly visible and easily accessible location in a rapidly growing neighborhood—perfect for serving families, clients, and patients in a dynamic urban setting. Situated directly on the METRORail line and just minutes from major freeways, this location provides seamless access for commuters and clients alike. With 25 on-site parking spaces and proximity to parks, restaurants, and sports stadiums, the property offers both convenience and a strong community presence. The surrounding area's mix of residential and commercial growth creates an ideal environment for educational institutions, pediatric or general medical offices, wellness clinics, or even early learning centers looking to embed themselves in an energetic, family-oriented part of Houston.







CONNECTED LOCATION

METRO

10 Seconds from
METRO Rail Line

**Shell
ENERGY**

2 Minutes from
Shell Energy Center

**DOWNTOWN
HOUSTON+**

5 Minutes from
Downtown Houston

**HOUSTON
AIRPORTS**

15 Minutes from
Hobby Airport

EASY CITY ACCESS + AMPLE PARKING

Located right on the METRO Rail line at 3219 Harrisburg Blvd, this prime leasing opportunity offers unbeatable convenience with nearby access to major freeways, parks, restaurants, and entertainment venues including sports stadiums. Tenants will benefit from excellent connectivity and walk-ability in one of Houston's most active corridors. The property also includes **25 dedicated parking spaces**, making it ideal for businesses seeking both accessibility and functionality.

FOR LEASE INFO CONTACT

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