

INVESTMENT SALE



4005 BROADWAY ST.,
HOUSTON, TX 77087

±2,632 SF on ± 0.3 Acres



EXECUTIVE SUMMARY

JLL is pleased to present an exclusive opportunity to acquire 4005 Broadway Street, a 2,632-square-foot freestanding medical building fully leased to Guided Practice Solutions Dental, a leading dental support organization (DSO). The property is located along Broadway Street with direct access to Interstate 45, offering strong visibility and convenient patient access from the surrounding trade area.

New Tooth Dental Solutions occupies 100 percent of the building under a 10-year NNN lease with approximately 7.6 years of primary term remaining, 3 percent annual escalations, and two, five-year renewal options. The tenant's purpose-built dental improvements, including 7 operatories (6 operational) and dedicated imaging, carry replacement costs well above standard office finish and support a high probability of renewal.

This offering delivers passive, management-light income backed by an essential-use healthcare tenant with built-in rent growth, in one of the nation's largest and fastest-growing metropolitan markets.



Single Story Medical
Office Building



4005 Broadway St,
Houston, TX 77087



±2,632
Square Feet



Occupancy
100%



PROPERTY OVERVIEW



±2,632 SF Total Leasable Space



Parking: 15 parking spots - secured



Monument and building signage opportunities



TENANT SUMMARY

OVERVIEW

DBA	New Tooth Dental Solutions
Tenant	Guided Practice Solutions: Dental, LLC
Lease Type	NNN
Original Lease Term	10 years
Rent Commencement	4/19/2024
Lease Expiration Date	4/18/2034
Term Remaining	±7.6 Years
Rental Increases	3% Annual
Renewal Options	Two, 5-Year Options

GPS Dental (Guided Practice Solutions) is a leading dental support organization founded in 2015. It supports 113 practices and 114 doctor partners across 28 states, with more than 300 dentists and 2,000 team members operating on its platform. They partner with dental practices across the country, providing comprehensive business, operational, and administrative support that allows doctors to focus on what matters most: delivering exceptional patient care.



LOCATION DEMOGRAPHICS

5 Miles radius

311,271
POPULATION

\$73,957
AVERAGE HHI

33.4
MEDIAN AGE

72,177
NUMBER OF FAMILIES

For more information, contact:

TIM GREGORY

Executive Vice President
713.888.4061
tim.gregory@jll.com

KENDALL KERR

Senior Associate
713.243.3306
Kendall.kerr@jll.com

Copyright © Jones Lang LaSalle IP, Inc. 2026

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.

