



CONVEYANCE
REAL ESTATE

PRIME REAL ESTATE



14262 GULF FREEWAY, HOUSTON, TX 77034
MEDICAL OFFICE SPACE

9,610 SQFT
RENTABLE SPACE

445K+
Vehicles Per Day



2010
Year Built



37
Parking Spaces



1
Mile to
Memorial Hermann



Stop Searching and Start Seeing Patients!

This 9,960 SF single-story medical building is **50% leased** to a long-term healthcare tenant with an additional **4,000+ SF of white-shell space ready for your practice**. Turn-key clinic for immediate medical use — easy access to Beltway 8 & Sam Houston Tollway.

Investment Upside for Physician Owners:

- 50% leased to a long-term, established medical tenant — income from day one
- Customize your returns — set lease terms, structure tenancy, and grow NOI
- Ideal for owner-users, 1031 investors, or medical REITs seeking durable healthcare returns



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In Proximity to:

- Texas Medical Center (TMC): ~20–25 minutes north via I-45
- Memorial Hermann Southeast Hospital: ~1 mile
- Clear Lake Regional / UTMB League City: 10–15 minutes south
- Beltway 8 & Sam Houston Tollway: less than 5 minutes
- Hobby Airport: ~10 minutes

Features:

- Built 2010 — modern, low-maintenance construction on ±1.43 acres
- 37 parking spaces including covered and ADA; built-in detention facility

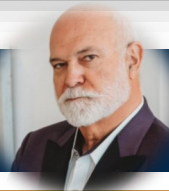


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