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PRIME DENTAL OFFICE FOR LEASE

16-18 Uvalde Rd, Houston, TX 77015

Turnkey Dental Space with Valuable Buildout



LEASE RATE

\$24/SF + Triple Net (NNN)

TURNKEY OPPORTUNITY WITH SIGNIFICANT COST SAVINGS

This 3,245 SF commercial space features a valuable dental buildout with four operatories, offering substantial savings on construction costs and faster move-in for dental practices. Located in Northeast Square Shopping Center with excellent visibility and accessibility.

DENTAL PRACTICE ADVANTAGE

For dental practitioners, this space offers exceptional value with an estimated \$75-150 per square foot savings on buildout costs. The existing infrastructure includes:

- Four fully-equipped operatories
- Pre-installed plumbing for dental equipment
- Specialized electrical systems
- Reception and waiting area designed for patient flow

LOCATION BENEFITS

Strategic position with exceptional accessibility and visibility:

- **Premium Location:** Northeast Square Shopping Center with 845' of frontage on Uvalde Rd
- **High Visibility:** 100% occupied shopping center with consistent foot traffic
- **Ample Parking:** 905 dedicated spaces for patients and staff
- **Medical Proximity:** Just 1 minute from Memorial Hermann Northeast Hospital

PROPERTY HIGHLIGHTS

- ✓ **Total Space:** 3,245 SF of versatile commercial space
- ✓ **Location:** Established retail corridor with excellent visibility
- ✓ **Parking:** 905 dedicated spaces with high visibility from major thoroughfare
- ✓ **Buildout:** Dental buildout with four operatories
- ✓ **Availability:** Immediate occupancy available
- ✓ **Lease Terms:** \$24/SF + Triple Net (NNN)



VERSATILE SPACE FEATURES

Dental

Infrastructure

Four operatories with existing plumbing, electrical, and specialized infrastructure provides significant cost savings on buildout.

Reception & Waiting Area

Spacious front area with tiled flooring and wainscoting, suitable for reception, waiting room, or retail display.

Multiple Rooms/Operatories

Four operatories with divided interior space can serve as treatment rooms, offices, or be reconfigured for various business needs.

Modern Finishes

Contemporary flooring, lighting, and design elements throughout the space create a professional atmosphere.

PRIME LOCATION ADVANTAGES

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Strategically positioned in Northeast Square Shopping Center with excellent visibility and accessibility. The property benefits from proximity to major retailers including Walmart, Sears, and other complementary businesses that drive consistent customer traffic to the area.

Just 1 minute from Memorial Hermann Northeast Hospital and surrounded by restaurants, pharmacies, and retail outlets. Direct access to I-69, FM 1960, and Will Clayton Pkwy.

IDEAL FOR



General Dentists

Turnkey space with four operatories ready for immediate practice setup.



Medical Professionals

Adaptable space with healthcare-grade infrastructure already in place.



Dental Specialists

Perfect for orthodontists, periodontists, or other specialists looking to expand their practice.



Healthcare Investors

Low-vacancy, high-traffic retail center with strong demographics.

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PROPERTY DETAILS



Address: 16-18 Uvalde Rd,
Houston, TX 77015

Space Available: 3,245 SF

Lease Rate: \$24/SF + Triple Net
(NNN)

Property Type: Dental/Medical
Office

Operatories: Four (4)

Parking: 905 dedicated spaces

MARKET POTENTIAL

Located in a thriving retail corridor with strong demographics and consistent foot traffic. The area features a diverse mix of businesses that attract a steady stream of potential customers.

LOCATION MAP



Property marked as "SITE" with proximity to major retailers

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CONTACT INFORMATION

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