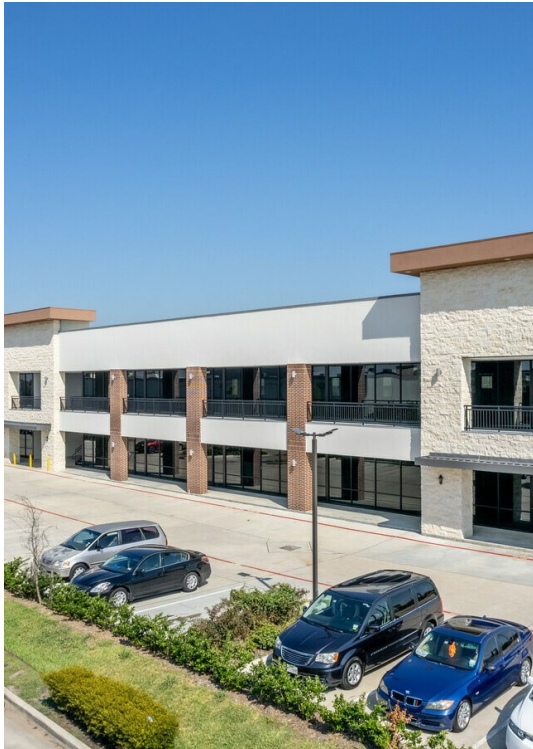




Primeline Pro Office Building

2941 Broadway Bend Dr, Pearland, TX 77584



Huina Chen

PY Group

2711 Colquitt St, Houston, TX 77098

huinachenrealtor@gmail.com

(281) 912-5550



Primeline Pro Office Building

\$20.00 /SF/YR

Premium Retail & Medical Office Space | 4–51 Person Capacity | Built 2019 Primeline Pro is a locally owned and managed office building offering flexible space for retail, medical, professional services, and specialty tenants. Ideally located north of Broadway Street with superior Highway 288 access and less than one mile from Pearland Town Center's dining and retail ecosystem. Perfect for a live, work, and play suburban environment. **SPACE FEATURES** Flexible Use Cases — Ideal for gym, martial arts studio, medical office, professional services, or specialty retail Generous Open Floor Plan — Versatile layout supports various configurations and operational needs High-Quality Construction — Built 2019 with elevator access and premium finished **LOCATION & AMENITIES** Superior Highway 288 Access — High visibility and strong traffic counts Pearland Town Center Proximity — Walking distance to major dining and retail anchors In-Line Retail Positioning — Co-tenancy with established businesses **LEASE TERMS** Lease rate excludes utilities, property expenses, and building services...

- Prime Highway 288 Location — Suburban live, work, and play environment
- Walking Distance to Pearland Town Center — Numerous dining and retail amenities nearby
- Flexible Interior



Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	1,245 SF
Property Type:	Office
Building Class:	A
Rentable Building Area:	25,316 SF
Year Built:	2019
Walk Score ®:	60 (Moderately friendly)
Rental Rate Mo:	\$1.67 /SF/MO

2nd Floor Ste 201

1

Space Available	1,249 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 940 sqft, Total Gross Area is 1,249 sqft

2nd Floor Ste 201-205

2

Space Available	1,245 - 5,814 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Great opportunity for educational purposes as well.

2nd Floor Ste 2010

3

Space Available	1,245 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 937 sqft, Total Gross Area is 1,245 sqft

2nd Floor Ste 202

4

Space Available	1,615 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 1,216 sqft, Total Gross Area is 1,615 sqft

2nd Floor Ste 203

5

Space Available	1,615 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 1,216 sqft, Total Gross Area is 1,615 sqft

2nd Floor Ste 204

6

Space Available	1,615 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 1,216 sqft, Total Gross Area is 1,615 sqft

2nd Floor Ste 205

7

Space Available	1,629 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Net Area is 1,226 sqft, Total Gross Area is 1,629 sqft

