

# Two-Story Professional Office Condo

6910 Bellaire Blvd, #16, Houston, TX 77074

PROPERTY SUMMARY | *Larg Layout, Immediate Occupancy, Priced for Quick Sale*

**FOR SALE: \$349,000**



## PROPERTY DESCRIPTION

Set your business in the heart of Houston's Bellaire corridor. 6910 Bellaire Blvd, Unit 16 is a 1,729 SF two-story professional office condominium in the Three Oaks Condo community—ideal for CPA/tax, insurance, legal, brokerage, consulting, medical services, or admin/tutoring uses. Many options. The suite offers a classic reception + private offices configuration with additional workrooms upstairs, creating a natural split between client-facing areas and back-office operations.

The property is currently vacant (0% occupied) and available for immediate occupancy. It's clean, functional, and priced for velocity, giving an owner-user a low-friction path to opening quickly. The community's location places you within the Bellaire/International District trade area—a destination corridor with steady daytime activity, abundant dining, and easy access to major arterials.

As a condo, exterior, roof, and common-area items are handled by the association per governing documents, allowing you to focus on operations. SBA 504/7a financing is typically available for qualified owner-users; ask about lenders experienced with professional-office condos.

## PROPERTY HIGHLIGHTS

- **Efficient layout** — natural separation of client-facing and back-office functions
- **Common surface parking** and convenient access to major arterials
- **Two-story, internal stair access (no elevator)** — climate and security-friendly access
- **Clean, functional, move-in ready, priced aggressively, Quick Closing**

**LANCE HIGHTOWER**

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Hightower Team

To Schedule A Showing Call or Text 832.722.7442

## OFFERING SUMMARY

Sale Price / Price Per Sqft:	\$349,000 / \$201 sf
Number of Floors: 2	Approx: 1 <sup>st</sup> / 1129sf - 2 <sup>nd</sup> / 600sf
Parking:	4.62 / 1,000 sf
Unit Size: Unit #16	1729 sf

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILE
# of Employees	47k	56k	66k
Total Population	55k	341k	680k
Average Household Income	\$46k	\$56k	\$66k

**COMPASS**

281.648.4785

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