

MEDICAL/OFFICE SUITE FOR LEASE – 1,314 SQ. FT.

1911 22ND STREET, HUNTSVILLE, TX 77340

FOR LEASE: \$2 SF/YR (GROSS)

PROPERTY SUMMARY | OFFICE BUILDING



PROPERTY DESCRIPTION

This 1,314 Sq. Ft. medical/office located 22nd Street in Huntsville, TX offers a functional and flexible layout ideal for a variety of healthcare uses. The space includes multiple exam rooms, a welcoming reception and waiting area, a private office, and dedicated lab rooms, making it well-suited for medical, dental, or wellness professionals.

Offered at a gross lease rate of \$2.00 per square foot, with the tenant responsible for utilities, this space provides excellent value in a prime Huntsville location.

With its convenient access to downtown, medical services, and local amenities, this property is a strong fit for any healthcare provider looking to grow in a high-demand area.

OFFERING SUMMARY

Lease Rate:	\$2 SF/yr (Gross)
Number of Units:	1
Available SF:	1,314 SF
Building Size:	1,314 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	534	4,061
Total Population	348	1,202	10,092
Average HH Income	\$44,995	\$45,279	\$33,569

ADAM OLSEN, CCIM

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THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

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COMPLETE HIGHLIGHTS | OFFICE BUILDING



PROPERTY HIGHLIGHTS

- Now available: a well-equipped 1,314 SF medical/office suite located in a convenient and established area of Huntsville. This functional space features:
- Multiple exam rooms
- Spacious waiting area
- Reception area
- Private office
- Lab rooms
- Lease Type - Gross lease at \$2.00/SF
- Tenant Pays Utilities



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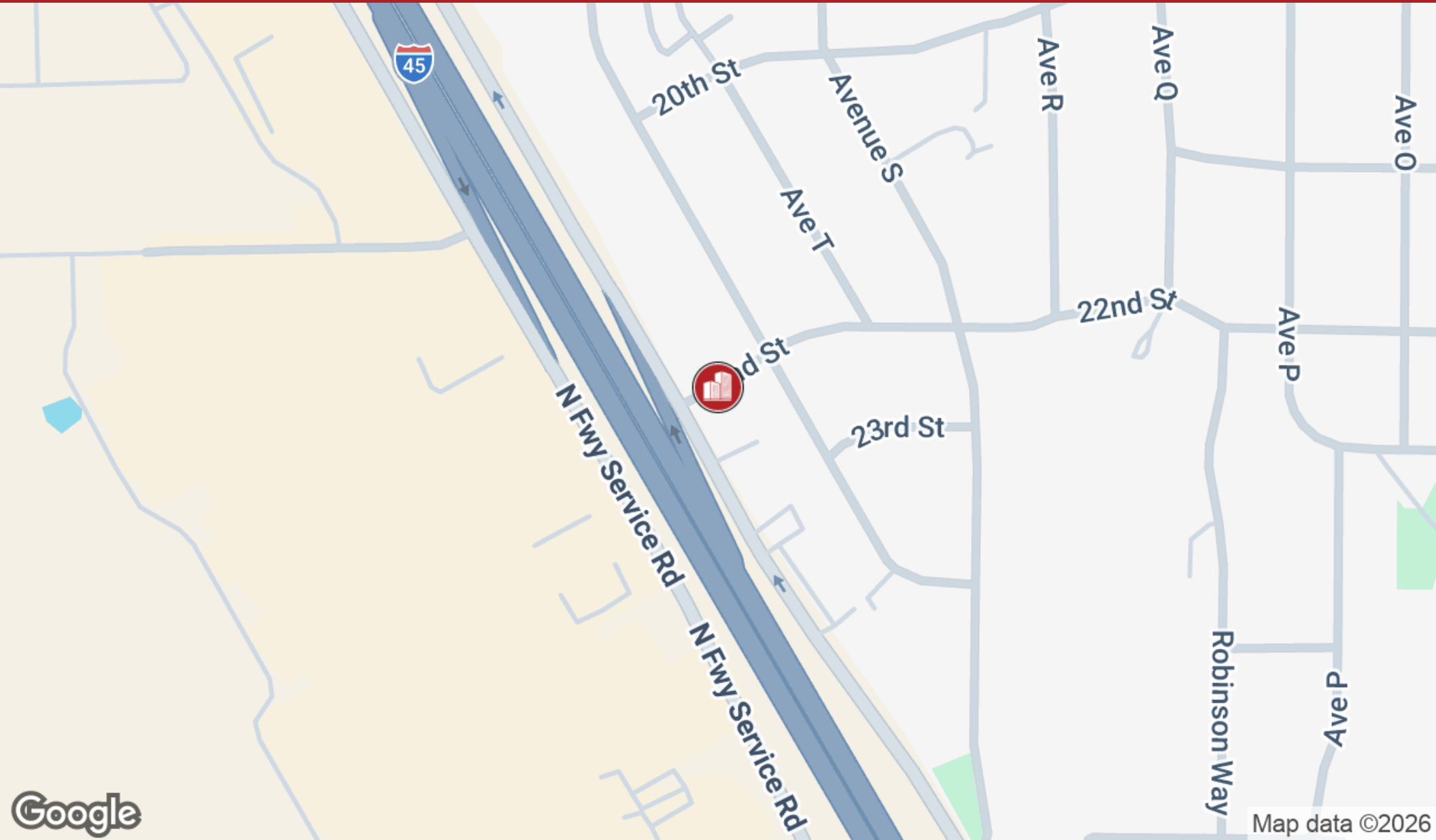
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LOCATION MAP | OFFICE BUILDING



