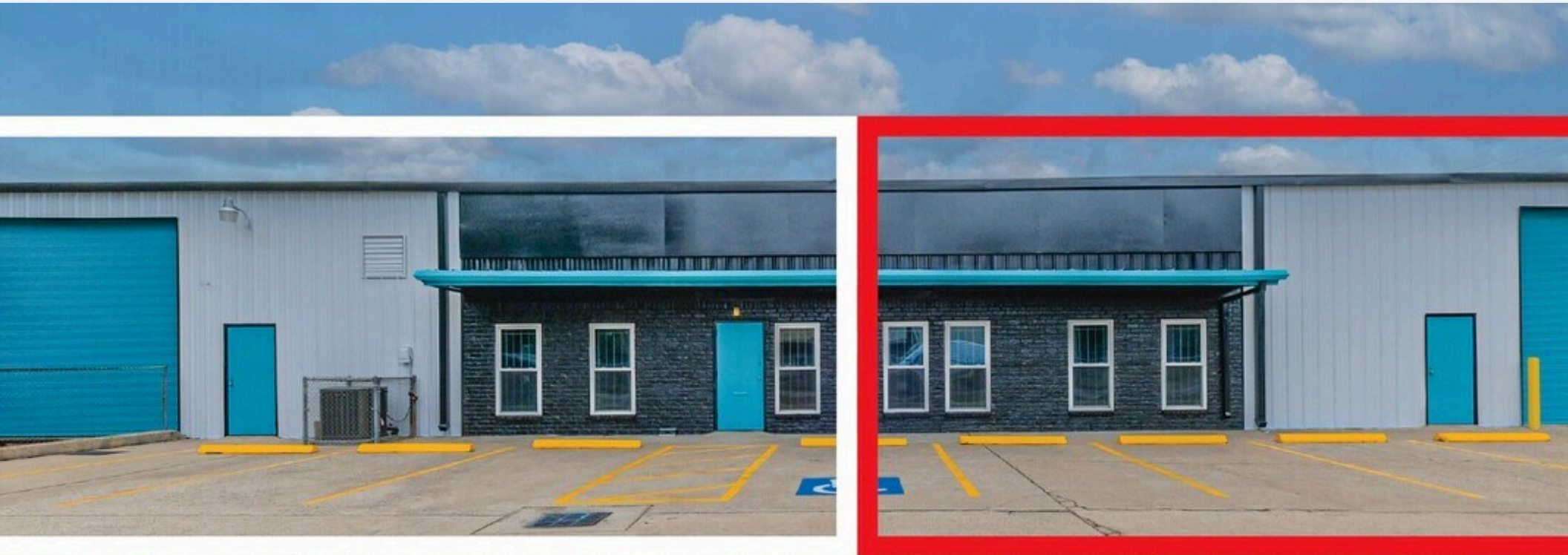


OFFICE WAREHOUSE SPACE FOR LEASE

1906 JOHANNA DR HOUSTON, TX 77055



RISE
GROUP INVESTMENTS



SUITE A1 AVAILABLE (6500 SF)

SUITE A2 LEASED

JASON RIDENBAUGH | DIRECTOR

JASON@RISEGROUPINVESTMENTS.COM

M (281) 797-2016 O (713) 347-2991



PROPERTY SUMMARY

LOCATED IN THE HEART OF SPRING BRANCH, THIS INDUSTRIAL PROPERTY CONSISTS OF TWO BUILDINGS TOTALING 21,000 SF ON 43,950 SF OF LAND.

SITUATED IN A HIGH DENSITY RESIDENTIAL & COMMERCIAL CORRIDOR WITH CONVENIENT ACCESS TO I-10, 610, AND HWY 290, ALL WITHIN A 2 MILE DRIVE.

THE PROPERTY HAS BEEN UPDATED TO A MODERN, CONTEMPORARY DESIGN SUITABLE FOR BUSINESSES OF ALL TYPES.

