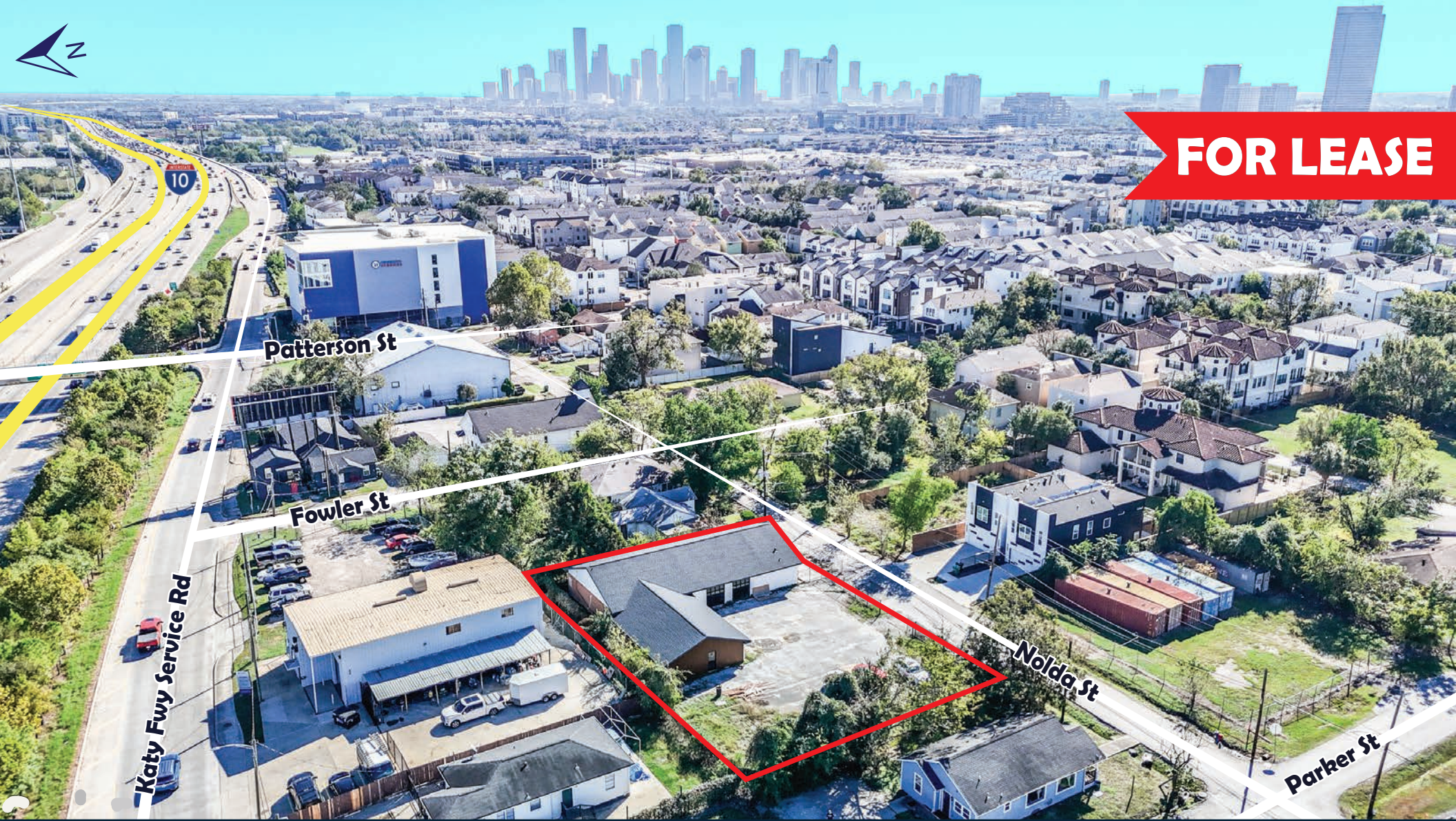




FOR LEASE



Patterson St

Fowler St

Nolda St

Parker St

Katy Fwy Service Rd

10

4,274 SF OFFICE BLDG

'The Vestry'
4608 Nolda Street
Houston TX 77007



DEVIN BAKER
Broker Associate
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Devin@SenderoGroup.net



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.

