

7505 SOUTH
MAIN



FOR LEASE

7505 South Main, Houston, Texas 77030

Medical Office Building Serving the Texas Medical Center

A Texas Orthopedic Hospital Property

7505 SOUTH MAIN

7505 South Main is a 5-story medical office building purposefully located at the southern edge of the Texas Medical Center (TMC). The TMC offers access to over 10 million patient encounters a year and is home to the brightest minds in medicine with over 106,000 employees, 21 renowned hospitals, 14 support organization and 11 academic institutions. The TMC encompasses over 50 million square feet dedicated to patient care, education and research space.

7505 South Main is adjacent to Texas Orthopedic Hospital, nationally recognized as one of the largest and most comprehensive associations of private orthopedic surgery practitioners within Houston and a strategic partner of Fondren Orthopedic Group.



PROPERTY SUMMARY

Address	7505 South Main Street, Houston, TX 77030
Building NRA	80,098 SF
Floors	5
Average Floor Size	12,445 SF – 17,754 SF
Structured Parking	3.95/1,000
Available Space	2,620 SF – 2,674 SF
Gross Rental Rate	\$34.00/SF
<i>*no operating expense passthroughs</i>	





AREA DEMOGRAPHICS

2 MILE

\$113,270

Average Household Income

89,603

2020 Population

93,607

2025 Population Projection

4.47%

2020 - 2025 Population Growth Projection

5 MILE

\$107,062

Average Household Income

463,170

2020 Population

485,185

2025 Population Projection

4.75%

2020 - 2025 Population Growth Projection

10 MILE

\$87,369

Average Household Income

1,535,248

2020 Population

1,595,448

2025 Population Projection

3.92%

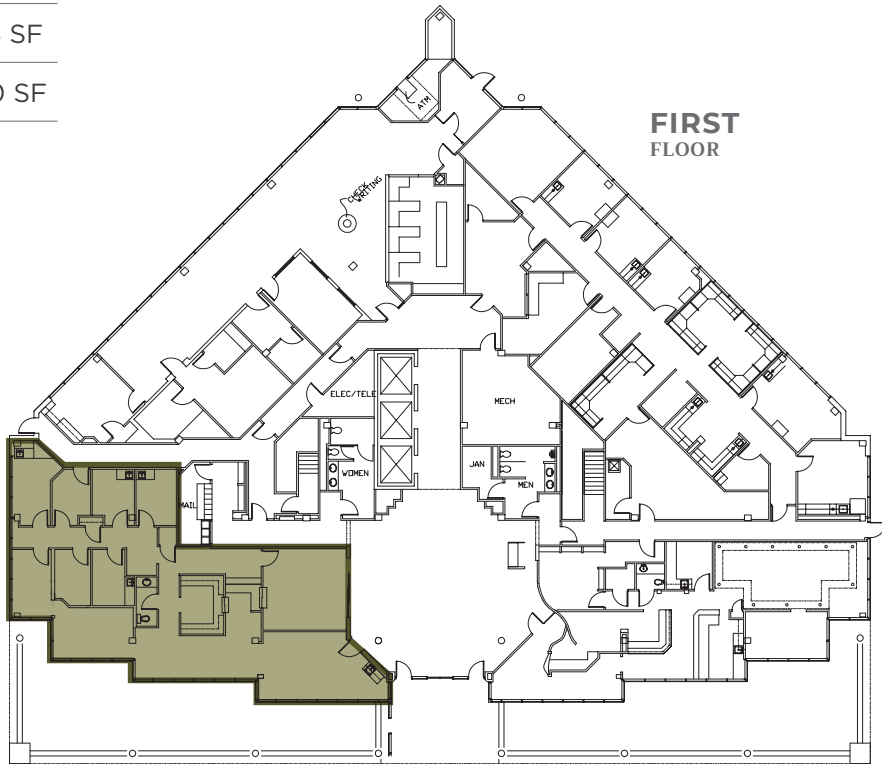
2020 - 2025 Population Growth Projection

AVAILABILITY

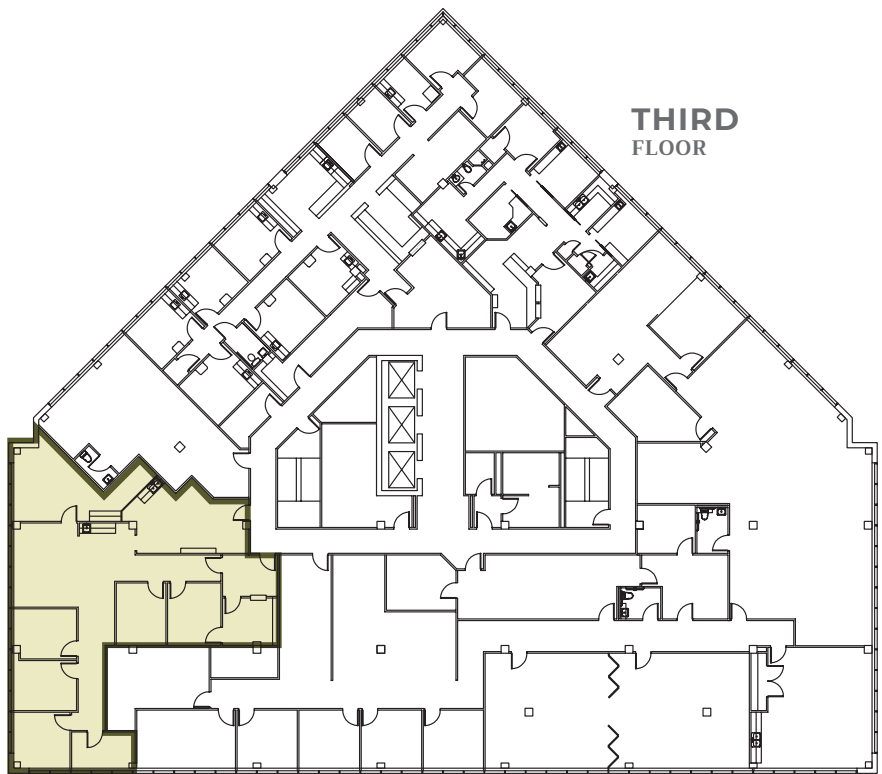
Available space from 2,620 SF to 2,674 SF

Suite 150	2,674 SF
Suite 330	2,620 SF

SUITE 150
2,674 SF
360°
VIRTUAL TOUR



SUITE 330
2,620 SF
360°
VIRTUAL TOUR





Anchoring the Texas Medical Center

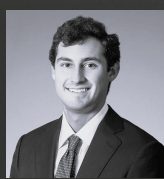
FOR LEASING
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Information About Brokerage Services

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

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date