



**95 Tuam Steet, Houston, TX 77006**

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**95 TUAM STREET, HOUSTON, TX 77006**

- 2,400 SF 2nd Floor Office Space
- 13,570 SF Newly Renovated Center
- Shell Condition - Build Out Negotiable
- 14' Peak Height Ceilings
- Ample Parking
- Located Just East of Fairview St. in Heart of Montrose
- ~~\$24/SF NNN~~ **\$20/SF NNN**



**DEMOGRAPHICS**



**POPULATION ESTIMATES (2023)**

1 mile - 34,725  
3 mile - 221,948  
5 mile - 492,298



**AVG. HOUSEHOLD INCOME (2023)**

1 mile - \$116,766  
3 mile - \$125,311  
5 mile - \$117,296



**TRAFFIC COUNTS (2022)**

Tuam St. - 4,486