HIGHLIGHTS

-  A1 - 6,500 SF AVAILABLE FOR LEASE - APROX. 1,500 SF OF OFFICE - APROX. 5,000 SF OF WAREHOUSE
-  B1 - 3,400 SF AVAILABLE FOR LEASE



FULLY FENCED AND GATED



NEWLY RENOVATED WITH A MODERN CLEAN DESIGN



NO FLOOD PLAIN



RETAIL AND RESTAURANTS WITHIN A SHORT DRIVE

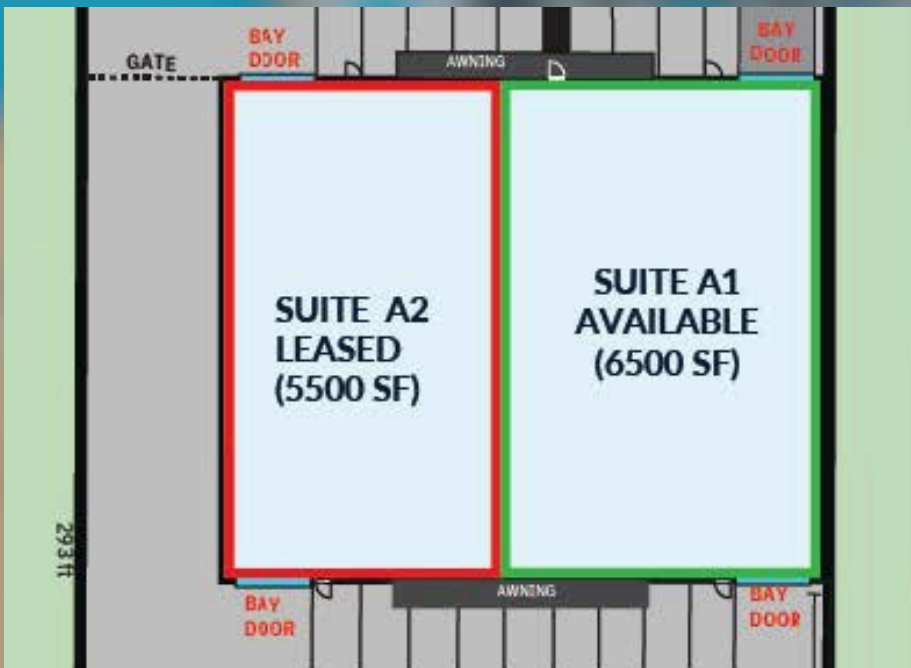


HEAVY POWER 3-PHASE AVAILABLE



6 GRADE LEVEL OHDS & 1 TRUCK WEL





6,500 SF
\$0.83 NNN



OFFICE SPACE (1,500 SF)



