

**FOR LEASE**

**WASHINGTON CENTRE**  
4601 WASHINGTON AVENUE | HOUSTON, TX 77007



**PARKING GARAGE**

**3,446 SF AVAILABLE**

# FOR LEASE

## WASHINGTON CENTRE

4601 WASHINGTON AVENUE | HOUSTON, TX 77007

### PROPERTY INFORMATION

Washington Centre is ideally located at Shepherd Drive and Washington Avenue with direct access to I-10, Allen Parkway, and Memorial Drive, just minutes from Downtown Houston.

The property features over 16,000 SF of street-level retail and approximately 34,000 SF of office space, supported by a rare 189-space structured parking garage with convenient access to both retail and office suites.

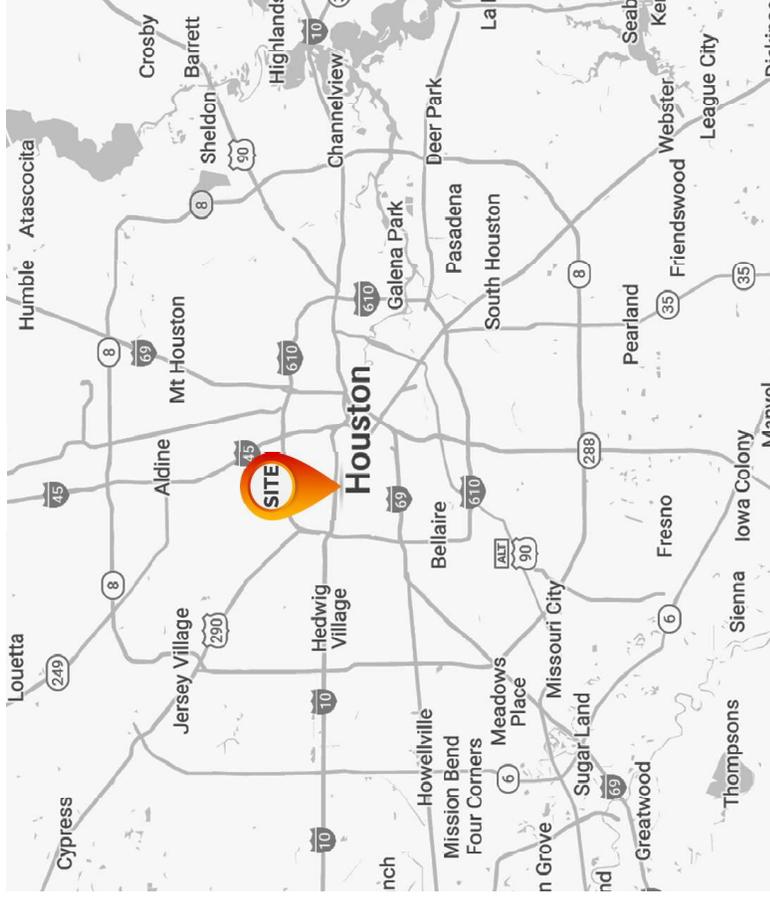
### Available Spaces

End-Cap   2nd Gen. Restaurant	±3,446 SF
Lease Rate	\$45.00 PSF
NNN	\$15.50 PSF

### Property Highlights

- Prime Washington Avenue Location
- Immediate Access to I-10, Allen Parkway & Memorial Drive
- 189-Space Structured Parking Garage
- 50,000+ SF Mixed-Use Retail & Office Environment
- Prominent Signage & High Visibility Corridor

