

NEW LISTING UPDATE! 4455 N Braeswood Blvd. Houston, TX 77096



This stunning office space offers a medical real estate opportunity right inside of Houston's 610 Loop. Perfect to expand or start a practice to compliment the dental practice on the 1st floor. Excellent accessibility to the Texas Medical Center, Rice Village, West University, The Galleria, and Downtown Houston.







### Contact Our Agents

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# THE PERFECT PLACE TO START A PRACTICE

Along Braeswood Boulevard, and just off I–610, this elevated office boasts both new construction and premier accessibility.



## **Inner Loop Opportunity**

Finished in 2021, this space is ideal for medical specialists/generalists or traditional office users. Median incomes in the area are \$98,982, and a 3-story medical plaza sits less than 10 minutes away. The space boasts an unbeatable location surrounded by ample area retailers.

## Property Highlights:

- 1,200 SF 2nd Floor
- 3,000 SF 3rd Floor
- New construction
- Shell condition



