

FOR LEASE | OFFICE | 8951 RUTHBY STREET



PROPERTY DESCRIPTION

8951 Ruthby Street Southeast Professional & Medical Center is a single-story office building located in Houston area at the intersection of Airport Blvd and Ruthby Street. Just minutes away from William P. Hobby airport. This Class B building is 92% leased with three first floor spaces available with on-site restrooms. Additionally, six executive office suites are available ranging from 70 SF to 350 SF. These executive suites share a common area including a kitchenette, conference room, public restrooms, and waiting area all at a fixed monthly rate. This medical office building offers a great build-out option for long term tenants.

PROPERTY HIGHLIGHTS

- -4-minute drive to William P. Hobby Airport
- -Parking ratio of 3.35/1,000 SF
- -At the crossroads of Airport Blvd. and Ruthby St.
- -Fixed rate for Executive Suites
- -Shared conference room and common area amenities

SPACES	LEASE RATE	SPACE SIZE
Space 1A	\$15.00 SF/yr	896 SF
Space 3	\$15.00 SF/yr	961 SF
Space 6	\$15.00 SF/yr	1,577 SF
Space 9	\$15.00 SF/yr	925 - 3,469 SF
Space 10	\$15.00 SF/yr	855 - 3,469 SF
Space 11	\$15.00 SF/yr	1,689 - 3,469 SF
Executive Suite 3E	\$300 per month	89 SF
Executive Suite 5E	\$300 per month	112 SF

MATT EASTERLING

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	89 - 3,469 SF	Lease Rate:	\$15.00 - \$40.45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1A	Available	896 SF	Full Service	\$15.00 SF/yr	-
Space 3	Available	961 SF	Full Service	\$15.00 SF/yr	-
Space 6	Available	1,577 SF	Full Service	\$15.00 SF/yr	-
Space 9	Available	925 - 3,469 SF	Full Service	\$15.00 SF/yr	-
Space 10	Available	855 - 3,469 SF	Full Service	\$15.00 SF/yr	-
Space 11	Available	1,689 - 3,469 SF	Full Service	\$15.00 SF/yr	-
Executive Suite 3E	Available	89 SF	Full Service	\$300 per month	Executive suite - share a conference room and a men's and women's restroom, small common area with refrigerator, microwave, and sink. This common area also offers a small table for kids.
Executive Suite 5E	Available	112 SF	Full Service	\$300 per month	Executive suite - share a conference room and a men's and women's restroom, small common area with refrigerator, microwave, and sink. This common area also offers a small table for kids.
Executive Suite 1E	Available	168 SF	Full Service	\$500 per month	Executive suite - share a conference room and a men's and women's restroom, small common area with refrigerator, microwave, and sink. This common area also offers a small table for kids.

