

OFFICE SPACE AVAILABLE

Commercial Real Estate Offices for Lease at
1302 North Shepherd

This space is ideal for businesses in the medical and professional sectors looking to establish or expand their presence in a well-maintained, conveniently located facility.

1302 North
Shepherd Drive
Houston, TX 77008

PROPERTY FACTS

LEASE RATE	Negotiable
SALE PRICE	SF

BUILDING TYPE	Office
YEAR BUILT	2004
BUILDING HEIGHT	3 Stories
BUILDING SIZE	11,465 SF
SECOND FLOOR	3,938 SF
BUILDING CLASS	C
TYPICAL FLOOR SIZE	3,822SF
UNFINISHED CEILING HEIGHT	11'
PARKING	23 Surface Parking Spaces



WHY PROFESSIONALS CHOOSE US

- Located at the convergence of three affluent neighborhoods: Heights, Oak Forest, and Garden Oaks
- Demographics show high demand for medical services
- 23 dedicated parking spaces ensure easy patient access
- First-floor entrance with elevator access for patient convenience
- Visible building signage to help patients locate your practice

PRACTICE-READY SPACES

- Move in and start seeing patients immediately
- Pre-installed medical office infrastructure
- Flexible suite sizes from 109 SF to 363 SF
- Custom suite combinations available for larger practices
- Modern reception area creates professional first impression

FEATURES AND AMENITIES

- FULLY BUILT-OUT AS STANDARD OFFICE
- PRIVATE OFFICES
- SPACE IS IN EXCELLENT CONDITION
- PLUG & PLAY
- CENTRAL AIR AND HEATING
- RECEPTION AREA
- KITCHEN
- WI-FI CONNECTIVITY
- PRIVATE RESTROOMS
- AFTER HOURS HVAC AVAILABLE
- THIS SPACE HAS OPTIONS FOR FURNISHINGS.
- BREAK ROOM, AND ELEVATOR ACCESS
- STORAGE SPACE IS AVAILABLE

WHY CHOOSE 1302 N. SHEPHERD?

