

4455 N Braeswood Blvd

**GARY
GREENE** | Commercial
Properties

Presented By:
Gary Greene Commercial Properties

4455 N Braeswood Blvd, Houston, TX 77096



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Property Details

Property Highlights:

Ideal for Medical and Professional Offices: The entire 3rd-floor commercial space is perfectly suited for medical and professional office use, providing a serene and productive environment for practitioners and clients alike.

Spectacular Panoramic Windows: Enjoy an abundance of natural light and breathtaking panoramic views of the tranquil Brays Bayou, creating a calming and welcoming atmosphere for medical and professional clients.

Strategic Location: Conveniently located just off the 610 Loop, this property ensures easy access for clients, patients, and staff, making it a desirable choice for medical and professional businesses.

Elevator Access: The property features an elevator for ease of access to the 3rd-floor space, ensuring convenience for clients, patients, and staff members.

Private Parking Lot: A dedicated private parking lot is available, providing ample parking spaces exclusively for your medical or professional office clients.

Fully Fenced Lot with Motorized Gate: The property is secured by a fully fenced lot with a motorized gate, ensuring the safety and privacy of your clients and staff.

Pylon Signage: Benefit from prominent pylon signage, allowing your medical or professional office to stand out and attract attention from passersby and potential clients.

Local Ownership: This property is locally owned and managed, ensuring a personal and responsive approach to your business needs and any property-related concerns.

Proximity to NRG Stadium: Less than 4 miles away from the renowned NRG Stadium, this location offers a prime opportunity for medical and professional offices to serve clients during major events and gatherings.

Close to Downtown: Situated less than 10 miles from downtown Houston, this space places medical and

Cooperating Broker:	4%
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	3000 SF
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Year Built:	2020
Walk Score ®:	47 (Car-Dependent)
Transit Score ®:	45 (Some Transit)
Rental Rate Mo:	Upon Request

professional offices at the heart of the city's business district, providing easy access to a broad client base.

Flexible Shell Space: The 3,000 sq. ft. of shell space offers a blank canvas for customization, allowing medical and professional offices to design their ideal workspace to meet specific needs.

Landlord's Tenant Improvement Allowance: The landlord is committed to assisting you in creating the perfect medical or professional office space by providing a Tenant Improvement (TI) allowance, facilitating the build-out process.

Don't miss out on this exceptional opportunity to establish your medical or professional office in a highly visible and customizable space with stunning views, strategic access, local ownership, and added features for convenience and security. Contact us today to schedule a viewing and explore the possibilities of making this space your ideal medical or professional practice.

For inquiries or to schedule a viewing, please contact Richard Lin at 832-304-3008.

Price: Upon Request

View the full listing here: <https://www.loopnet.com/Listing/4455-N-Braeswood-Blvd-Houston-TX/29716490/>

