

# OFFICE / MEDICAL PROPERTY FOR LEASE



505 S FRIENDSWOOD DR  
FRIENDSWOOD, TX 77546



## OFFERING SUMMARY

|               |                      |
|---------------|----------------------|
| Building SqFt | 63,377 SqFt          |
| Year Built    | 2019                 |
| Lot Size (SF) | 118,187.00 SqFt      |
| Parcel ID     | 6967-0001-0001-000   |
| Zoning Type   | Commercial           |
| County        | Galveston            |
| Coordinates   | 29.528099,-95.198327 |

## PROPERTY OVERVIEW

This Class A, four-story office building—the only four-story office property in all of Downtown Friendswood—offers an exceptional professional environment in one of the city’s most sought-after locations. Featuring modern architecture, premium finishes, and high-visibility frontage along S. Friendswood Drive, the property delivers an elevated image for medical, professional, and corporate tenants alike. With contemporary common areas, abundant natural light, convenient on-site parking, and walkable access to downtown amenities, it stands as one of the premier office destinations in the Friendswood market.

## PROPERTY HIGHLIGHTS

- Class A, four-story office building — the only 4-story office property in all of Friendswood
- Modern design with high-end interior finishes and refined common areas
- Flexible suite options suitable for medical, professional, and corporate users
- Abundant natural light from large windows and efficient floorplates
- 24/7 HVAC capability supporting extended-hours operations
- Professional tenant mix with established medical and office



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| SPACE      | SPACE USE | LEASE RATE | LEASE TYPE | SIZE(SF)  | TERM       |
|------------|-----------|------------|------------|-----------|------------|
| #2nd Floor | --        | Negotiable | NNN        | 5,617 SF  | 5 - 10 Yrs |
| #3rd Floor | --        | Negotiable | NNN        | 12,708 SF | 5 - 10 Yrs |
| #4th Floor | --        | Negotiable | NNN        | 14,007 SF | 5 - 10 Yrs |



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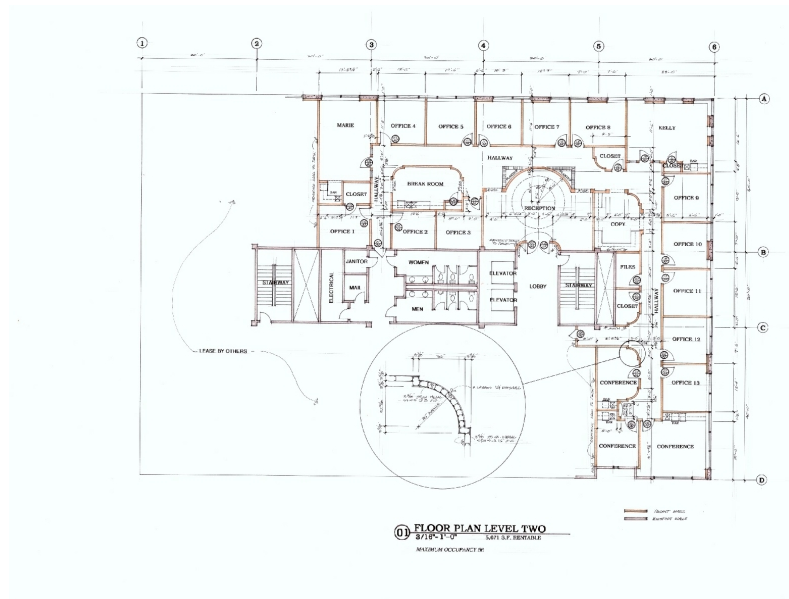
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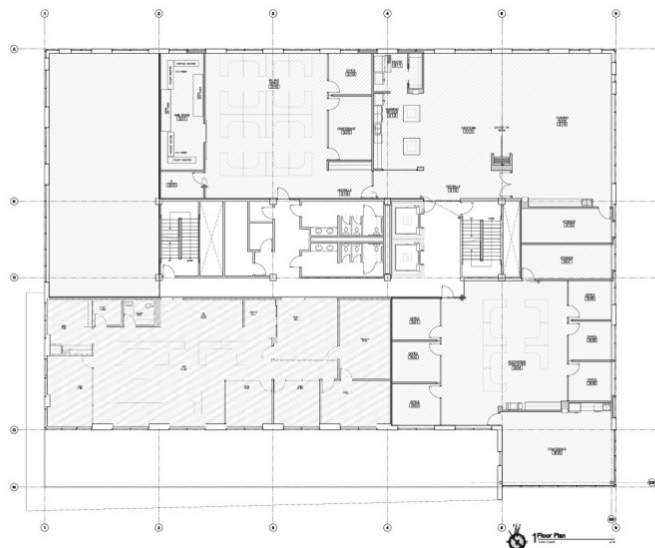