COST-EFFECTIVE GROWTH

Graduated lease terms reward long-term commitment

1-year: \$28/SF + CAM

3-year: \$26/SF + CAM

5-year: \$24/SF + CAM

Energy Star certification means lower utility costs

Shared facilities reduce overhead

No initial build-out costs

Flexible expansion options

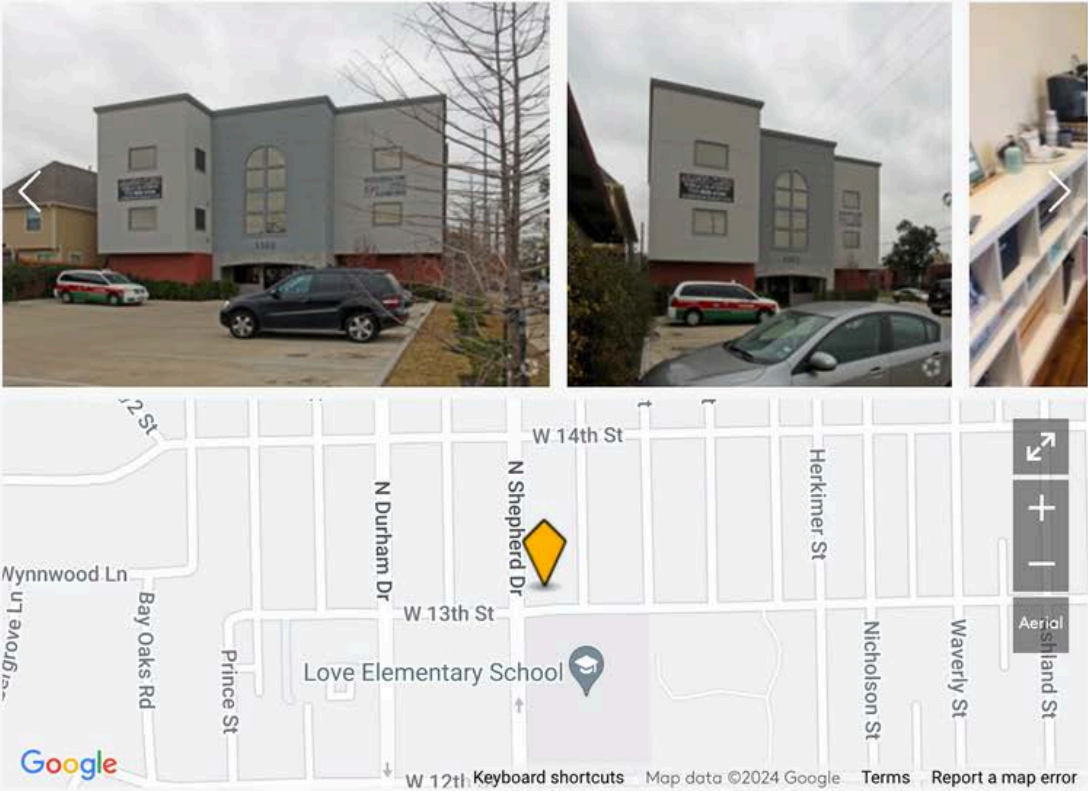
PRACTICE MANAGEMENT BENEFITS

- After-hours HVAC for extended operating hours
- Secure Wi-Fi infrastructure
- Dedicated storage for medical supplies
- Break room for staff wellness
- Conference room for team meetings
- Building maintenance handled by management



1302 N Shepherd Dr

Houston, TX 77008 - North Loop West Submarket



For Lease

SF Available	Use	Type	Listing Company
120 SF			Constructive Developm...

Building

Type	Class C		
RBA	11,465 SF	Year Built	2004
Floors	3	Tenancy	Multiple
Typical Floor	3,822 SF		
Parking	23 Spaces; Ratio of 2.01/1,000 SF		

Land

Land Acres	0.32 AC	Land SF	13,939 SF
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SUMMARY