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Listing space

3rd Floor Ste 300

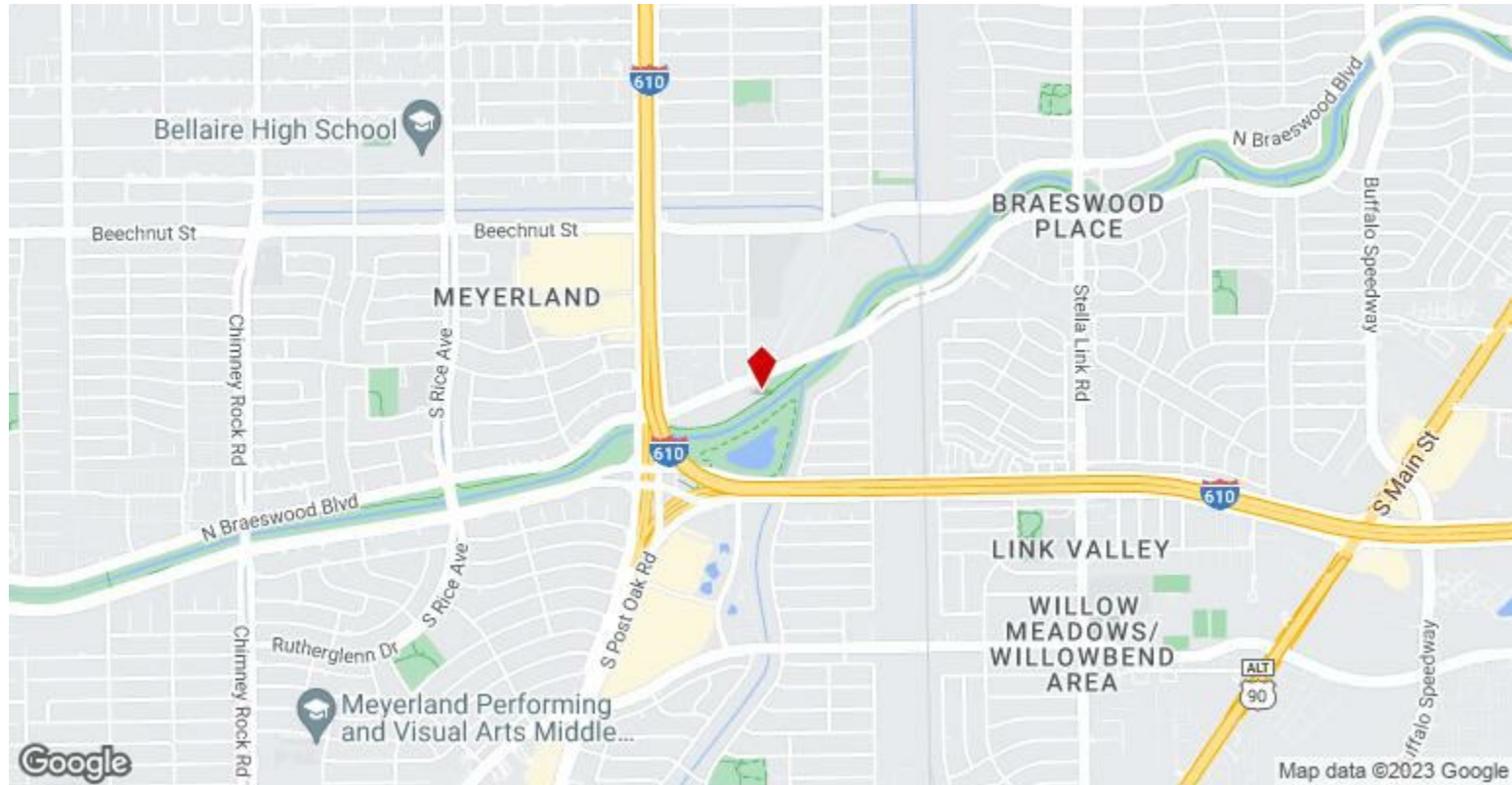
Space Available:	3,000 SF
Rental Rate:	Upon Request
Date Available:	Immediately
Service Type:	Full Service
Space Type:	New
Space Use:	Office
Lease Term:	Negotiable

Space Notes for Unit at 4455 N Braeswood Dr, HoustonShell Condition with Tenant Improvement (TI): This unit is delivered in a shell condition, offering you a blank canvas for customization. What sets it apart is that the landlord is committed to assisting you in realizing your vision by providing a Tenant Improvement (TI) allowance, facilitating the build-out process and helping you create your dream workspace.Versatile Layout: With two entry doors, this unit can be easily divided into two separate spaces, making it suitable for businesses that may require separate work areas or desire the flexibility to expand in the future.Panoramic Windows: The unit features panoramic windows that not only flood the space with natural light but also offer stunning, unobstructed views of the picturesque Brays Bayou, creating a calming and inspiring work environment.Street Visibility: In addition to the breathtaking bayou views, this unit also boasts street visibility, making it an ideal location for businesses looking to capture the attention of passersby and potential clients.Accessibility: Accessibility is a key feature of this unit. It offers both stairwell and elevator access, ensuring that clients, patients, and staff can easily reach the space, making it convenient for all.Endless Possibilities: Whether you're envisioning a modern medical clinic, a professional office, or any other commercial endeavor, this unit's shell condition, combined with the landlord-provided TI, allows you the freedom to bring your vision to life, down to the smallest detail.

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Location



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Property Photos



DJI_0200



Front of Building facing Braeswood Blvd

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Property Photos



East Side of Building Photo



West Side of Building

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Property Photos



Rear of Building Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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Building Photo



Building Photo

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Property Photos



2nd Floor Interior Photo



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Property Photos



2nd Floor Interior Photo



3rd Floor Interior Photo

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3rd Floor Interior Photo



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3rd Floor Interior Photo



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3rd Floor Interior Photo



Building Photo

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Building Photo

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