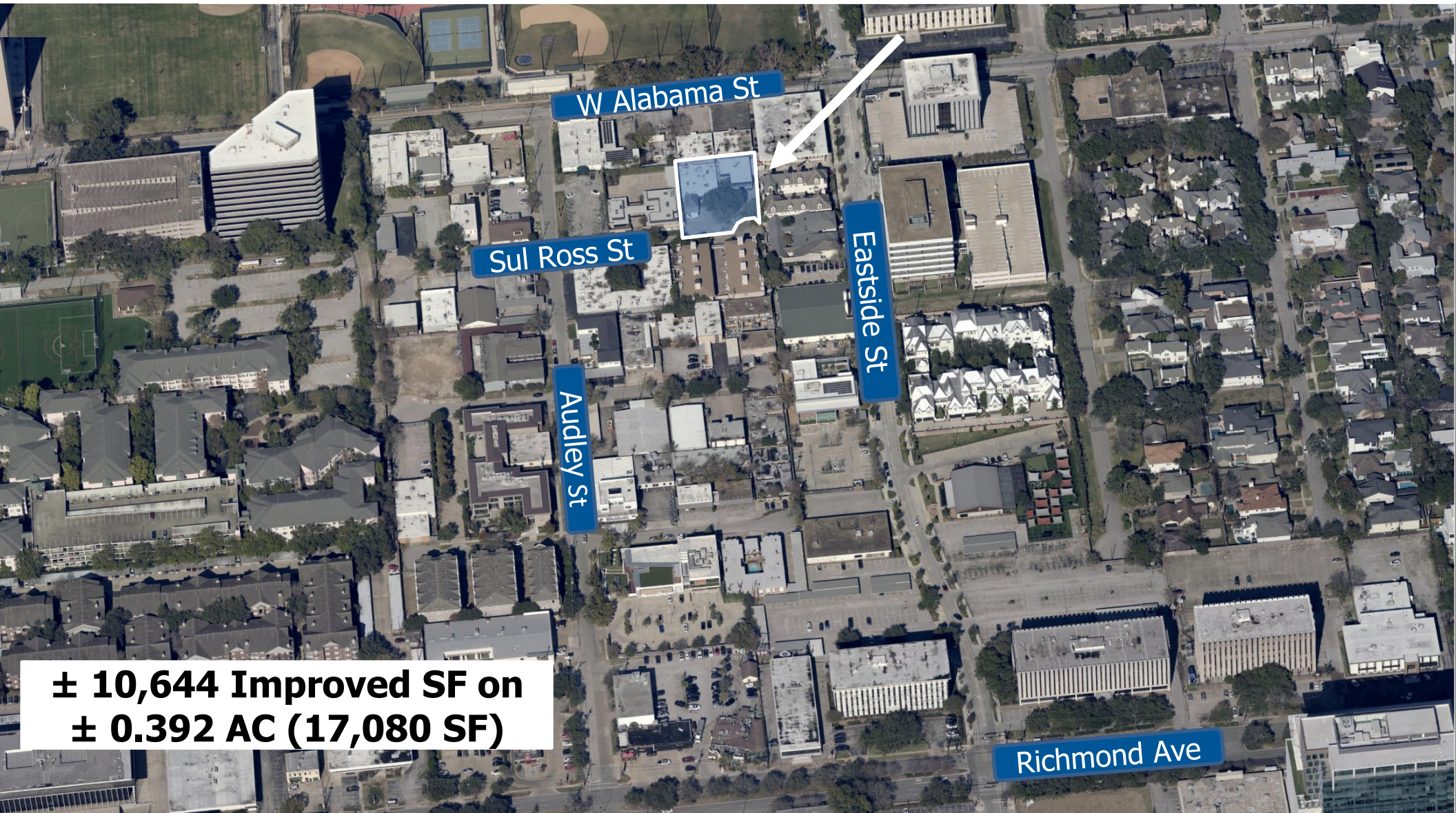




Upper Kirby Office Building and Shop Building | For Sale or Lease
Sale Price / Rental Rate: \$2,450,000 or \$27 PSF NNN
3260 & 3262 Sul Ross St, Houston, TX 77098



**± 10,644 Improved SF on
± 0.392 AC (17,080 SF)**

Maury Bronstein | Maury.Bronstein@1912v.com | 713-522-1912

John S. Wall, Jr. | John.Wall@1912v.com | 713-522-1912

1912 Ventures

1401 Richmond Ave, Suite 295, Houston, Texas 77006



Upper Kirby Office Building & Shop Building for Sale or Lease

3260 & 3262 Sul Ross St, Houston, TX 77098
± 10,644 Improved SF on ± 0.392 AC (17,080 SF)



