



4825 Alameda Rd

4825 Alameda Rd, Houston, TX 77004



Michael Chang

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4825 Almeda Rd

Upon Request

Medical office in Houston's South Main/ Medical Center/ Third-Ward. Previous tenant was a primary care, specialty care, and urgent care medical provider, catering to patients of all ages. Currently configure with 14 patient examination rooms, radiology room, large reception and intake area, well appointed/ functional nurses stations, and staff break area....



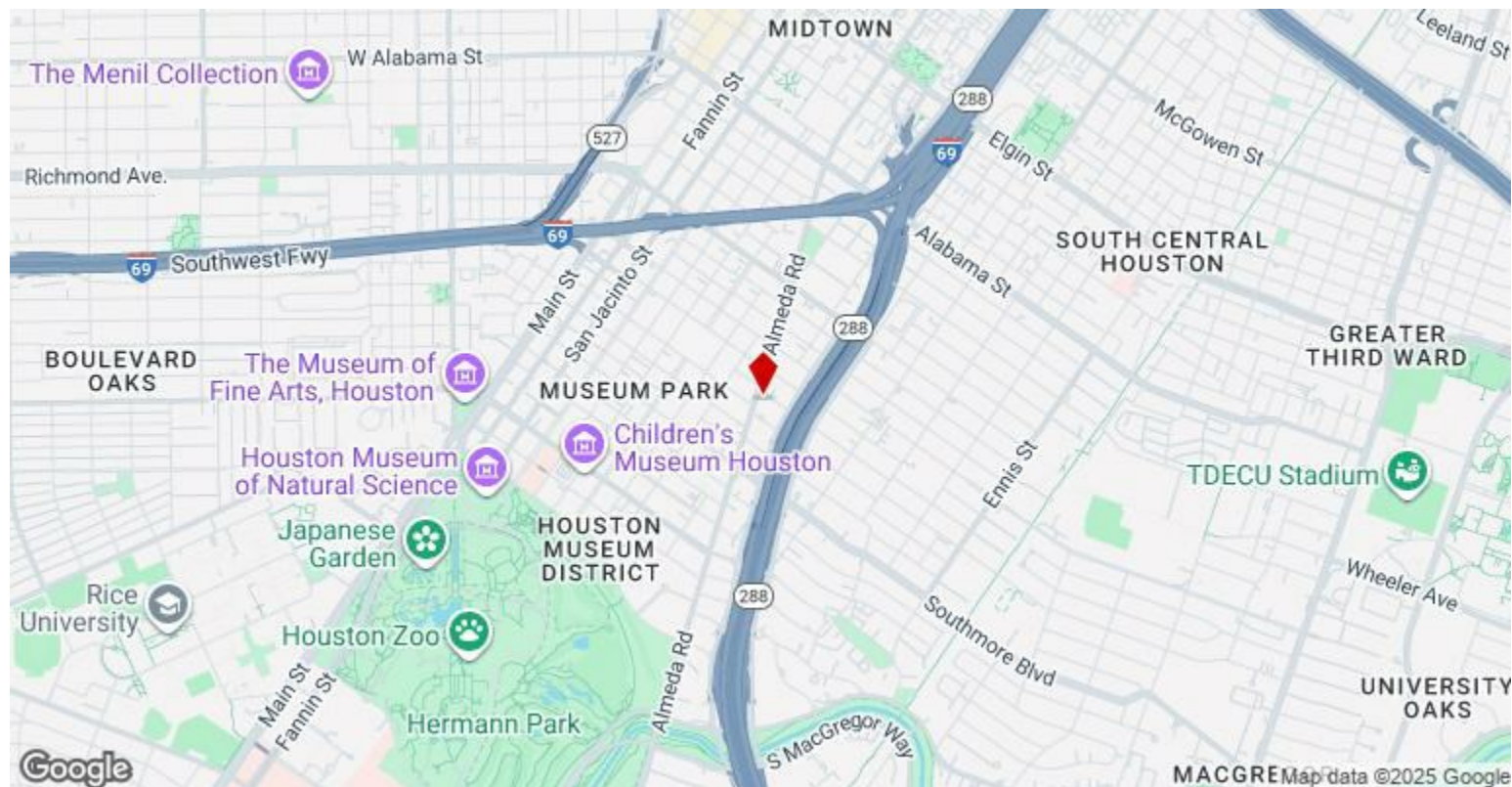
Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	8,695 SF
Year Built:	2006
Walk Score ®:	86 (Very Walkable)
Transit Score ®:	59 (Good Transit)
Rental Rate Mo:	Upon Request

1

1st Floor

Space Available	8,695 SF
Rental Rate	Upon Request
Date Available	September 15, 2025
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	New
Space Use	Medical
Lease Term	Negotiable

