

7505 SOUTH  
MAIN

PROSPERITY BANK

# 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

*\*no operating expense passthroughs*





**7505** SOUTH  
MAIN

## TEXAS MEDICAL CENTER



**7505** SOUTH MAIN

## 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%**

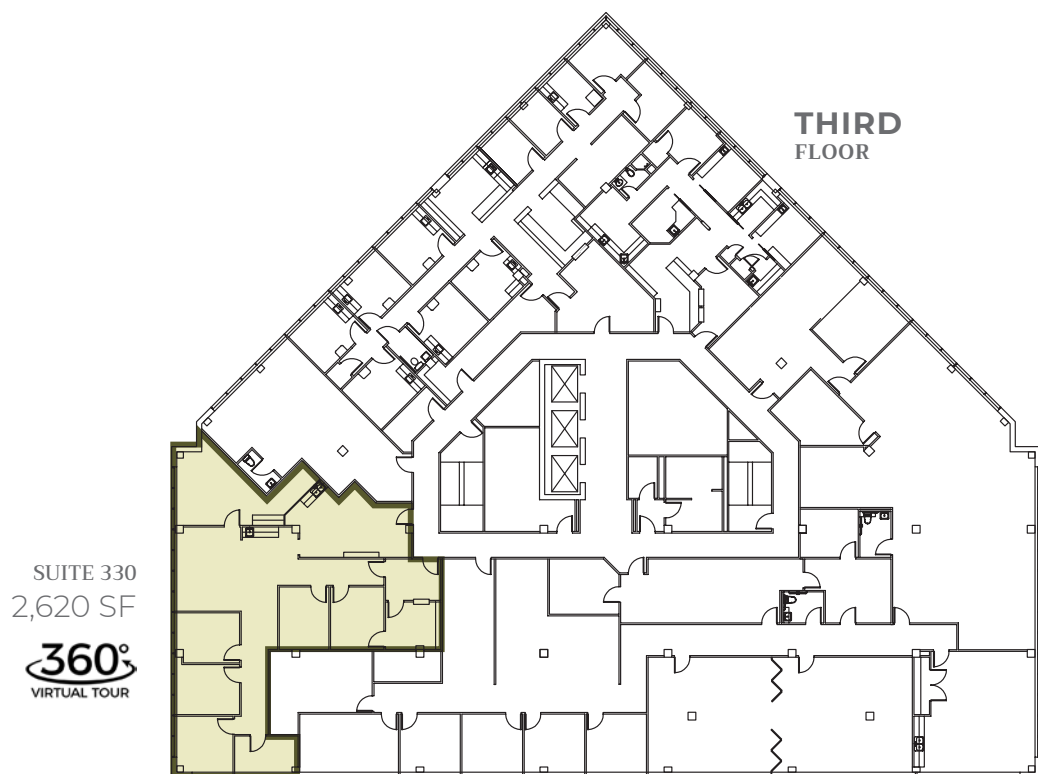
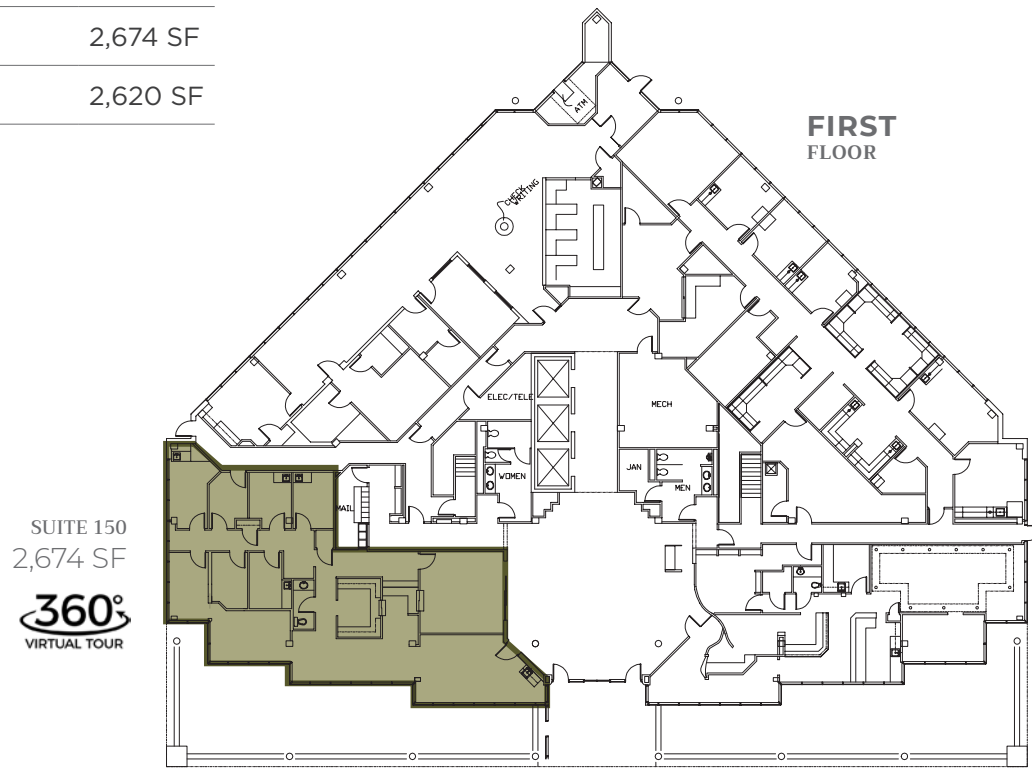
2020 - 2025 Population  
Growth Projection

