

THE OFFICES AT



NORTH

GALLERIA/ UPTOWN

GREENWAY PLAZA

WEST UNIVERSITY PLACE

TEXAS MEDICAL CENTER  
3 Miles

BELLAIRE

# THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire Pin Oak North (the “Property”), a three-building, 352,664 square-foot medical office asset located in Houston’s Bellaire submarket. As one of Bellaire’s most iconic assets, this well-known MOB portfolio is currently 56.1% leased with 3.4 years of weighted average lease term remaining. With immediate highway frontage along the 610 Loop, the Property offers exceptional visibility and convenient access for employees and medical patients throughout the Houston MSA. Pin Oak North serves as the closest medical hub to the Texas Medical Center—the world’s largest medical center—attracting outpatient clinics seeking to provide patients convenient access when traveling to and from the medical center. The leased portion of the Property is currently 55% medical tenancy, establishing it as a value-add medical office opportunity. Given the concentration of medical office buildings surrounding the Property, including tenants such as UT Physicians and Harris Health, Pin Oak North offers investors the opportunity to purchase an asset well-below replacement cost with significant upside potential to capitalize on higher medical rental rates.

## PROPERTY TOTAL

<b>YR BUILT</b>	1975
<b>TOTAL SF</b>	352,664
<b>% LEASED</b>	56.1%
<b>% MEDICAL</b>	55.0%
<b>WALT (Jul-2026 Start Date)</b>	3.4 Yrs
<b>PARKING RATIO</b>	3.04

4710 BELLAIRE	
<b>YR BUILT</b>	1975
<b>TOTAL SF</b>	72,933
<b>% LEASED</b>	46.6%
<b>% MEDICAL</b>	83.5%
<b>WALT</b>	3.9 Yrs
<b>STORIES</b>	3
<b>FLOOR PLATES</b>	24,000



**6750 WEST LOOP SOUTH**

<b>YR BUILT</b>	1977
<b>TOTAL SF</b>	203,069
<b>% LEASED</b>	58.7%
<b>% MEDICAL</b>	29.8%
<b>WALT</b>	2.2 Yrs
<b>STORIES</b>	10
<b>FLOOR PLATES</b>	21,000

**6700 WEST LOOP SOUTH**

<b>YR BUILT</b>	1974
<b>TOTAL SF</b>	76,662
<b>% LEASED</b>	58.5%
<b>% MEDICAL</b>	100%
<b>WALT</b>	6.1 Yrs
<b>STORIES</b>	5
<b>FLOOR PLATES</b>	15,000



# SURROUNDED BY LEADING HEALTHCARE TENANTS IN A MEDICAL MICRO-MARKET

Pin Oak North is located in the only infill medical micromarket on the west side of Houston. Surrounded by leading healthcare institutions including UT Physicians, Harris Health System, and Texas Children's, the Bellaire micro-market is established as the only option for medical tenancy in the area.



**HARRISHEALTH**

#UTHealth  
Houston | UT Physicians



FIRST SURGICAL HOSPITAL

THE OFFICES AT  
**PIN OAK**  
NORTH

**TEXAS**  
ENDOVASCULAR

GREATER HOUSTON  
INTERVENTIONAL  
PAIN ASSOCIATES

MCGOVERN ALLERGY CLINIC

**Neurology Consultants  
of Houston, P.A.**

**Derm  
Surgery**

**Girling  
PERSONAL CARE**  
AN ADDUS HOME CARE COMPANY

**ST. HOPE  
FOUNDATION**  
Your Patient-Centered Health Care Home

# DIVERSIFIED RENT ROLL

Pin Oak North has a balanced mix of medical and office tenants, with 55% of the leased area being medical tenancy. The established medical tenancy and current occupancy of 56.1% offers investors tremendous upside via attracting medical tenants that can pay higher rents. Additionally, the top 5 tenants only make up 21% of the total building NRA and average tenant size is 3,530 square feet. The in-place rent roll is diversified among many different tenants mitigating the risk of any one tenant controlling the outcome of the entire complex.