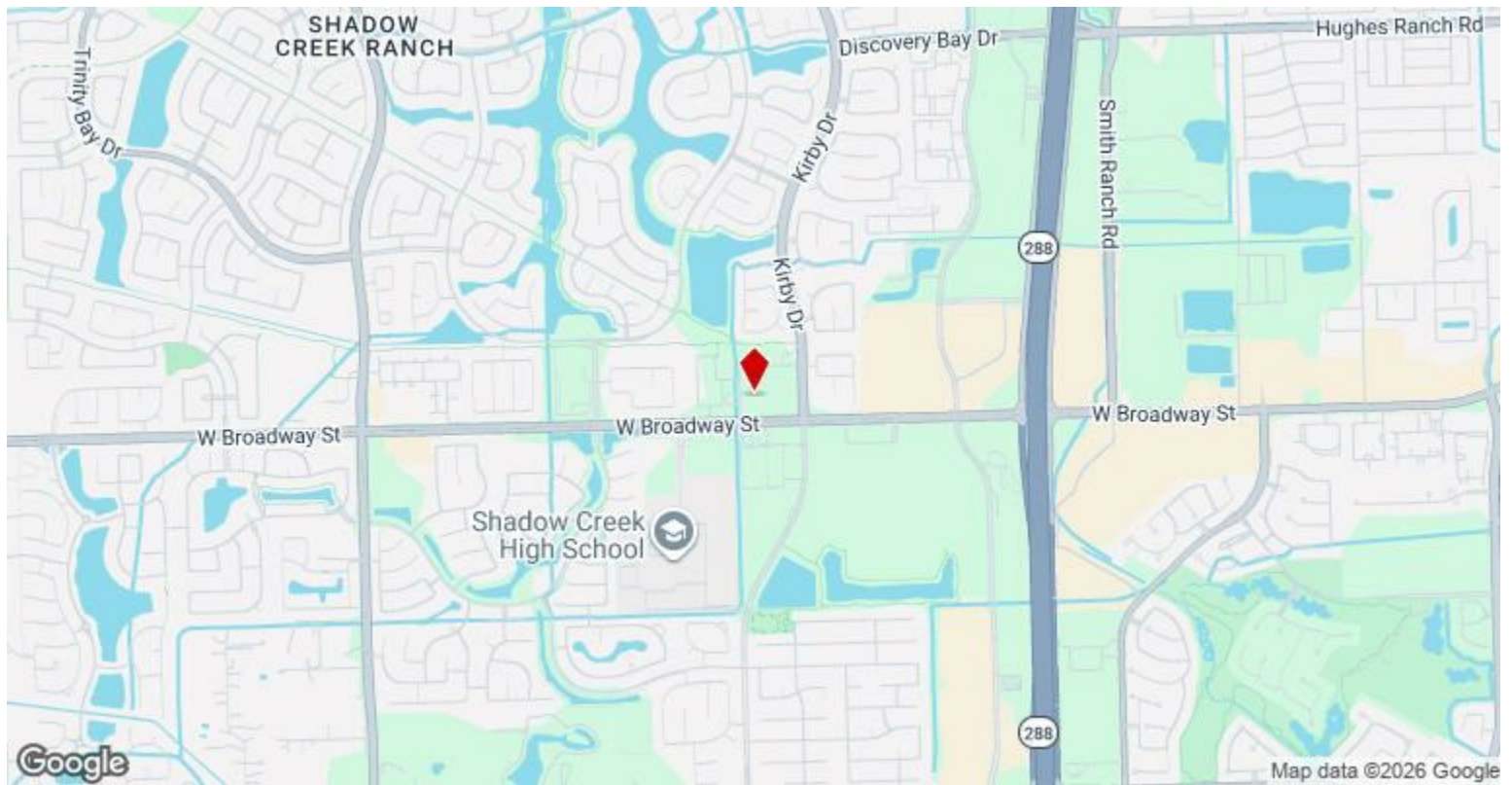
2nd Floor Ste 209

8

Space Available	1,615 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Action Behavior Centers	-	July 2028
Elora Dental Studios	-	



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SPACE FEATURES

Flexible Use Cases — Ideal for gym, martial arts studio, medical office, professional services, or specialty retail

Generous Open Floor Plan — Versatile layout supports various configurations and operational needs

