

Medical office in Houston's South Main/ Medical Center/ Third-Ward

Property Highlights:

- Building Size: 8,695 SF (single-story, Class B medical office)
- Lot Size: 0.56 acres with 36 on-site parking spaces plus additional street parking
- Year Built: 2006
- Location: Hard corner of Almeda Road and Arbor Street, excellent visibility and two curb cuts for easy access. Located minutes from the TMC, University of Houston, and Midtown

Interior Configuration:

- Welcoming patient waiting area and large reception counter with multiple intake stations
- Spacious nurses' workstations and support areas
- 14 patient rooms (current layout) plus a radiology room and staff break room
- Roll-up garage door for delivery/receiving access

Market Context:

- Dense mix of retail, commercial, industrial, and residential development in the area
- University of Houston contributes significantly to local economy and employment.
- Strong demographics: median household income of ~\$69K within 1 mile; population projected to grow >5% from 2024–2029.
- High traffic counts: 150,000+ VPD on nearby South Freeway (IH-288) and ~5,000 VPD on local roads.

Lease Structure:

- Single-tenant, long-term lease opportunity
- Delivered with fixtures and equipment in place, as-is

Disclaimer:

Property information based on owner-provided, publicly available, CoStar and TrafficMetrix® data and 2021 appraisal. Prospective tenants are encouraged to independently verify details and conduct their own due diligence.

ILLUSTRATIVE FLOOR PLAN – BASED ON PREVIOUS TENANT'S CONFIGURATION

