



B E L L A I R E
— S T A T I O N —

6500 WEST LOOP SOUTH | BELLAIRE, TX 77401



6500 WEST LOOP SOUTH BELLAIRE, TX 77401

WELCOME TO

BELLAIRE STATION

- Office Building
- Prominent Freeway Visibility
- 11.4-Acre Park-like Property
- Large Parking Garage & Surface Parking
- Located in Bellaire along the West Loop
- Large 70K SF efficient floor plates
- 202,942 CPD traffic count along 610



BELLAIRE
STATION

389K

Building Size

5

Floors

167K

SF for Lease

3

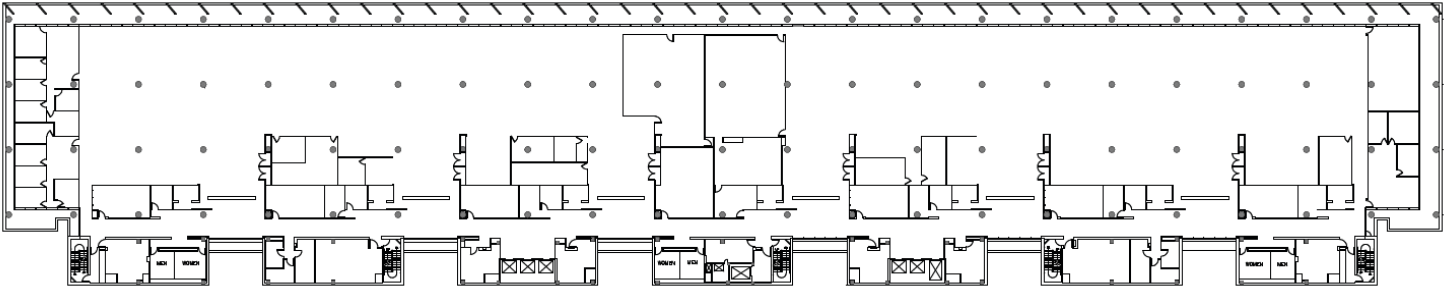
Level Parking Garage





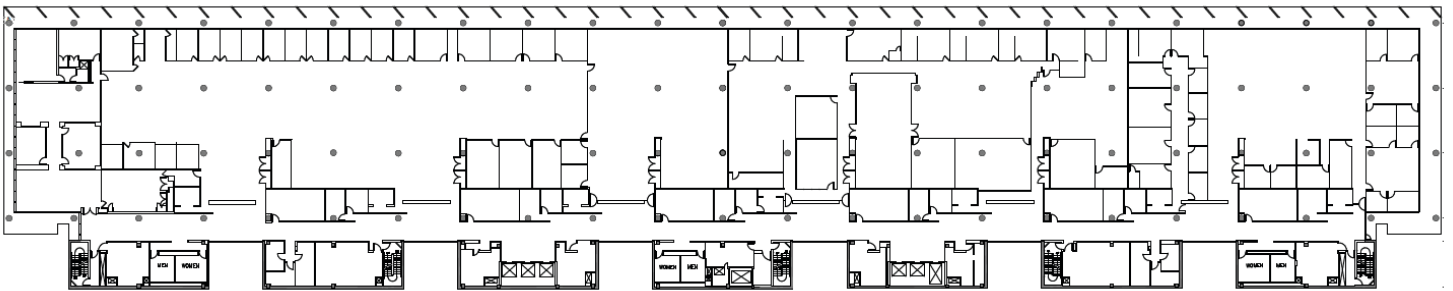
LEVEL THREE

73,556 SF



LEVEL FIVE

73,586 SF



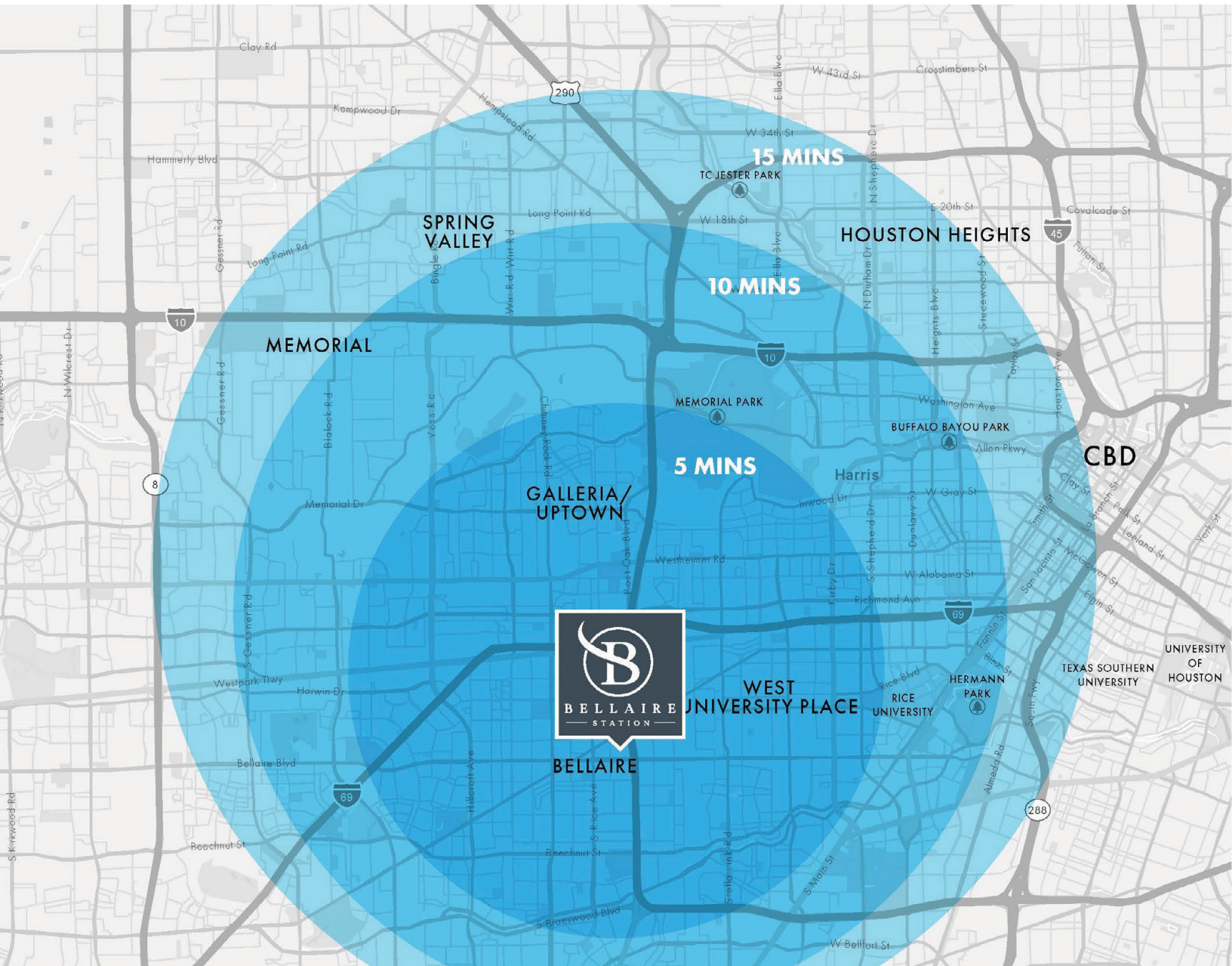
IN THE CENTER

OF BELLAIRE

EXPLORE THE NEARBY AMENITIES



MANDITO'S



BELLAIRE

WEST UNIVERSITY PLACE

RICE UNIVERSITY

HERMANN PARK

TEXAS SOUTHERN UNIVERSITY

UNIVERSITY OF HOUSTON

MEMORIAL

SPRING VALLEY

5 MINS

10 MINS

15 MINS

HOUSTON HEIGHTS

CBD

BELLAIRE

WEST UNIVERSITY PLACE

RICE UNIVERSITY

HERMANN PARK

TEXAS SOUTHERN UNIVERSITY