HEAVY POWER 3-PHASE AVAILABLE



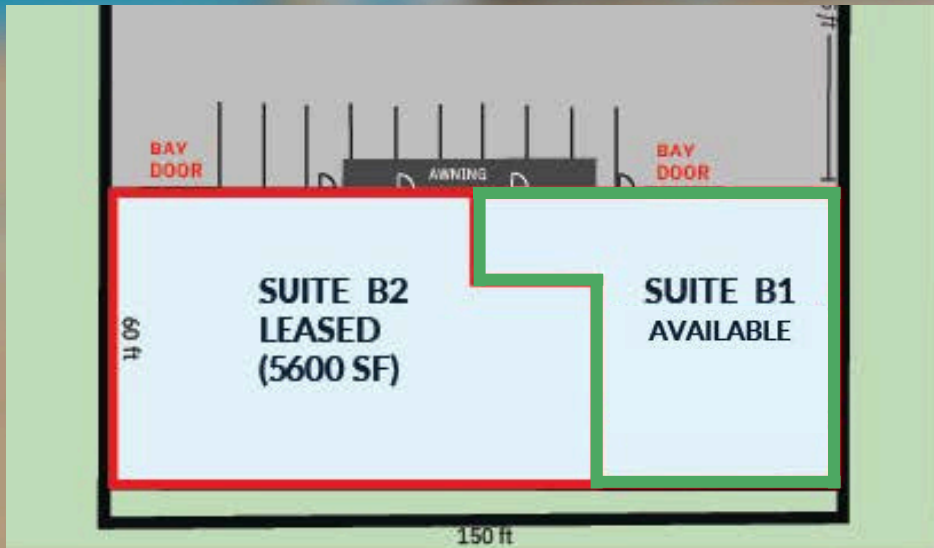
18 FT CLEAR HEIGHT



ONE TRUCK WELL



ONE GRADE LEVEL OHD



3,400 SF
\$0.75 NNN



OFFICE SPACE