## TOP 5 TENANTS

21% of Rent Roll

**21,269 SF**

Largest Contiguous Vacancy

**3,530 SF**

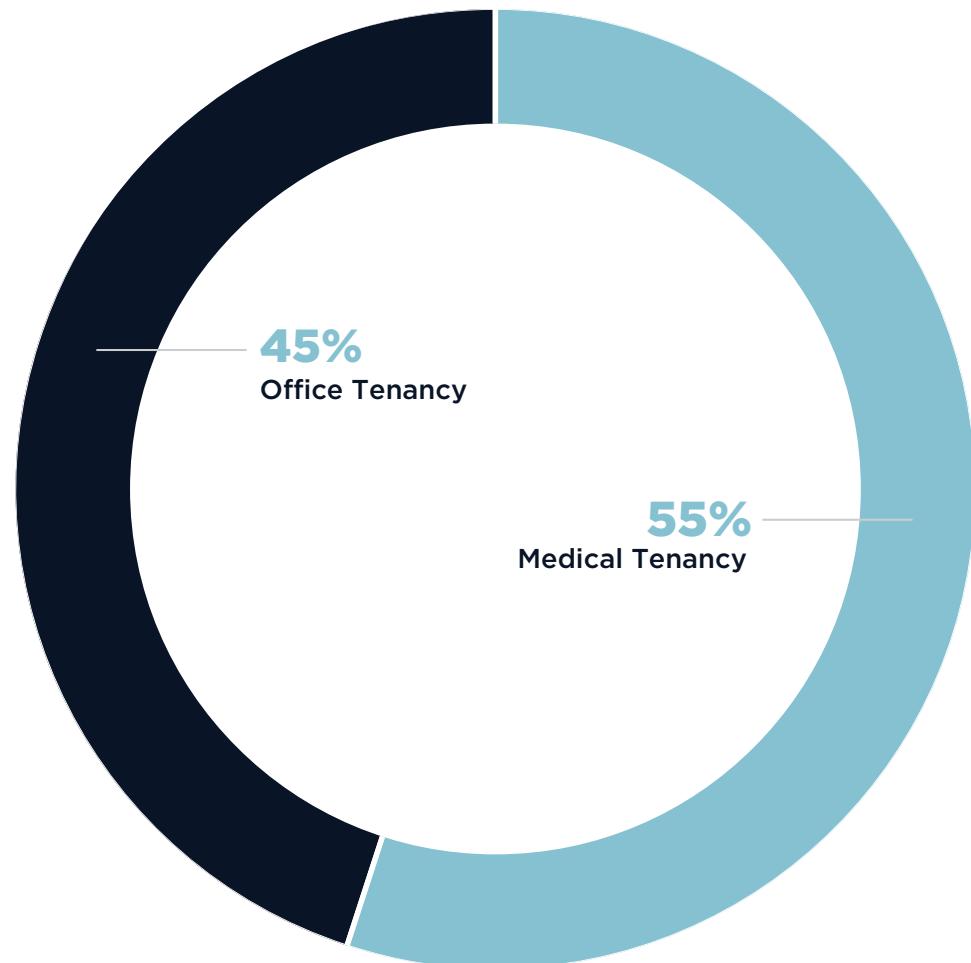
Avg. Tenant Size

**112**

Total # of Suites

SPECIALTY	% OF MEDICAL TENANCY	SIZE
Dermatology	21.9%	23,847
Dentistry	16.3%	17,718
Neurology	10.0%	10,850
Allergy/Immunology	8.9%	9,695
Autism Spectrum Disorder Therapy	7.3%	7,956
Psychology	6.3%	6,863
Infusion Therapy	6.0%	6,537
Pediatrics	5.7%	6,174
Plastic Surgery	4.8%	5,203
Audiology/Hearing	3.9%	4,216
Pain Management	3.5%	3,823
Sports Medicine	2.4%	2,590
Laboratory/Diagnostics	1.5%	1,613
Pharmacy	0.8%	874
Nephrology	0.8%	819

## MEDICAL VS OFFICE BREAKDOWN



# DIRECT ACCESS TO THE TEXAS MEDICAL CENTER

The Texas Medical Center (TMC) - the largest medical complex in the world - was founded in 1914 and is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation collectively pushing the limits of what is possible in modern medicine.

