

For Lease | Medical Office Space

BELLAIRE PROFESSIONAL BUILDING

6550 MAPLERIDGE ST. | HOUSTON, TX 77081

BILL INSULL, CCIM

Senior Director

713.744.7463

binsull@lee-associates.com

BLAKE R. VIRGILIO, CCIM, SIOR

Senior Director

713.744.7465

bvirgilio@lee-associates.com

ADDITIONAL
RENOVATIONS
COMPLETED!

Bellaire Prof

6550

6550

NO SMOKING
BELLAIRE PROFESSIONAL BUILDING
IN CASE OF EMERGENCY CALL
713-419-5565

 LEE &
ASSOCIATES

Bellaire Professional Building

ATRIUM (2ND LEVEL VIEW)



BUILDING EXTERIOR

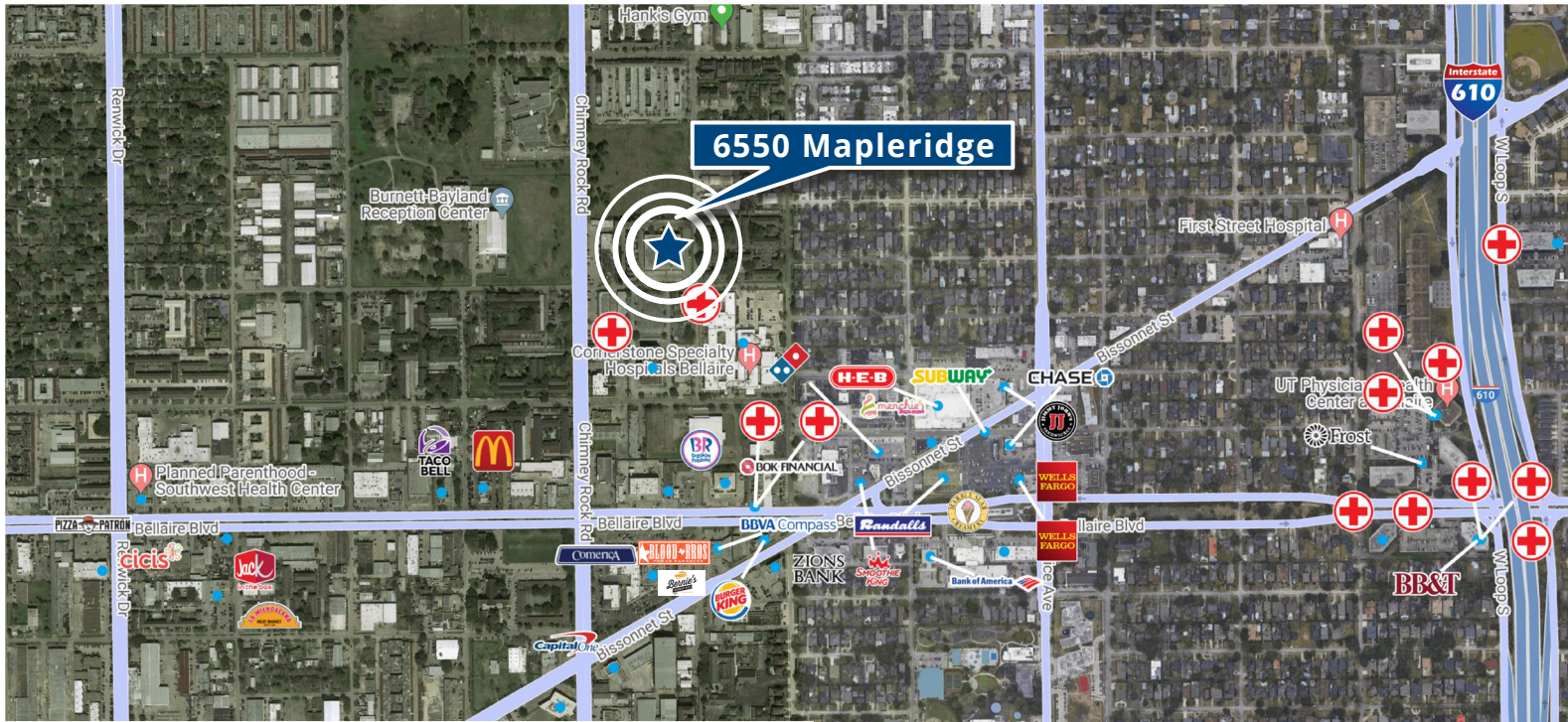


MONUMENT SIGN

Bellaire Professional Building

ATRIUM





PROPERTY HIGHLIGHTS

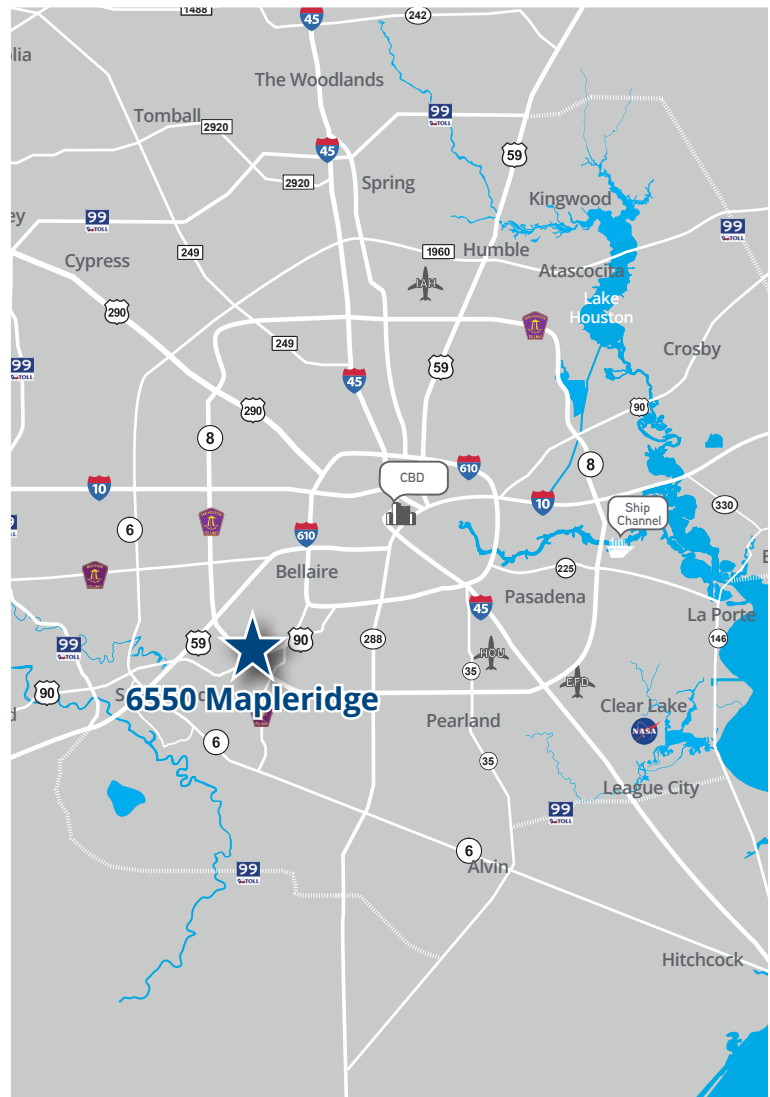
- > Located in Bellaire near the intersection of Bellaire Blvd and Chimney Rock
- > Building common area, lobby and exterior updates completed 2018 and 2020
- > Monument signage available
- > Free surface parking for patients and visitors
- > Free secured covered parking for tenants and staff
- > On-site pharmacy
- > On-site maintenance
- > Local hands-on ownership

