FOR LEASE

4227 Bellaire Blvd, Houston, TX 77025

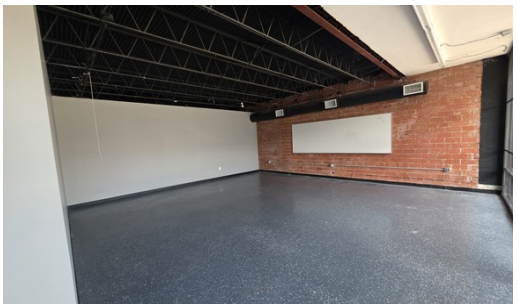
Inner Loop Retail & Service Opportunity

2,940 SF
AVAILABLE

$2.50 PSF
MODIFIED GROSS / MO



25K-35K VPD	INNER LOOP	HIGH VISIBILITY	20+ PARKING SPACES	TEXAS MEDICAL CENTER
Traffic on Bellaire Blvd	Affluent trade area	Clean sightlines & access	On-site & additional parking	Bellaire / West University



Interior - exposed brick, polished concrete

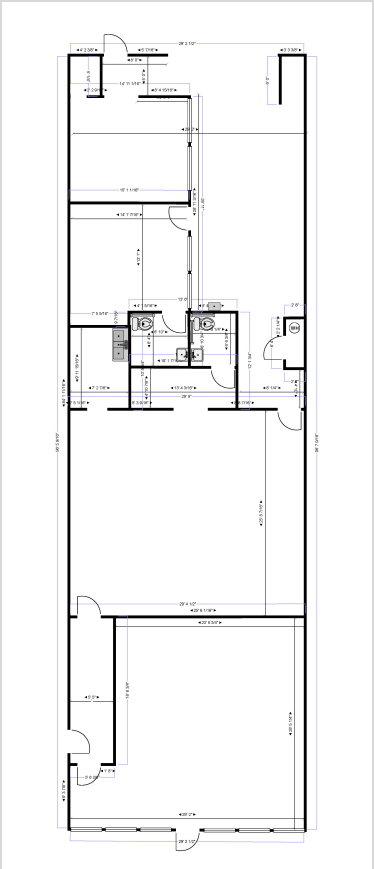


Building exterior along Bellaire Blvd

PROPERTY OVERVIEW

4227 Bellaire Blvd offers a rare Inner Loop retail and service opportunity with direct frontage on one of Houston's highest-traffic east-west corridors. Positioned at the gateway between West University Place, Southside Place, and Bellaire, the property sits within an affluent, stable trade area with strong daily traffic (25,000-35,000 VPD), clean sightlines, and 20+ on-site and additional surface parking spaces - ideal for quick-turn retail, medical, wellness, and professional service tenants. The corridor is reinforced by proximity to the Texas Medical Center, Greenway Plaza, Rice University, Rice Village, and NRG Park, with regional connectivity via US 59/I-69 drawing customers from Upper Kirby, Montrose, Midtown, Galleria, and Meyerland.

SPACE PLAN



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