UNIVERSITY OF HOUSTON

MEMORIAL PARK

TC JESTER PARK

BUFFALO BAYOU PARK

Clay Rd

Hammerly Blvd

Long Point Rd

Memorial Dr

Bellaire Blvd

Beechnut St

290

10

8

69

10

69

288

45

Clay Rd

Hammerly Blvd

Long Point Rd

Memorial Dr

Bellaire Blvd

Beechnut St

290

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THRIVING MARKET

DEMOGRAPHICS

WITHIN ONE MILE



POPULATION

17,298
2022

17,585
2027



INCOME

\$775,378
Median Home Value

\$208,490
Average Household
Income



EMPLOYMENT

87.2%
White Collar
Employment

2.2%
Unemployment Rate



AGE

61.8%
Age 18 - 64

14.8%
Age 65 or older



EDUCATION

58%
Bachelor's/Grad/
Professional Degree

CONTACT US:

Robert LaCoure

Senior Director
+1 832 919 8425
robert.lacoure@cushwake.com

Jill Nesloney

Director
+1 832 699 3001
jill.nesloney@cushwake.com

Bryce Adams

Associate
+1 832 919 8424
bryce.adams@cushwake.com

1330 Post Oak Blvd., Suite 2700
Houston, TX 77056
+1 713 877 1700
cushmanwakefield.com

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