



**MC** MANAGEMENT AND  
DEVELOPMENT, INC.

[mcmanagement.com](http://mcmanagement.com) | 713.668.2369 | [danmeyer@mcmanagement.com](mailto:danmeyer@mcmanagement.com)



## property *Signature Optometry* HIGHLIGHTS

- 14,000 square-foot boutique office / medical building
- All surface parking; (including 35 partially covered spaces)
- Parking Ratio: 4.86:1,000
- Prominent signage opportunities on the building
- Ample windows and natural light
- 10'+ ceilings
- Flexible office layouts
- Location offers tenants excellent access to The Texas Medical Center, plus an array of dining, shopping and entertainment options in the area
- Within walking distance to the City of Bellaire



# ideal LOCATION

4500 Beechnut is ideally located just inside the 610 Loop at Beechnut and Newcastle, east of Meyerland Plaza. The property offers tenants and visitors convenient access to major employment centers at The Texas Medical Center and Greenway Plaza, as well as an array of dining and shopping options in Meyerland Plaza, Rice Village, West U and The Galleria. 4500 Beechnut is just a mile from the 5-acre Evelyn's Park in Bellaire and several additional entertainment venues.

More than half a million people live within five miles of the property, offering close proximity to work and shorter commute times. In addition, 4500 Beechnut is within 30 minutes from several major destinations in the Houston area, including both major airports, Sugar Land, Memorial, River Oaks and Downtown.

