



4500 BEECHNUT

MC MANAGEMENT AND
DEVELOPMENT, INC.

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An architectural rendering of a modern, two-story medical building at dusk. The building features a mix of white, dark grey, and wood-grain siding. Large windows are visible on both floors. The address "4500" is prominently displayed on a wood-paneled section. Signs for "DENTISTRY", "Pediatric", and "Insurance" are visible. The foreground shows a parking lot with several cars, including a dark SUV and a white pickup truck. Two people are standing near the entrance. The sky is a deep blue with soft clouds, and the overall lighting is warm and inviting.

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

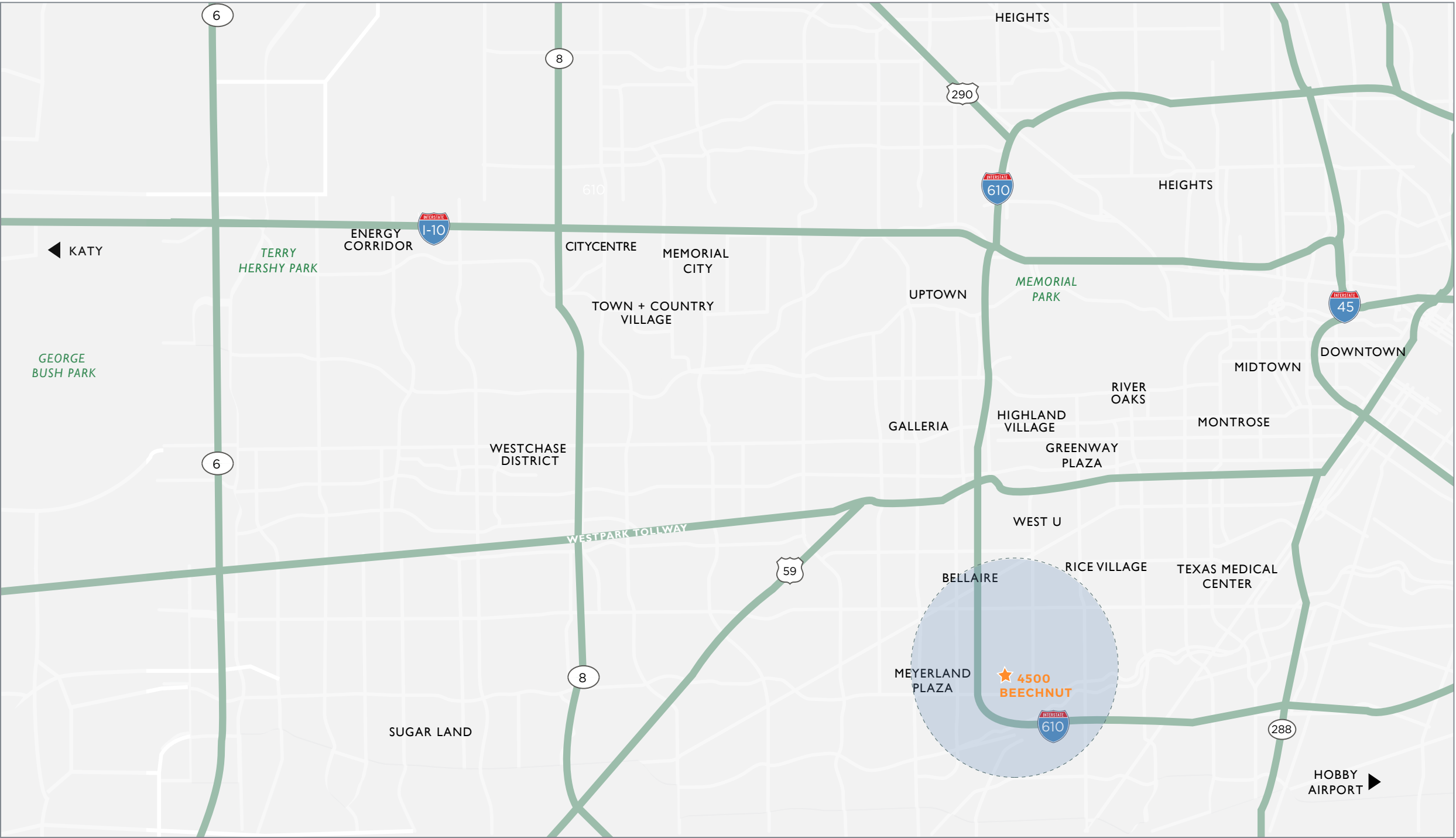
4500 Beechnut is ideally located just inside the 610 Loop at Beechnut and Newcastle, east of Meyerland Plaza. The property offers tenants and visitors convenient access to major employment centers at The Texas Medical Center and Greenway Plaza, as well as an array of dining and shopping options in Meyerland 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

