

For Sale

Executive Summary Investment Opportunity

Prime Central Location
Houston | TX

Multi-Tenant Medical Office Building

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



Accelerating success.

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 6550 Mapleridge, Houston, TX . It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 6550 Mapleridge, Houston, TX or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

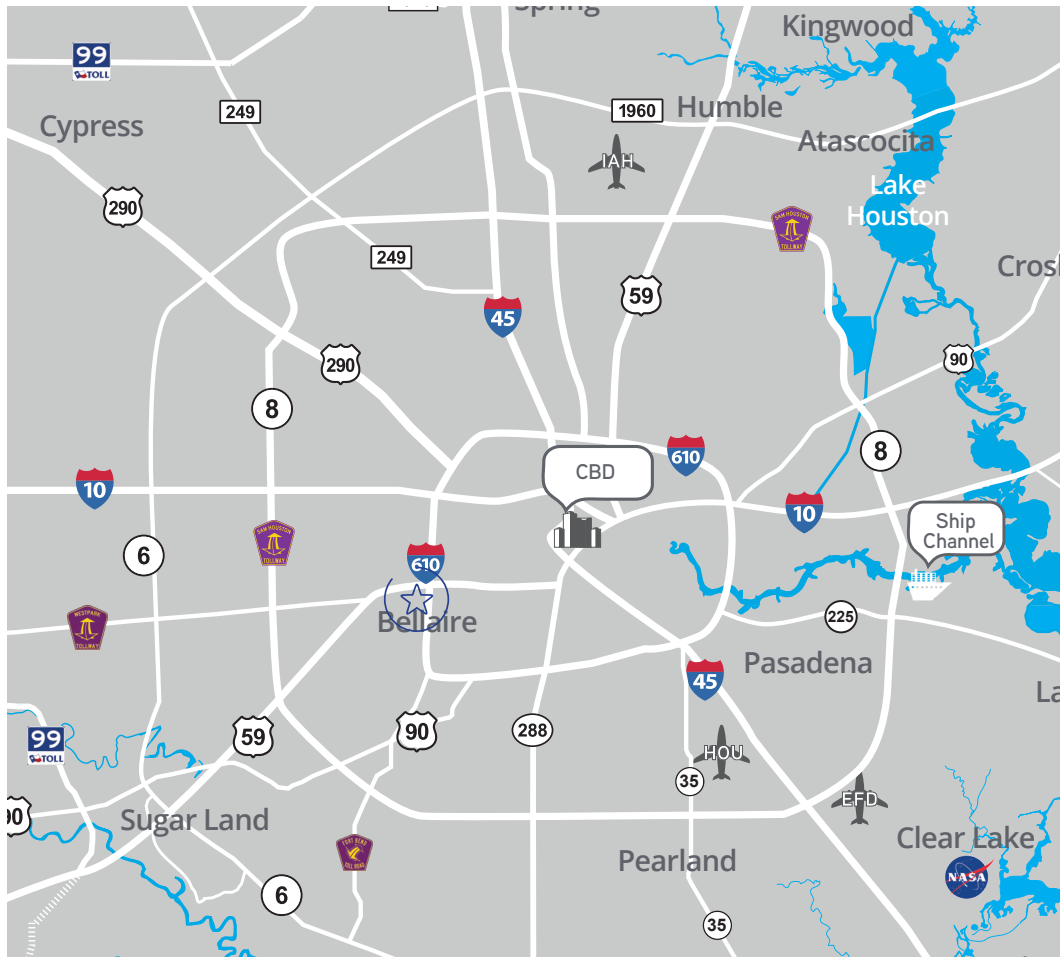
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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 and convenient access to all major thoroughfares.

Location:



Asset Profile

Address:	6550 Mapleridge
Property Size:	65,014 SF
Year Built:	1979
# of Stories:	2
Property Type:	Multi-Tenant Medical Office Building
Property Class:	B
Occupancy:	91%
Parking Ratio:	3.39/1,000
Land Area:	2.49 Acres, or 108,578 SF
Construction:	Steel frame and bar joist

Investment Highlights:

- Two-story, class B, multi-tenant medical office building with subterranean parking garage
- Prominent location with excellent proximity to Bellaire, West University and the Uptown/ Galleria
- Excellent demographics: Location poised to benefit from surrounding population growth
- Exceptional accessibility to all major thoroughfares
- Johnson Controls rooftop package units, 2-75 tons installed in 2020
- AtmosAir - York bipolar ionization air purification system installed in 2020
- Parking: Approximately 136 surface spaces, 80 garage parking spaces
- City of Houston Occupancy Permit
- New Life Safety System installed 2021
- Average building rents are below market and offer substantial upside opportunity

