



3415 Louisiana Street, Suite 100 Houston, TX 77002

Contact Broker for
Additional Information

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Property Overview



LOCATION

3415 Louisiana Street, Suite 100,
Houston, TX 77002



AVAILABLE

Suite 100: ±3,640 SF Endcap within
±5,080 SF freestanding building



BASE RENT

\$50.00 PSF

2026 EST. REIMBURSABLES

\$16.00 PSF



2025 DEMOGRAPHICS

Source: Esri Business Analyst, extracted February 2026

	Total Population	Total Households	Median HH Income	Median Home Value	College Degree on Up	Median Age
1 Mile	31,871	18,783	\$94,801	\$464,161	80.6%	34
3 Mile	213,329	105,243	\$101,211	\$511,315	74.2%	34
5 Mile	483,483	230,203	\$90,649	\$480,625	67.1%	35



Source: TxDot, TrafficMetrix, both extracted February 2026.



PROPERTY HIGHLIGHTS

- Highly visible end-cap located on hard corner of Louisiana St & Holman St in Midtown Houston
- ~3 blocks north of Spur 527 and less than ~1 mile from I-45
- Convenient to Midtown, CBD, Med Center, and the Inner Loop
- Second-generation boutique fitness opportunity, formerly occupied by Orangetheory Fitness
- Move-in-ready interior build-out includes 3 restrooms and 4 showers, allowing for reduced upfront capital costs for fitness, wellness, and service-oriented users
- Well suited for wellness, fitness, experiential retail, and other retail uses
- *Clear Height:* Clear ceiling height of approximately 12 feet, with 14 feet to slab, supporting a variety of retail and fitness concepts
- *Parking:* On-site parking includes 85 surface parking spaces, providing ample customer and employee parking (see attached exhibit)
- *Adjacent Tenant:* Hello Sugar, a Brazilian wax and sugaring salon offering full-body hair removal services, including Brazilian and bikini services, utilizing both traditional waxing and sugaring techniques

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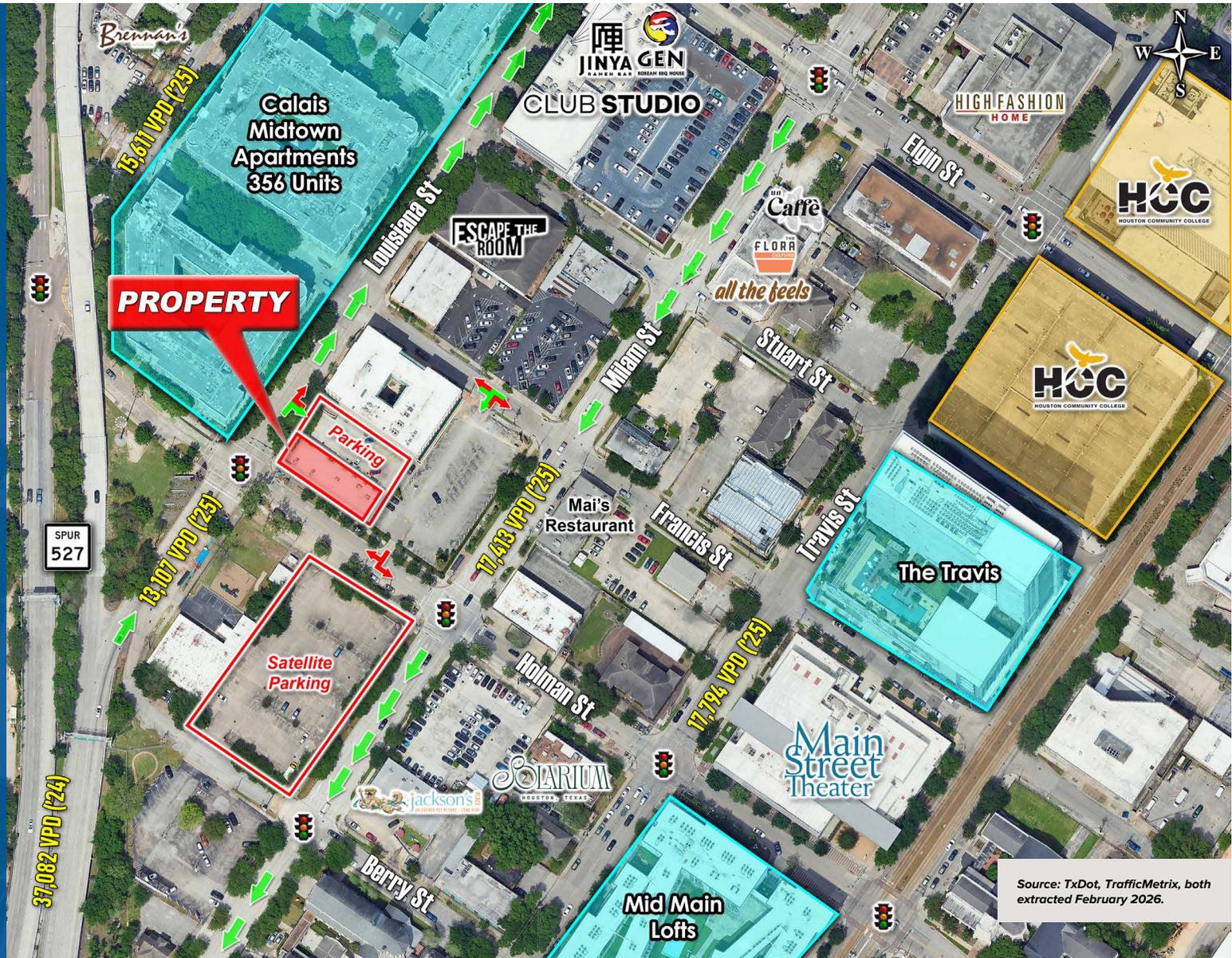
Aerial with Access