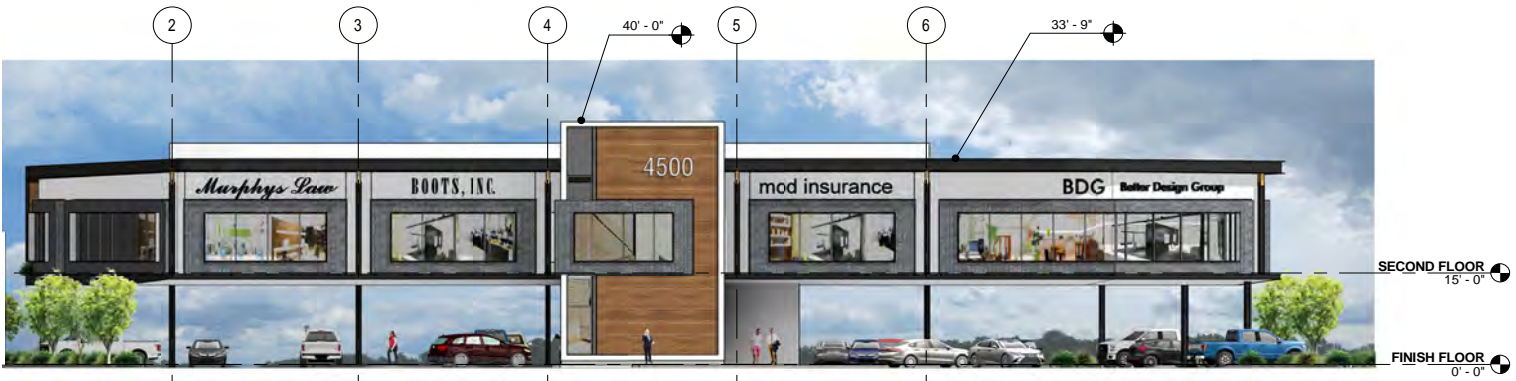


4500 Beechnut

sectional
PERSPECTIVES

building
TEST FITS

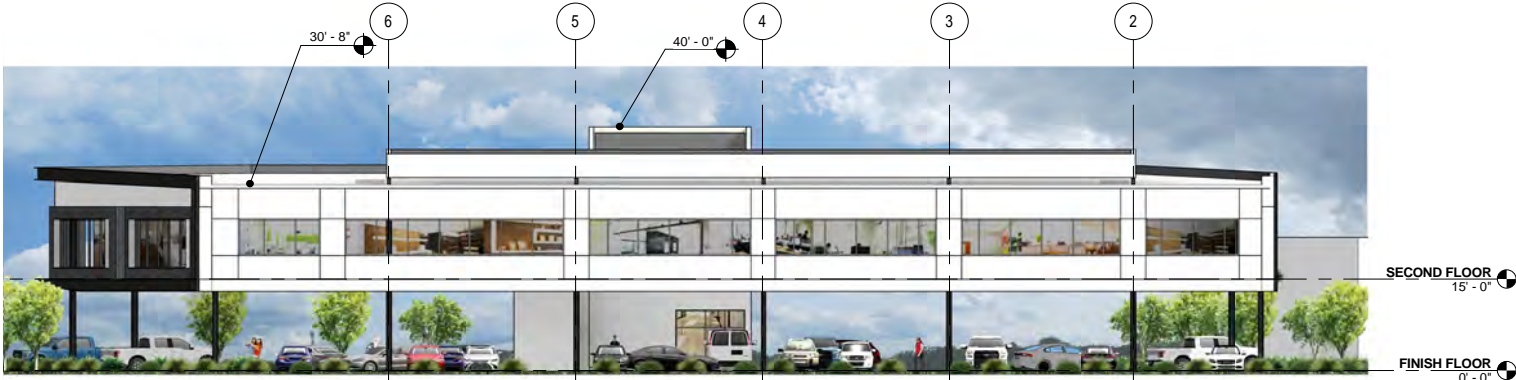
SOUTH ELEVATION



EAST ELEVATION



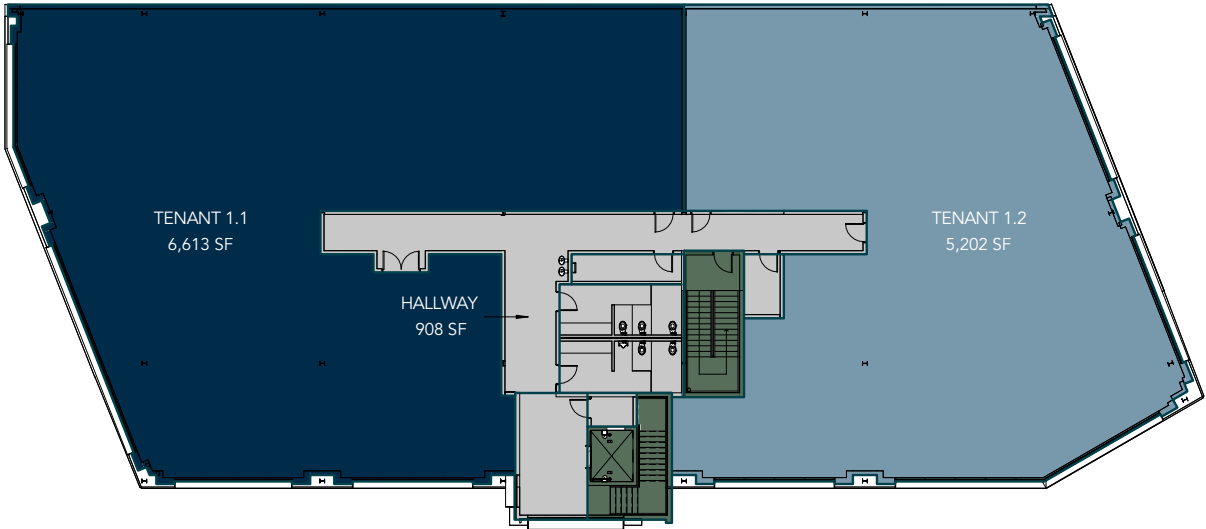
NORTH ELEVATION



