



**FOR SALE OR LEASE**

# 5221 Center St, Houston, TX 77007

3,200 SF Warehouse In Rice Military

## Property Highlights

- Located Inside The Loop 610 And In Close Proximity To The I-10 & Loop 610 Interchange, And Highway 290
- Located One Block Off Of Washington Avenue In The Heart Of Rice Military
- New Roof Coating Covered By A 10-Year Warranty
- Easy Access To Downtown, The Galleria, Houston Heights, And Houston's Most Prominent Neighborhoods
- Listed Below Replacement Cost
- New Insulation (2-Layer Spray Coating)
- New Restrooms Installed
- New LED Lighting, New LTV Flooring, Updated Plumbing & Outside Drainage
- Four (4) On-Site Parking Spaces With Additional Off-Site Parking Available Directly Across The Street

## Sale Price

Contact Broker

## Lease Rate

Contact Broker

### Wyatt Huff

Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

### Hunter Stockard

Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

### Gentry Dikin

Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77056  
713.629.0500 / partnersrealestate.com

**BROKERAGE SERVICES**

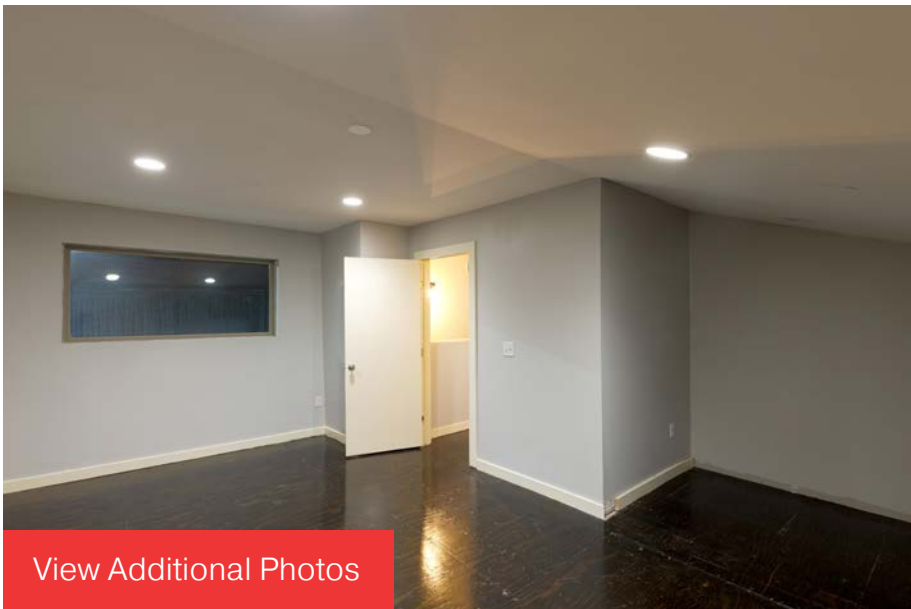
**partners**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 5221 Center St, Houston, TX 77007

3,200 SF Warehouse In Rice Military



5221 Center St, Houston, TX 77007  
**ADDRESS**

3,200  
**NET RENTABLE SQUARE FEET**

200  
**OFFICE SQUARE FEET**

3,000  
**WAREHOUSE SQUARE FEET**

3,200  
**CLIMATE CONTROLLED SQUARE FEET**

0.12 AC  
**TOTAL LAND SIZE**

1977/2021  
**YEAR BUILT**

2  
**FLOORS**

4  
**ON-SITE PARKING SPACES**

2  
**GRADE LEVEL DOOR**

16'  
**CLEAR HEIGHT**

Pitched Metal  
**ROOF**

LED  
**WAREHOUSE LIGHTING**

Metal  
**CONSTRUCTION**

Southwest Inner Loop  
**SUBMARKET**

8.10%  
**SUBMARKET VACANCY RATE**

[View Additional Photos](#)

**Wyatt Huff**

Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**

Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**

Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77056  
713.629.0500 / partnersrealestate.com

**BROKERAGE SERVICES**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.

**FOR SALE OR LEASE**

# 5221 Center St, Houston, TX 77007

3,200 SF Warehouse In Rice Military



**Wyatt Huff**

Vice President / Investment Sales  
713.316.7010  
wyatt.huff@partnersrealestate.com

**Hunter Stockard**

Vice President / Investment Sales  
713.316.7026  
hunter.stockard@partnersrealestate.com

**Gentry Dikin**

Associate / Investment Sales  
713.316.7022  
gentry.dikin@partnersrealestate.com

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77056  
713.629.0500 / partnersrealestate.com

**BROKERAGE SERVICES**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2024 Partners. All rights reserved.



# 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.

**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:
  - 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.

**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.

PCR Brokerage Houston, LLC dba Partners	<b>9003949</b>	<b>licensing@partnersrealestate.com</b>	<b>713-629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<b>jon.silberman@partnersrealestate.com</b>	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<b>jon.silberman@partnersrealestate.com</b>	<b>713-629-0500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Wyatt Huff</b>	<b>718870</b>	<b>wyatt.huff@partnersrealestate.com</b>	<b>713-316-7010</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date