High-Quality Construction — Built 2019 with elevator access and premium finished

LOCATION & AMENITIES

Superior Highway 288 Access — High visibility and strong traffic counts

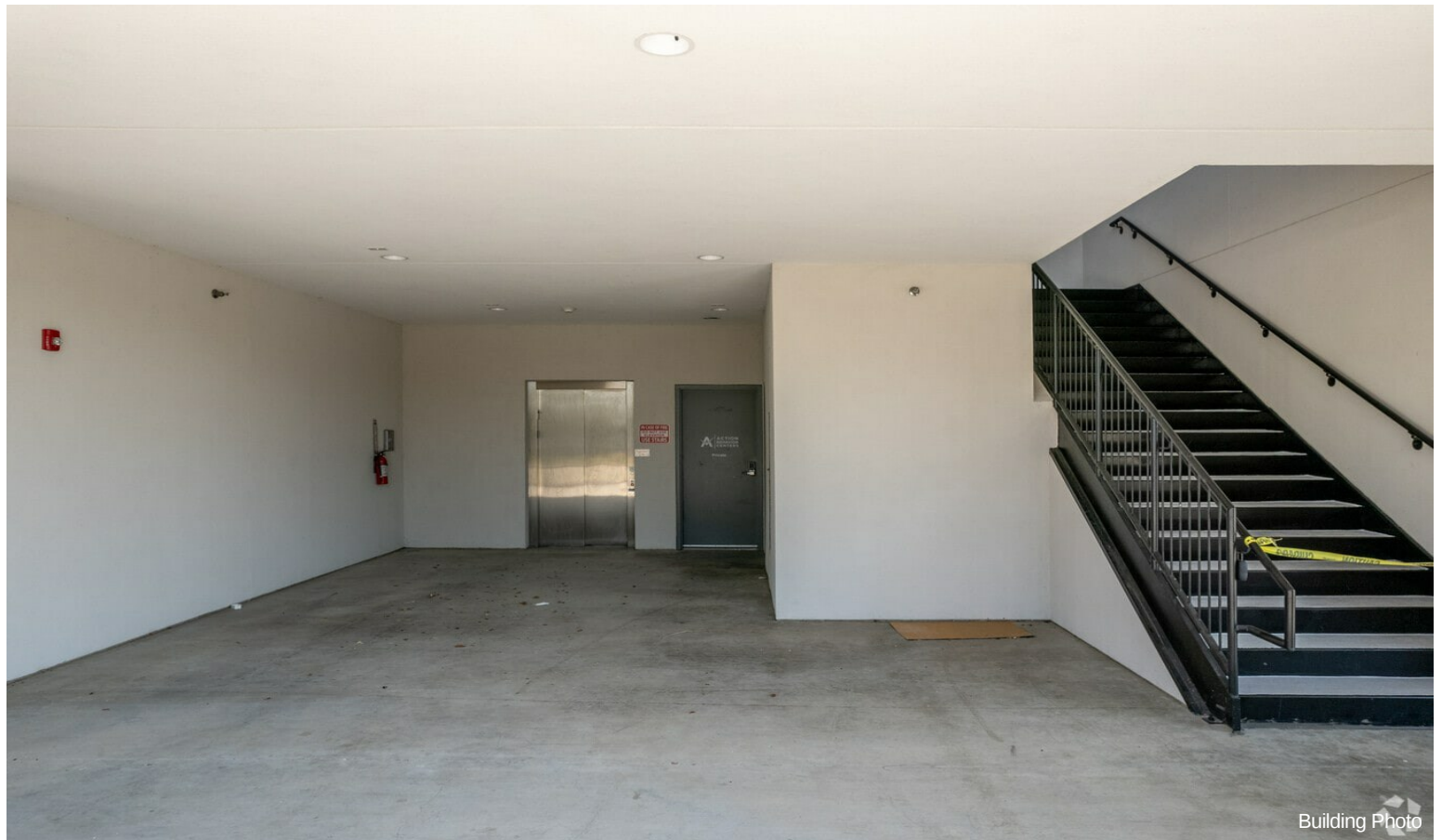
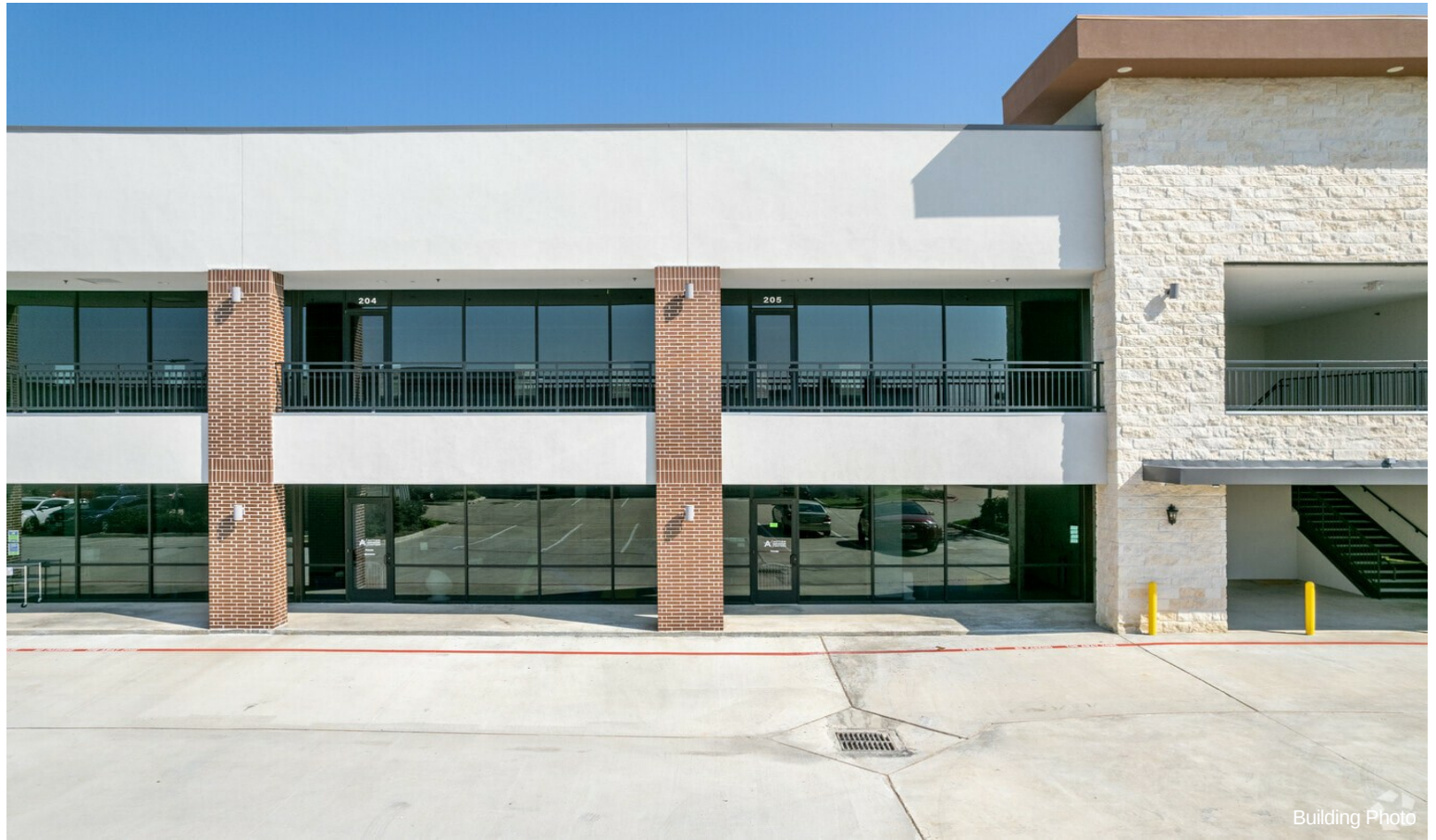
Pearland Town Center Proximity — Walking distance to major dining and retail anchors