Map data ©2026

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ADDITIONAL PHOTOS | OFFICE BUILDING



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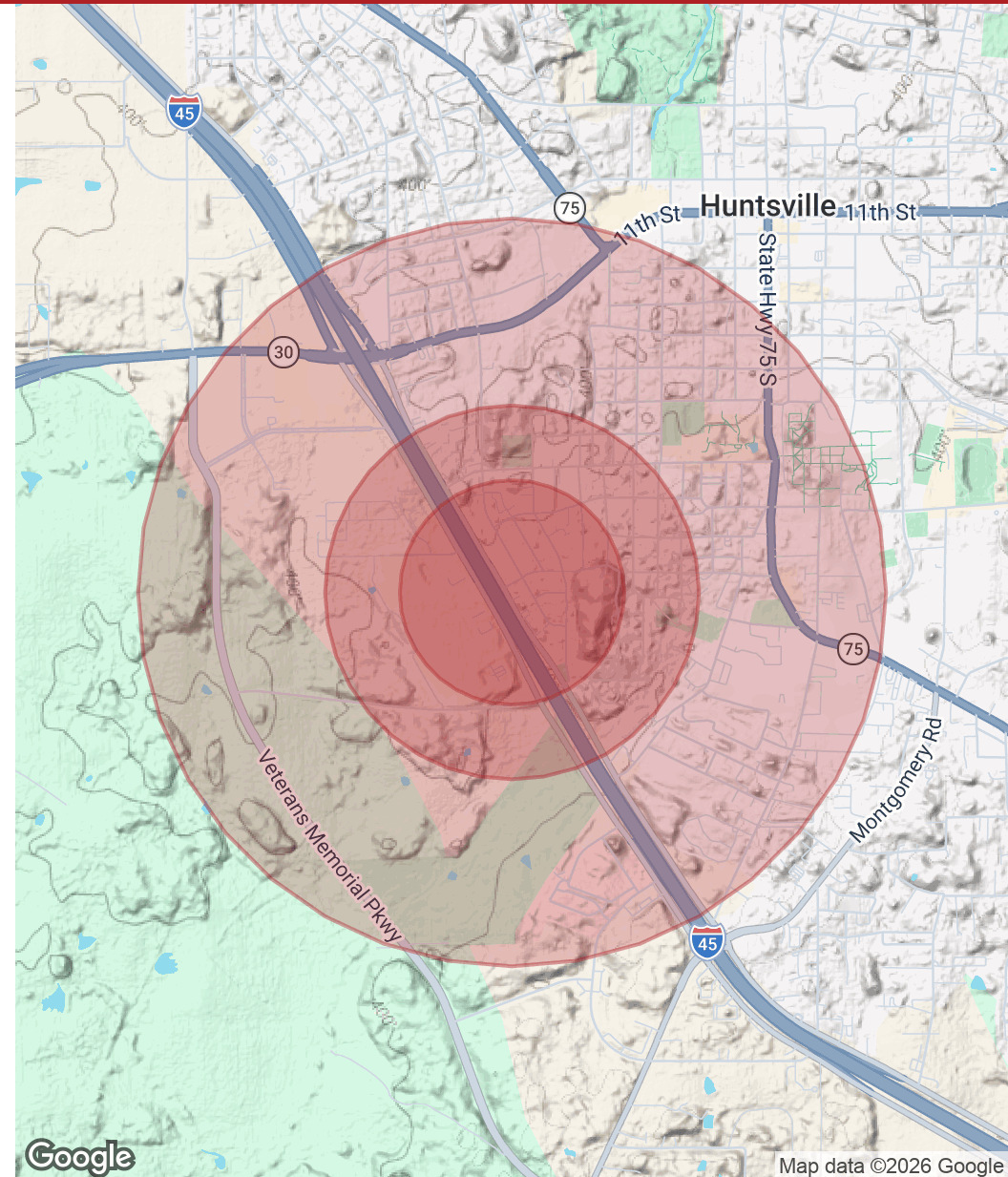
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DEMOGRAPHICS MAP & REPORT | OFFICE BUILDING