**RECEPTION
AREA**



**HEAVY POWER 3-
PHASE AVAILABLE**



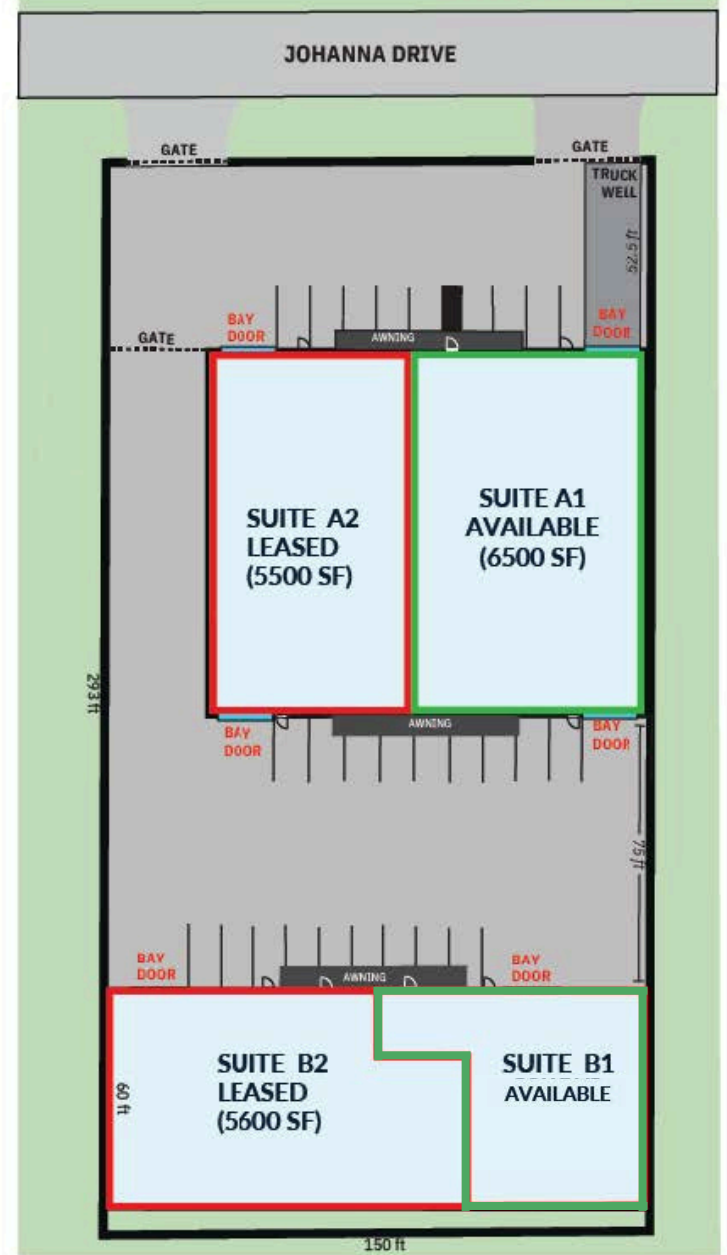
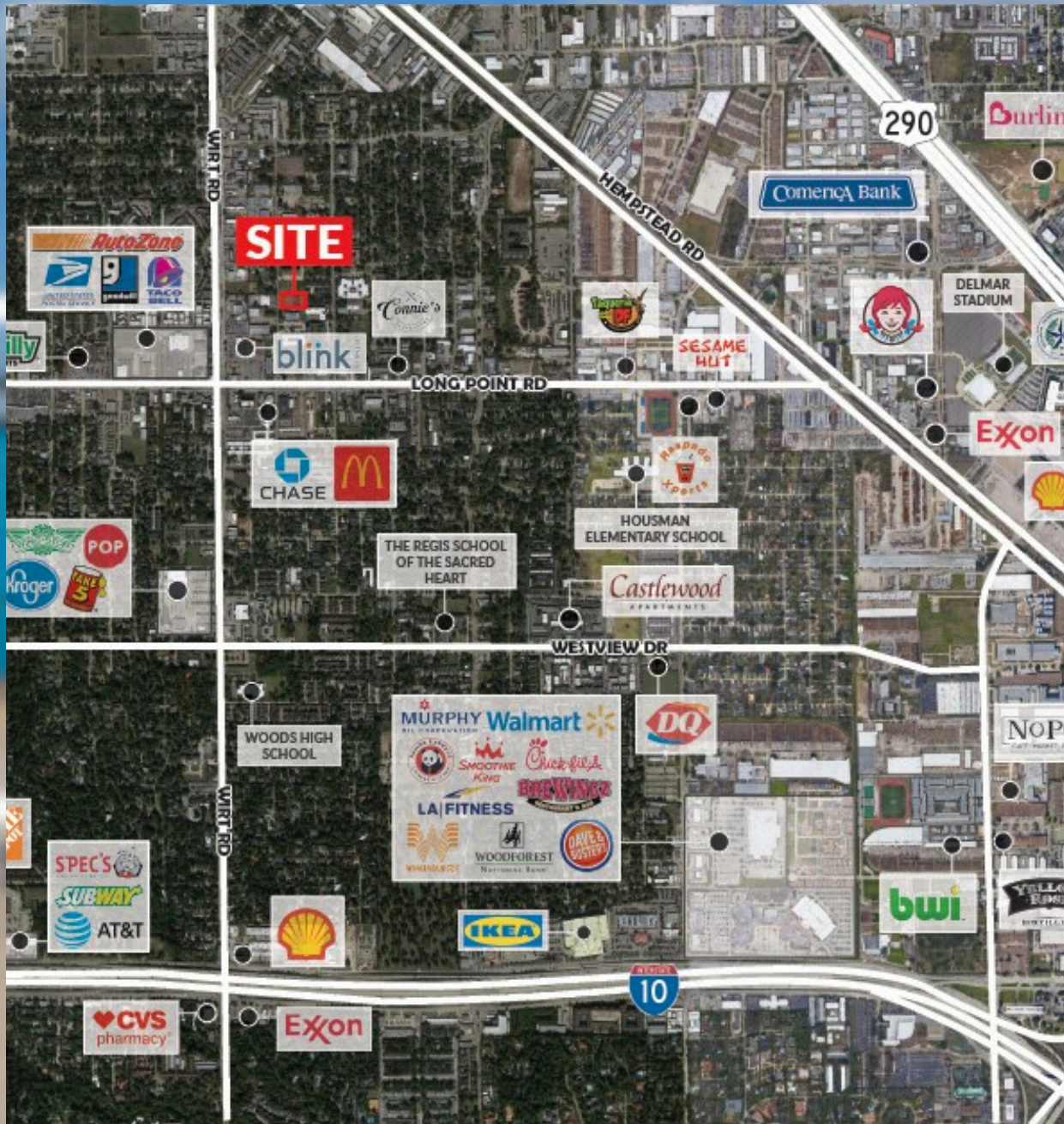
**18 FT CLEAR
HEIGHT**

