



ORANGE COMMERCIAL
Strategic Real Estate Services

MEDIACAL OFFICE BUILDING FOR LEASE



**308 W PARKWOOD AVE SUITE 106,
FRIENDSWOOD, TX 77546**

ABOUT THE PROPERTY:

Located in the heart of Friendswood is a unique professional/medical office building located off the main intersection of W Parkwood Ave & S Friendswood Dr on FM 528. This 2-story building was recently renovated and occupied by a medical tenant and is in excellent condition. With over 6,000 SF, this building contains 20 exam/office rooms on the first floor, three office/storage spaces on the second floor, a waiting area, large reception area, break room & 4 restrooms. This building is a great opportunity for an investor or for owner use.

CONTACT INFORMATION:

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308 W Parkwood Ave
Suite 106, Friendswood,
TX 77546

Availability:
6,038 SF
Turnkey Medical Office

- Economics:
- Rent Rate: \$20.00 PSF
 - NNN: \$6.00 PSF



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AREA DETAILS

308 W Parkwood Ave
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Area Retailers:

HEB, Walgreens, Popeyes, Discount Tire, Birraporetti's, UTMB Health, Memorial Herman, Chase, Advance Auto Parts, La Escondida, Starbucks, Chick-fil-A

Demographics:

	1 Mile	5 Miles
Population:	8,149	139,138
Households:	2,729	49,649
Median Income:	\$153,385	\$87,814

Features:

- Freestanding Building
- Shared Cross Easement Parking
- Recently Renovated
- Formerly medical (Many Possibilities)