Demographic Detail

Population

	1 Mile	3 Miles	5 Miles
2010 Population	32,491	209,983	485,683
2021 Population	34,898	234,085	541,761
Projected Population (2026)	36,312	248,390	576,408
Annual Growth	0.80%	1.19%	1.25%

Households

	1 Mile	3 Miles	5 Miles
2010 Households	11,189	87,439	206,367
2021 Households	11,743	97,026	230,253
Projected HH (2026)	12,139	103,333	245,843
Annual Growth	0.67%	1.27%	1.32%

Households By Income

	1 Mile	3 Miles	5 Miles
Median Household Income	\$38,416	\$63,955	\$59,760
Average Household Income	\$81,623	\$118,479	\$110,324
Per Capita Income	\$27,493	\$49,121	\$47,008
Projected Median HH Income (2026)	\$41,551	\$70,505	\$65,492
Projected Avg HH Income (2026)	\$87,412	\$128,133	\$120,113
Projected Per Capita Income (2026)	\$29,252	\$53,330	\$51,370

Three Mile Radius



234,085

Population



97,026

Households



\$118,479

Average Household Income



34.4

Median Age

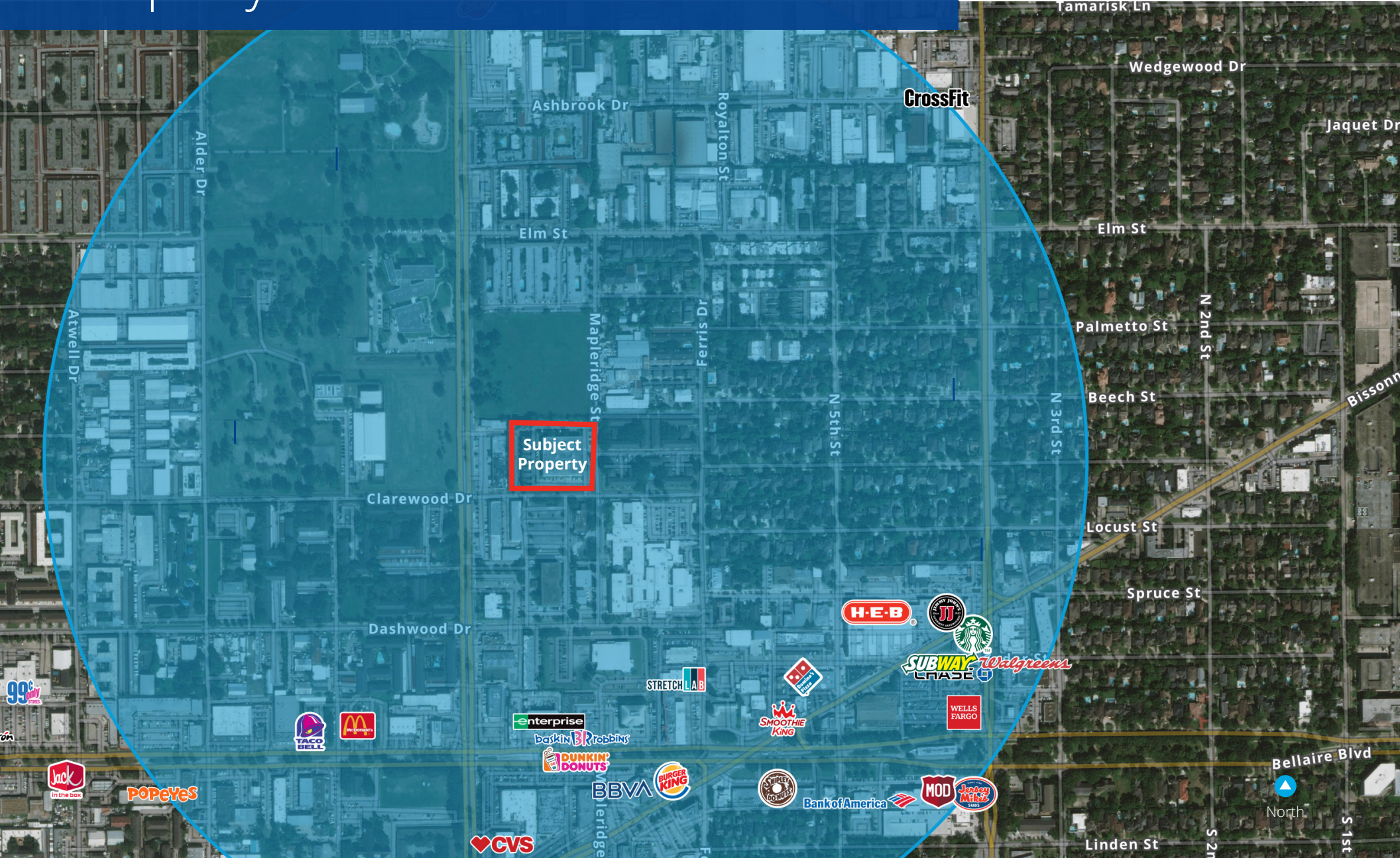
Property Photos

Clockwise from top:

