

**Investment opportunity**  
PROPERTY WEBSITE



**BELTWAY**

— Office Park —

3737-3743 Red Bluff Rd., Pasadena, TX

**AVISON  
YOUNG**

## Property highlights



Atrium building with skylights in the lobby



Glass-backed elevator



On-site property manager & building engineer



Card key access & security system



Manicured landscaping



Ample surface parking

## Property statistics

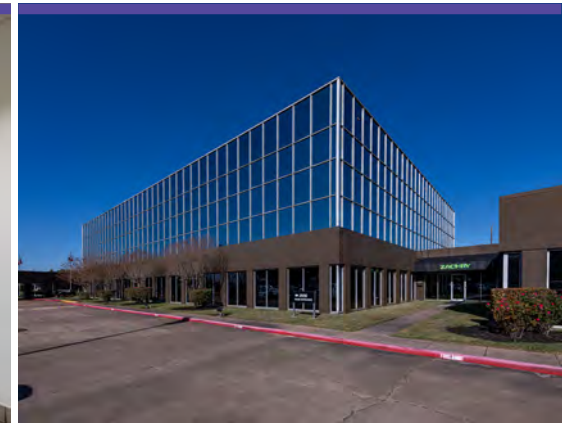
Address	<a href="#">3737-3743 Red Bluff Rd. Pasadena, TX</a>
Property Size	+/- 85,530 sf
Site Size	+/- 5.32 acres
Class	B
Stories	1 & 3
Year Built	1985
% Occupied	98.75%
Parking	3.89/1,000
Submarket	Gulf Freeway/Pasadena





## Investment opportunity

- Currently 98.75% occupied by several strong credit tenants.
- Strong re-lease potential as indicated by new leases, renewals, and expansions signed for all tenants since December 2018.
- Assured cash flow growth through contractual rent increases in all leases.
- The largest tenant, JVIC has been progressively expanding and continues to grow into the building in a market with limited office inventory. UTMB Health also recently renewed for five years at a significant rent increase.
- Significant recent tenant improvements of over \$850,000 completed in last several years.



## Location highlights



Prime Southeast Houston Location



Direct access to Sam Houston Tollway (E. Sam Houston Parkway S.) and located on the northeast corner of Sam Houston Tollway and Red Bluff Rd.



Conveniently located in the heart of the Gulf Freeway/Pasadena submarket with close proximity to both Houston Ship Channel and Downtown Houston.



Unique location near numerous service companies in Southeast Houston, including refineries, plastic manufacturers and businesses dependent on the Port of Houston.