Apartment Density Within 1 Mile

- The property benefits from a high concentration of apartment units within one mile, supporting consistent customer demand
- 15,900 total apartment units, providing a deep & immediate customer base
- 12,361 units located within projects of 100 units or more, supporting consistent weekday and weekend traffic
- 18 communities exceeding 300 units, representing a highly engaged, walkable, and repeat-use customer base aligned with fitness and boutique service concepts

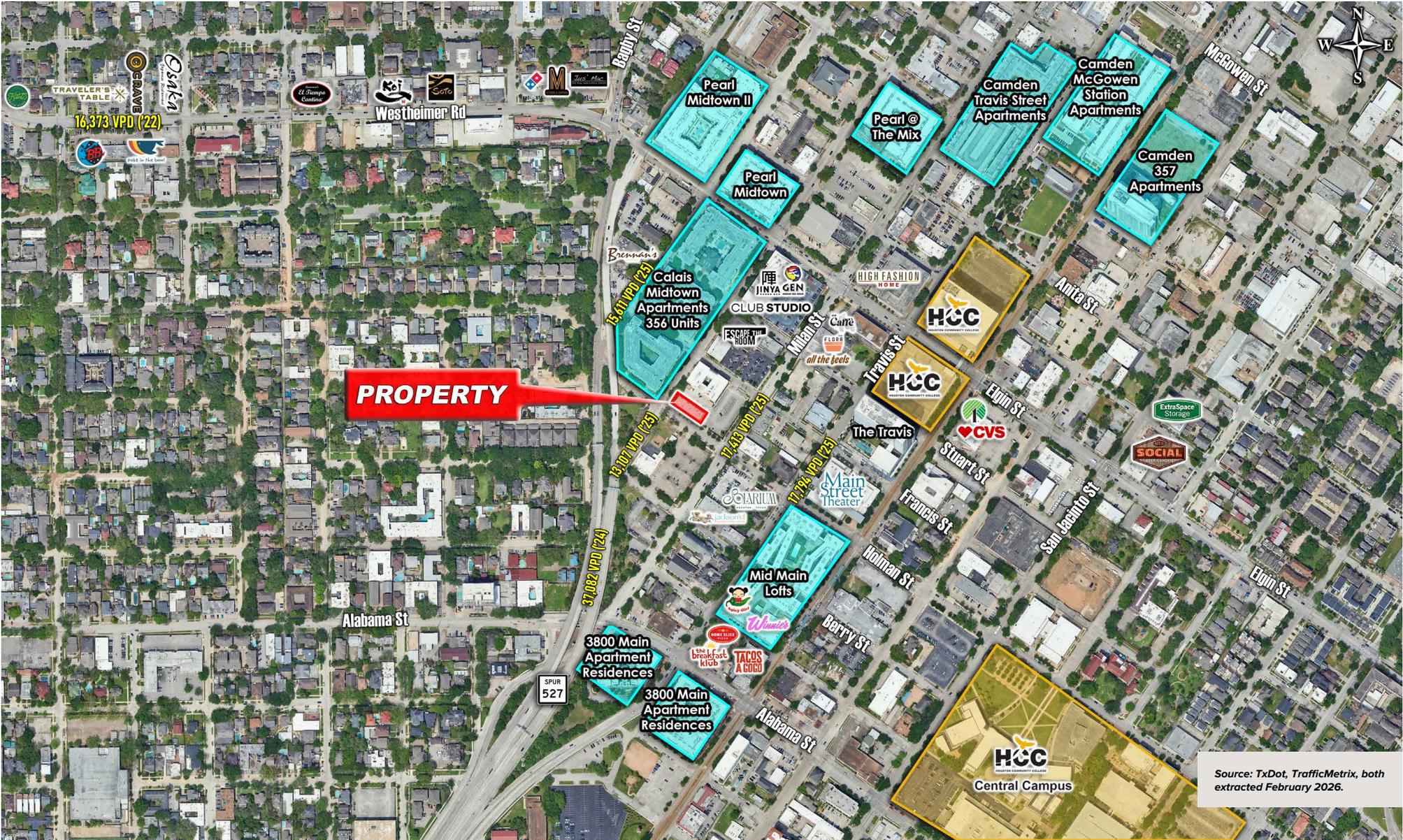
Source: Apartments.com (Costar Group), data extracted February 2026. Analysis: 1912 Ventures.



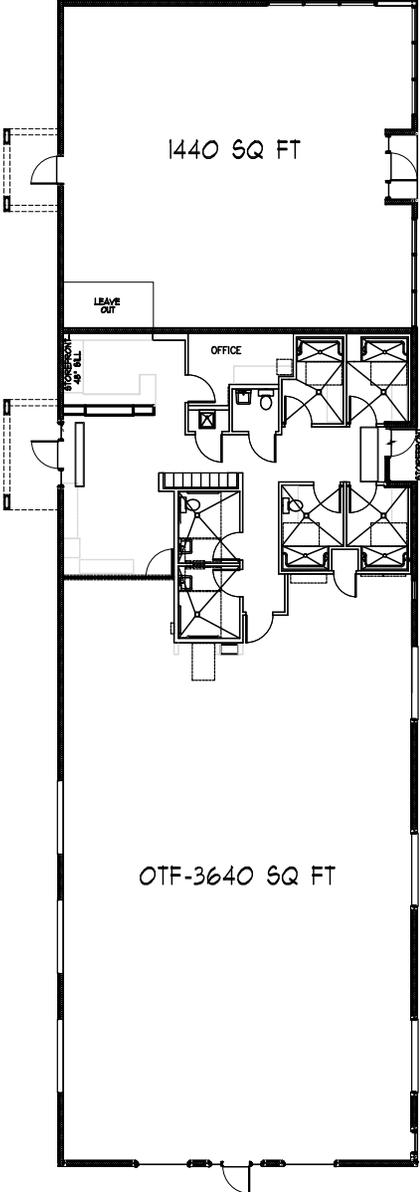
Source: TxDot, TrafficMetrix, both extracted February 2026.

