



**IMMEDIATE
OCCUPANCY**

LIFE SCIENCE SPACE FOR LEASE

2575 WEST BELLFORT STREET

HOUSTON, TEXAS 77054

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HOUSTON, TEXAS 77054



1900 West Loop South
Suite 1300
Houston, Texas 77027

T 713.270.7700
F 713.270.6285
transwestern.com



PROPERTY DESCRIPTION

57,246 RSF two-story

Life Science focused building

LOCATION

South Texas Medical Center adjacent to NRG.

On the Metro Line

LEASE RATE

\$23.00/ RSF, NNN

AVAILABILITY

6,210 SF

CONTACT

JUSTIN BRASELL

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713.231.1595
justin.brasell@transwestern.com

CHRISTIAN CONNELL

Healthcare Advisory Services
713.231.1588
christian.connell@transwestern.com

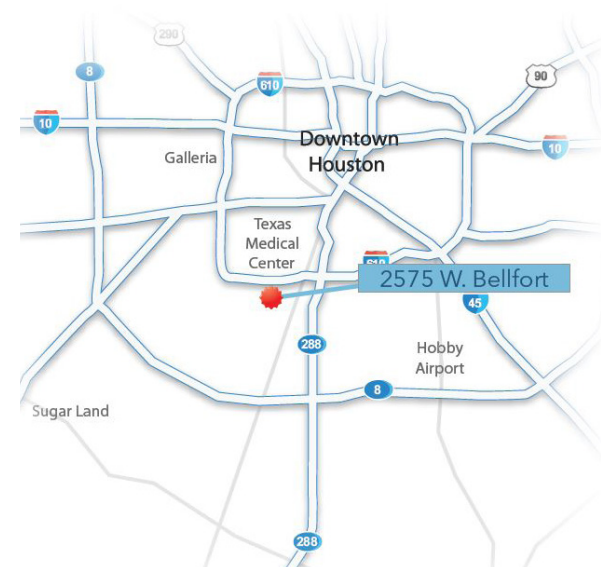
COMMENTS

- 24 hour HVAC
- 2nd-generation lab space
- Back-up building generator
- Out of all floodplains
- 2016 renovated building
- Energy efficient LED lighting

PARKING

Surface and covered parking available

3.5/1,000 Parking Ratio



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LEVEL 2

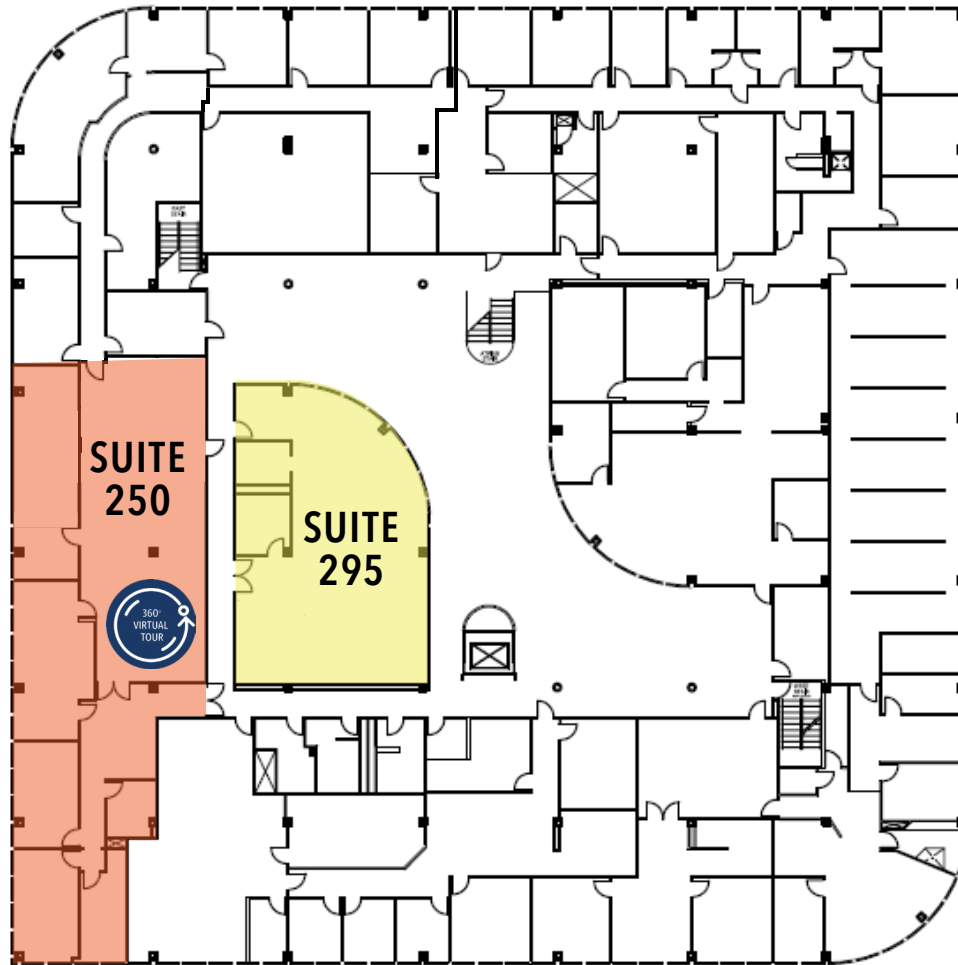
SUITE 250

3,968 SF Available

LEVEL 2

SUITE 295

2,242 SF Available



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