

4545

BEECHNUT PLAZA

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GREATER HEIGHTS

10

MEMORIAL PARK

610

DOWNTOWN

17 MINUTES

RIVER OAKS

12 MINUTES

UPPER KIRBY

10 MINUTES

EADO

**GALLERIA/
UPTOWN**

6 MINUTES

MONTROSE

MIDTOWN

GREENWAY

6 MINUTES

69

45

MUSEUM DISTRICT

**WEST UNIVERSITY
PLACE**

4 MINUTES

**RICE
UNIVERSITY**

**TEXAS MEDICAL
CENTER**

9 MINUTES

BELLAIRE

3 MINUTES

4545 BEECHNUT PLAZA

288

610

SOUTH MAIN

LOCATION

Premier Medical Office Building

4545 Beechnut Plaza is centrally located near highly desired neighborhoods such as Bellaire, West University, River Oaks and Memorial. This premier medical office building offers easy access to the 610 Loop, I-69 and is located less than ten minutes from the Texas Medical Center.



DEMOGRAPHICS

5 miles or less to
Houston's finest
amenities

BELLAIRE

18,479
population

\$262,721
average HH income

44
average age

WEST UNIVERSITY

15,477
population

\$330,459
average HH income

41
average age

RIVER OAKS/AFTON OAKS

20,839
population

\$172,353
average HH income

36
average age

MEMORIAL

26,078
population

\$193,480
average HH income

39
average age

4545 Beechnut Plaza

LOBBY RENDERINGS



4545 Beechnut Plaza

EXTERIOR, PATIENT DROP OFF AND GARAGE AERIAL RENDERINGS



4545 Beechnut Plaza

SITE PLAN

GARAGE PARKING

- LEVEL 1: 108 Spaces
- LEVEL 2: 103 Spaces
- LEVEL 3: 87 Spaces

SURFACE PARKING

34 Spaces

TOTAL: 332 Spaces

PARKING RATIO

3.3/1000



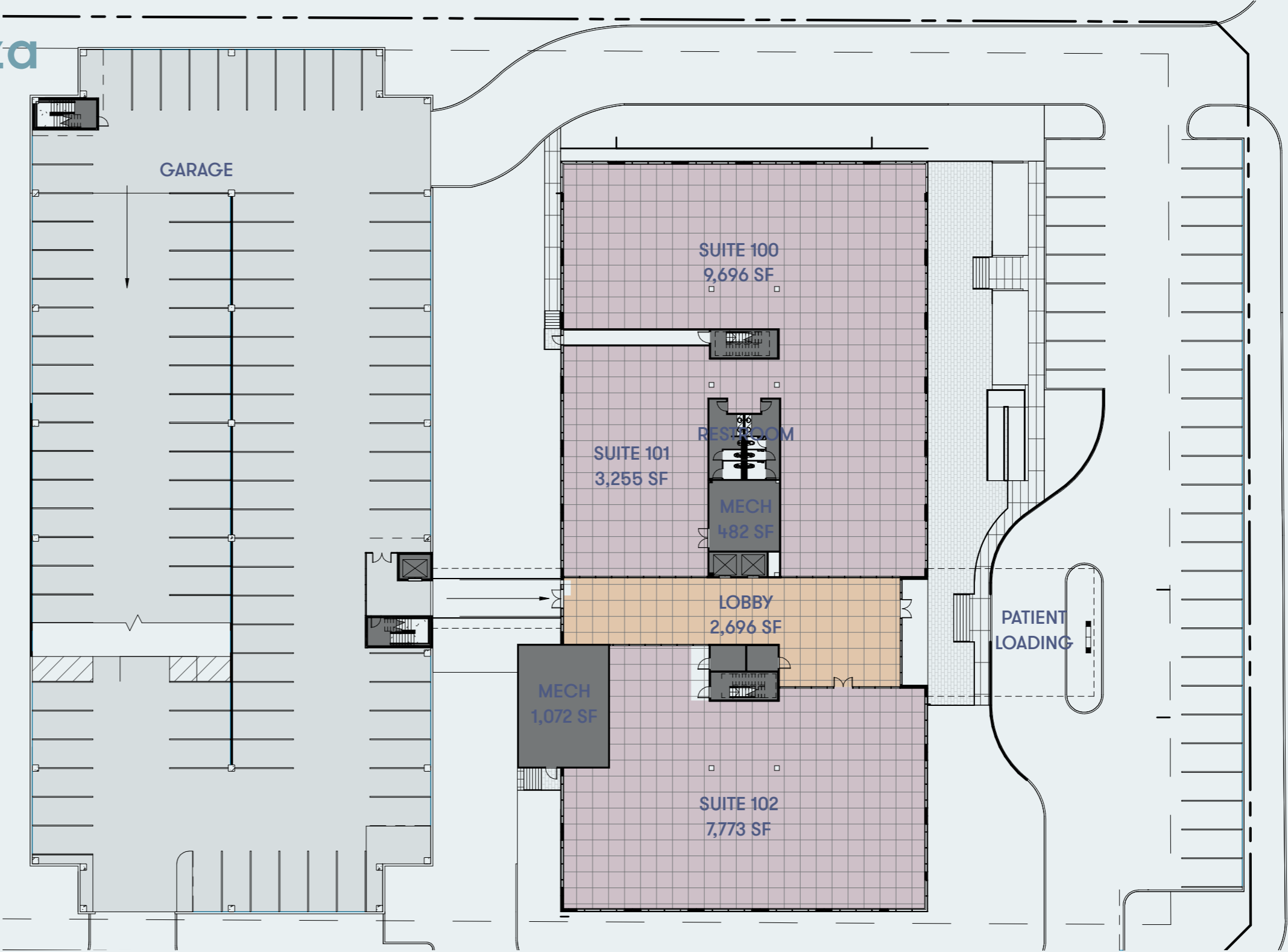
FRANKWAY DR

BEECHNUT ST

4545 Beechnut Plaza

GROUND FLOOR

- LEVEL 1
- Lobby: 2,696 SF
- Suite 100: 9,696 SF
- Suite 101: 3,255 SF
- Suite 102: 7,773 SF



