



FOR LEASE

Patterson St

Fowler St

Nolda St

Parker St

Katy Fwy Service Rd

4,274 SF OFFICE BLDG

DEVIN BAKER

Broker Associate

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'The Vestry'
4608 Nolda Street
Houston TX 77385



SENDERO
REAL ESTATE



One block off Shepherd in Rice Military, this unique single-tenant office space, dubbed 'The Vestry', combines charm & accessibility in one of Houston's most sought-after areas.

A former church, this property is located half a block from Cadillac Bar and a short distance from all that the Washington Corridor has to offer. Surrounded by a lively blend of retail and residential, it's an ideal setting for professionals in legal, accounting, consulting, or creative fields who value privacy, security, and easy client access.

LOCATION	4208 Nolda Dr, Just South of I-10, East of Shepherd Dr, West of Patterson St
SUBMARKET	Rice Military
BLDG SIZE	4,274 SF
LEASE PRICE	Call for pricing
PARKING	18 spaces
YEAR BUILT	1988/2026 Renovated

PROPERTY HIGHLIGHTS

- ⊕ Freestanding office ideal for professional businesses
- ⊕ New construction interior buildout with all new lighting, restrooms, kitchenette, and flooring
- ⊕ Renovated exterior with new roof, modern siding, new doors and windows, and new asphalt parking lot
- ⊕ Fully fenced and gated
- ⊕ Convenient access from I-10, Shepherd Drive, and Heights Boulevard
- ⊕ Endless dining and shopping options