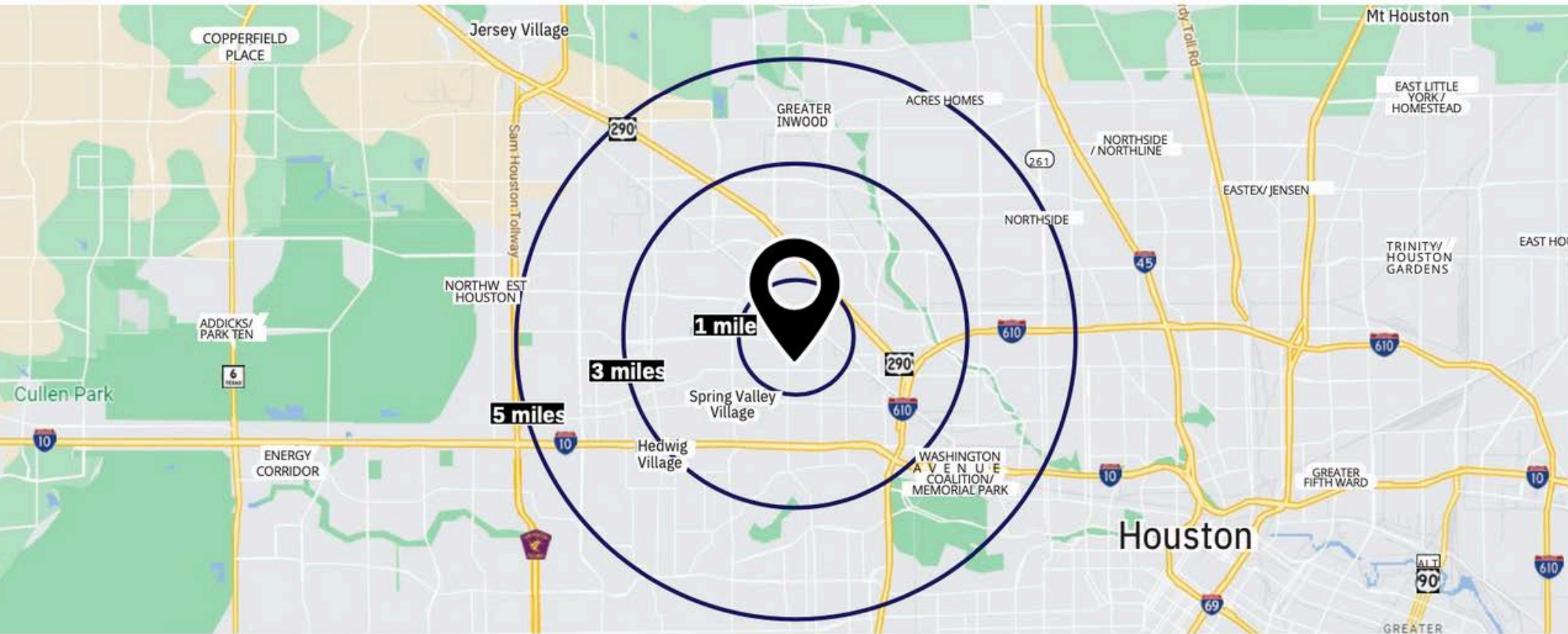


RESTROOM



**ONE GRADE
LEVEL OHD**





2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	20,720	139,813	336,175
Daytime Employees	8,737	89,868	287,783
Businesses	1,145	9,389	28,172
Households	1,656	18,996	59,126
Median Home Value	\$317,031	\$353,694	\$373,692
Average Household Size	3.0	2.7	2.4
Owner Occupied Housing Units	2,696	24,050	78,153
Renter Occupied Housing Units	4,181	27,635	82,932
Median Age	34.7	36.0	37.7
Average Household Income	\$102,279	\$98,921	\$99,412



POPULATION
336,175



MEDIAN AGE - 37.7



AVERAGE HH SIZE - 3.0



AVERAGE HH INCOME - \$99,412



28,172 TOTAL BUSINESSES



TOTAL EMPLOYEES - 287,783