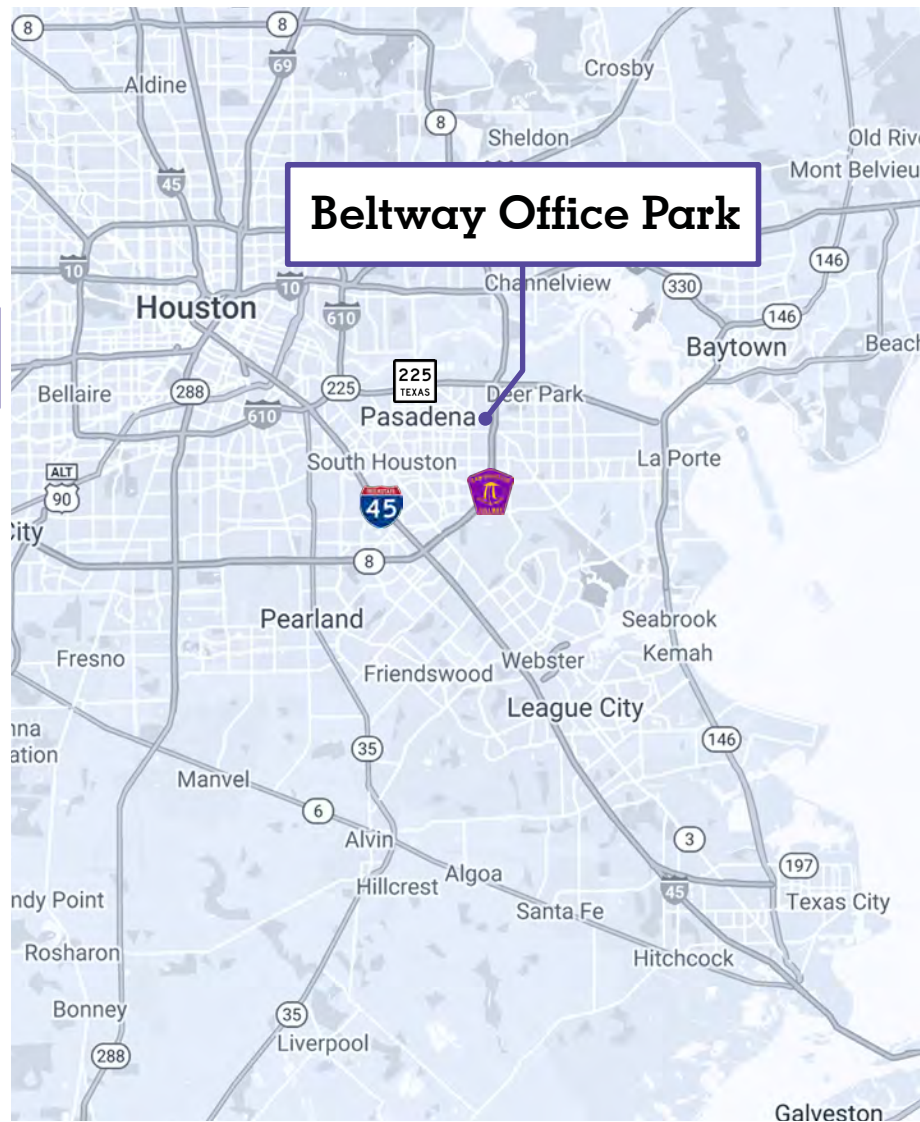
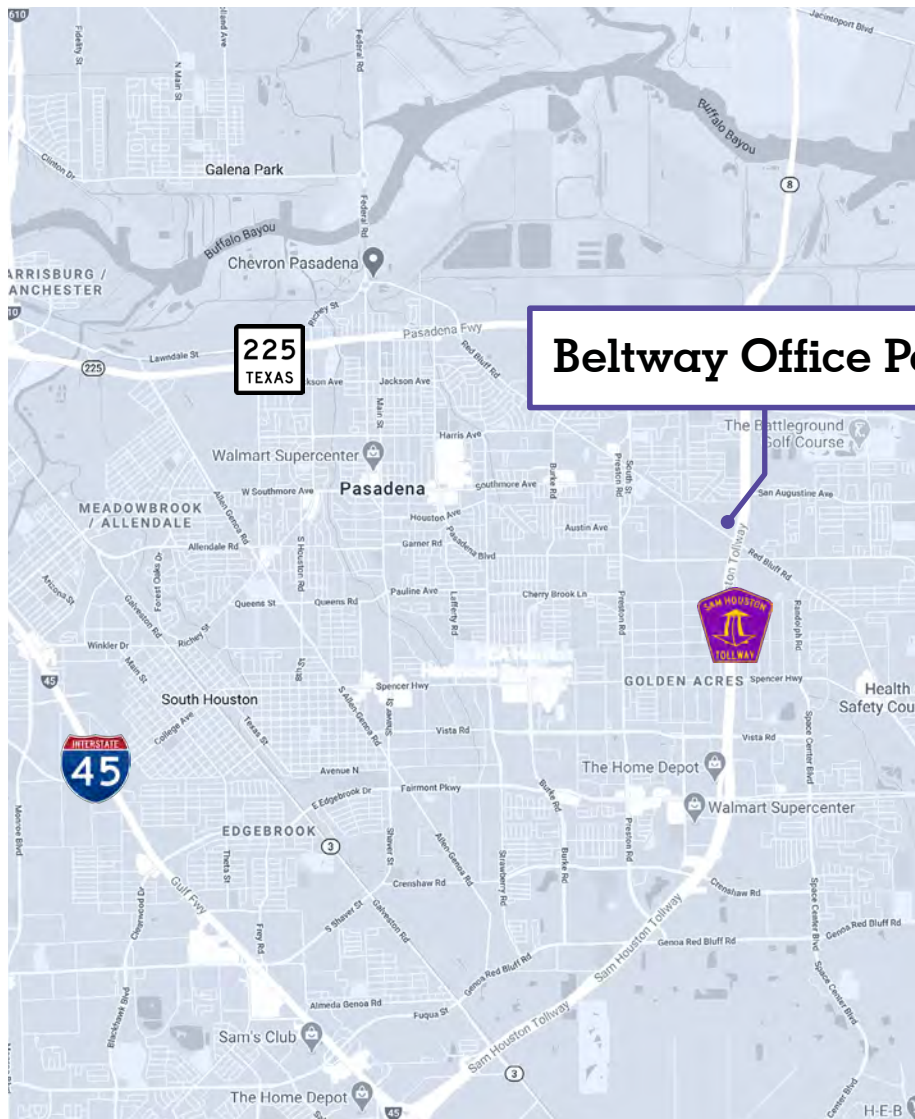


Ideally positioned along Red Bluff Rd. which runs directly into the Houston Ship Channel.

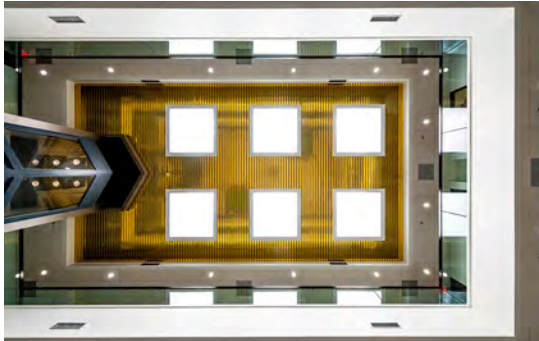
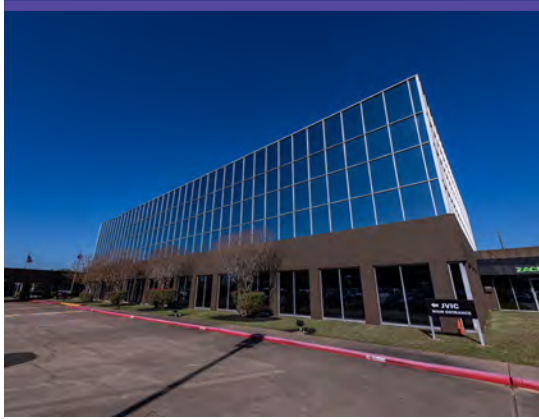


Provides great access to Red Bluff Rd., Sam Houston Tollway, Highway 225 and Gulf Freeway (Interstate 45).

## Location maps







**If you would like more  
information on this offering,  
please get in touch.**

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 Drone video

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