RECEPTION



BULLPEN



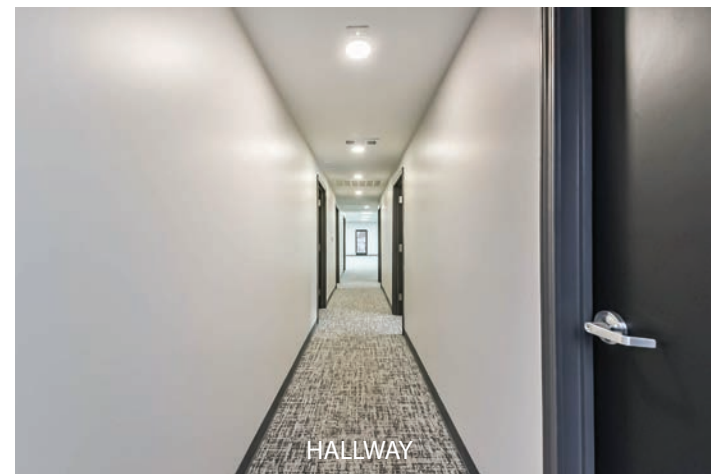
KITCHENETTE



RESTROOM



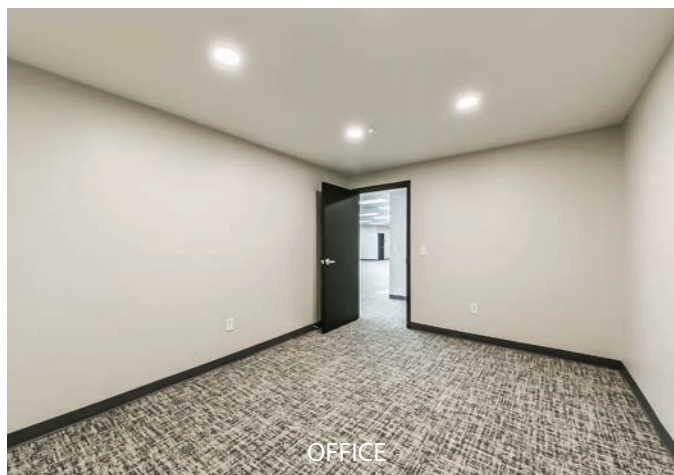
BULLPEN



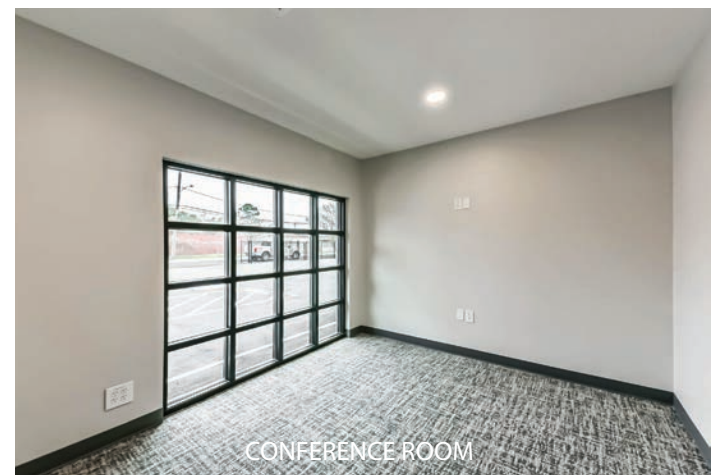
HALLWAY



LARGE OFFICE



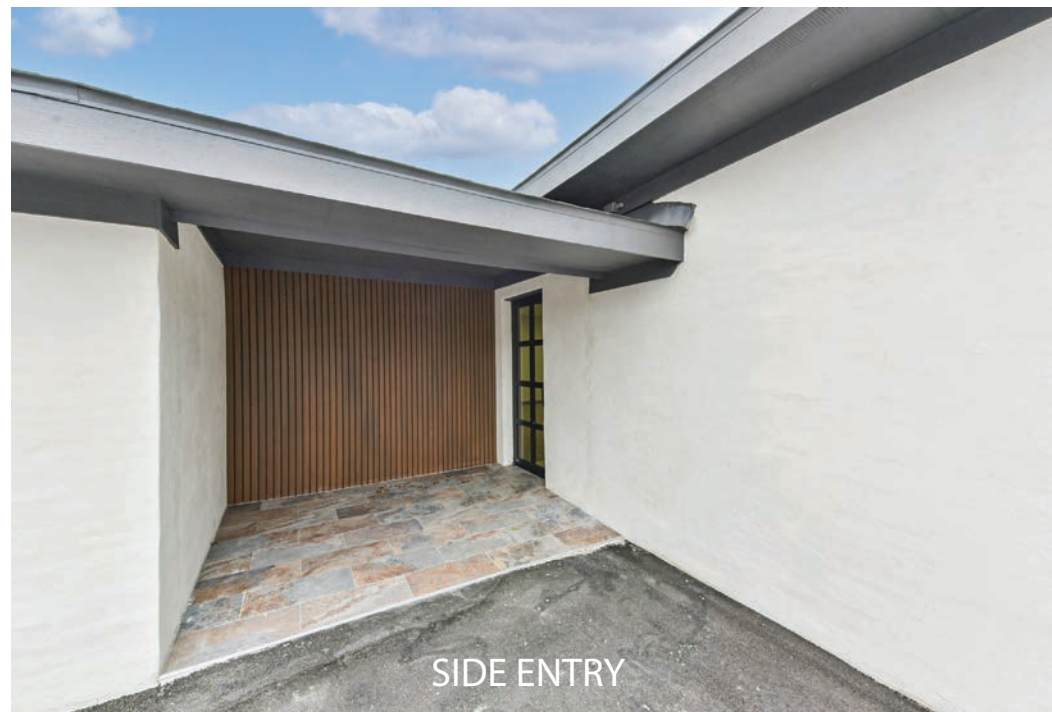
OFFICE



CONFERENCE ROOM



FRONT ENTRY



SIDE ENTRY



FENCED & GATED



PARKING LOT

DEMOGRAPHIC SUMMARY

4608 Nolda St, Houston, Texas, 77007

Ring of 1 mile

KEY FACTS

31,329

Population



16,976

Households

33.9

Median Age

\$115,782

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



6.1%
High School Graduate



8.4%
Some College/ Associate' Degree



83.5%
Bachelor's/ Grad/ Prof Degree

INCOME



\$148,941

Median Household Income



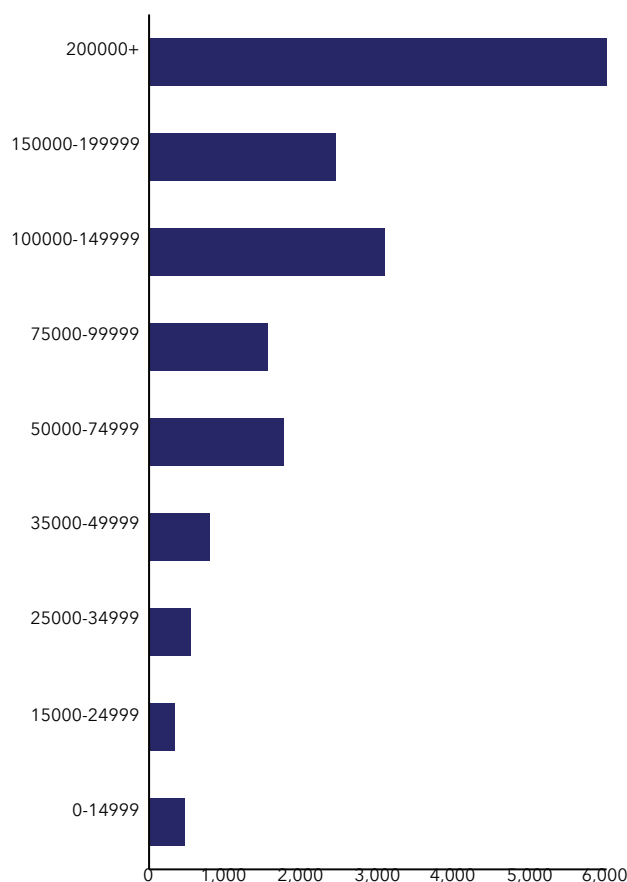
\$109,095

Per Capita Income

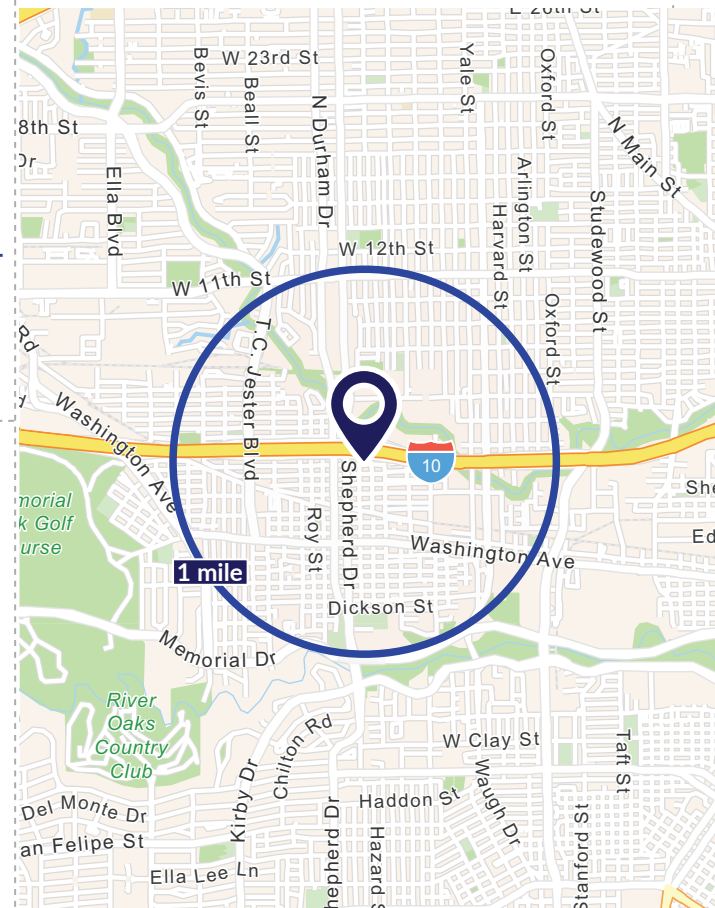


\$270,964

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

91.2%



Blue Collar

5.1%



Services

4.5%

1.5%

Unemployment Rate





REVOLUTION coffee + juice
POPEYES
ROSS
BIG LOTS!
Arandas
Crawfish



HEIGHTS MERCANTILE
lululemon POSTINO winecave
Aesop Melange Creperie
WARBY PARKER ARTAVI
Marine Layer
PALOMA CLOUD

RUSSOS
TACOS A GO GO
Onion Creek
ume SUSHI
Falda's
Pho Binh

MENDOCINO FARMS sandwich market
PEDEGO
HOMESTEAD
JUNE & CO
huemn

4608 NOLDA ST

Spur Center
SPROUTS FARMERS MARKET
LA FITNESS
WORLD MARKET



Clutch
CANAL
LINCOLN
HBB

CADILLAC BAR
Pilek's
Cadillac Bar



Total Wine
TARGET
PET SMART



SOMA
MAX'S
ZOA
Zalat



Memorial Dr

Washington Ave



BARNES & NOBLE
TALBOTS
chico's
GAP
sunglass hut
ANN TAYLOR
Allen Edmonds
la Madeline

HomeGoods
Marshalls
TJ-maxx
OfficeMax
dressbarn
fit
Luby's



River Oaks Country Club





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.

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.

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