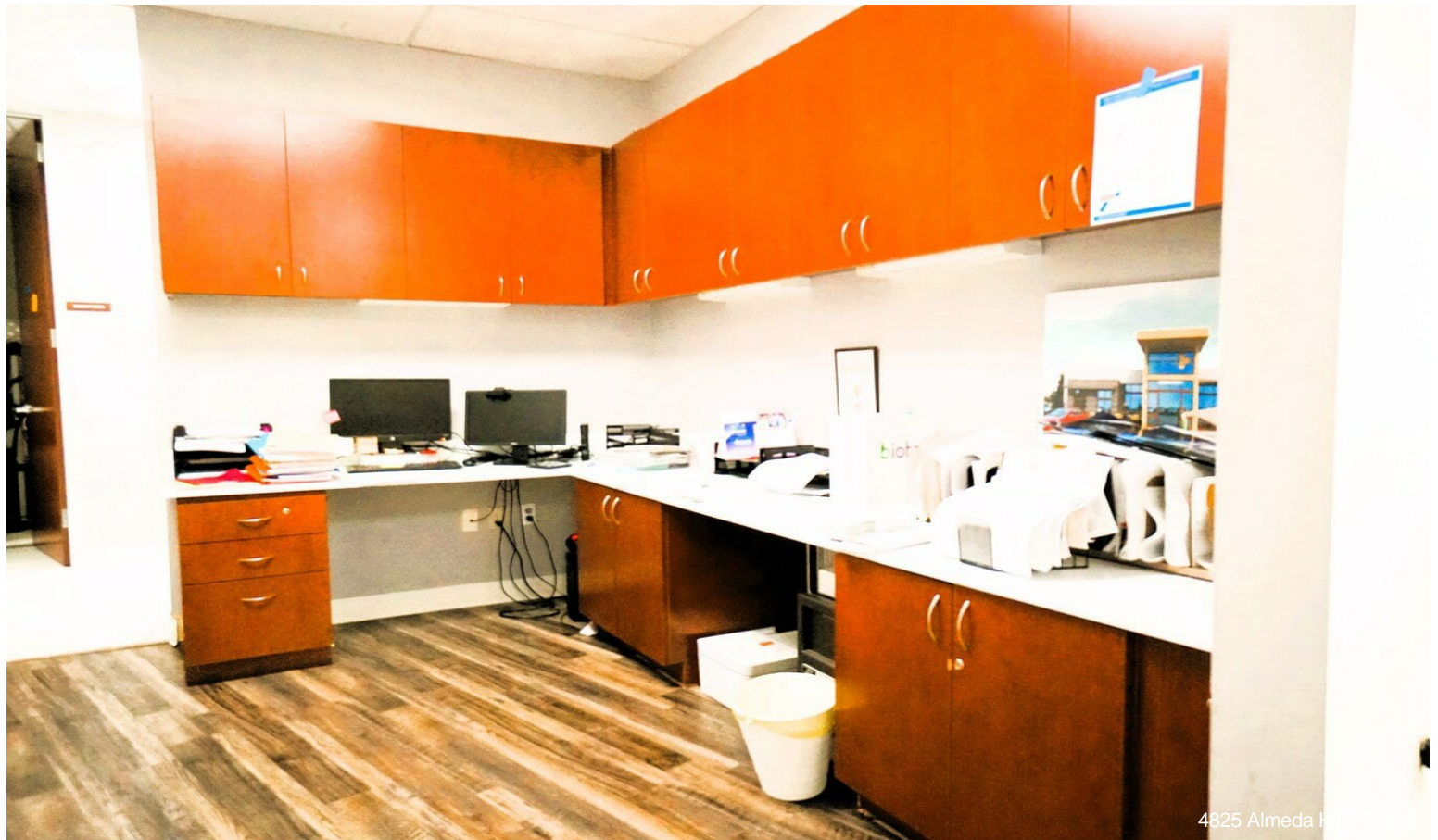
Medical office in Houston’s South Main/ Medical Center/ Third-Ward. Located minutes from the TMC, University of Houston, and Midtown. • Building Size:8,695 SF (single-story, Class B medical office), Year Built: 2006 • Lot Size: 0.56 acres with 36 on-site parking spaces plus additional street parking • Location: Hard corner of Almeda Road and Arbor Street, excellent visibility and two curb cuts for easy access. Lease Structure: • Single-tenant, long-term lease opportunity • Delivered with fixtures and equipment in place, as-is