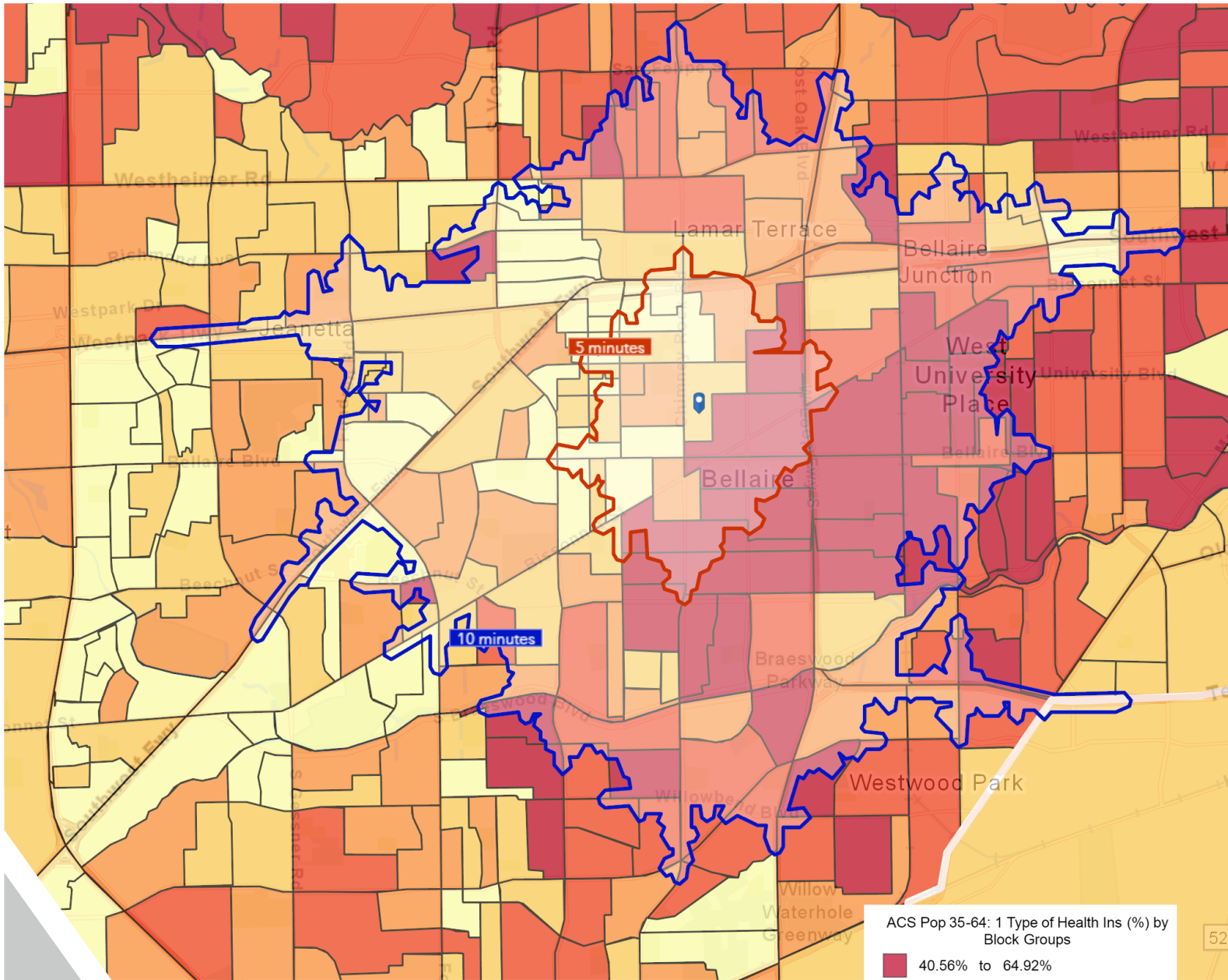
AVAILABILITIES

- > 2nd generation medical suites

BUILDING SPECS

- > 2-story atrium office building
- > 64,974 square feet
- > Covered, secured underground parking





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MANAGED CARE COVERAGE

6550 MAPLERIDGE ST. | HOUSTON, TX 77081

LEE & ASSOCIATES

9805 Katy Freeway, Suite 800
 Houston, TX 77024

www.lee-associates.com/houston





Information About Brokerage Services

Texas law requires all real estate licensees 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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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 purposes. 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.

DFW Lee & Associates, LLC - Houston Office Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003955 License No.	kwesson@lee-associates.com Email	(972)934-4000 Phone
Ken Wesson, SIOR, CCIM Designated Broker of Firm	439839 License No.	kwesson@lee-associates.com Email	(972)934-4000 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Blake Virgilio, SIOR, CCIM Sales Agent/Associate's Name	580556 License No.	bvirgilio@lee-associates.com Email	(713)744-7465 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date