

# 1005 S. Broadway | La Porte, Texas

1,967 SF Office/Flex Space For Lease

**\$1.00/SF**

Gross Lease



## Why this suite works

1005 S. Broadway offers a practical office or flex layout with a large open workspace, multiple private offices, a restroom, and support rooms already in place. Located within the same center as Texas Industrial Medical, the suite benefits from steady daily traffic through the property. The center is also directly across from La Porte High School, giving the location strong visibility and an easy-to-recognize position on S. Broadway.

### Layout

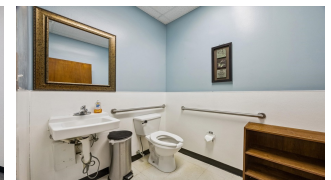
Large open workspace plus several private offices, hallway access, restroom, and support rooms for office or service users.

### Best Fit

Training, counseling, admin office, tutoring, wellness, staffing, or other users needing both open area and private rooms.

### Value

Flexible small-suite option in an established La Porte center at an attractive gross lease rate with built-in property traffic.



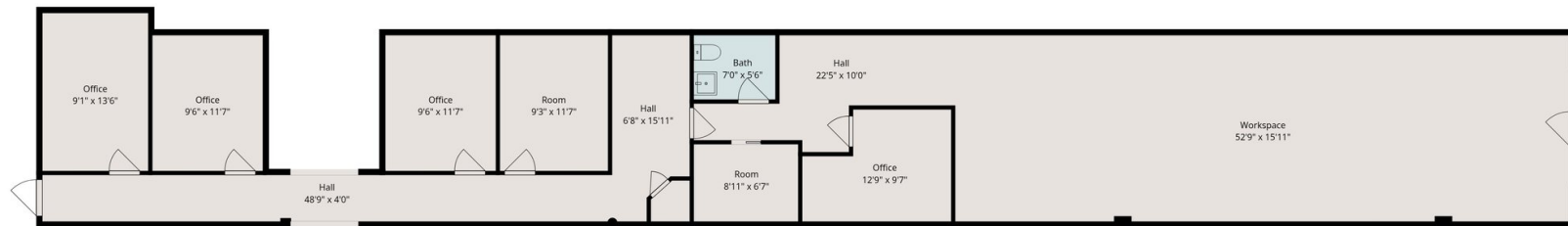
## Key facts

- 1,967 SF available
- Office/flex layout with open workspace
- Multiple private rooms or offices
- In the same center as Texas Industrial Medical
- Gross lease at \$1.00 per SF

## Jonathan Cantwell

NB Elite Realty  
832-423-7446  
jcantwellre@gmail.com

# 1005 S. Broadway | Floorplan



**TOTAL: 1967 sq. ft**

1st floor: 1967 sq. ft

EXCLUDED AREAS: UNDEFINED: 10 sq. ft, WALLS: 162 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.