**4 miles**  
to Texas Medical Center

**5 miles**  
to The Galleria & Uptown

**10 miles**  
to Downtown Houston

## drive times

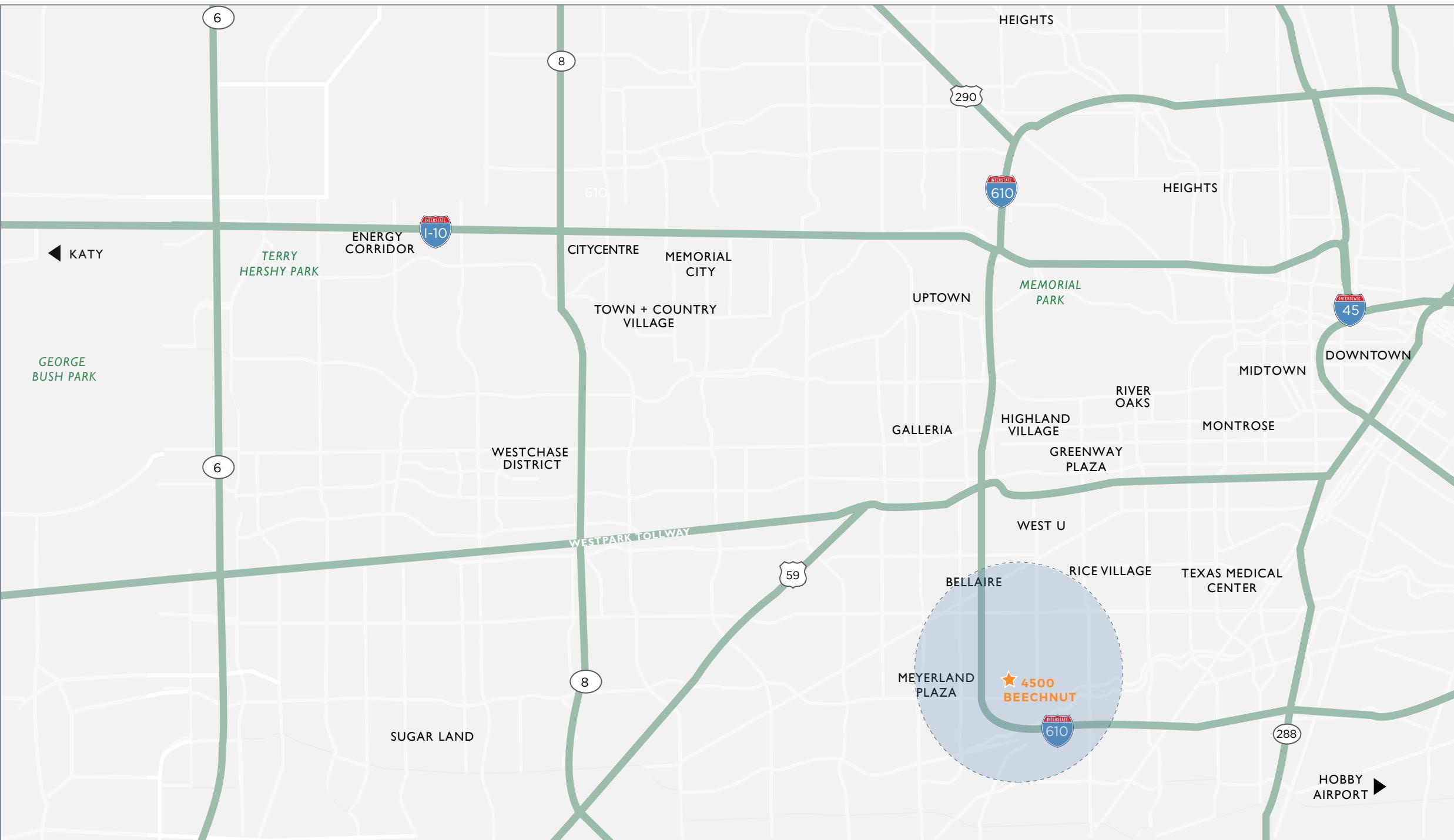
**1 minute**  
to Loop 610

**4 minutes**  
to Meyerland Plaza

**7 minutes**  
to US-59

**10 minutes**  
to Westpark Tollway

**15 minutes**  
to I-10