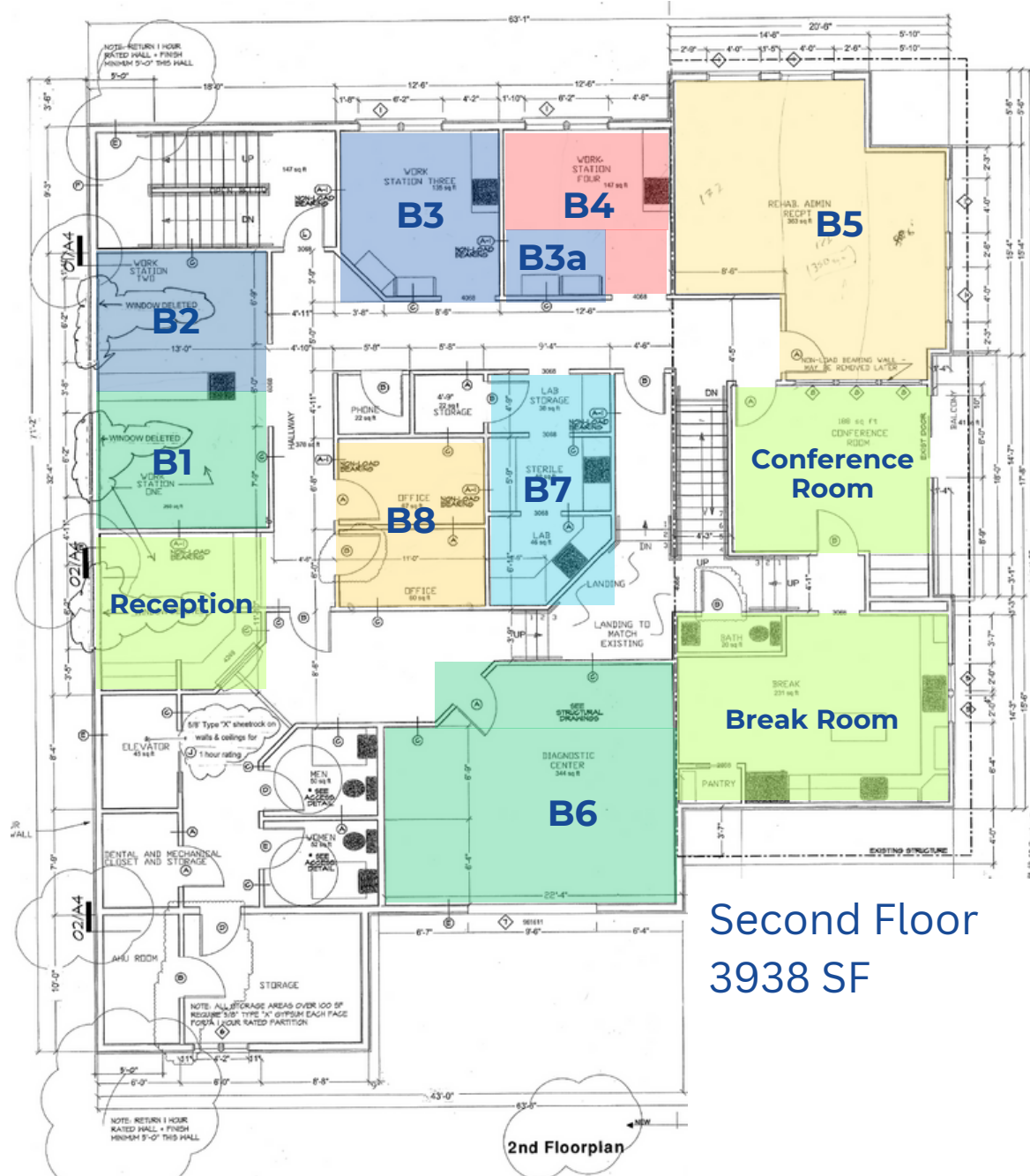
LEASE RATE	Negotiable
LAND	13,791 SF
BUILDING SIZE	11,465 SF
BUILDING CLASS	C
YEAR BUILT	2004

AVAILABLE SPACE

SUITE	SIZE
B1	125 SF
B2 - RENTED - Not Available	128 SF
B3	135 SF
B4	109 SF
B5 - RENTED - Not available	363 SF
B6 - USED	344 SF
B7 - USED	132 SF
B8 - USED	147 SF

*USED space can be negotiated

All rooms have shared access to the receptionist, conference room, and breakfast areas.