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Mid Aerial



Source: TxDot, TrafficMetrix, both extracted February 2026.



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Property Photos



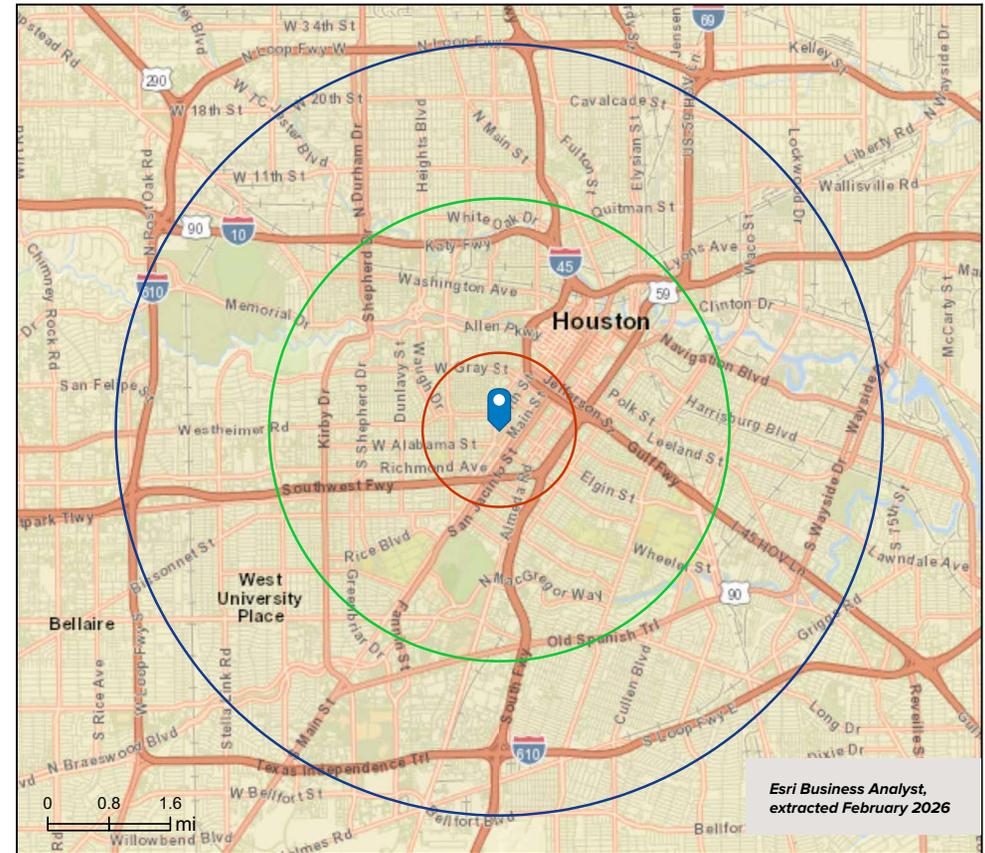


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Demographics



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	22,454	158,640	400,289
2020 Total Population	30,045	196,676	455,714
2020 Group Quarters	1,766	26,540	28,028
2025 Total Population	31,871	213,329	483,483
2025 Group Quarters	1,843	28,190	29,771
2030 Total Population	33,904	226,532	508,159
2025-2030 Annual Rate	1.24%	1.21%	1.00%
2025 Total Daytime Population	52,286	557,962	933,312
Workers	43,985	481,579	735,753
Residents	8,301	76,383	197,559
Household Summary			
2010 Households	12,551	71,227	172,127
2010 Average Household Size	1.64	1.88	2.17
2020 Total Households	17,166	93,266	208,415
2020 Average Household Size	1.65	1.82	2.05
2025 Households	18,783	105,243	230,203
2025 Average Household Size	1.60	1.76	1.97
2030 Households	20,420	114,874	248,251
2030 Average Household Size	1.57	1.73	1.93
2025-2030 Annual Rate	1.69%	1.77%	1.52%
2010 Families	3,334	26,877	81,274
2010 Average Family Size	2.58	2.82	3.10
2025 Families	5,220	38,071	100,466
2025 Average Family Size	2.52	2.70	2.92
2030 Families	5,594	40,844	106,518
2030 Average Family Size	2.50	2.67	2.88
2025-2030 Annual Rate	1.39%	1.42%	1.18%
Housing Unit Summary			
2000 Housing Units	10,871	66,807	170,771
Owner Occupied Housing Units	24.2%	30.5%	36.9%
Renter Occupied Housing Units	62.3%	56.2%	52.3%
Vacant Housing Units	13.5%	13.3%	10.8%
2010 Housing Units	14,783	83,635	199,609
Owner Occupied Housing Units	31.4%	33.0%	37.0%
Renter Occupied Housing Units	53.5%	52.2%	49.2%
Vacant Housing Units	15.1%	14.8%	13.8%
2020 Housing Units	19,867	107,690	237,632
Owner Occupied Housing Units	26.5%	29.7%	34.7%
Renter Occupied Housing Units	60.0%	56.9%	53.0%
Vacant Housing Units	13.4%	13.3%	12.3%
2025 Housing Units	21,634	121,567	261,703
Owner Occupied Housing Units	25.9%	28.1%	33.6%
Renter Occupied Housing Units	61.0%	58.4%	54.4%
