FOR LEASE 17085 N. Texas Ave. Webster TX 77598



Highlights

• Prime Location

Located near three major hospitals: UTMB
Health Clear Lake Campus Hospital, Kindred
Hospital Clear Lake, and HCA Houston
Healthcare Clear Lake. Just 2 minutes from
Clear Lake Hospital Emergency Room & UTMB
Hospital

• Power & Infrastructure

480V, 3-PHASE POWER- READY FOR HIGH DEMAND OPTIONS!

- Surgical Center or Data Center
- Cardiac, PET-CT & MRI facilities
- X-Ray & Imaging Labs
- Bitcoin mining or Industrial use

• Building Features

- 21,696 SF (flexible floor plans)
- Built 2022 (Class A, Steel Construction)
- 92 Parking Spaces
- Well-Insulated, Energy Efficient
- Modern Design with Glass Windows

Building Information



Class A Commercial / Medical Building

9 17085 N. Texas Avenue, Webster, TX 77598

\$2.25 / SF + NNN | 21,696 SF Available

Perfect for:

Medical | Diagnostic | Technology | Research | Data Center | High-Energy Operations

For full details, availability, and tours, please call me directly. I'm happy to discuss everything over the phone.

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