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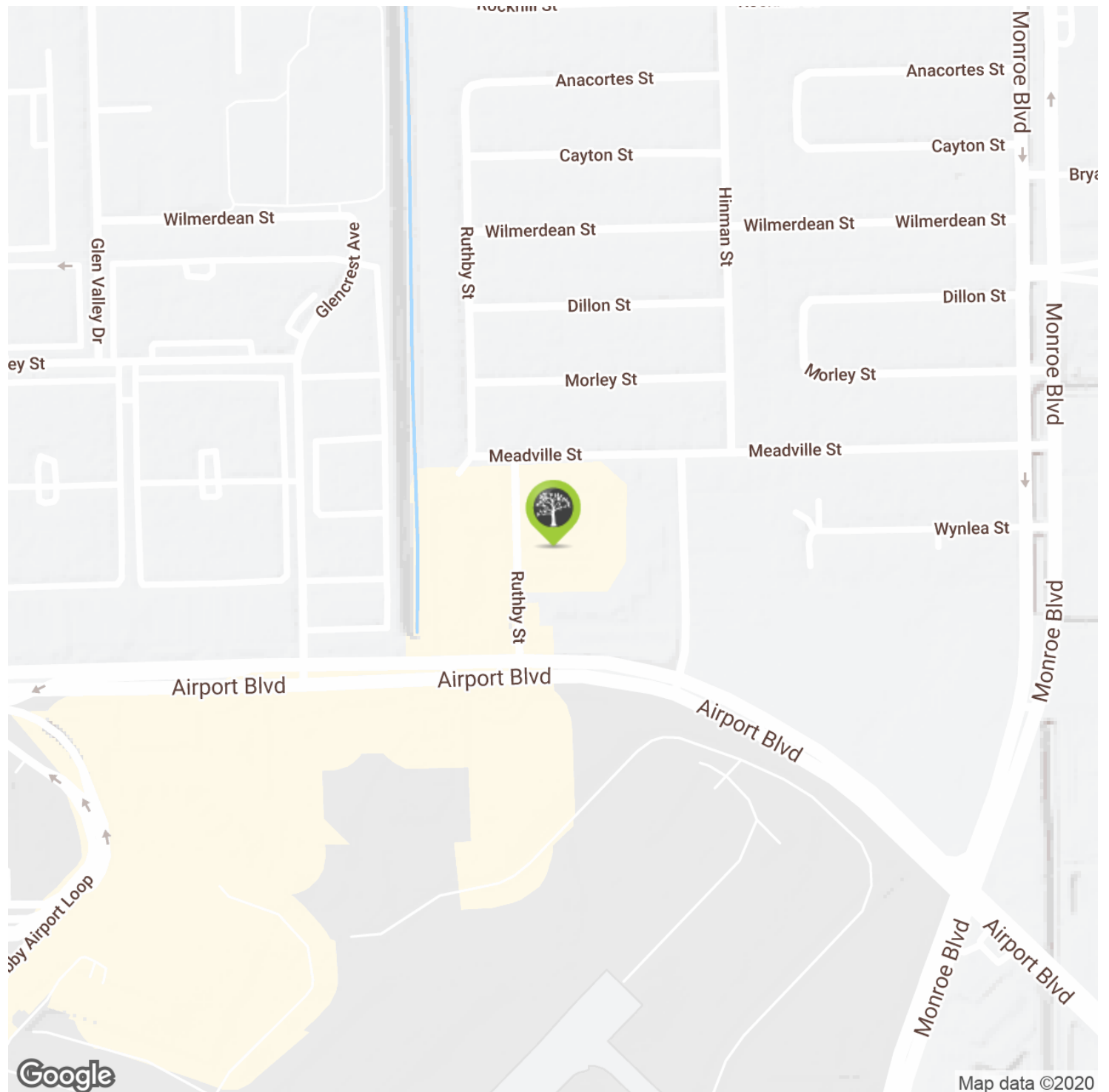
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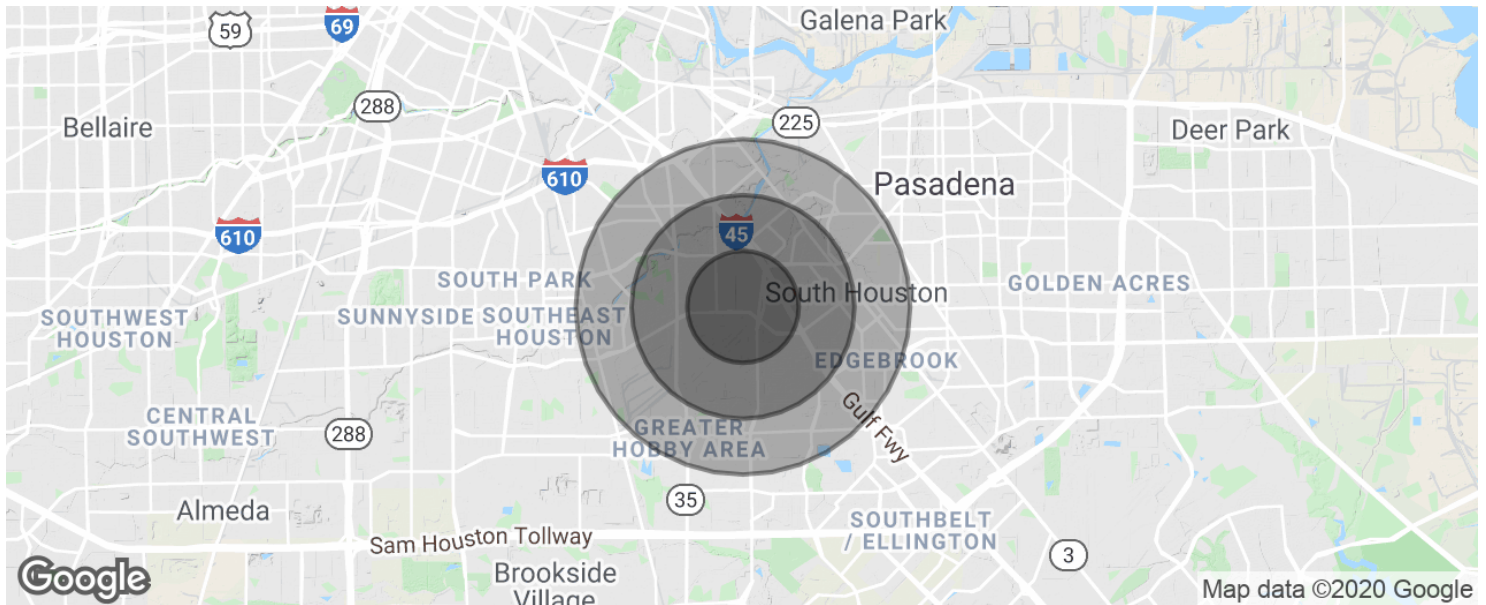
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,264	52,149	116,067
Median age	28.2	29.8	30.1
Median age (Male)	27.5	29.1	29.3
Median age (Female)	29.0	30.2	30.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,807	17,122	36,169
# of persons per HH	2.8	3.0	3.2
Average HH income	\$37,922	\$42,598	\$46,153
Average house value	\$93,111	\$93,382	\$99,319

* Demographic data derived from 2010 US Census

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