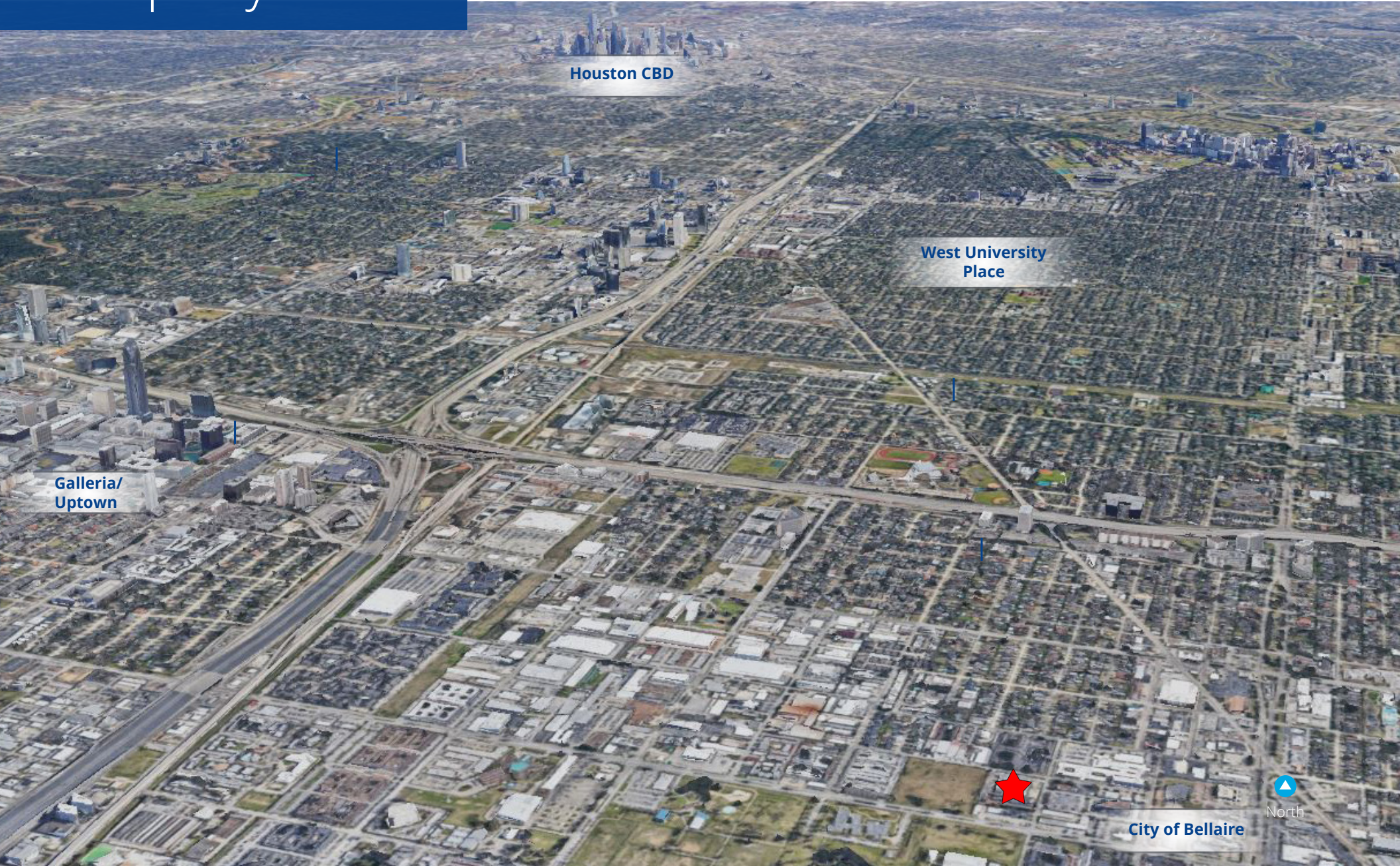
- Two story lobby
- View from top looking onto lobby and Mapleridge Street main entry door
- Parking garage lobby
- Tenant lobby



Property Aerial - 1/2 Mile Radius



Property Aerial



Houston CBD

West University Place

Galleria/
Uptown

City of Bellaire



North

Bellaire Professional Building

Investment Opportunity | Offering Memorandum

Bellaire Professional Building

6550 Mapleridge
Houston, Texas



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date