

**MEDICAL
OFFICE
LEASE**

57,246 SF
LAB BUILDING

LIFE SCIENCE
AND MEDICAL
OFFICE SPACE



TRANSWESTERN

REAL ESTATE
SERVICES

2ND GEN LAB SPACE

2575 West Bellfort Street | Houston, TX 77054



Building Information:

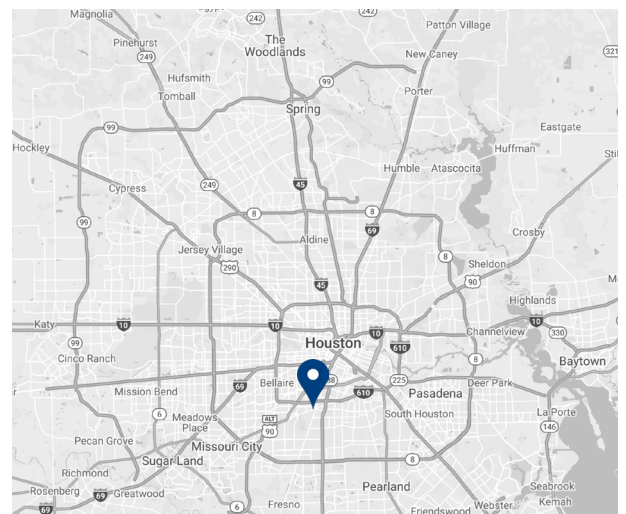
- 57,246 RSF two-story
- Life Science focused building
- On the Metro Line
- 24 hour HVAC
- Back-up building generator
- Out of all floodplains
- 2016 renovated building
- Energy efficient LED lighting
- Surface and covered parking available
- 3.5/1,000 Parking Ratio
- Adjacent to NRG Stadium

Availability:

Suite 108 – 2,219 SF
Suite 190 – 5,722 SF
Suite 194 – 751 SF

Lease Rate:

\$30.00/NNN
Est. 2022 OPEX \$13.01



Leasing Information:

**Christian
Connell**

713.231.1588

Christian.Connell@transwestern.com

**Justin
Brasell**

713.231.1595

Justin.Brasell@transwestern.com

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2575 West Belfort Street

Houston, TX 77054



TRANSWESTERN

REAL ESTATE
SERVICES

The West Belfort Area

ONE MILE THREE MILES FIVE MILES

11,617

POPULATION

\$73,461

AVERAGE
HH INCOME

30

AVERAGE AGE

116,597

POPULATION

\$113,434

AVERAGE
HH INCOME

34

AVERAGE AGE

388,387

POPULATION

\$109,582

AVERAGE
HH INCOME

35

AVERAGE AGE



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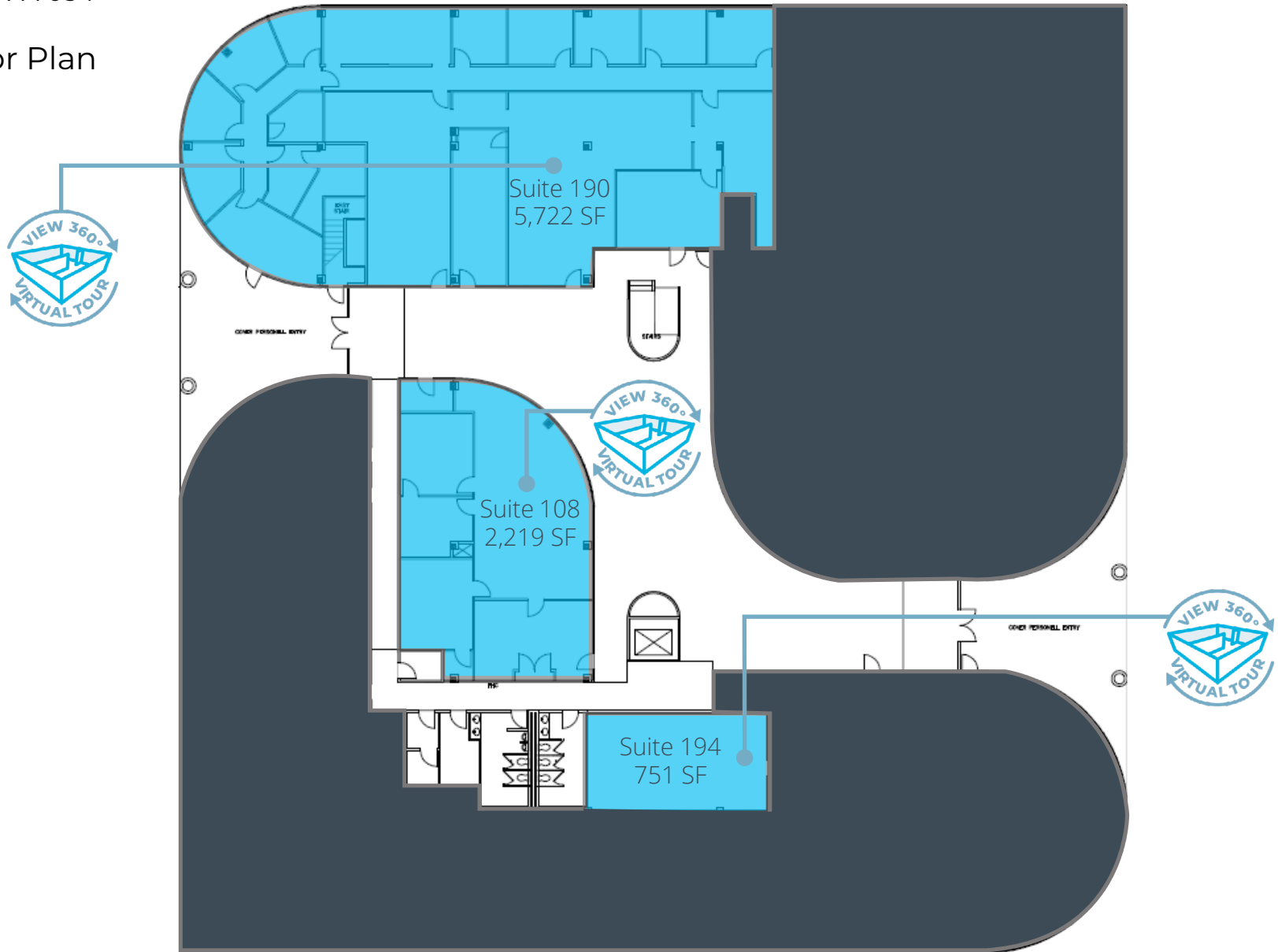
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First Floor Plan



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