Meyerland Plaza



Evelyn's Park



4500 Beechnut

# sectional PERSPECTIVES

# building TEST FITS

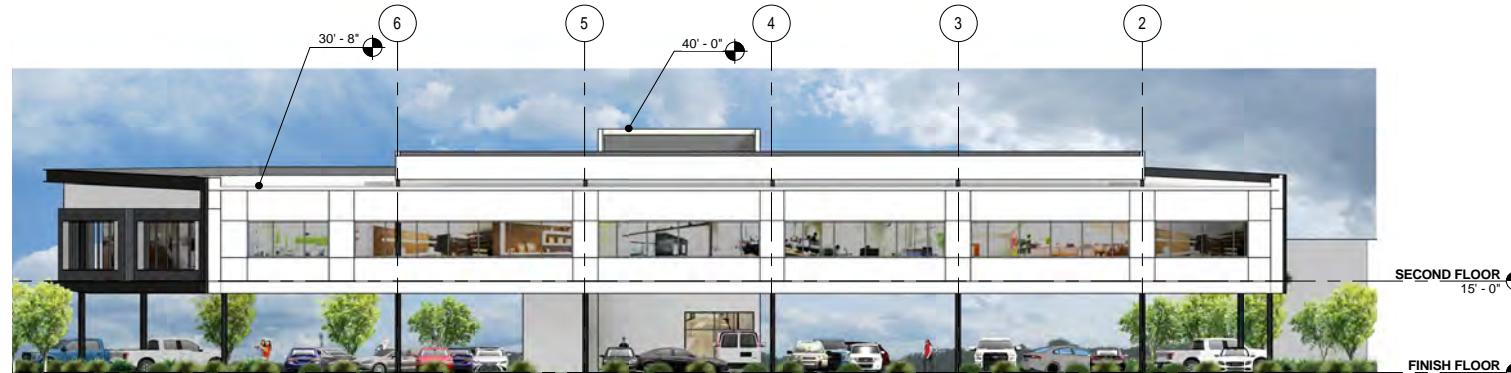
## SOUTH ELEVATION



## EAST ELEVATION



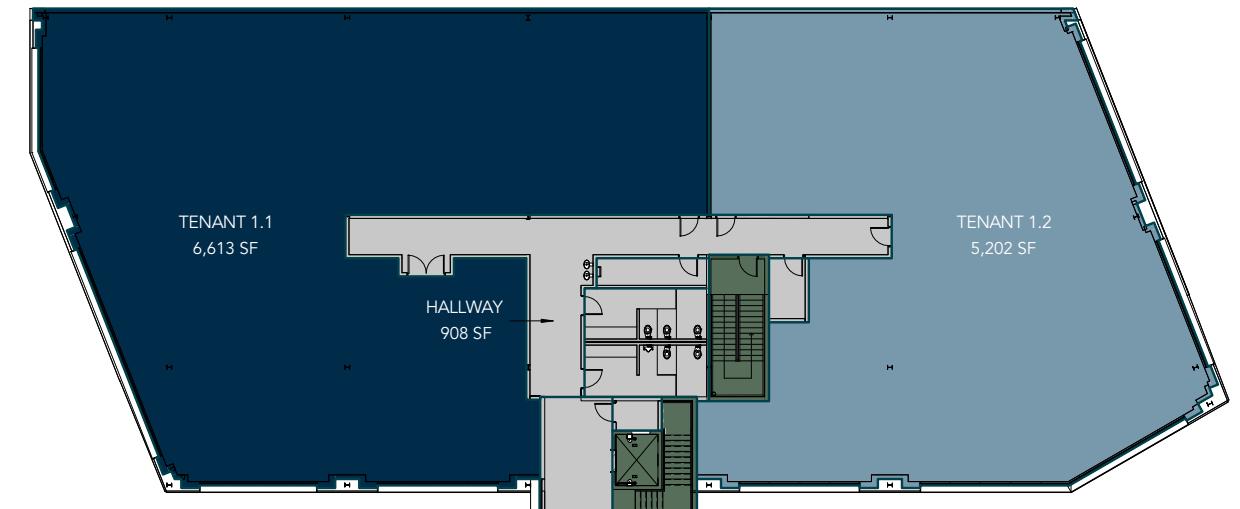
## NORTH ELEVATION



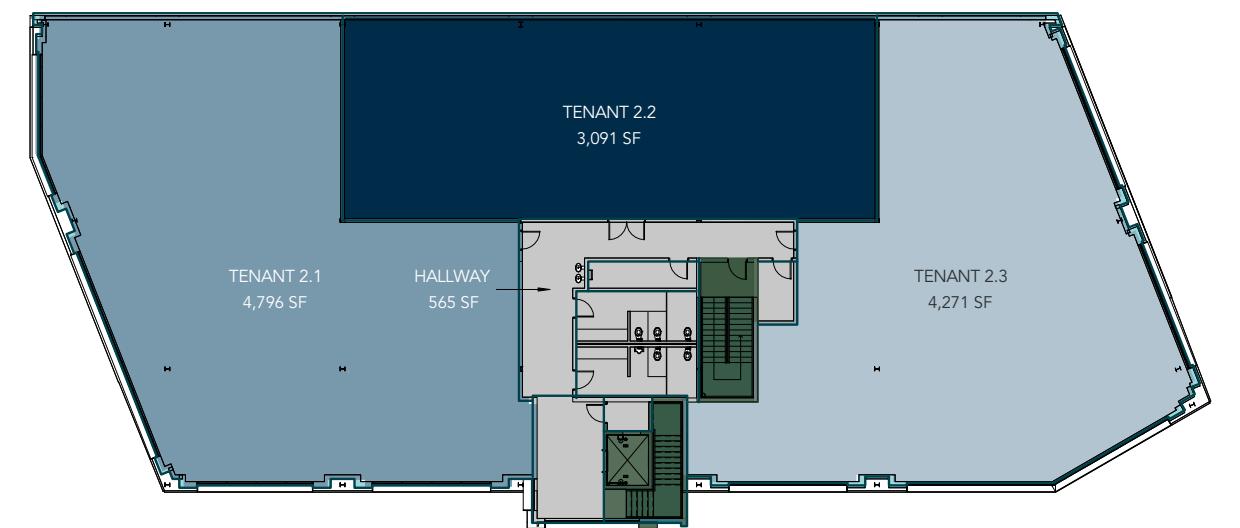
## WEST ELEVATION



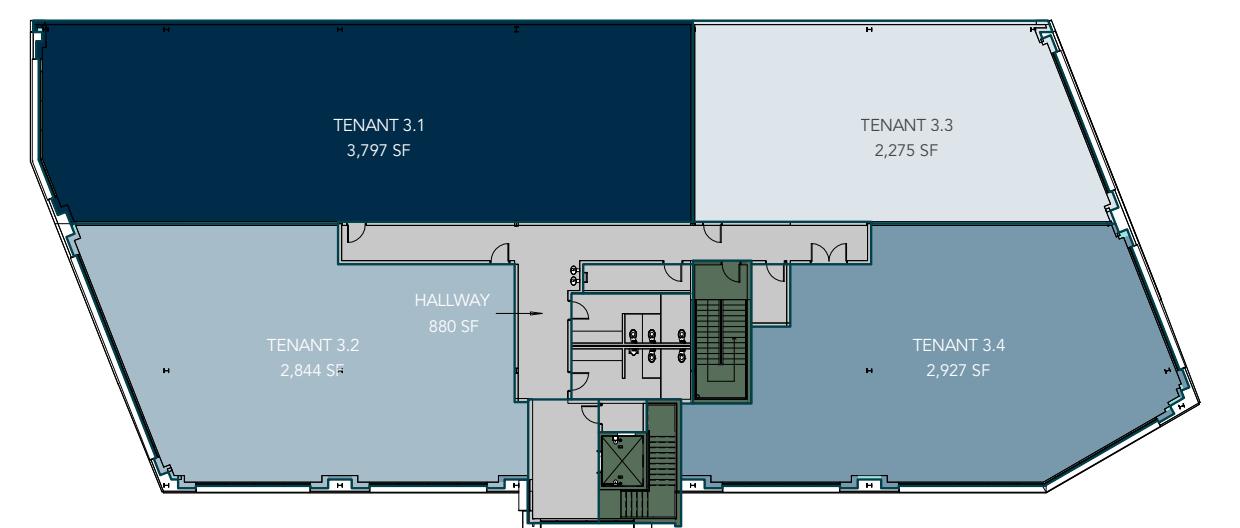