### Area Retailers



### Demographics

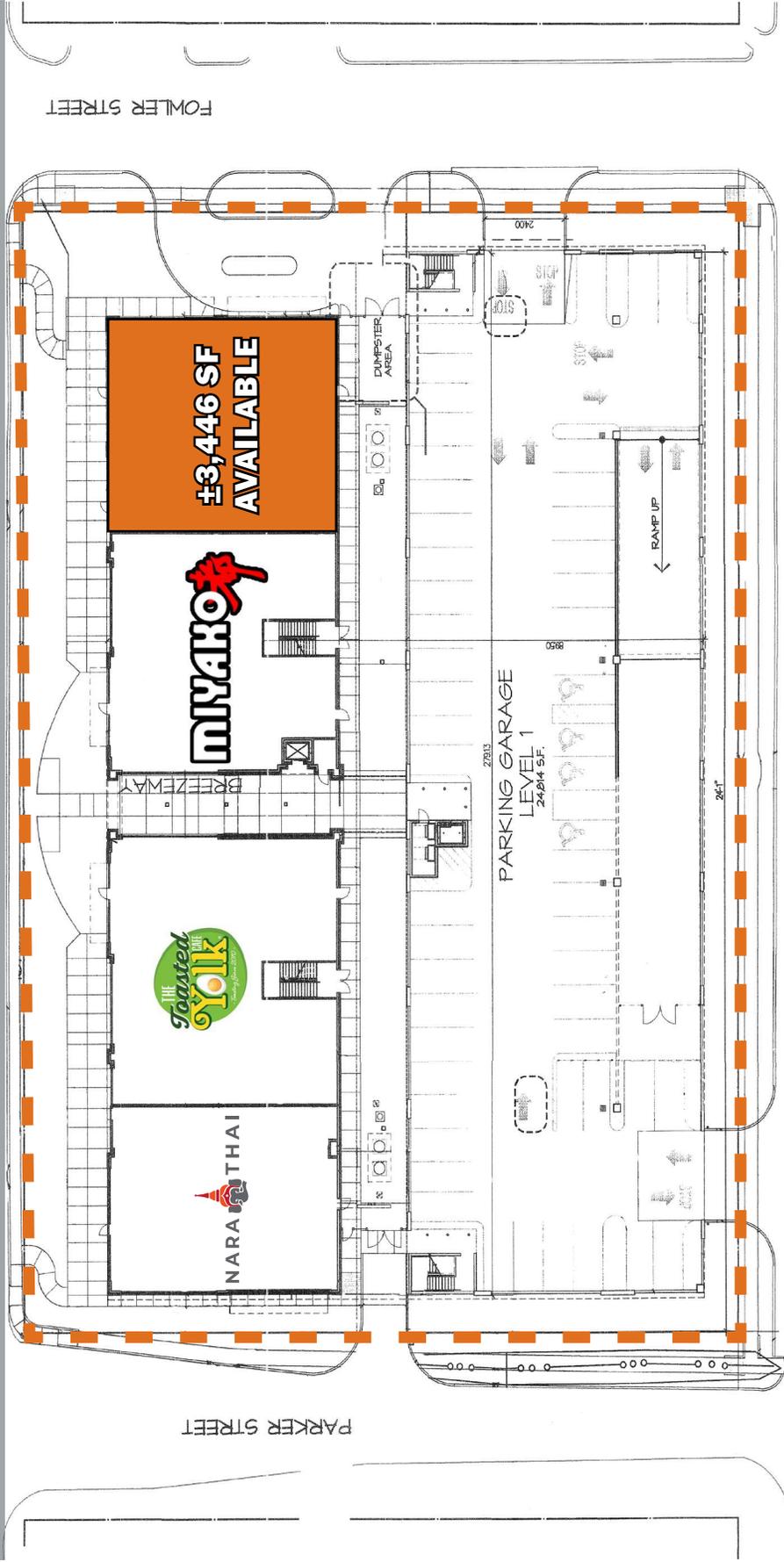
	1 Mile	3 Miles	5 Miles	
	Population 2022	30,241	190,393	432,354
	Total Daytime Population	34,952	311,187	808,188
	Average HH Income	\$169,813	\$147,135	\$132,826
	Traffic Counts	19,560 vpd on Washington Ave 21,952 vpd on Shepherd Dr		

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 twilson@orrinc.com  
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The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