# AVAILABILITY

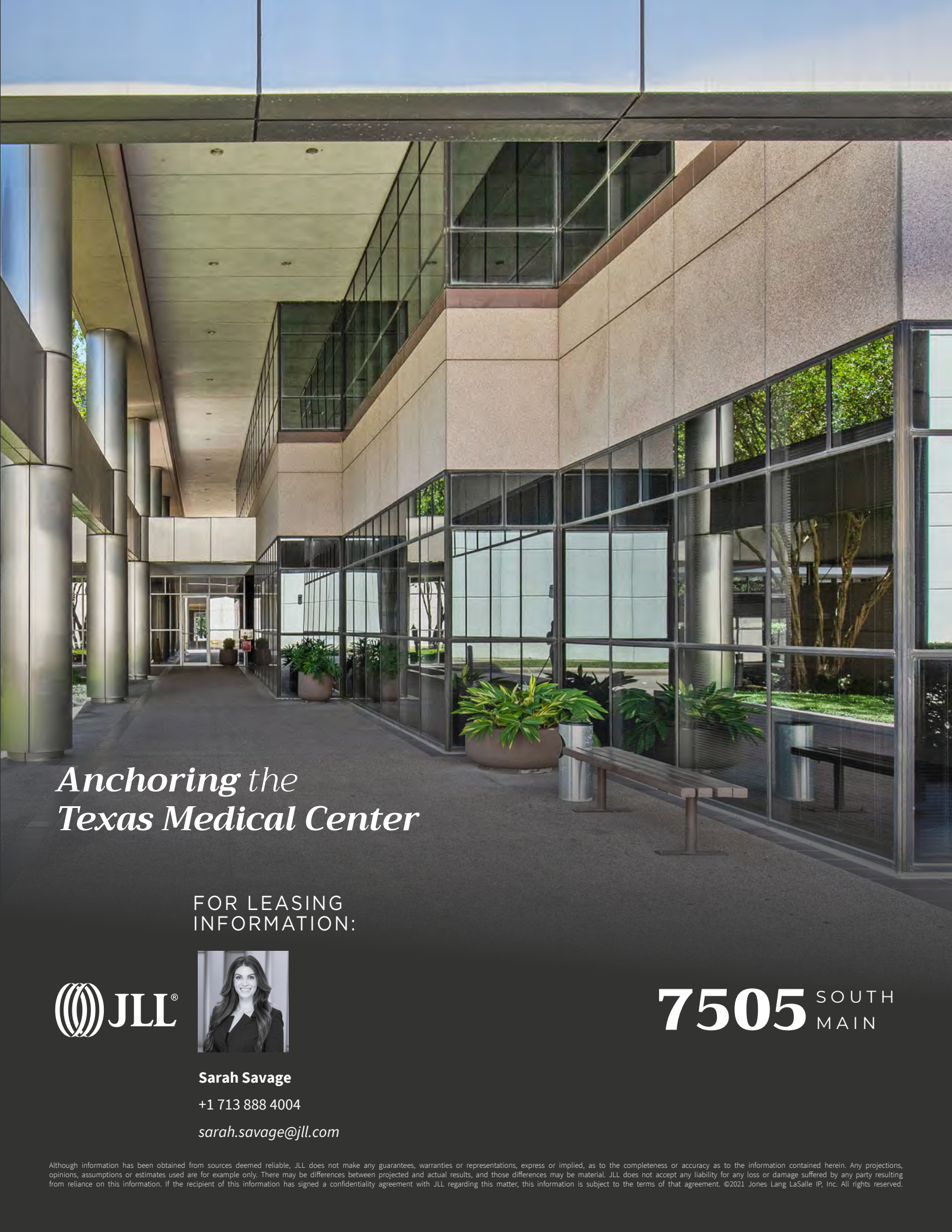
Available space from 2,620 SF to 2,674 SF

|           |          |
|-----------|----------|
| Suite 150 | 2,674 SF |
|-----------|----------|

|           |          |
|-----------|----------|
| Suite 330 | 2,620 SF |
|-----------|----------|







## *Anchoring the Texas Medical Center*

FOR LEASING  
INFORMATION:



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