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## 2nd Floor



## 3rd Floor



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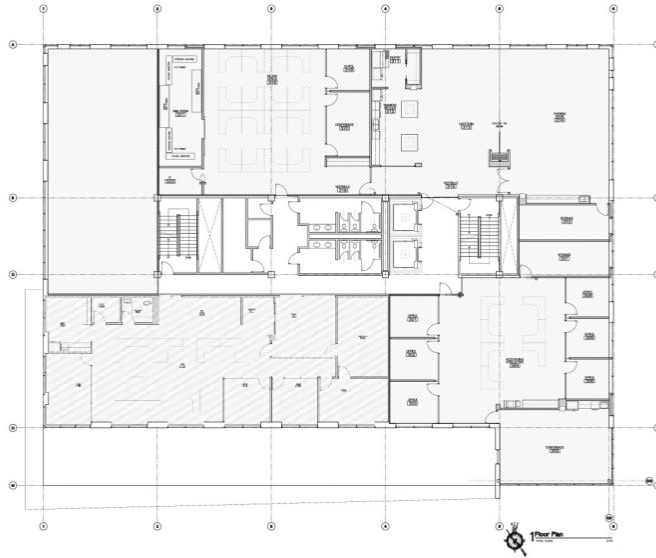
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## 4th Floor