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	348	1,202	10,092
Average Age	39	37	29
Average Age (Male)	37	36	29
Average Age (Female)	40	39	30

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	534	4,061
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$44,995	\$45,279	\$33,569
Average House Value	\$205,989	\$177,011	\$142,189

2020 American Community Survey (ACS)



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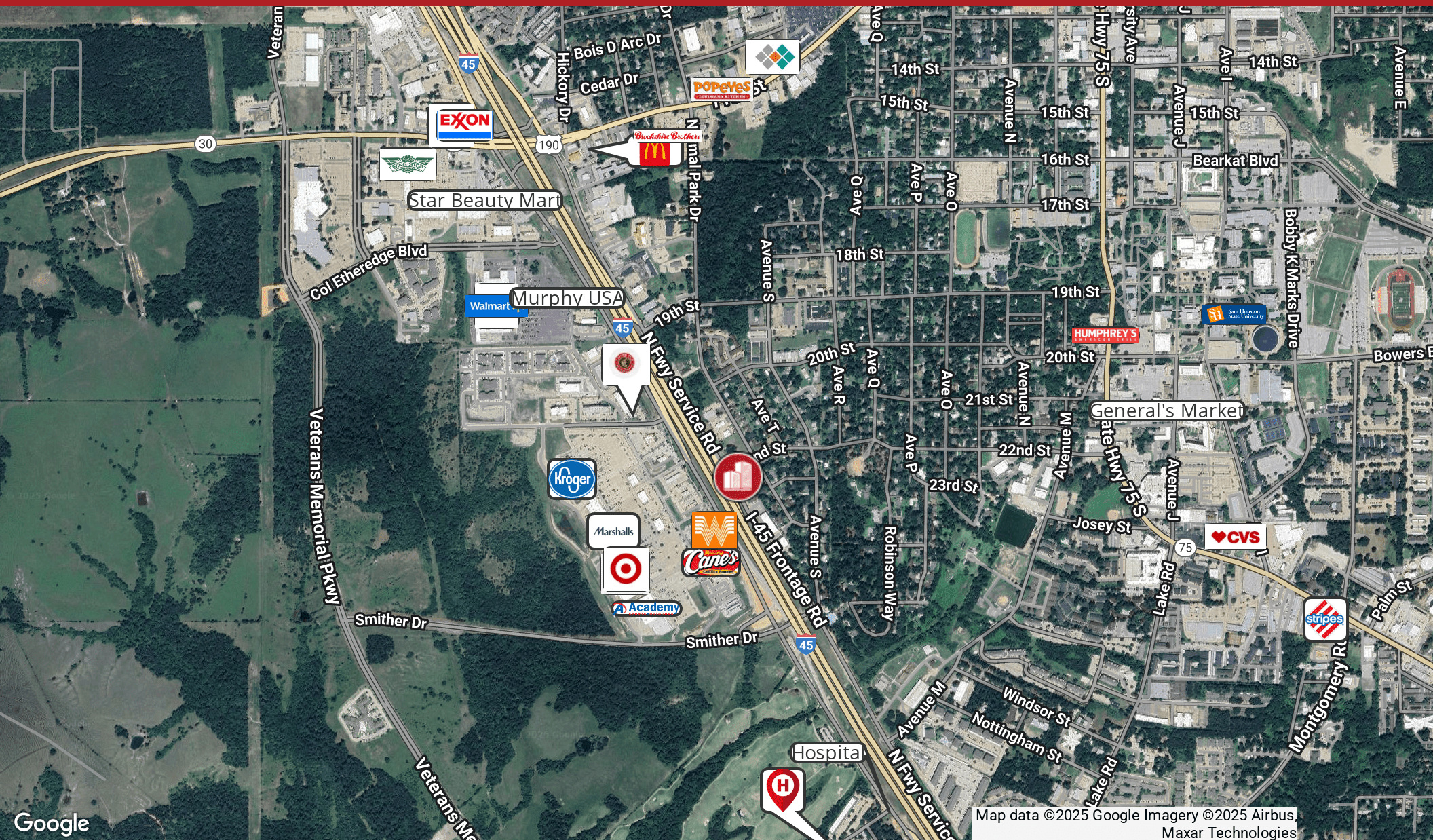
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RETAILER MAP | OFFICE BUILDING



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