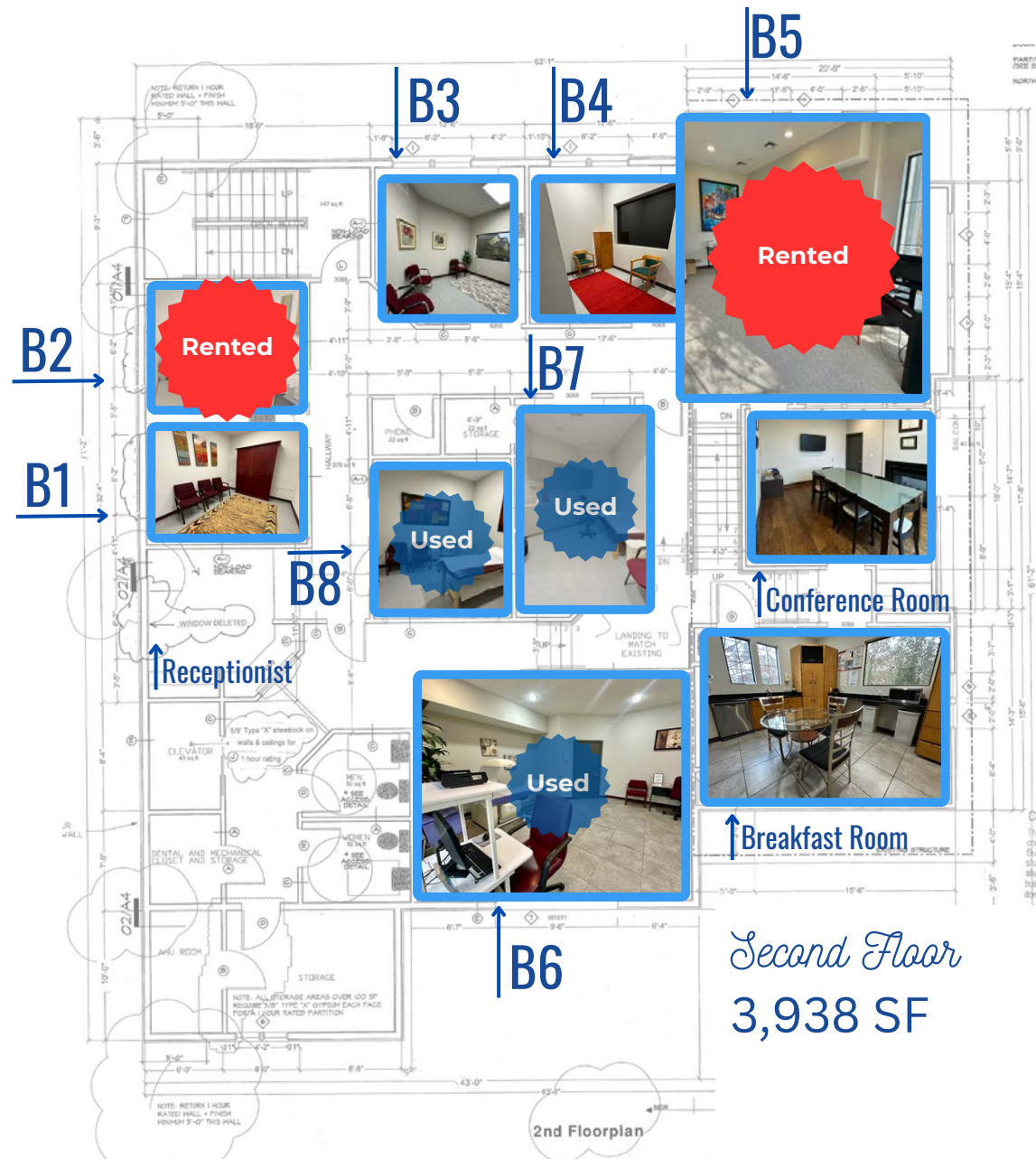
PHYSICIAN SPECIALTY HOUSTON

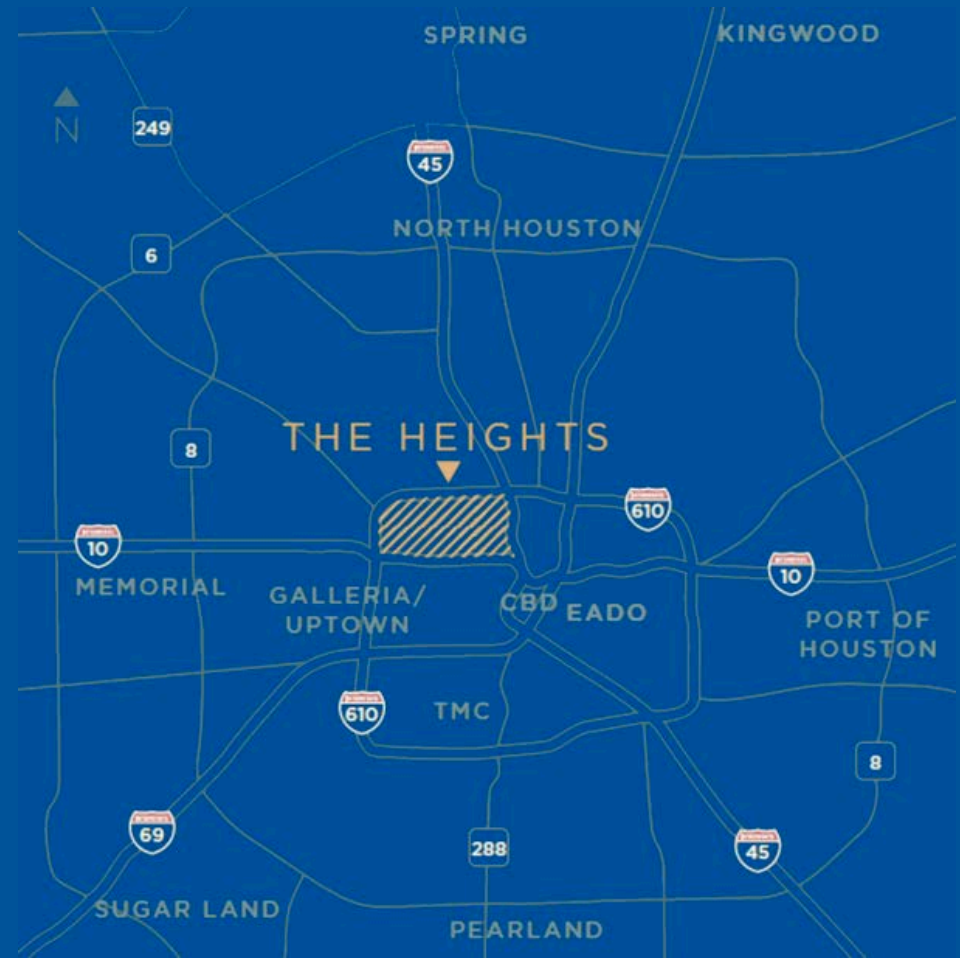
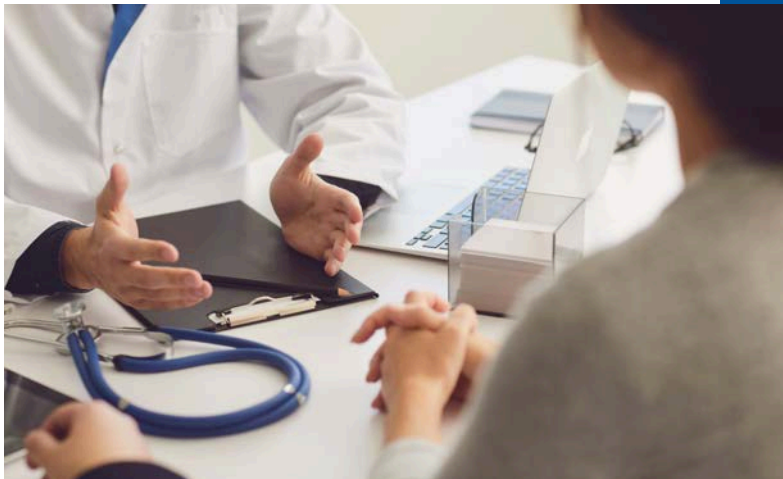
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MEDICAL SPECIALTIES ANALYSIS

- PRIMARY CARE (HIGH RESIDENTIAL DENSITY)
- PEDIATRICS (FAMILY NEIGHBORHOOD)
- DENTAL PRACTICES (UNDERSERVED AREA)
- MENTAL HEALTH (GROWING DEMAND)
- SPECIALTY CARE (AGING POPULATION)
- PHYSICAL THERAPY (ACTIVE COMMUNITY)





AREA HEALTHCARE METRICS

- 65,000+ residents within 3 miles
- Median age: 35
- Median household income: \$85,000
- 72% have employer-provided insurance
- Growing young family population



