



## 12649-12655 Memorial Dr

12649-12655 Memorial Dr, Houston, TX 77024



### Trametria Austin

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# 12649-12655 Memorial Dr

\$31.80 /SF/YR

Move-in-ready retail storefront offering an exceptional leasing opportunity in the heart of the prestigious Memorial area. This 2,270-square-foot commercial space is ideal for retail, medical, office, professional service use and more. Located just west of Gessner Road with convenient access to Beltway 8 and I-10, the property benefits from strong visibility, high daily traffic, and a well-maintained shopping center environment. The space features ample surface parking, prominent signage opportunities, and a competitive lease rate. Surrounded by affluent residential neighborhoods and top-rated schools, this location is perfectly positioned to support a wide range of business types seeking long-term success in one of Houston's most sought-after commercial corridors. Lease terms are flexible with no auto-renewal....

- Excellent Visibility from Memorial Drive
- Minutes from City Center
- Surrounded by established retail and high residential income communities

Rental Rate:	\$31.80 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	7,939 SF
Year Built:	1960
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	34 (Some Transit)
Rental Rate Mo:	\$2.65 /SF/MO

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1st Floor Ste F

Space Available	2,270 SF
Rental Rate	\$31.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

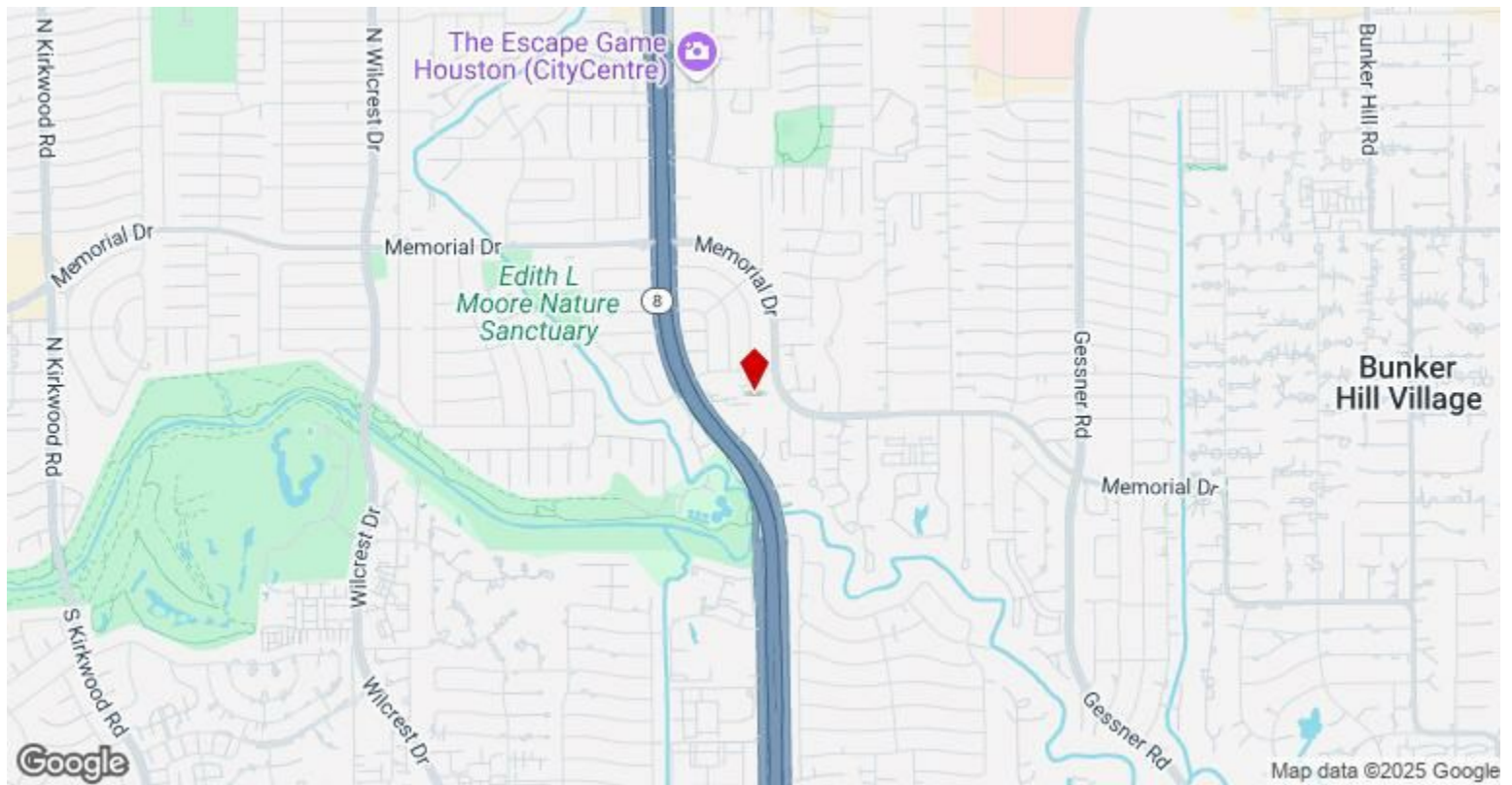
Lease rate does not include Triple Net.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
DHW Hair Studio	-	
Memorial Music	-	
Minuti Coffee	-	



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