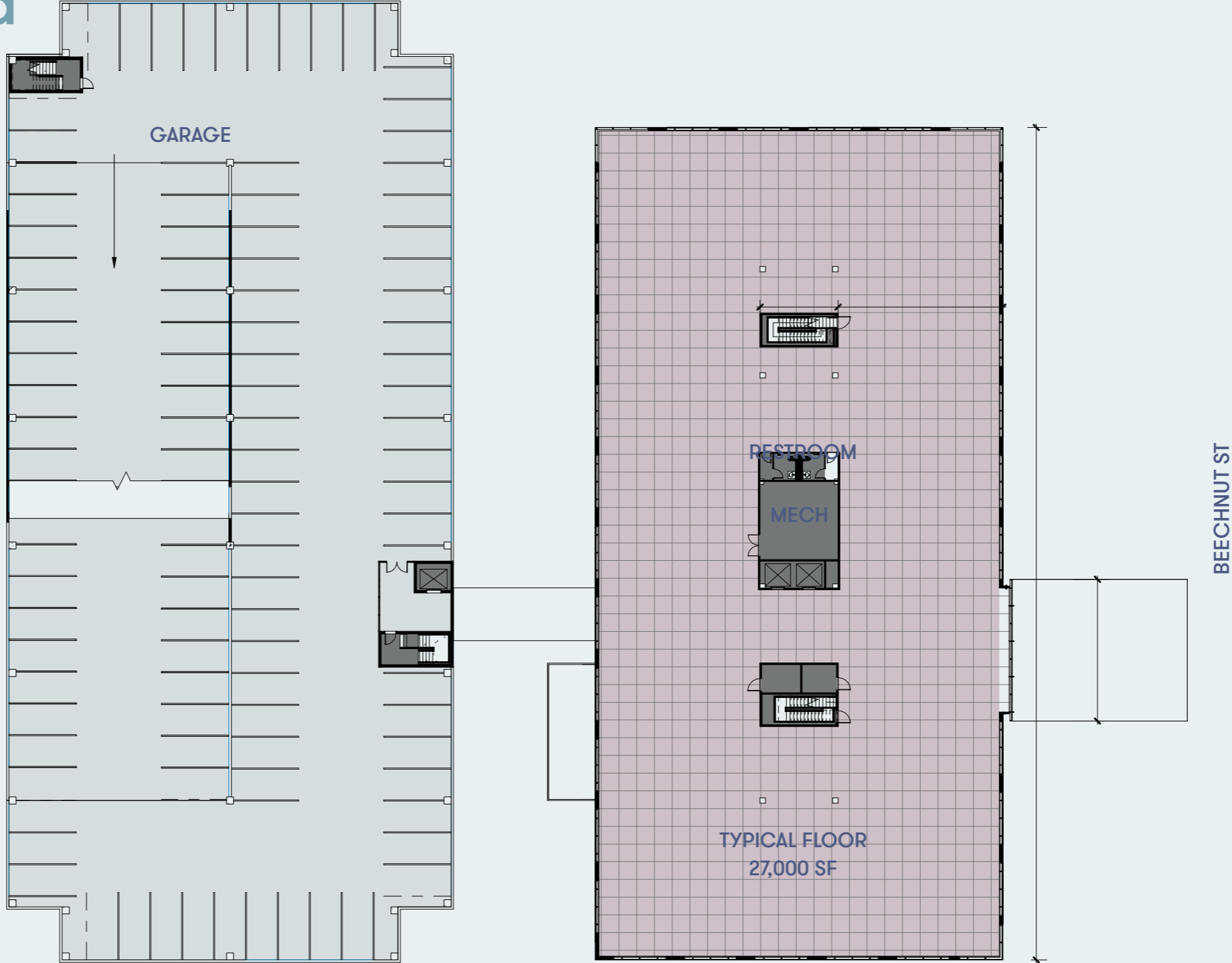
BEECHNUT ST

FRANKWAY DR

4545 Beechnut Plaza

FLOORS TWO AND THREE

TYPICAL FLOOR: 27,000 SF



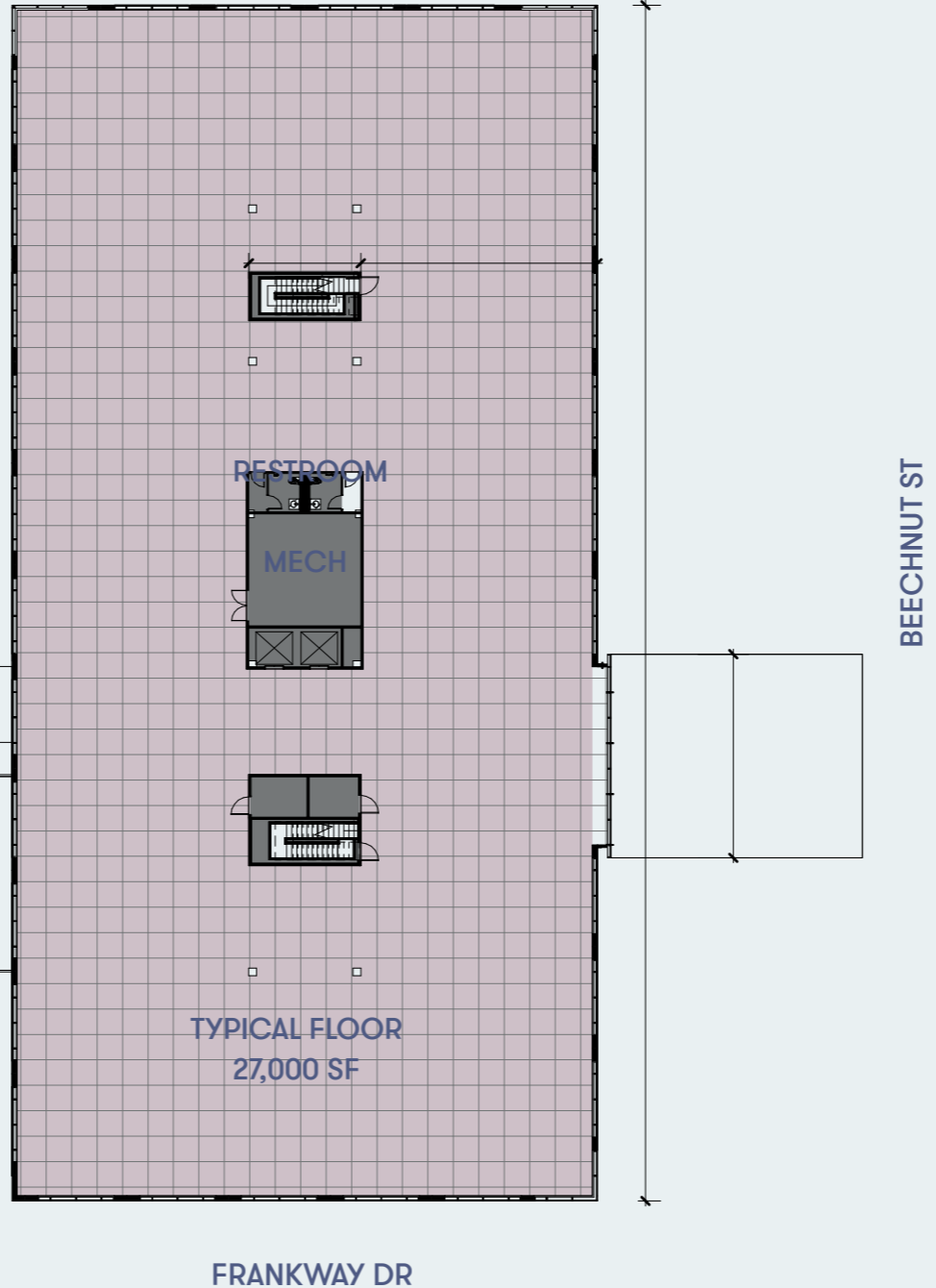
FRANKWAY DR

BEECHNUT ST

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FLOOR FOUR

TYPICAL FLOOR: 27,000 SF



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**HARVEY... | HARVEY...
CLEARV**

Kirksey
ARCHITECTURE

WCF
DEVELOPMENT

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