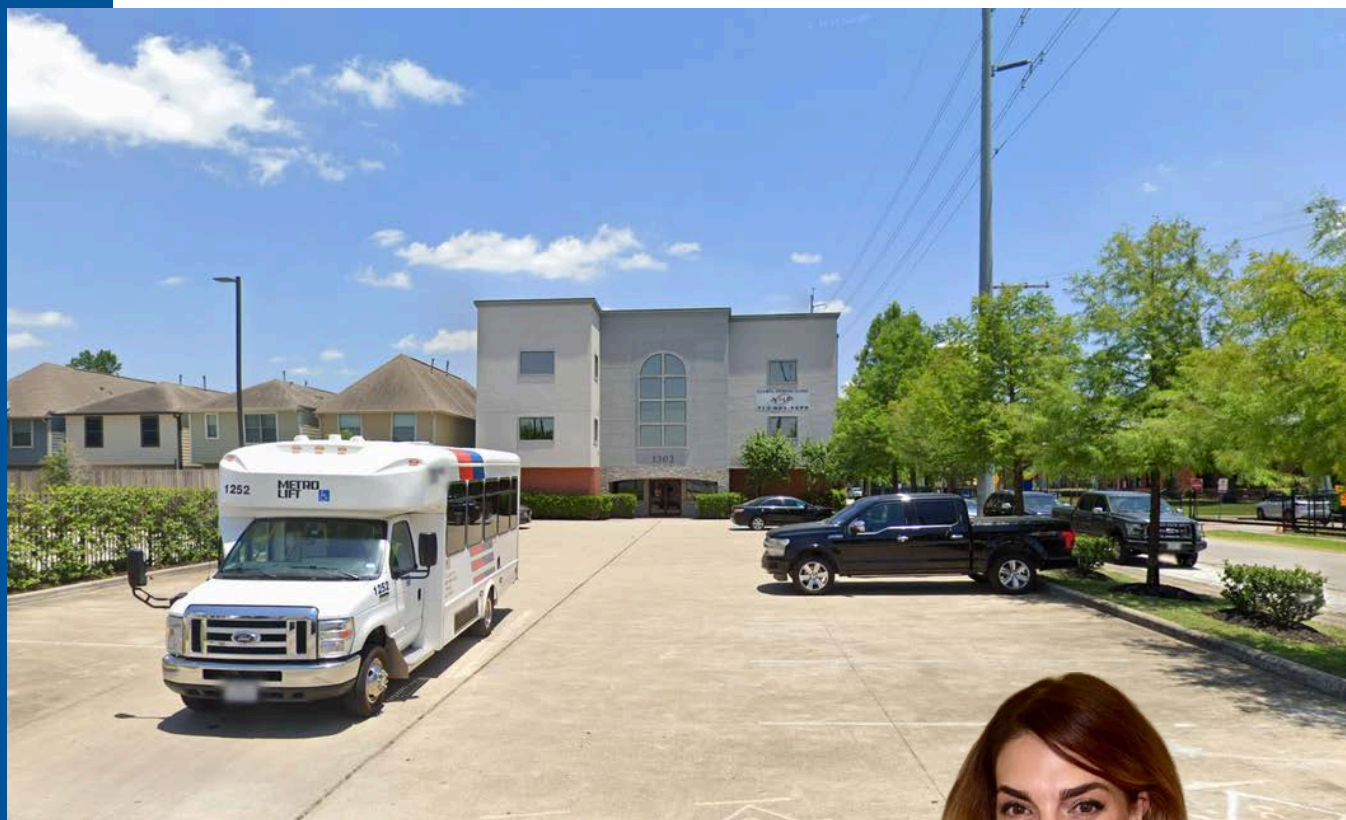


GETTING STARTED

- Schedule a tour to assess patient flow
- Review suite floor plans
- Discuss lease terms and timeline
- Plan your practice layout
- Coordinate move-in schedule

CONTACT FOR:

- Detailed demographics
- Suite availability
- Custom floor plans
- Lease options



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