



1302 North
Shepherd Drive
Houston, TX 77008

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.

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



1302 N Shepherd Dr

Houston, TX 77008 - North Loop West Submarket



For Lease

| SF Available | Use | Type | Listing Company |
|--------------|-----|------|-------------------------|
| 120 SF | | | Constructive Develop... |

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 |
|------------|---------|---------|-----------|

SUMMARY

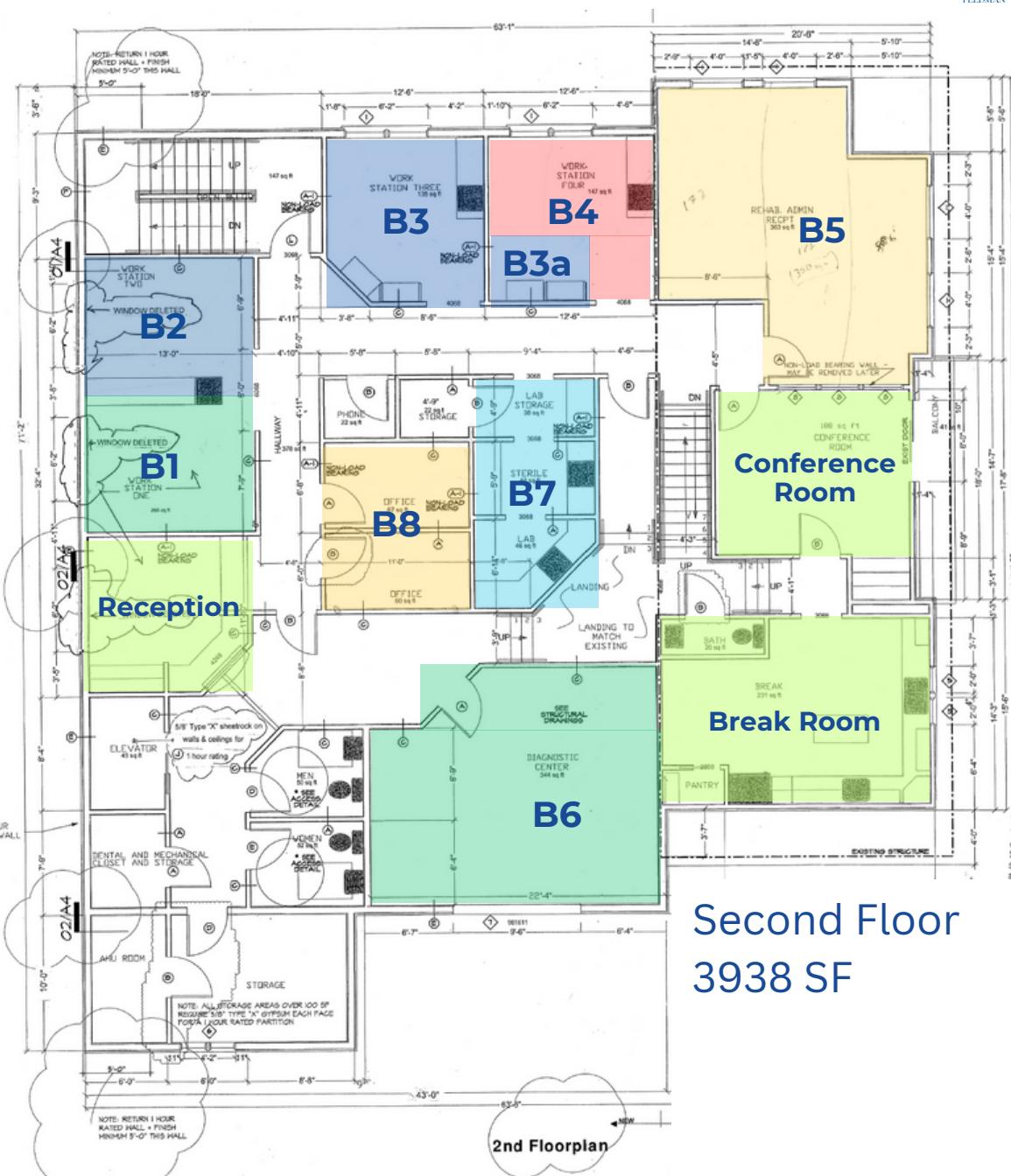
| | |
|----------------|------------|
| LEASE RATE | Negotiable |
| LAND | 13,791 SF |
| BUILDING SIZE | 11,465 SF |
| BUILDING CLASS | C |
| YEAR BUILT | 2004 |

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.