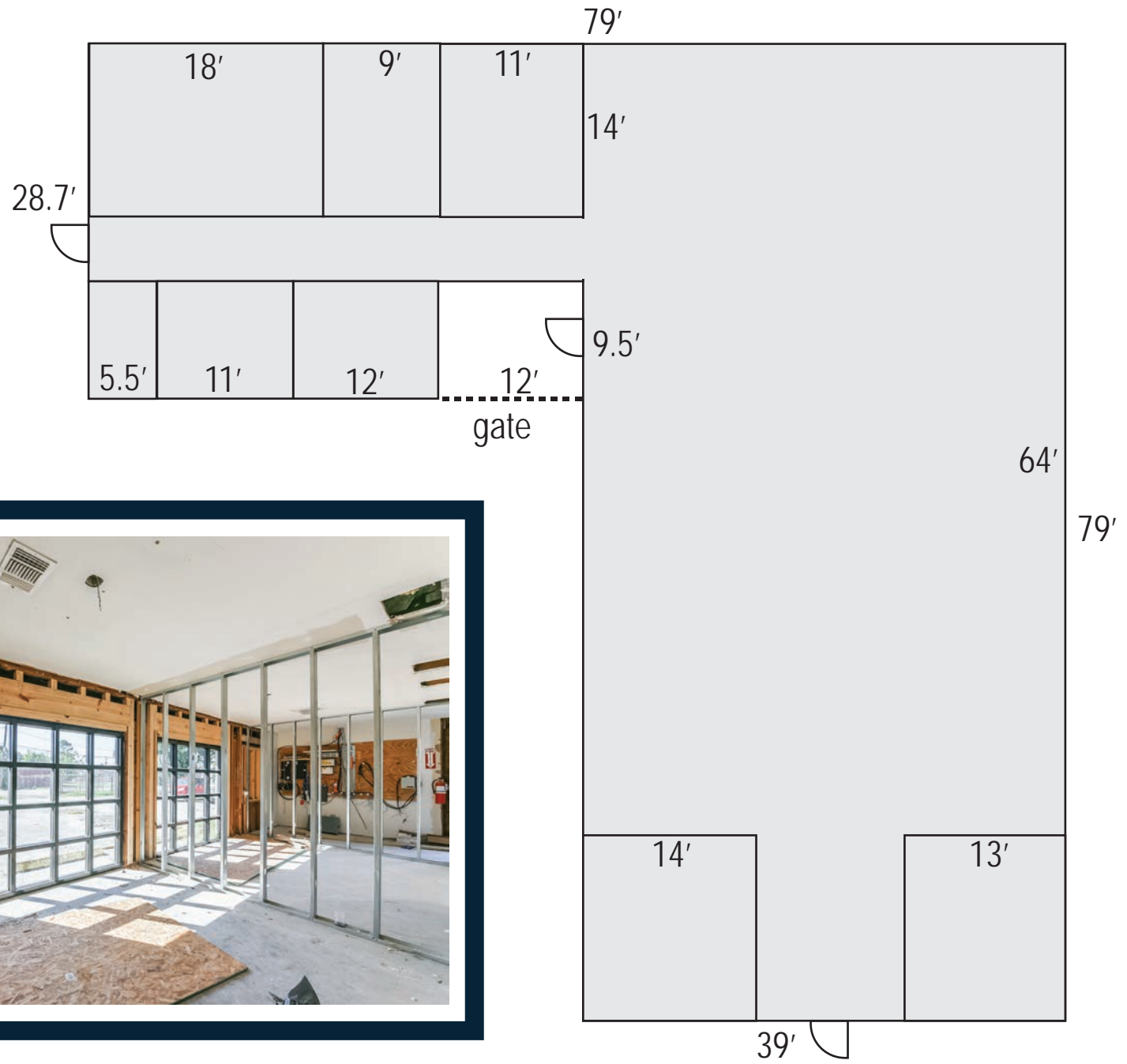
A former church, this property is located half a block from Cadillac Bar and a short distance from all that the Washington Corridor has to offer. Surrounded by a lively blend of retail and residential, it's an ideal setting for professionals in legal, accounting, consulting, or creative fields who value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

The Vestry will be built out to tenant specifications, allowing for a custom space that meets your needs. The property is fully fenced and gated, the floorplan has multiple entrances, and plenty of parking.

LOCATION	4608 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	\$ 26/SF + NNN
PARKING	5.8/1000; 25 SPACES
YEAR BUILT	1988/2024 Renovated

PROPERTY HIGHLIGHTS

- ⊕ Freestanding office ideal for professional businesses
- ⊕ Recently renovated- new roof, exterior paint and modern siding, new doors and windows
- ⊕ Interior ready to be customized for tenants needs
- ⊕ Fully fenced and gated
- ⊕ Convenient access from I-10, Shepherd Drive, and Heights Boulevard
- ⊕ Endless dining and shopping options
- ⊕ Plenty of parking; 5.8 spaces per 1,000 SF