In-Line Retail Positioning — Co-tenancy with established businesses

LEASE TERMS

Lease rate excludes utilities, property expenses, and building services

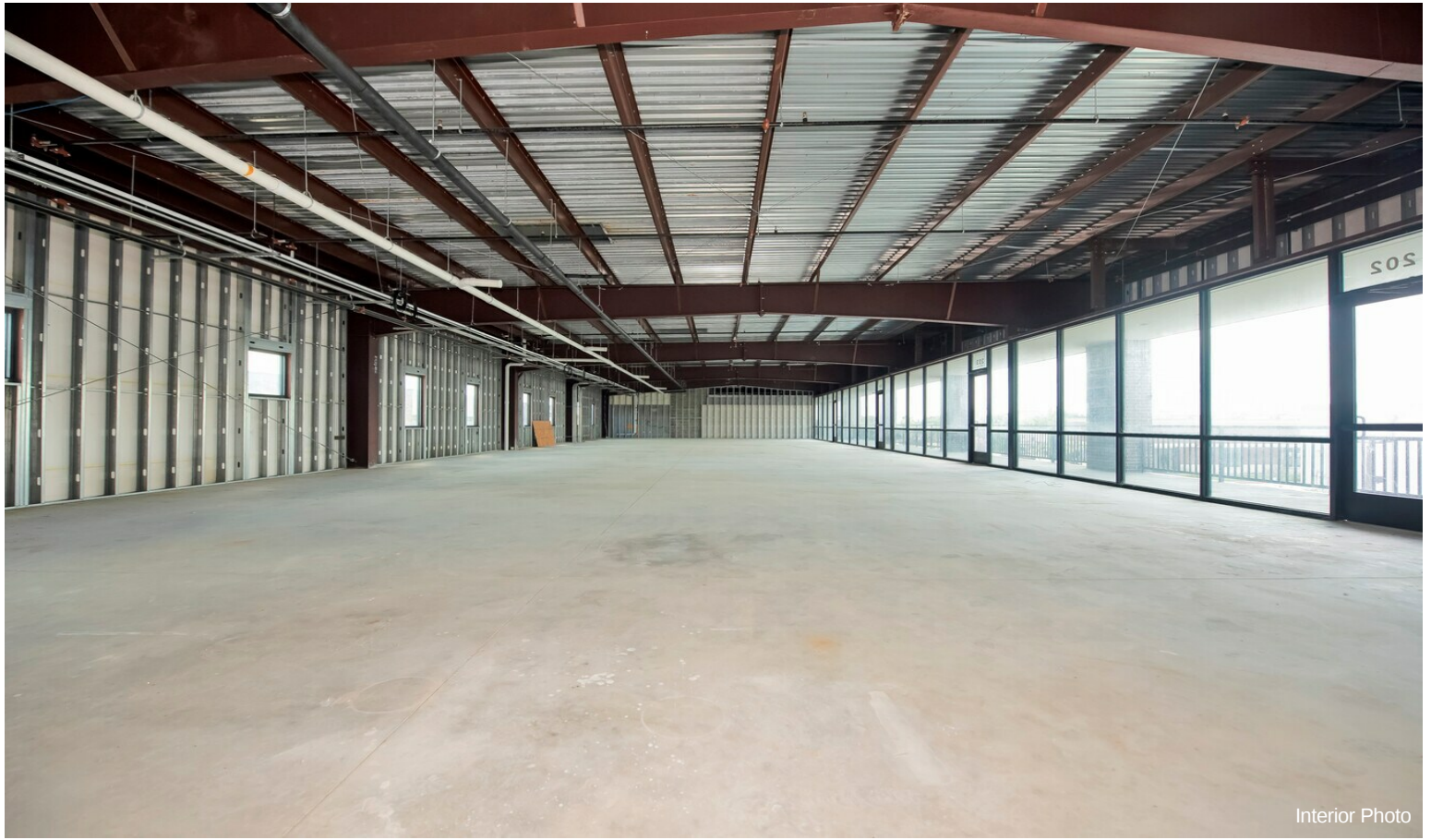
Property Photos



Property Photos



Property Photos



Interior Photo



Building Photo

Property Photos



Interior Photo



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Interior Photo

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