Second Floor
3938 SF

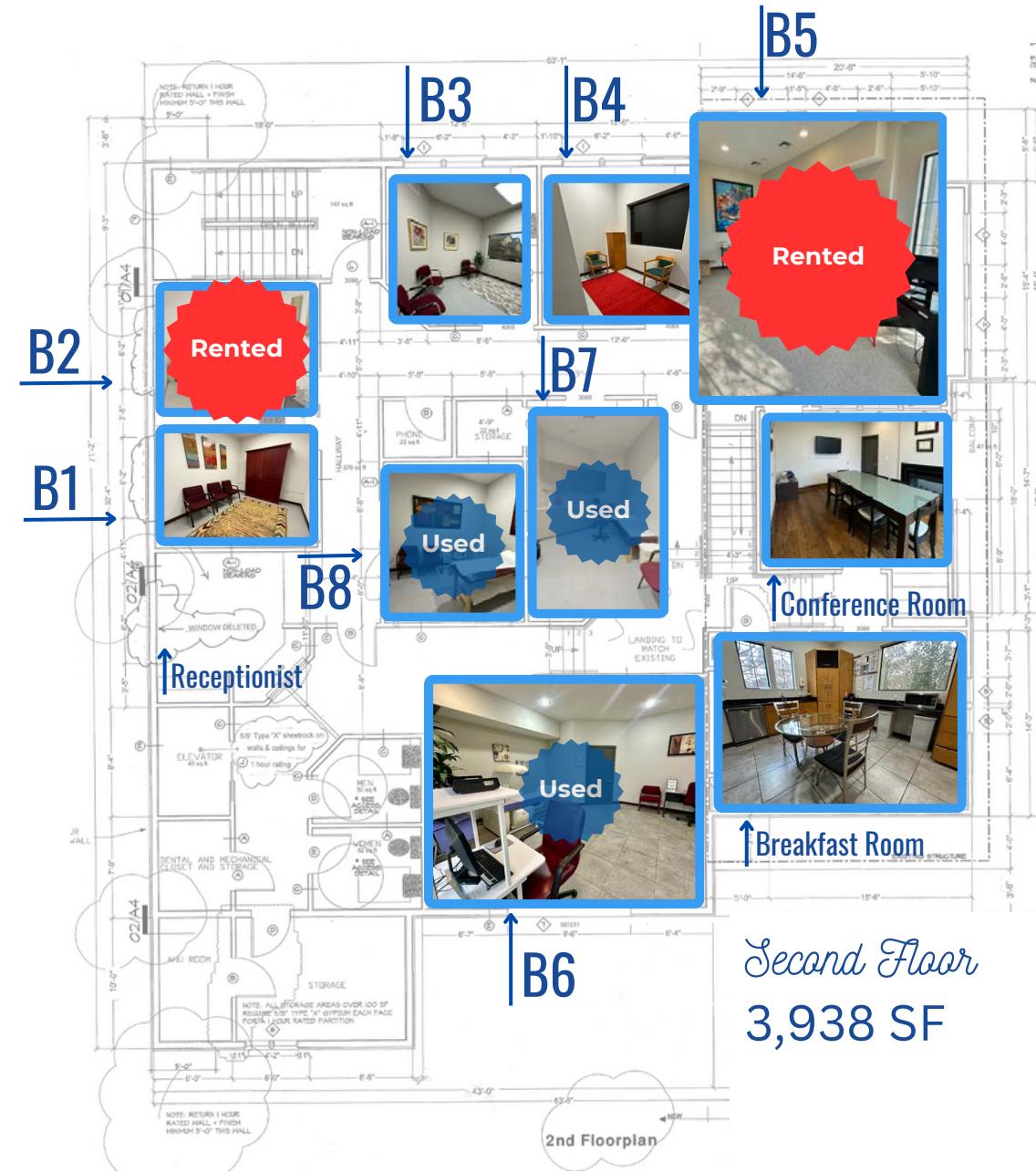
PHYSICIAN SPECIALTY HOUSTON

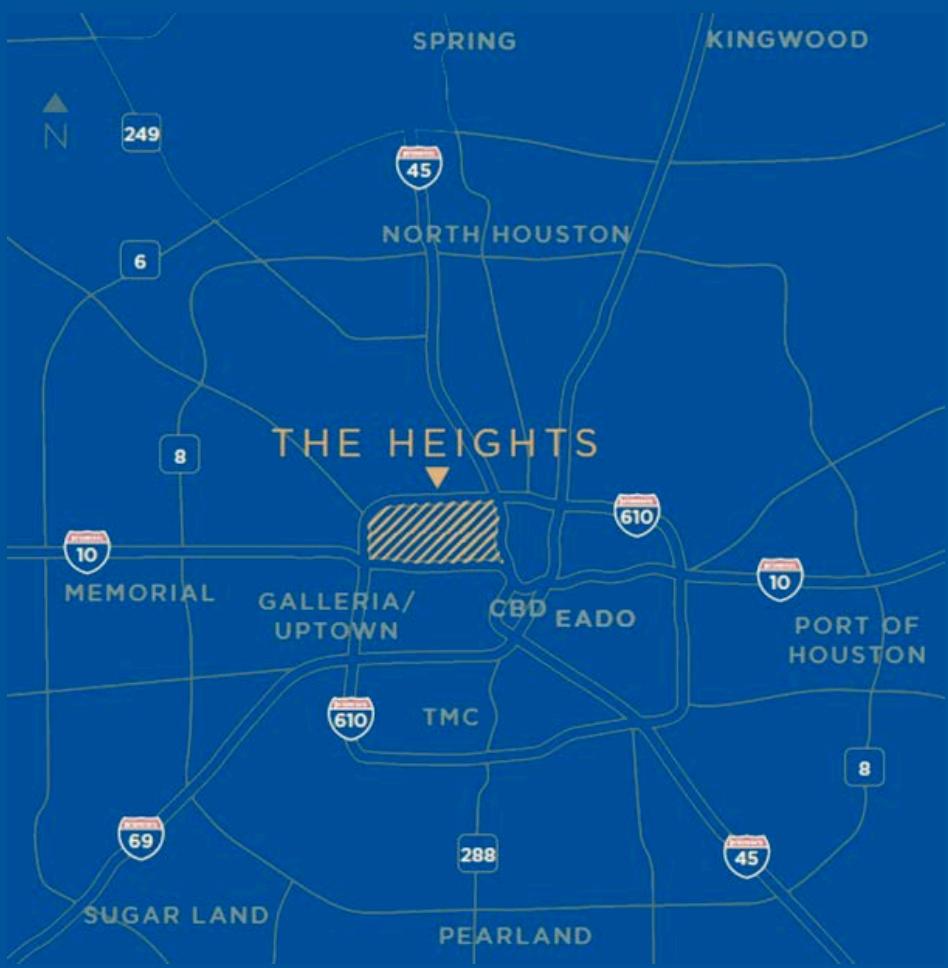
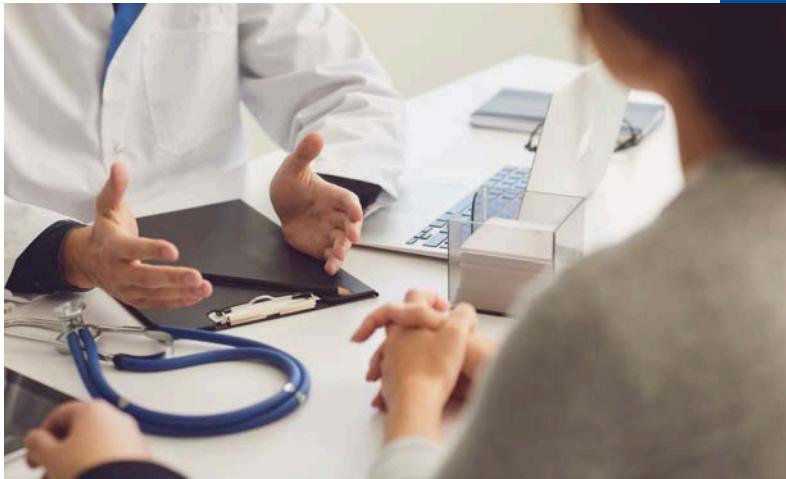
PRACTICE MANAGEMENT BENEFITS

- 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

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

1302 NORTH SHEPHERD



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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