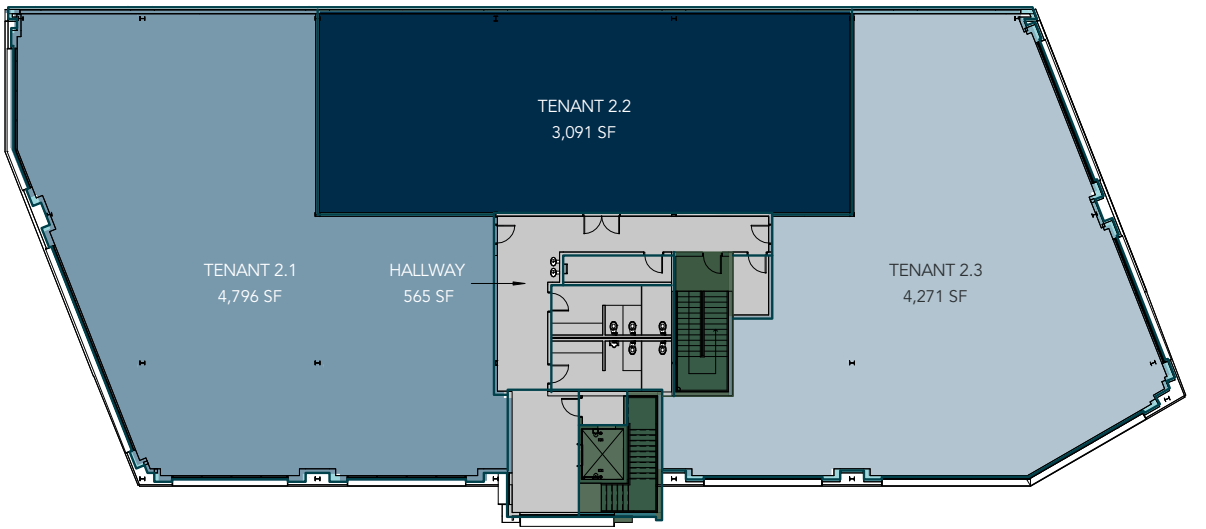
WEST ELEVATION



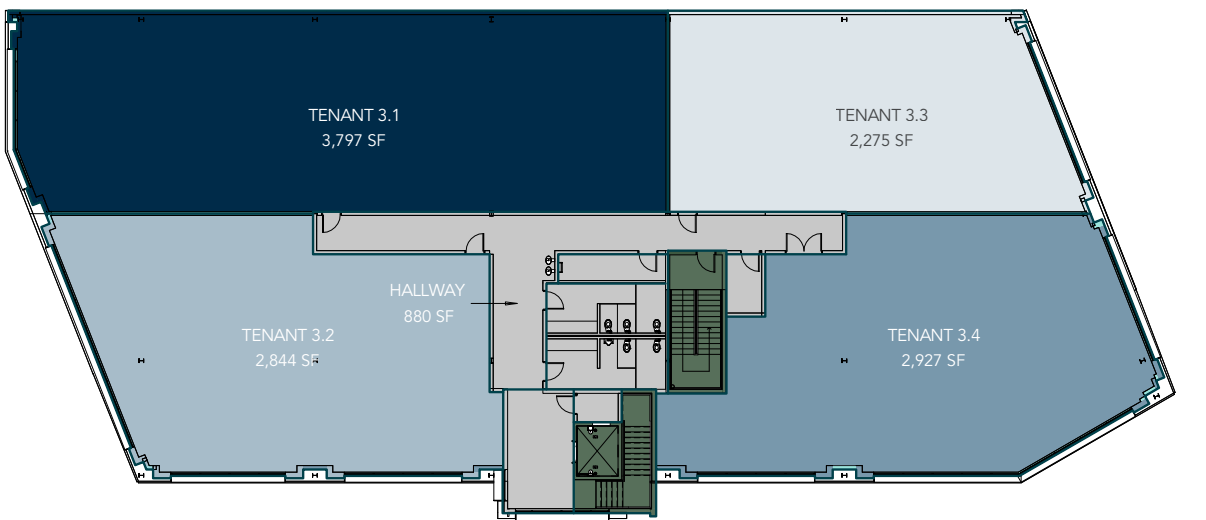
OPTION 1



OPTION 2



OPTION 3





4500 BEECHNUT
HOUSTON, TEXAS 77096

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