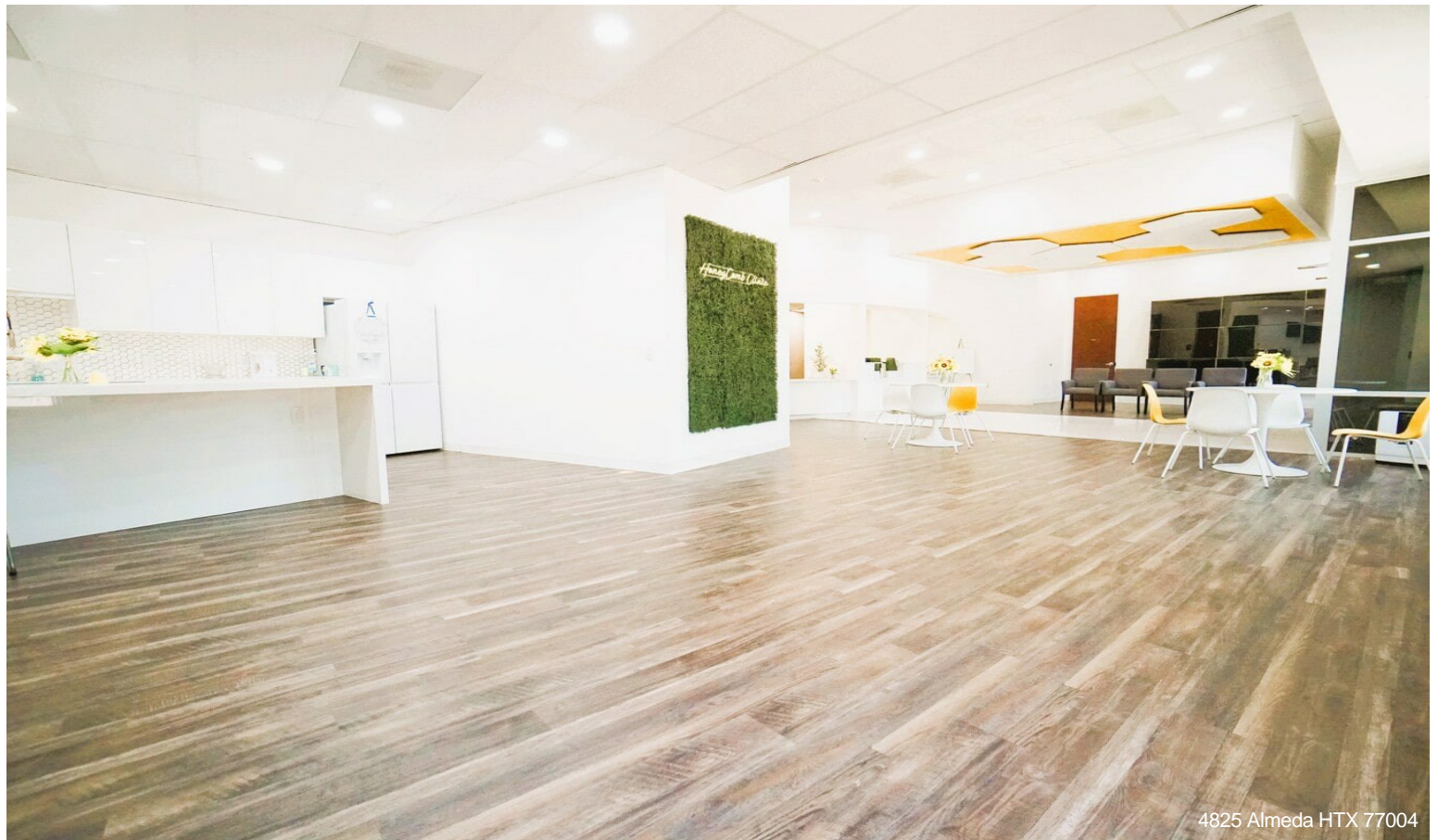
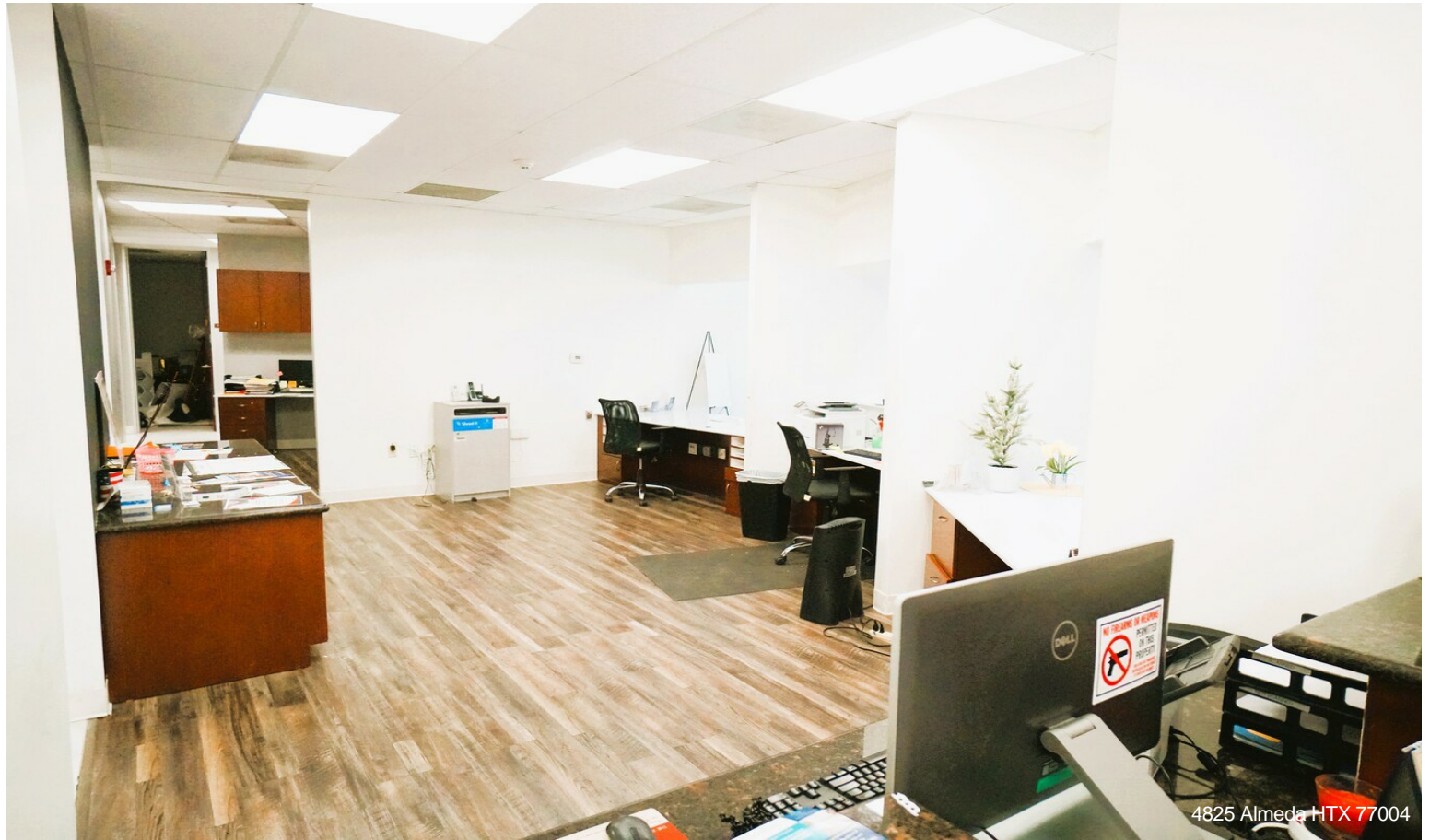
