

# FOR LEASE

1,850 SF Flex / Office / Warehouse  
2403 S. Galveston Ave, Suite #110, Pearland, TX  
77581



High Visibility from Broadway St | New HVAC and Electrical | One (1) Roll-Up Garage Doors | TI Allowance Available

**LEASE RATE:**

**\$1.10 / SF / Month**

Drew Svec  
Real Estate Manager  
(281) 946-2504

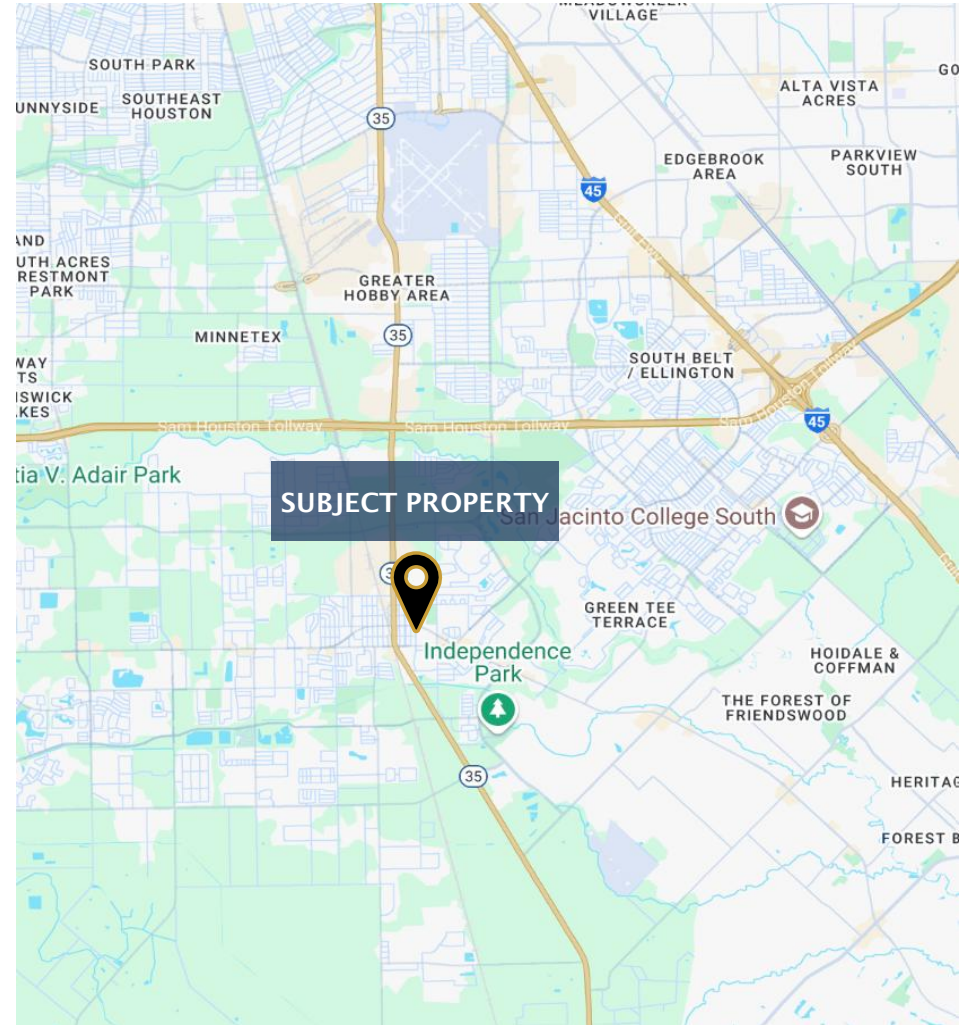
Zach Stark  
Real Estate Manager  
(281) 946-2513



# OFFERING SUMMARY

**SUITE 110** | 1,850 SF | 2403 S Galveston Ave, Pearland, TX 77581

SPACE DETAILS	
<b>Pricing:</b>	<b>\$1.10 / SF / Month</b>
Address:	2403 S Galveston Ave, Suite #110, Pearland, TX
APN:	0147-0058-000
County:	Brazoria
Lot Size:	+/- 0.37 Acres
Suite Size:	+/- 1,850 SF
Construction:	Metal clad building
Year Built / Renovated:	1997 /2025
Garage Doors:	One (1) 10' x 12'
Clear Height:	12.0'
Signage:	Storefront
Parking:	Six (6) paved spaces + street parking
Lease Type:	NNN <sup>(1)</sup>
Lease Term:	2 - 5 Years
Highway:	0.35 miles to TX-35 2.8 miles to Beltway 8 6.5 miles to TX-288 7.26 miles to Interstate 45