Vacant Housing Units	13.2%	13.4%	12.0%
2030 Housing Units	23,180	130,525	278,865
Owner Occupied Housing Units	26.4%	28.5%	34.2%
Renter Occupied Housing Units	61.7%	59.5%	54.8%
Vacant Housing Units	11.9%	12.0%	11.0%
2025 Households by Income			
Household Income Base	18,783	105,243	230,203
<\$15,000	8.7%	9.8%	10.4%
\$15,000 - \$24,999	3.8%	3.7%	4.6%
\$25,000 - \$34,999	2.5%	3.1%	4.2%
\$35,000 - \$49,999	8.1%	6.7%	7.9%
\$50,000 - \$74,999	17.2%	13.9%	14.8%
\$75,000 - \$99,999	11.6%	12.2%	11.8%
\$100,000 - \$149,999	17.4%	17.3%	15.7%
\$150,000 - \$199,999	10.2%	9.5%	8.4%
\$200,000+	20.4%	23.8%	22.2%
Average Household Income	\$145,793	\$160,479	\$154,606



2025 Population 25+ by Educational Attainment			
Total	25,469	157,553	351,984
Less than 9th Grade	0.5%	1.6%	4.2%
9th - 12th Grade, No Diploma	0.4%	2.1%	3.3%
High School Graduate	6.6%	9.1%	11.7%
GED/Alternative Credential	1.8%	2.9%	3.0%
Some College, No Degree	10.0%	10.3%	10.8%
Associate Degree	4.2%	5.4%	5.0%
Bachelor's Degree	39.9%	34.5%	31.4%
Graduate/Professional Degree	36.5%	34.3%	30.7%
2025 Population 15+ by Marital Status			
Total	29,707	193,708	420,493
Never Married	58.7%	53.1%	46.9%
Married	31.7%	35.5%	40.4%
Widowed	1.4%	2.5%	3.6%
Divorced	8.2%	8.9%	9.0%



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The information contained herein has been obtained from sources we believe to be reliable, and we have no reason to doubt the accuracy of such information. However, no warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All such information is subject to errors, omissions, changes in conditions, prior sale or withdrawal without notice.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>1912 Ventures LLC, a Texas limited liability company</u>	<u>9003189</u>	<u>John.Wall@1912v.com</u>	<u>(713)522-1912</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Maury N. Bronstein</u>	<u>436701</u>	<u>Maury.Bronstein@1912v.com</u>	<u>(713)522-1912</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Maury N. Bronstein</u>		<u>Maury.Bronstein@1912v.com</u>	<u>(713)522-1912</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501