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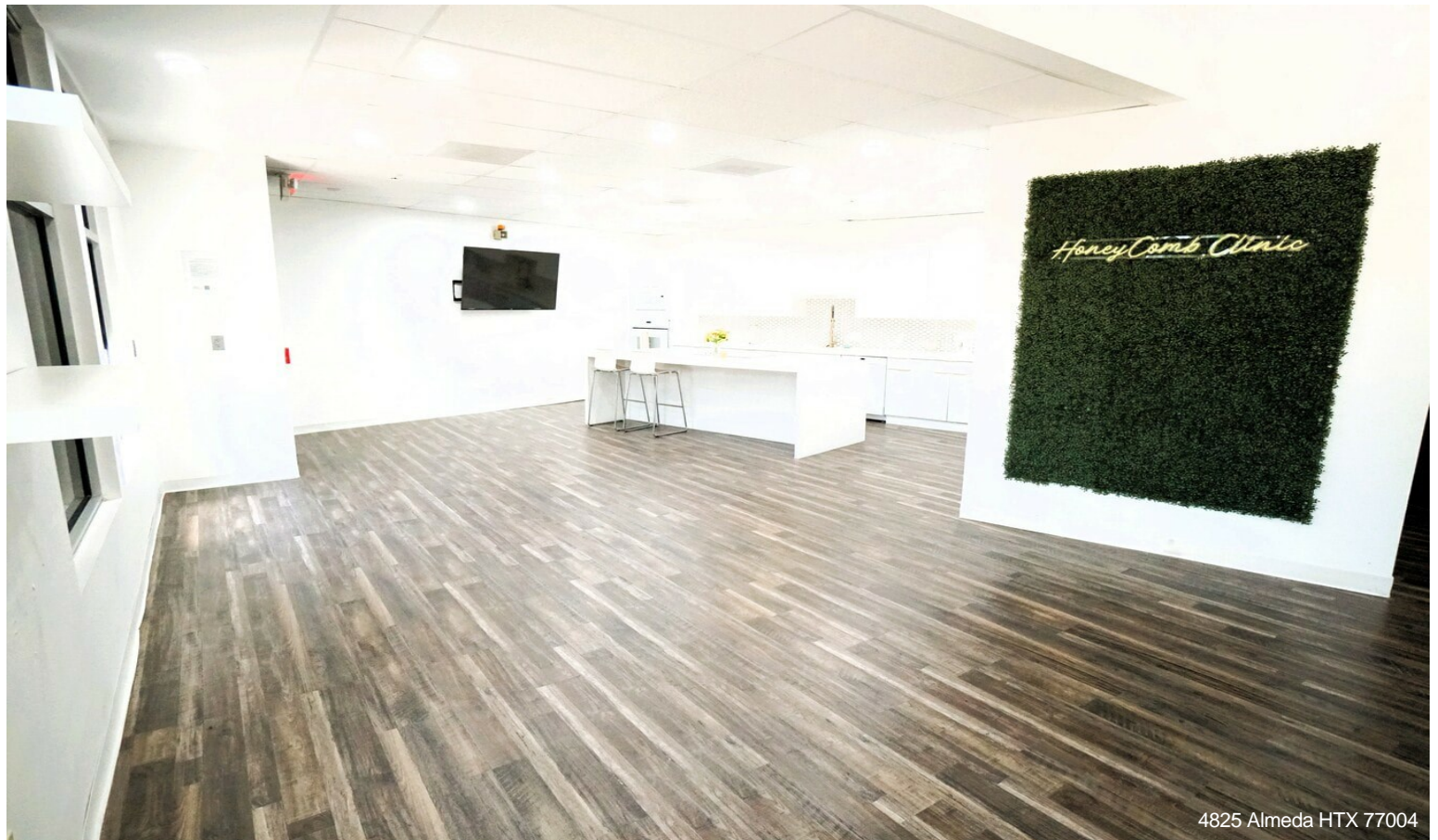
Property Photos



