

# For Sale

## Value Add Investment Opportunity

Prime Central Location  
Houston | TX

## Renovated Multi-Tenant Medical Office Building

Bellaire Professional Building  
6550 Mapleridge St. | Houston, TX 77081

Bellaire Professional Building

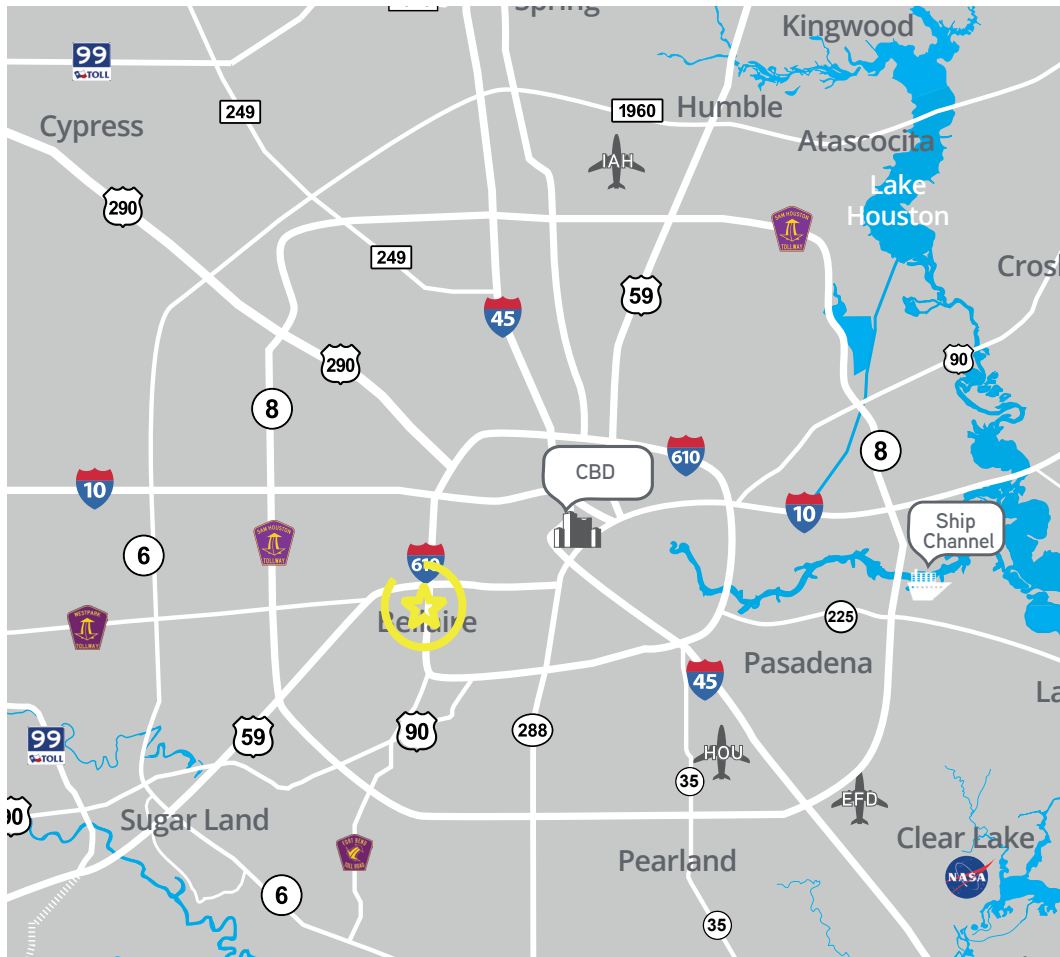
6550

# The Offering

A two-story, Class B, multi-tenant medical office building located at 6550 Mapleridge, comprised of approximately 65,014 rentable square feet and situated on 2.49 acres.

The property location boasts excellent demographics. Located in Houston, just north of the City of Bellaire and west of West University, within minutes of the Uptown/ Galleria, River Oaks, and convenient access to all major thoroughfares.

## Location:



# Asset Profile

|                        |                                      |
|------------------------|--------------------------------------|
| <b>Address:</b>        | 6550 Mapleridge                      |
| <b>Property Size:</b>  | 65,014 SF                            |
| <b>Year Built:</b>     | 1979                                 |
| <b># of Stories:</b>   | 2                                    |
| <b>Property Type:</b>  | Multi-Tenant Medical Office Building |
| <b>Property Class:</b> | B                                    |
| <b>Occupancy:</b>      | 57%                                  |
| <b>Parking Ratio:</b>  | 3.39/1,000                           |
| <b>Parking Garage:</b> | ±136 Surface Parking                 |
| <b>Land Area:</b>      | 2.49 Acres, or 108,578 SF            |
| <b>Construction:</b>   | Steel frame and bar joist            |

## Investment Highlights:

- Two-story, Class B multi-tenant medical office building with parking garage.
- Prominent location with nearby proximity to Bellaire, West University, River Oaks, and the Uptown/Galleria.
- Excellent demographics, with the location poised to benefit from surrounding neighborhoods' income growth.
- Exceptional accessibility to all major thoroughfares.
- Two 75 ton York rooftop chiller units installed in 2020 that serve north and south tenant suites, and, two 15 ton Trane package units that serve the common areas.
- Parking: Approximately 136 surface spaces and 80 garage parking spaces.
- City of Houston occupancy permit.
- Life safety system installed in 2021.
- Main lobby updated in 2022.