Nolda St

DEMOGRAPHIC SUMMARY

4608 Nolda St, Houston, Texas, 77007 4

Ring of 1 mile

KEY FACTS

31,329

Population

33.9

Median Age



16,976

Households

\$115,782

Median Disposable Income

EDUCATION

2.0%

No High School Diploma



6.1%

High School Graduate



8.4%

Some College/ Associate's Degree



83.5%

Bachelor's/ Graduate/Prof Degree

INCOME



\$148,941

Median Household Income



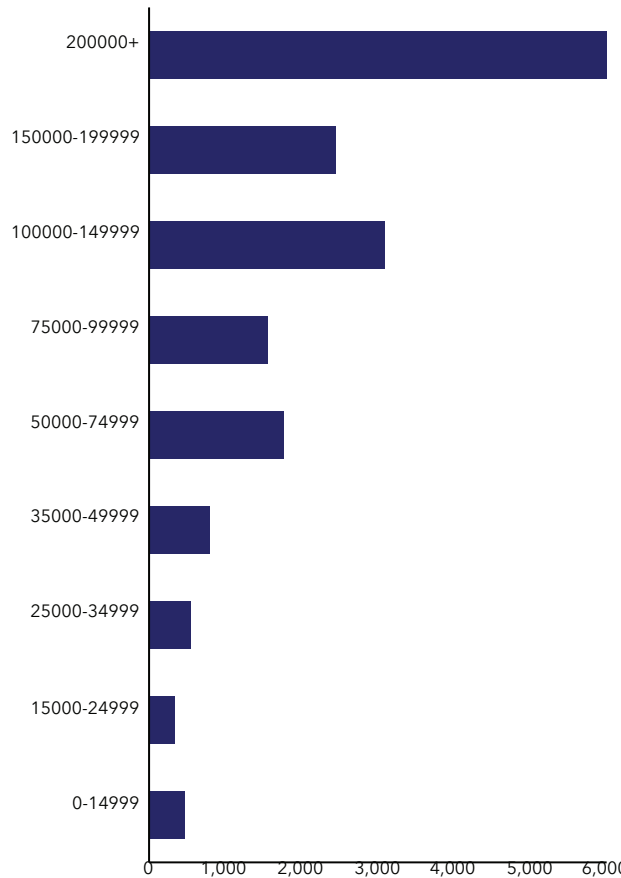
\$109,095

Per Capita Income

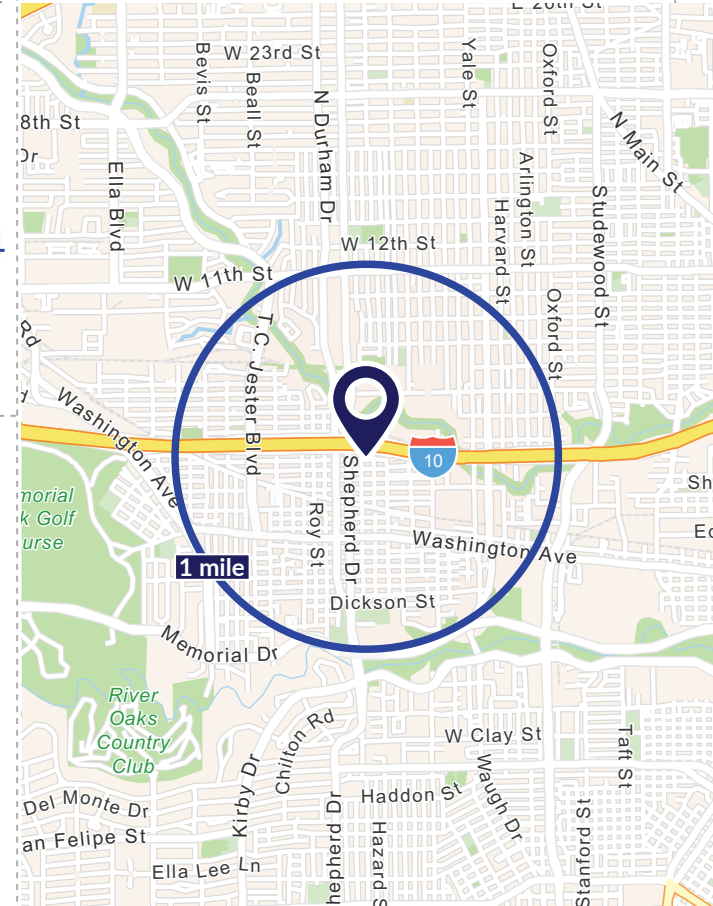


\$270,964

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

91.2%



Blue Collar

5.1%



Services

4.5%

1.5%

Unemployment Rate





HEIGHTS MERCANTILE
 lululemon POSTINO wine&cheese
 Aesop Melange Creperie
 WARBY PARKER ARTAVI
 Marine Layer BROSSED JUICERY
 PALOMA CLOUD

4608 NOLDA ST

MEMORIAL PARK

Shepherd Dr

Walmart

Kroger

CVS

Washington Ave

H-E-B

Memorial Dr

SE THOMAS HIGH SCHOOL

WHOLE FOODS MARKET

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.

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.

SENDERO REAL ESTATE Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010551 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 Phone
JUAN C. SANCHEZ Designated Broker of Firm	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 ext 1 Phone
JUAN C. SANCHEZ Licensed Supervisor of Sales Agent/ Associate	520895 License No.	JUAN@SENDEROGROUP.NET Email	281-407-0601 ext 1 Phone
DEVIN BAKER Sales Agent/Associate's Name	656289 License No.	DEVIN@SENDEROGROUP.NET Email	832.631.9294 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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