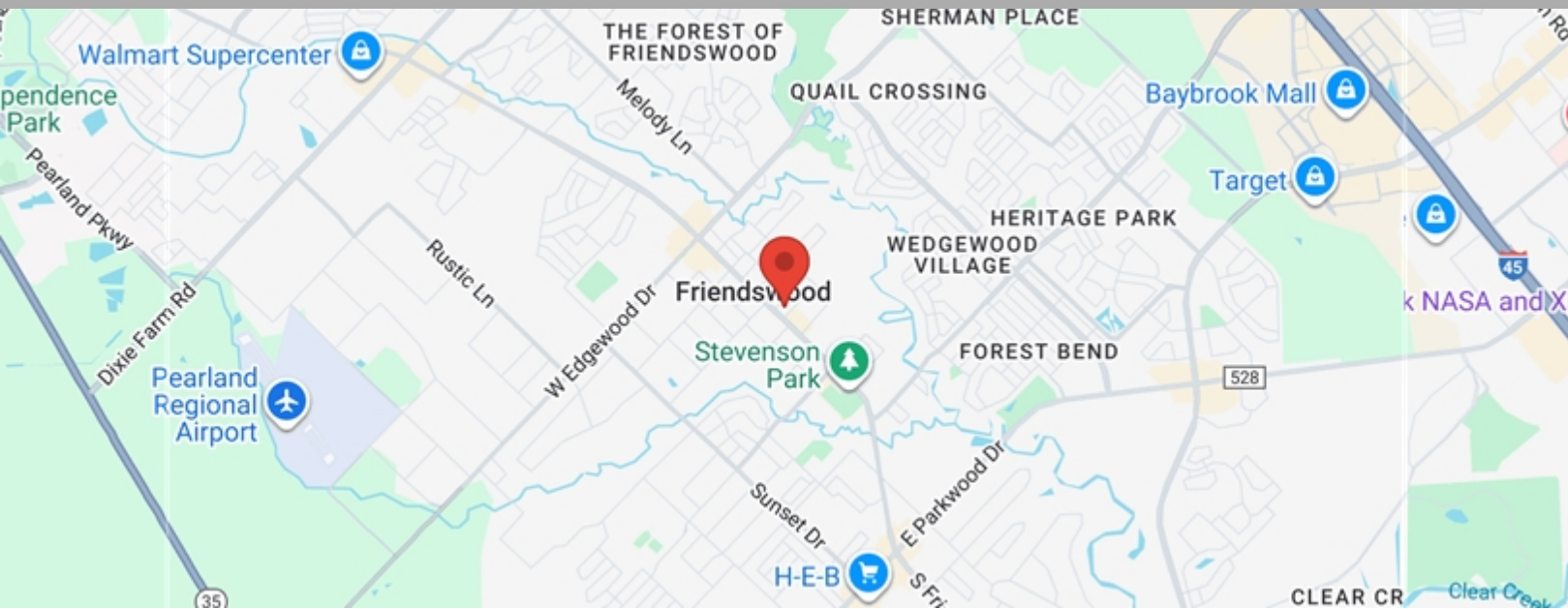


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| POPULATION              | 1 MILE | 3 MILE | 5 MILE  |
|-------------------------|--------|--------|---------|
| 2000 Population         | 6,702  | 48,257 | 119,512 |
| 2010 Population         | 6,363  | 59,353 | 156,948 |
| 2025 Population         | 6,509  | 65,479 | 182,707 |
| 2030 Population         | 6,750  | 67,133 | 187,575 |
| 2025-2030 Growth Rate   | 0.73 % | 0.5 %  | 0.53 %  |
| 2025 Daytime Population | 6,946  | 50,298 | 162,803 |

| 2025 HOUSEHOLD INCOME | 1 MILE     | 3 MILE     | 5 MILE     |
|-----------------------|------------|------------|------------|
| less than \$15000     | 90         | 895        | 3,133      |
| \$15000-24999         | 73         | 882        | 2,763      |
| \$25000-34999         | 165        | 1,132      | 3,042      |
| \$35000-49999         | 233        | 1,578      | 5,064      |
| \$50000-74999         | 453        | 3,379      | 9,451      |
| \$75000-99999         | 258        | 2,939      | 8,113      |
| \$100000-149999       | 653        | 4,953      | 13,840     |
| \$150000-199999       | 368        | 3,219      | 8,791      |
| \$200000 or greater   | 329        | 5,150      | 12,161     |
| Median HH Income      | \$ 102,403 | \$ 110,235 | \$ 104,353 |
| Average HH Income     | \$ 124,653 | \$ 144,908 | \$ 134,588 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 2,482  | 16,895 | 42,679 |
| 2010 Total Households        | 2,514  | 20,938 | 55,825 |
| 2025 Total Households        | 2,621  | 24,128 | 66,358 |
| 2030 Total Households        | 2,775  | 25,222 | 69,351 |
| 2025 Average Household Size  | 2.46   | 2.7    | 2.74   |
| 2025 Owner Occupied Housing  | 1,834  | 17,812 | 46,197 |
| 2030 Owner Occupied Housing  | 1,913  | 18,843 | 48,912 |
| 2025 Renter Occupied Housing | 787    | 6,316  | 20,161 |
| 2030 Renter Occupied Housing | 863    | 6,379  | 20,440 |
| 2025 Vacant Housing          | 171    | 934    | 2,951  |
| 2025 Total Housing           | 2,792  | 25,062 | 69,309 |



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ABOUT FRIENDSWOOD

Friendswood is a city in the U.S. state of Texas. It is part of the Greater Houston metropolitan area. The city lies in Galveston and Harris counties.



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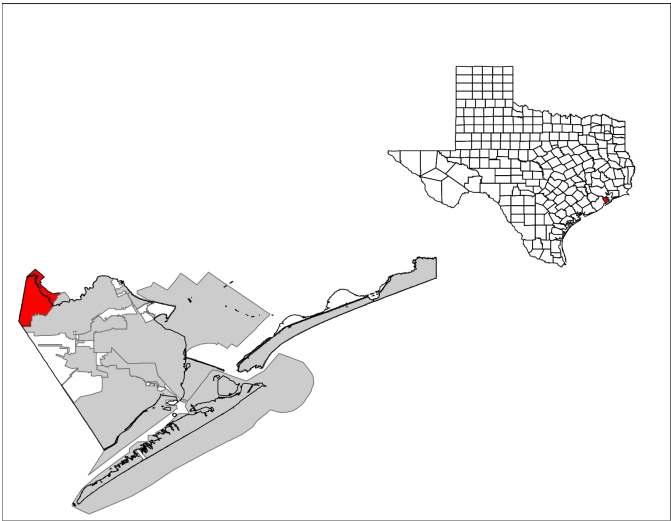
CITY OF FRIENDSWOOD

County Galveston

AREA

|           |            |
|-----------|------------|
| City      | 20.9 sq mi |
| Land      | 20.8 sq mi |
| Water     | 0.1 sq mi  |
| Elevation | 30 ft      |

POPULATION



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