*(1) In addition to base rent, Tenant is responsible for their own utilities and HVAC maintenance costs.*

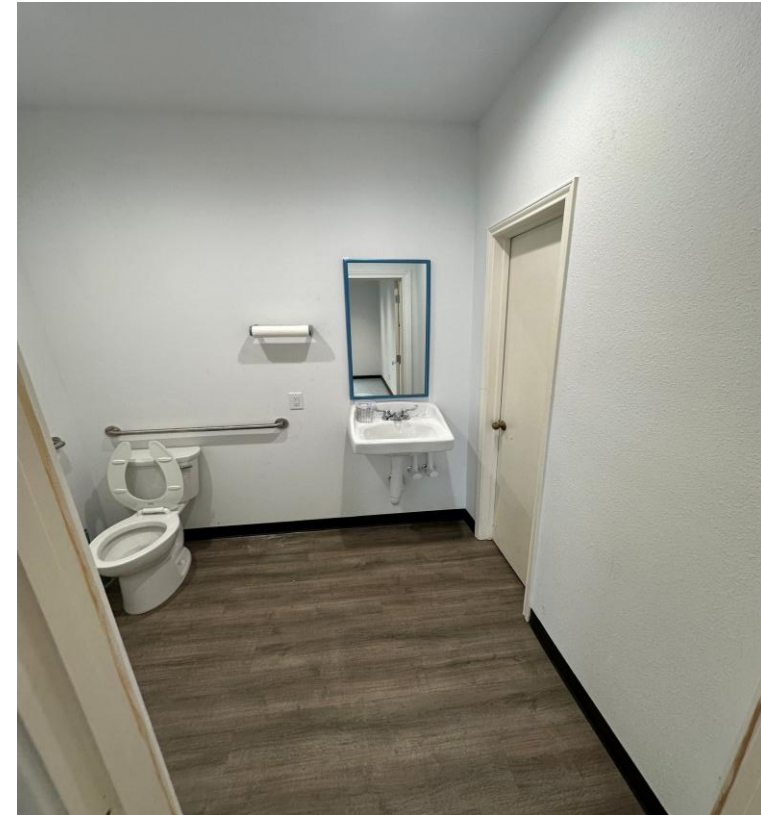
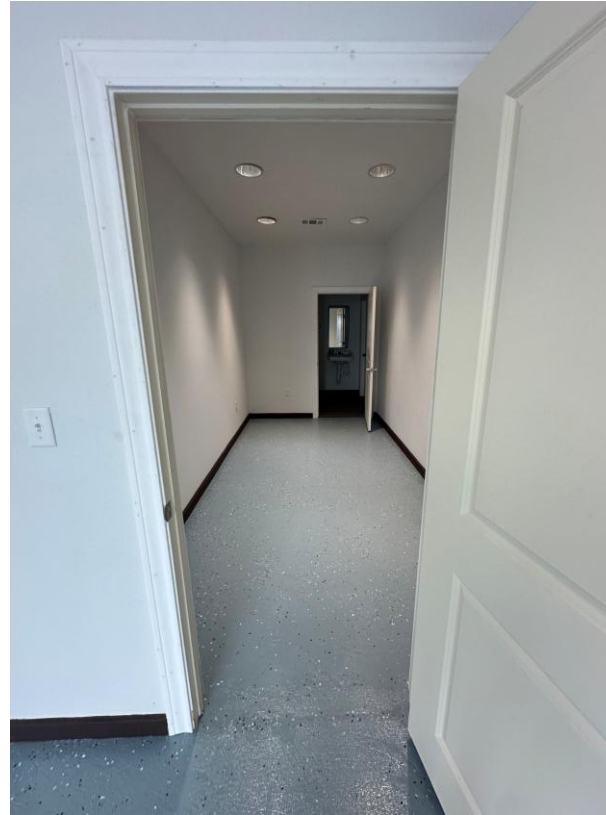
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# OFFERING SUMMARY – INSIDE PICTURES OFFICE AREA

**SUITE 110** | 1,850 SF | 2403 S Galveston Ave, Pearland, TX 77477



# OFFERING SUMMARY – INSIDE PICTURES WAREHOUSE AREA

**SUITE 110** | 1,850 SF | 2403 S Galveston Ave, Pearland, TX 77477



# OFFERING SUMMARY – OUTSIDE PICTURES

**SUITE 110** | 1,850 SF | 2403 S Galveston Ave, Pearland, TX 77477