3260 Sul Ross – Office Space

Address: 3260 Sul Ross St Houston, TX 77098

Building Size: ± 5,532 Improved SF

Land Area: ± 0.1993 AC

Year Built: 1959

Remodeled: 2018

Parking: 24 parking spaces; shared with 3262

3262 Sul Ross – Shop Space

Address: 3262 Sul Ross St Houston, TX 77098

Building Size: ± 5,112 Improved SF

Land Area: ± 0.1928 AC

Year Built: 1959

Remodeled: 2002 (Converted from office space to shop space)

Parking: 24 parking spaces; shared with 3260



Upper Kirby Office Building & Shop Building for Sale or Lease

3260 & 3262 Sul Ross St, Houston, TX 77098
± 10,644 Improved SF on ± 0.392 AC (17,080 SF)



- Prominently positioned along the edge of the Greenway Plaza submarket between Houston's CBD and the Galleria in the Upper Kirby District, which is home to major corporate decision-makers.
- The buildings are located within minutes of 610, Westpark Tollway, Hwy 288, and I-10, providing easy access across the metropolitan area.
- Situated in between two of Houston's most affluent and prestigious neighborhoods in River Oaks and West University Place. Furthermore, Tanglewood, Bellaire, Southside Place, and Southampton are minutes away from the property.
- Demographics in the immediate area are among the best in the country, with an average household income of over \$160,000 within a three-mile radius of the buildings.
- The buildings represent a rare opportunity to acquire office assets on a contiguous ± 0.392 AC within one of the strongest submarkets in Houston and most affluent regions in the entire country.









Upper Kirby Office Building & Shop Building for Sale or Lease

3260 & 3262 Sul Ross St, Houston, TX 77098
± 10,644 Improved SF on ± 0.392 AC (17,080 SF)

