

FOR LEASE

MEDICAL/OFFICE BUILDING

UP TO 21,696 SF

17085 N. TEXAS AVE,
WEBSTER, TEXAS 77598

JLL

OVERVIEW

This exceptional medical and professional office opportunity is strategically positioned in Webster's premier healthcare corridor, offering unparalleled accessibility with direct connections to I-45, Highway 3, Bay Area Boulevard, and West Medical Center Boulevard. The shell building configuration provides incoming tenants with a blank canvas to fully customize the interior layout according to their specific clinical and operational requirements. Available spaces range from 3,000 to 21,696 square feet, accommodating practices and businesses of varying sizes seeking a prime location with maximum design flexibility in one of the area's most established medical communities.





Building Highlights

21,696
TOTAL LEASEABLE SPACE (DIVISIBLE)

2022
YEAR BUILT

4.2/1,000
PARKING RATIO

MONUMENT AND BUILDING SIGNAGE OPPORTUNITIES

THE VIEW





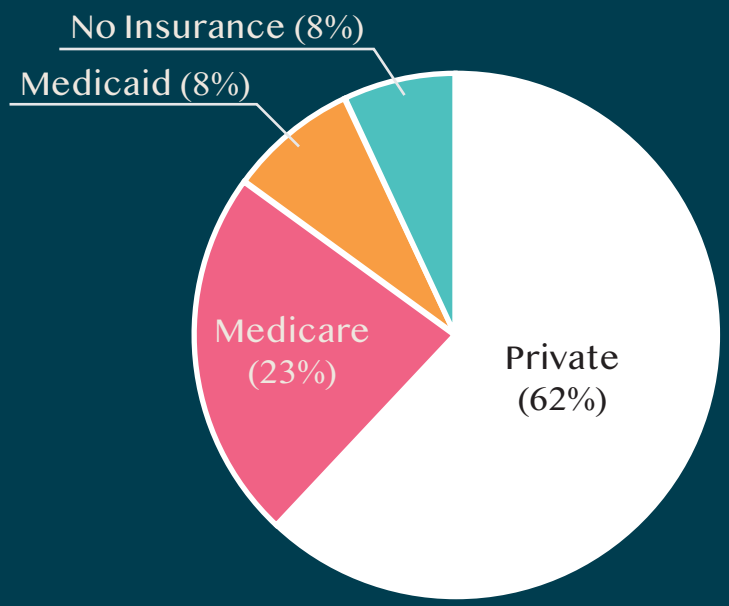




LOCATION DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Total Population	8,276	84,342	209,178
Median Age	34.3	36.8	38.9
Avg Household Income	$93,893	$111,516	$142,156

INSURANCE - 5 Miles



Site Plan

±21,696 SF



Location Map



For more information, contact:

ZACH LEGER

Vice President
713.212.6505
zachary.leger@jll.com

TIM GREGORY

Executive Vice President
713.888.4061
tim.gregory@jll.com

KENDALL KERR

Senior Associate
713.243.3306
kendall.kerr@jll.com

Copyright © Jones Lang LaSalle IP, Inc. 2026
This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been o tained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inac- curacies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Jones Lang LaSalle Americas, Inc., California license # 01223413. Jones Lang LaSalle Americas, Inc. License # 19262. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party.