Washington Ave. 19,560 vpd



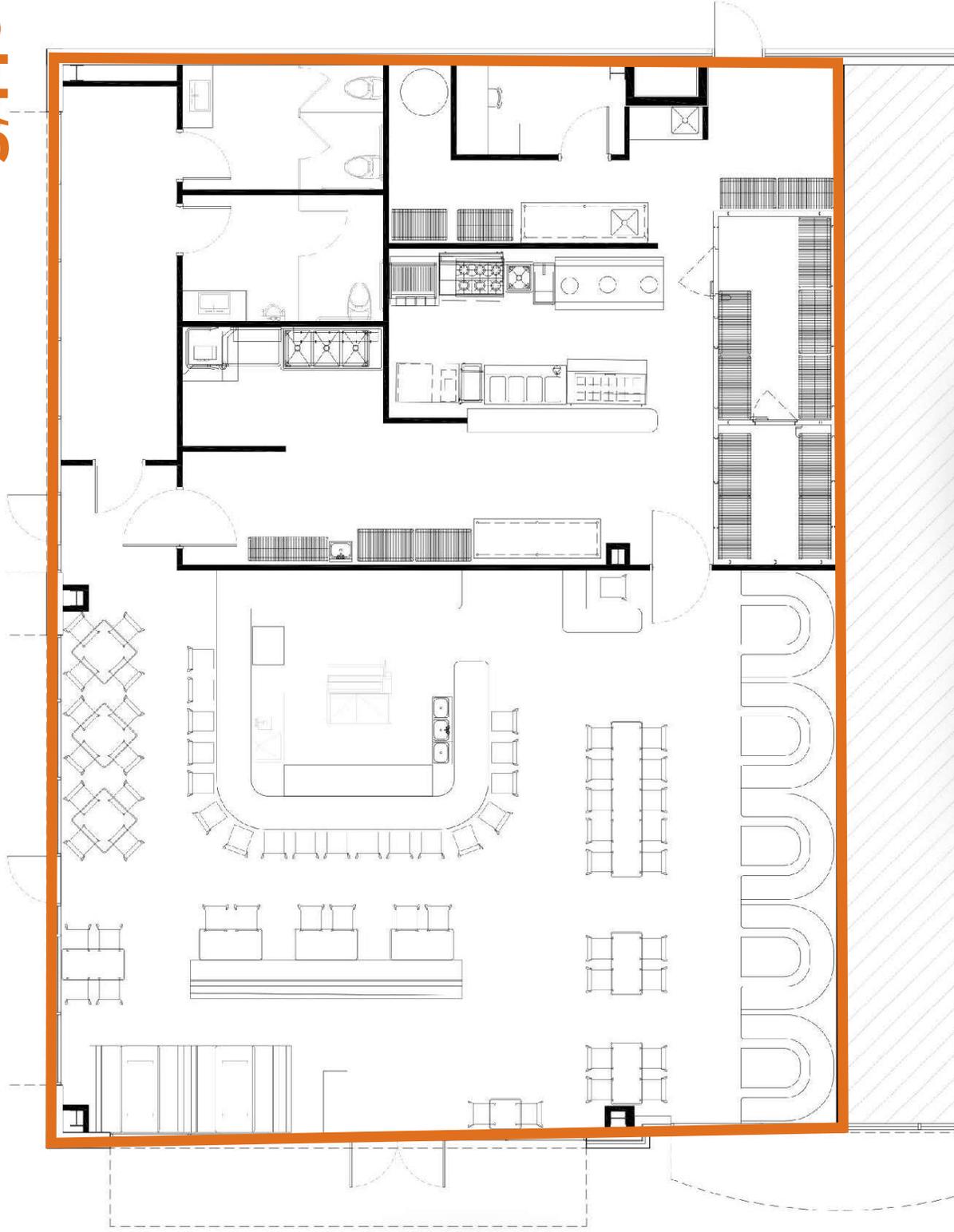
LILLIAN STREET

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±3,446 SF



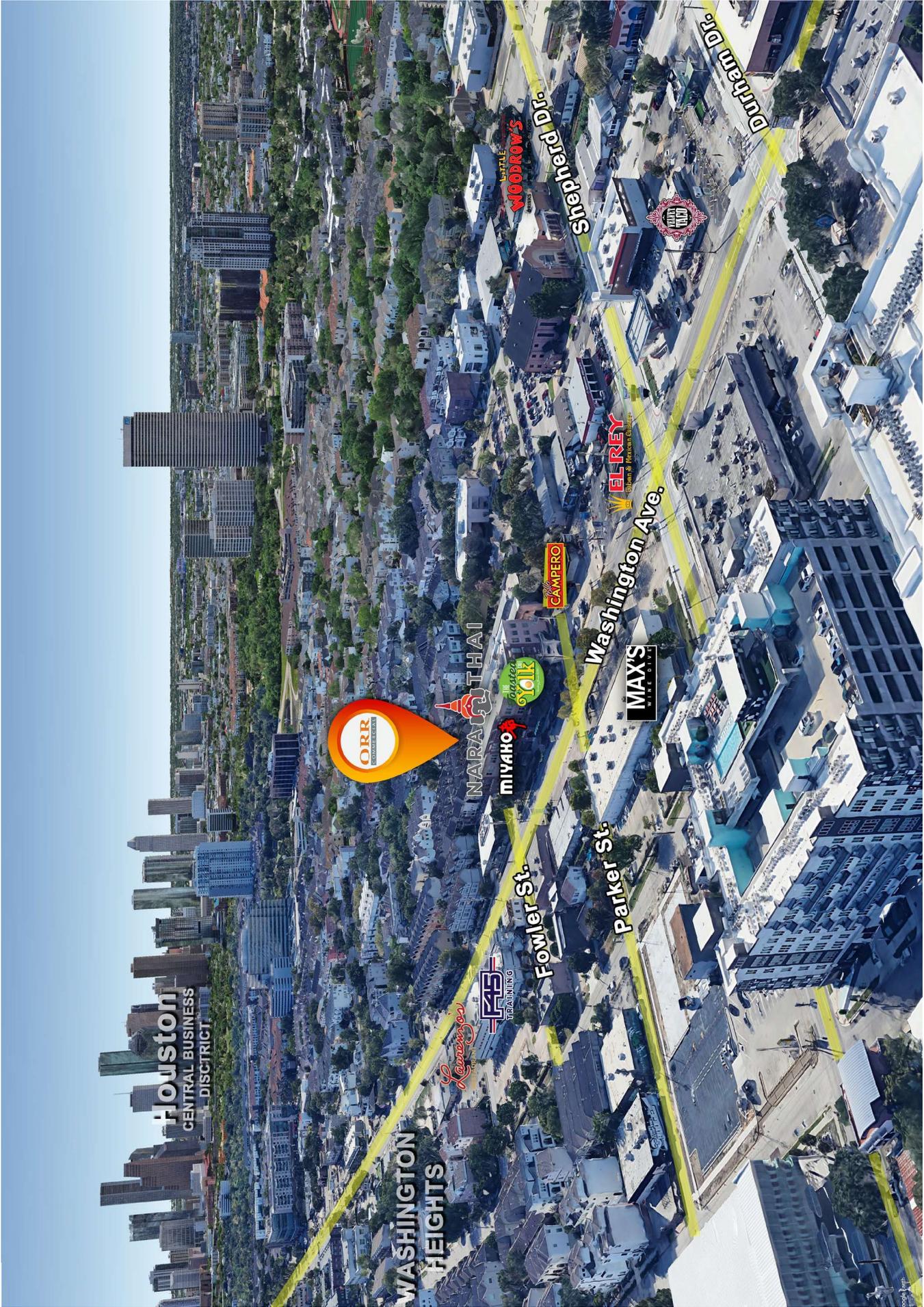
Fowler St.

Washington Ave. 19,560 vpd

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**Houston**  
CENTRAL BUSINESS DISTRICT

**WASHINGTON HEIGHTS**



**MIYAHO**  
NAPA THAI

**Campero**

**EL REY**  
Mexican & Mexican Cuisine

**MAX'S**  
WINE & OIL

**Washington Ave.**

**Parker St.**

**Fowler St.**

**Shepherd Dr.**

**Little WOODROWS**

**Durham Dr.**

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For more information, contact:

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D 713.859.5716

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# 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.*

11-2-2015



**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.

**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 or subagent by the buyer or buyer's agent.

**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.

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Taylor R Wilson</b>	<b>660531</b>	<b>taylorwils@gmail.com</b>	<b>7138595716</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date