**10 MILLION**  
Patient Encounters  
Per Year

**50 MILLION+**  
Developed  
Square Feet

**8TH**  
Largest Business  
District in the U.S.

**\$25 BILLION**  
Annual  
Budget

**\$3 BILLION**  
In Construction  
Projects Underway

**106,000+**  
Jobs in Healthcare  
& Life Sciences

Beyond the global medical impact stemming from the work done at TMC, the center serves as the life blood and strength of the economic foundation for Houston and the larger region. The TMC provides economic resiliency, job growth, employment opportunities, and demand for ancillary real estate development.

**9,200**  
Total Patient  
Beds

**300+**  
Research  
Labs

**20**  
Universities and  
Colleges

**60+**  
Member  
Institutions

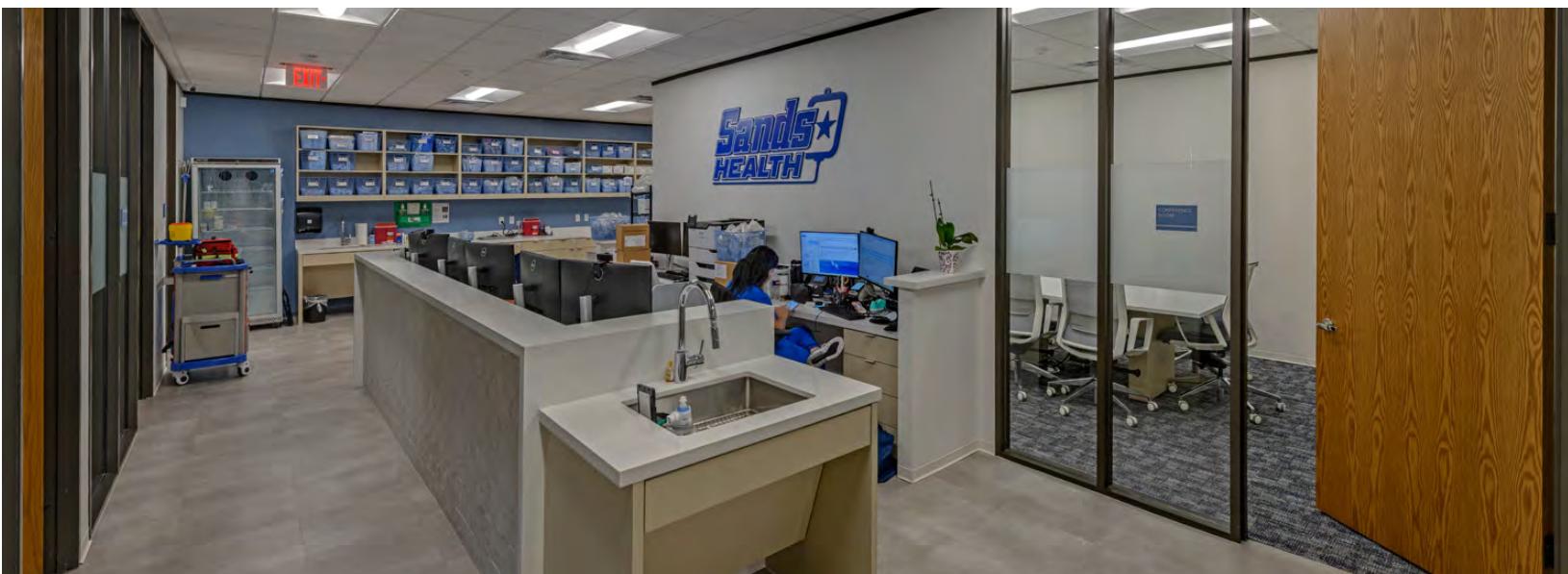
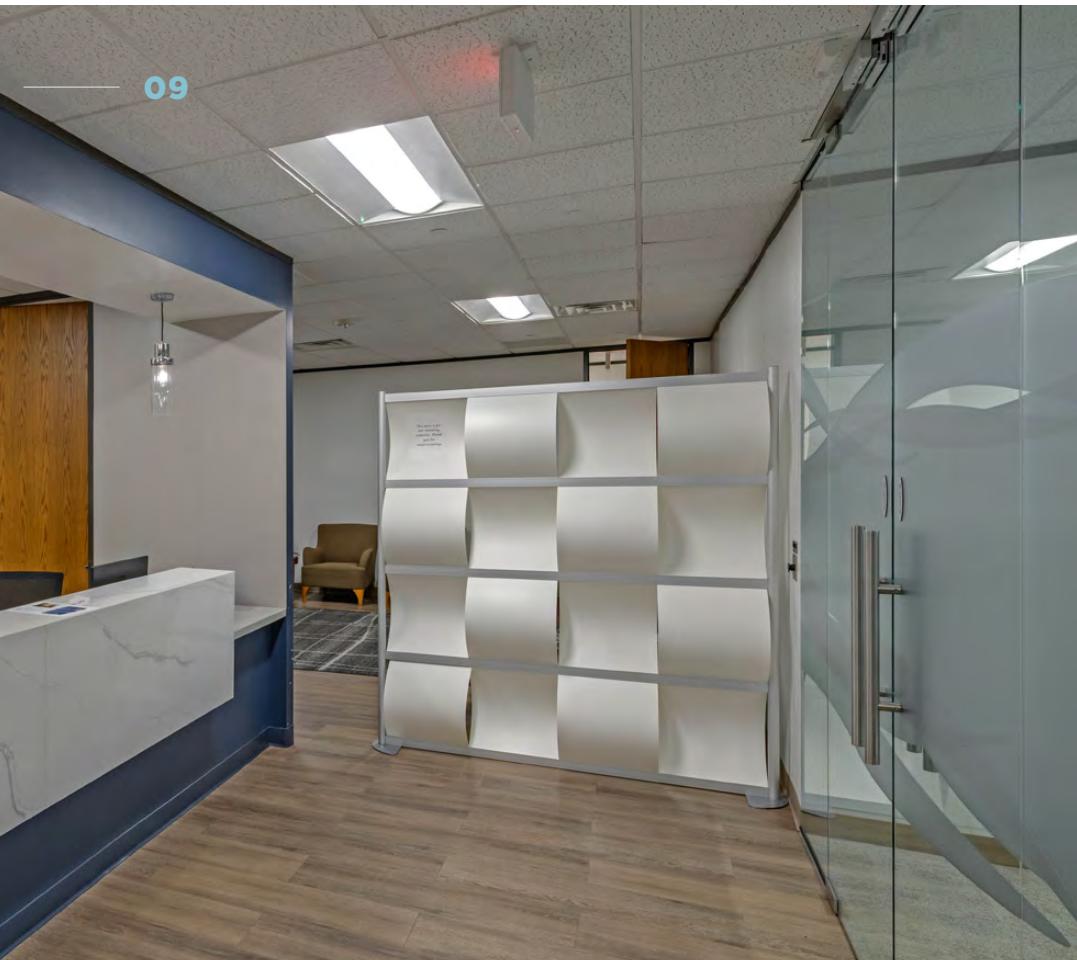


Pin Oak North is located just over 3 miles from the largest medical center in the world, the Texas Medical Center. Outpatients and employees that need to go back and forth from the Texas Medical Center to satellite locations can easily access Pin Oak North without having to get on any highways. With Bellaire/Holcombe Blvd offering a straight shot to Pin Oak North, it's the closest and easiest hub to reach from the Texas Medical Center.





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