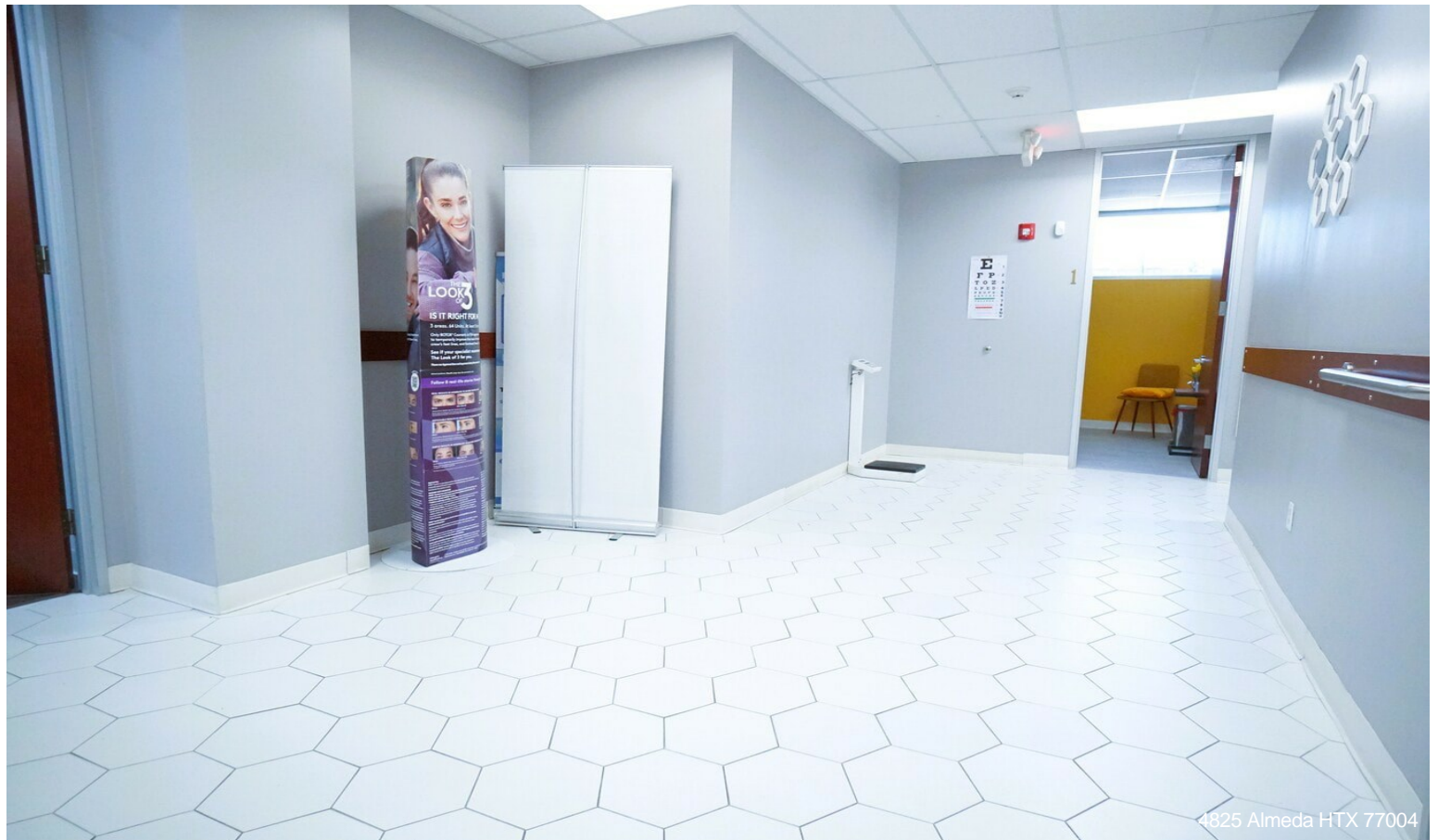
Property Photos



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