## OPTION 1

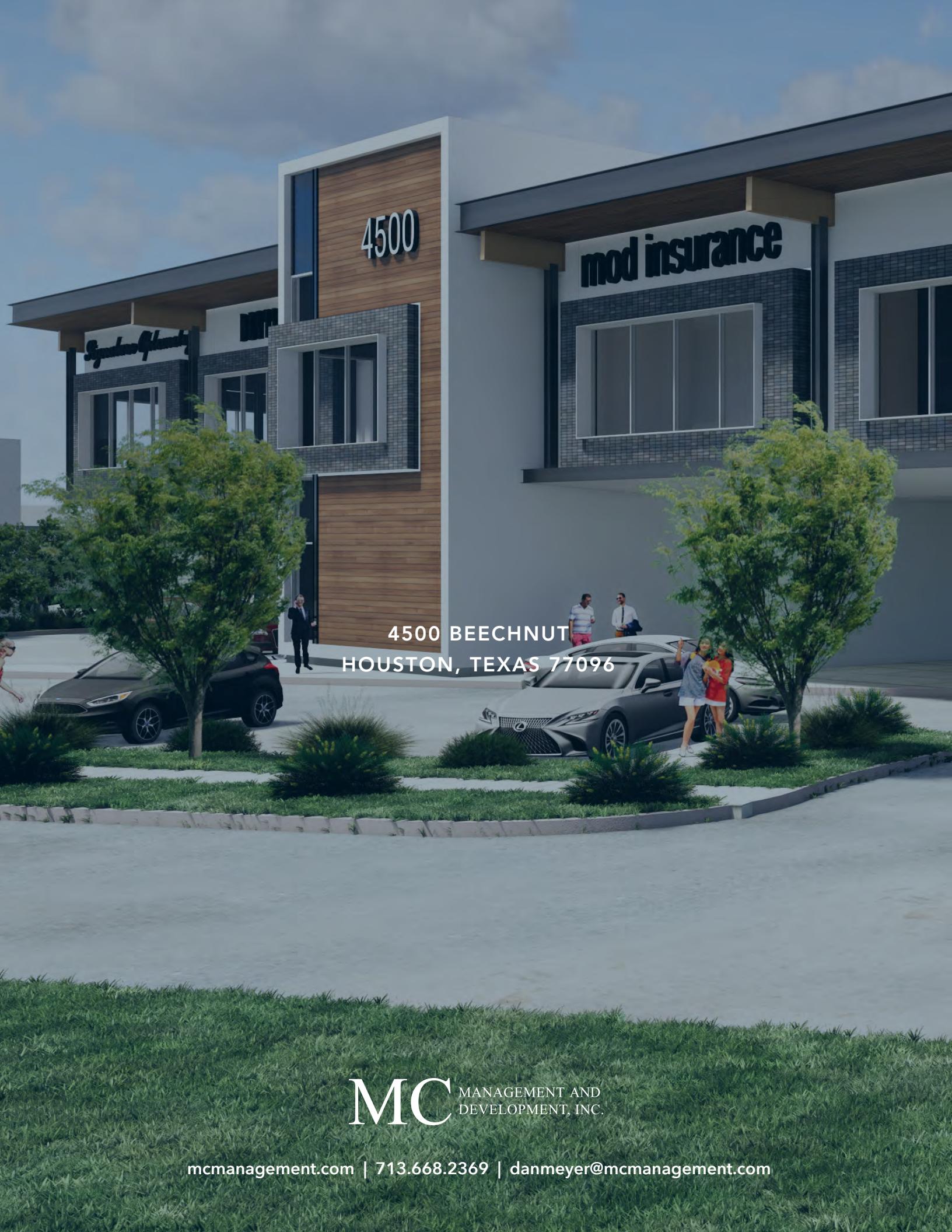


## OPTION 2



## OPTION 3





4500

4500 BEECHNUT  
HOUSTON, TEXAS 77096

**MC** MANAGEMENT AND  
DEVELOPMENT, INC.

[mcmanagement.com](http://mcmanagement.com) | 713.668.2369 | [danmeyer@mcmanagement.com](mailto:danmeyer@mcmanagement.com)