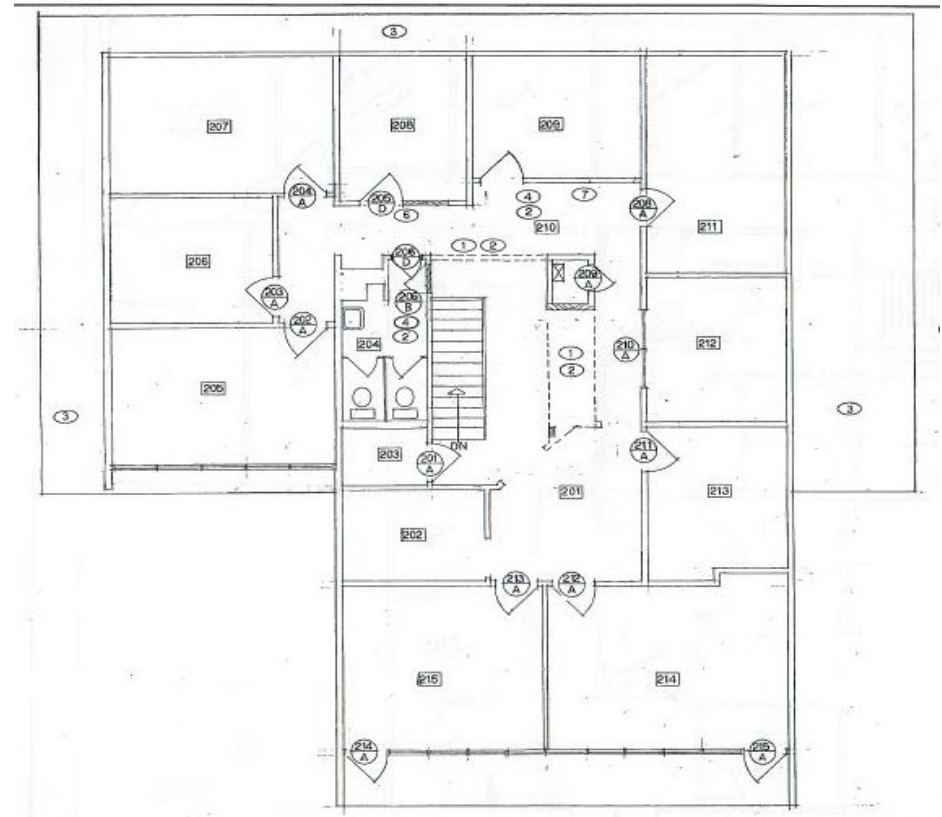




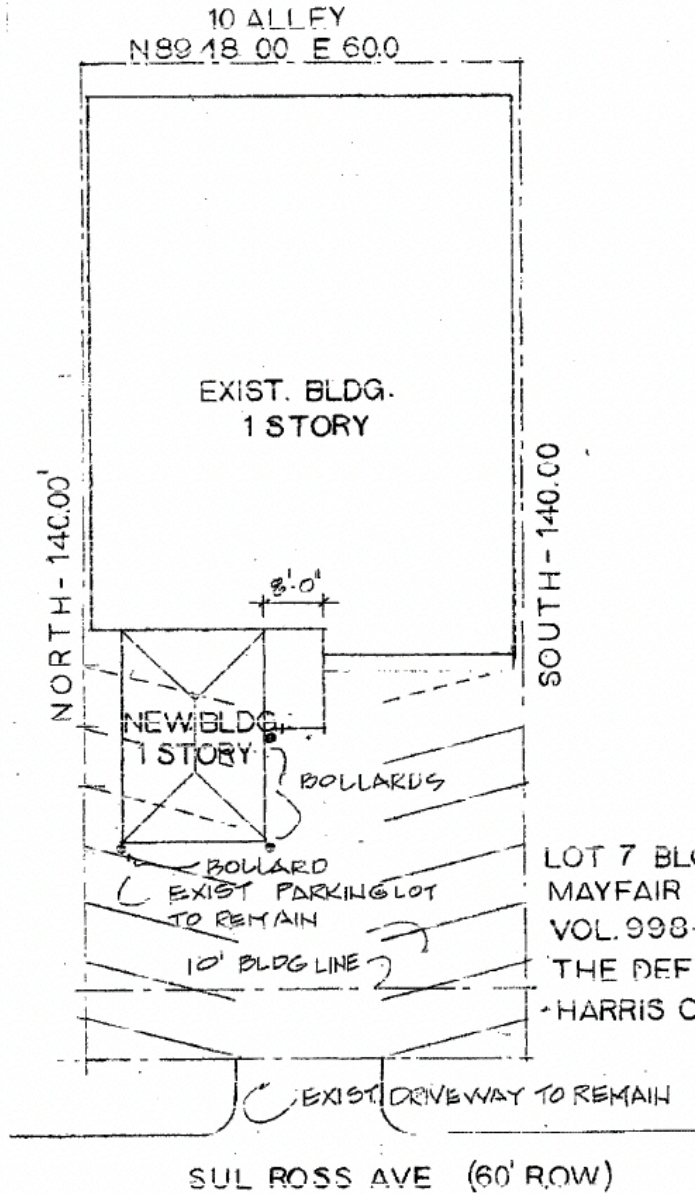
3260 Sul Ross: Floor Plan

Floor 1

Floor 2

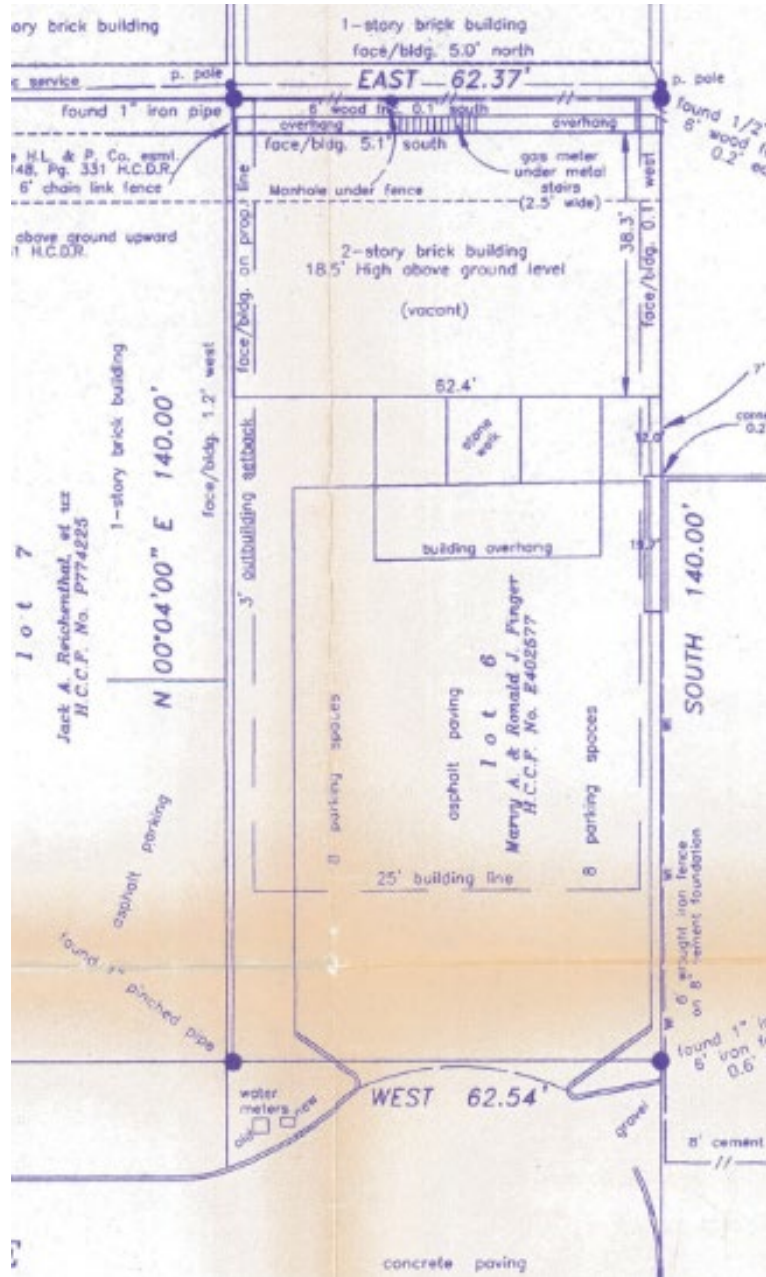


3262 Sul Ross: Site Plan

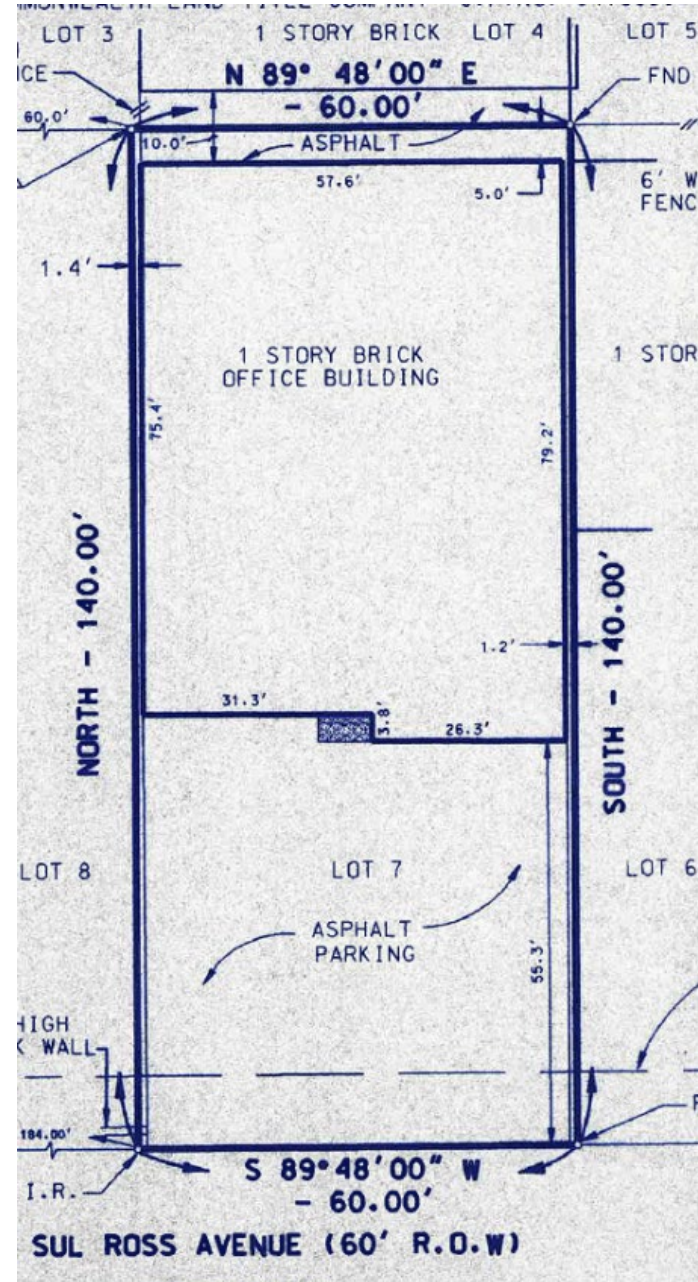


Historical Surveys

3260 Sul Ross



3262 Sul Ross



3260 & 3262 Sul Ross



**Contact Broker for
Additional Information & Pricing**

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

IABS to be added to PDF

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 informing the client of any material information about the broker's own interests;
- Answer the client's questions and present any offer to or counter-offer from the client; and property or transaction received by the broker;
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION AS AN 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 a 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 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.

- 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.

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Sales Agent License Number Email Phone