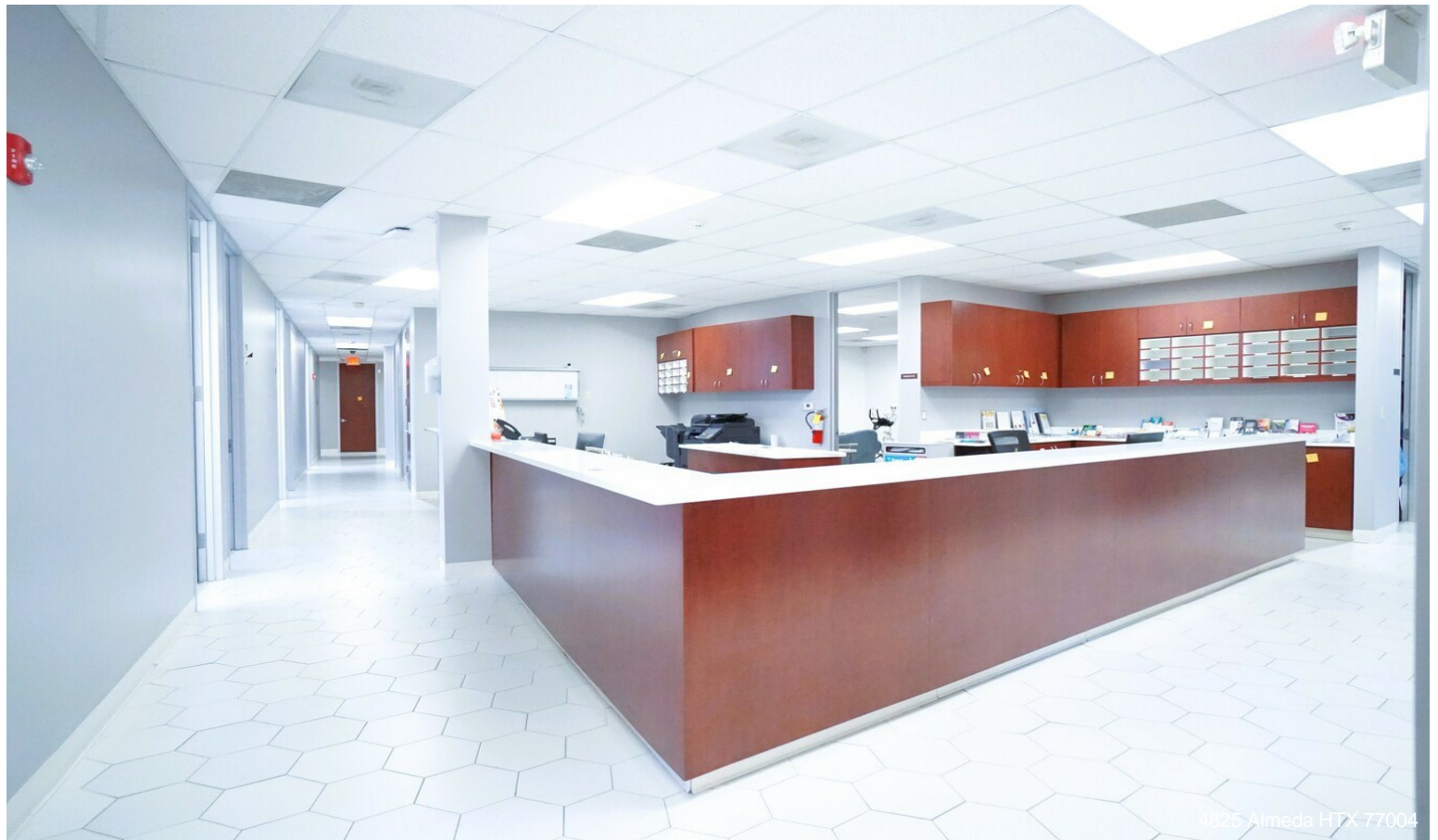
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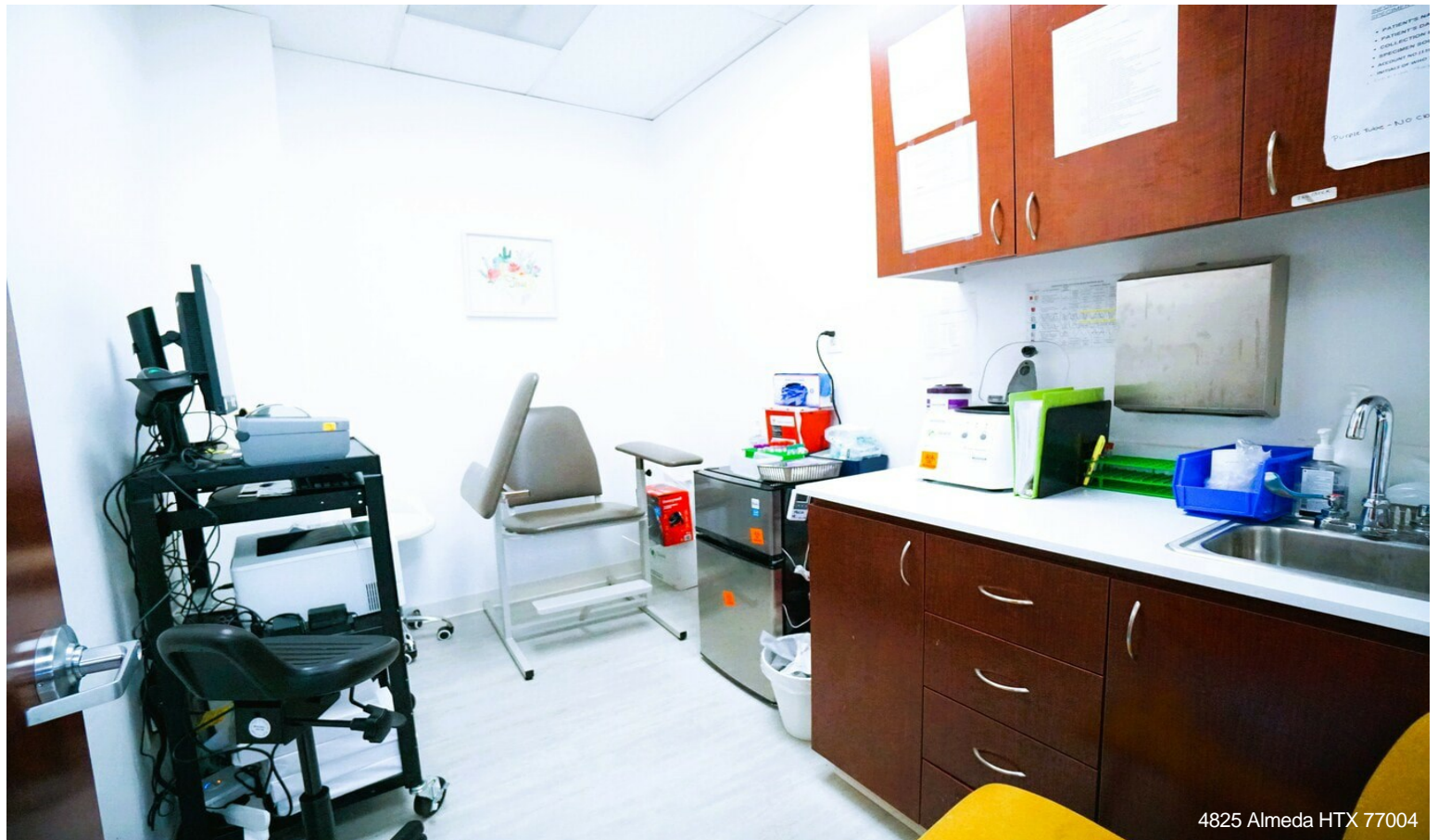