# Demographic Detail

## POPULATION

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| 2020 Population             | 34,530 | 232,866 | 528,035 |
| 2025 Population             | 38,555 | 253,794 | 574,408 |
| Projected Population (2030) | 41,523 | 272,131 | 615,500 |
| Annual Growth               | 2.30%  | 1.80%   | 1.80%   |

## Households

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| 2020 Households     | 12,621 | 98,951  | 227,970 |
| 2025 Households     | 14,050 | 107,989 | 248,360 |
| Projected HH (2030) | 15,153 | 116,059 | 266,839 |
| Annual Growth       | 1.90%  | 1.70%   | 1.70%   |

## Households By Income

|                                    | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------------|-----------|-----------|-----------|
| Median Household Income            | \$44,339  | \$70,383  | \$68,145  |
| Average Household Income           | \$73,027  | \$108,712 | \$105,151 |
| Per Capita Income                  | \$38,568  | \$64,154  | \$64,542  |
| Projected Median HH Income (2030)  | \$68,757  | \$95,338  | \$92,466  |
| Projected Avg HH Income (2030)     | \$102,715 | \$146,588 | \$145,203 |
| Projected Per Capita Income (2030) | \$38,568  | \$64,154  | \$64,542  |

## Three Mile Radius



253,794

Population



107,989

Households



\$108,712

Average Household  
Income



36.5

Median Age

# Property Photos

Newly Renovated  
Lobby with Easy  
Tenant Access

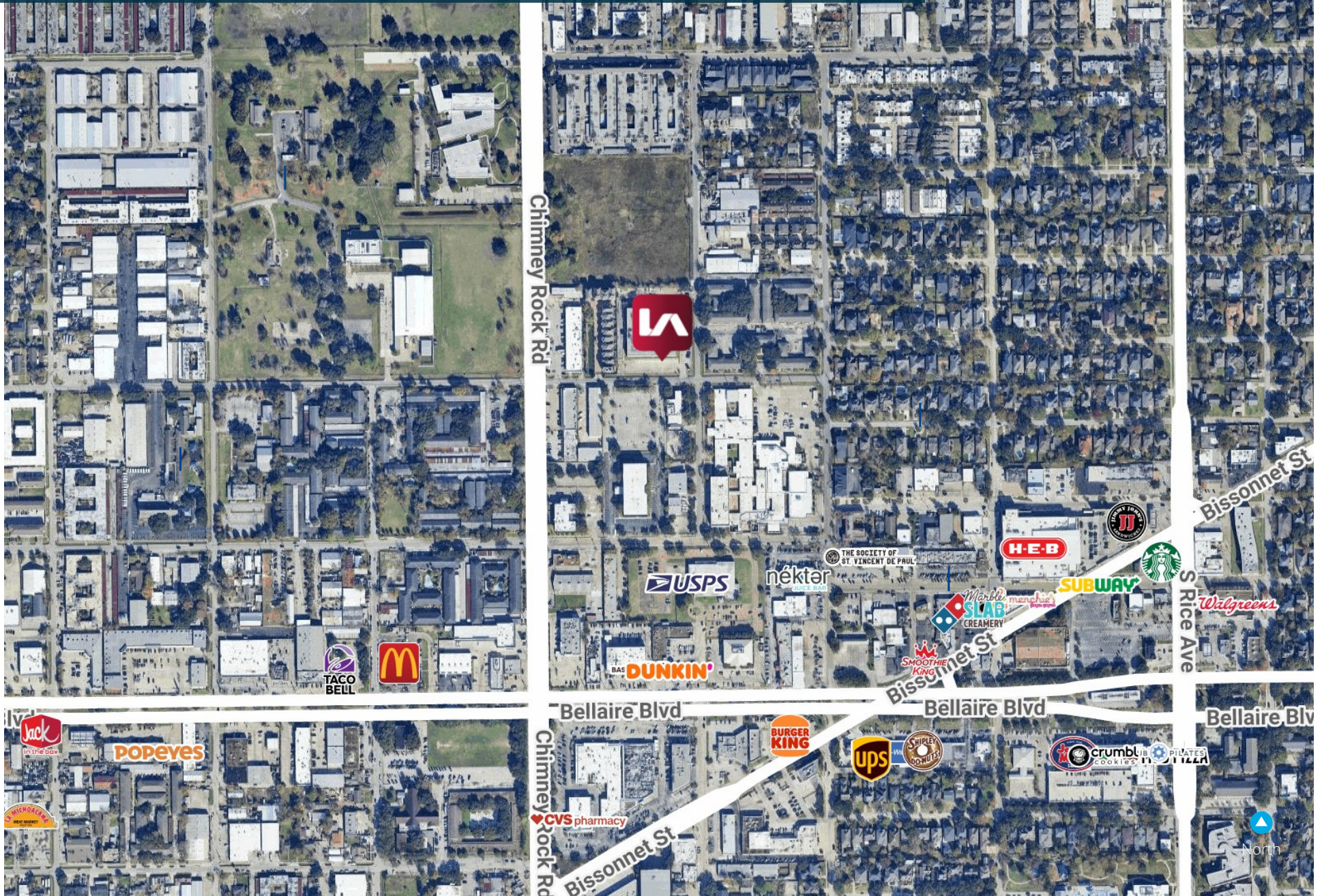


# Property Photos

## Lobby Photos



# Property Aerial - 1/2 Mile Radius



**Bill Insull, CCIM**

Principal

713.744.7463

binsull@lee-associates.com

**Blake R. Virgilio, CCIM, SIOR**

Principal

713.744.7465

bvirgilio@lee-associates.com

**Lara Barringer**

Client Services Associate

713.744.7424

lbarringer@lee-associates.com



**LEE & ASSOCIATES - HOUSTON**

(713) 744-7400

Lee-Associates.com/Houston

10497 Town And Country Way, Suite 700 | Houston, Texas 77024

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