4825 Almeda HTX 77004



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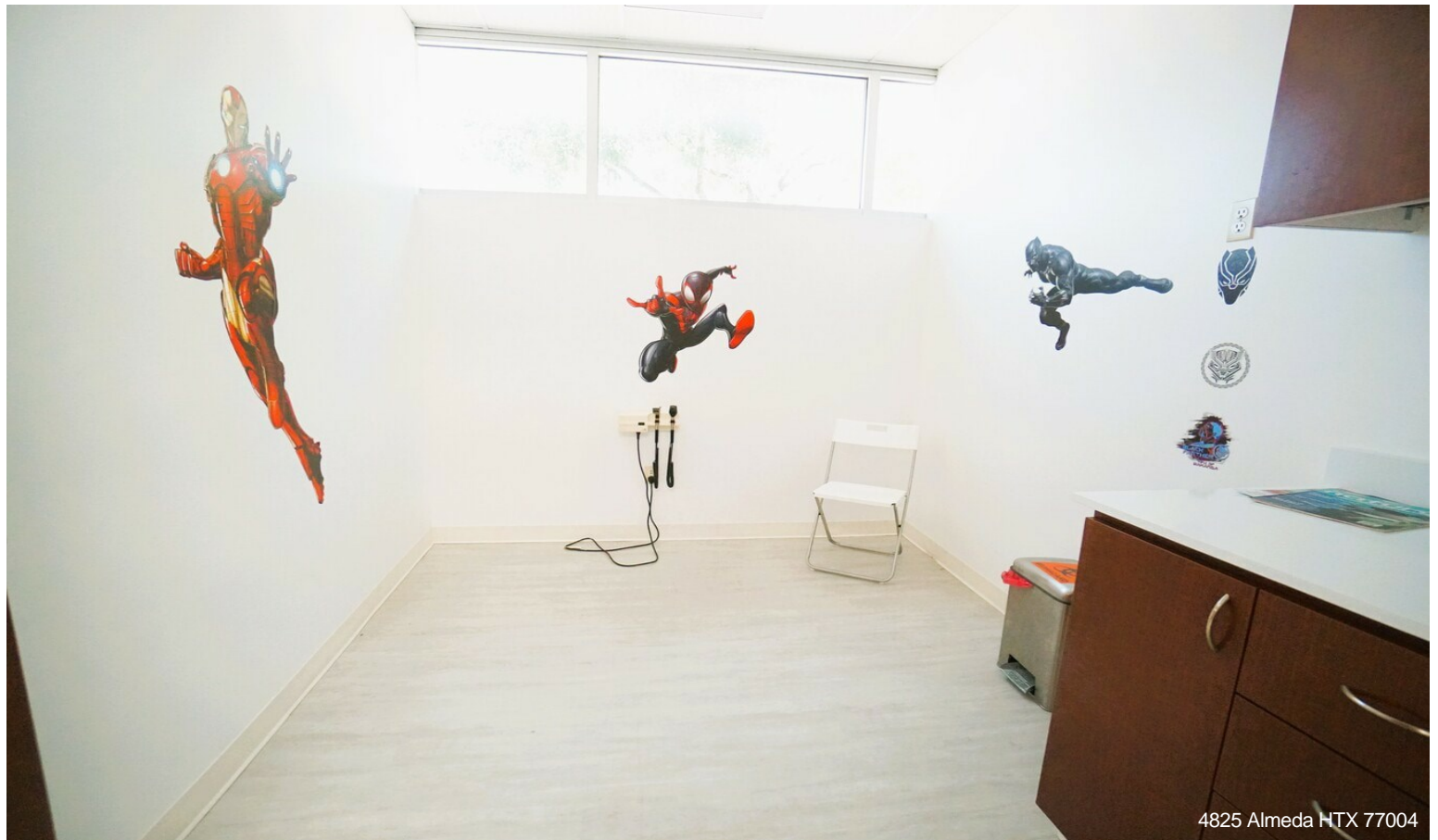
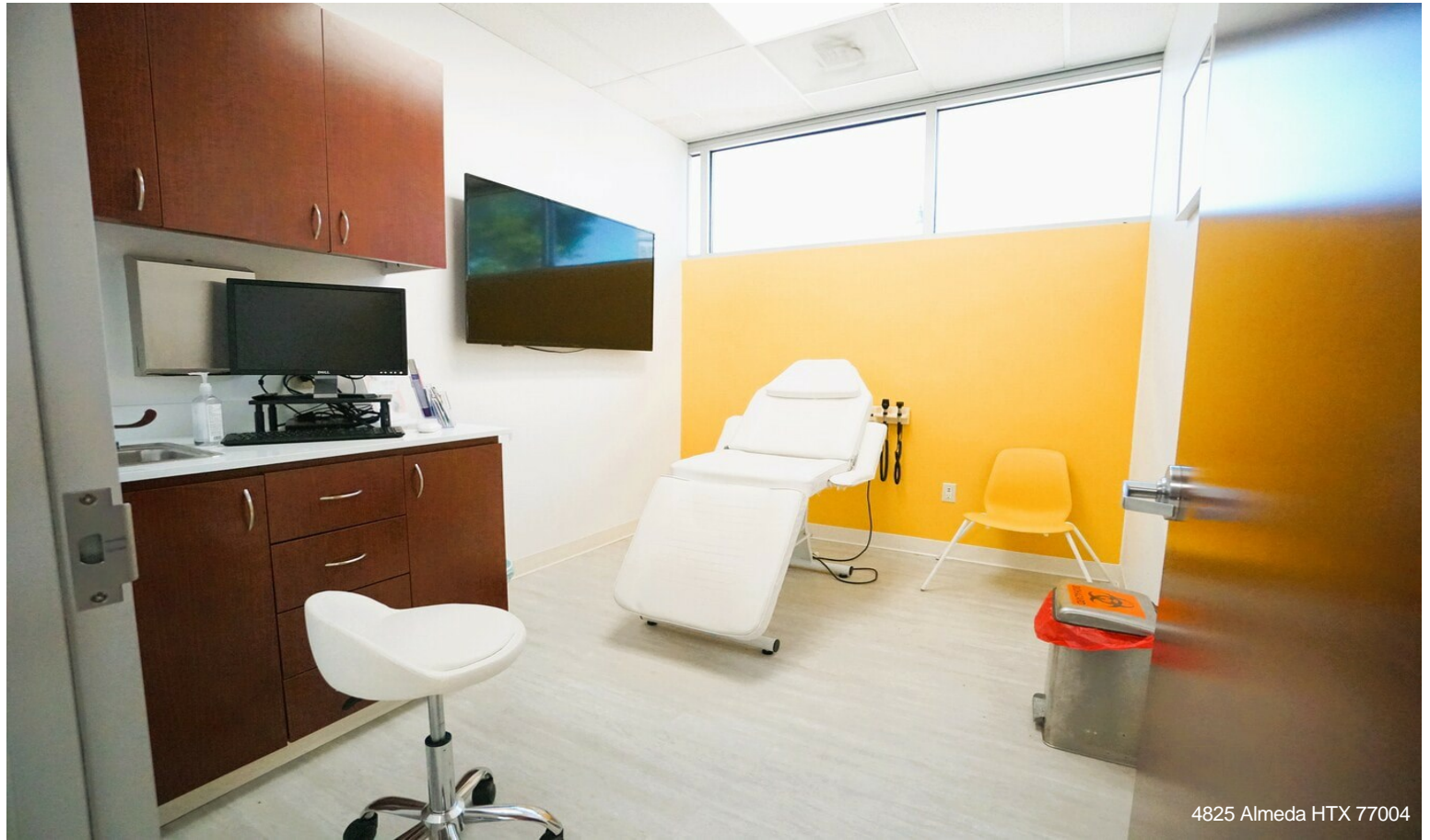
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Conveyance Real Estate, LLC	9014141	brokerage@conveyanceRE.com	281-823-7723
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Furnace	0424162	jfurnace@conveyanceRE.com	713-385-2158
Designated Broker of Firm	License No.	Email	Phone
Michael Chang	795594	mchang@conveyanceRE.com	713-714-5800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date