

# FOR SUBLEASE

**18,910 SF BUILDING ON APPROXIMATELY 1.35 ACRES**  
447 WEST 38TH STREET, HOUSTON, TX 77018

**Oxford**  
*partners*



**VINCENT VEGA**

Direct: 713-575-2471  
Cell: 281-841-8406  
[www.oxfordcres.com](http://www.oxfordcres.com)



GOOGLE MAP

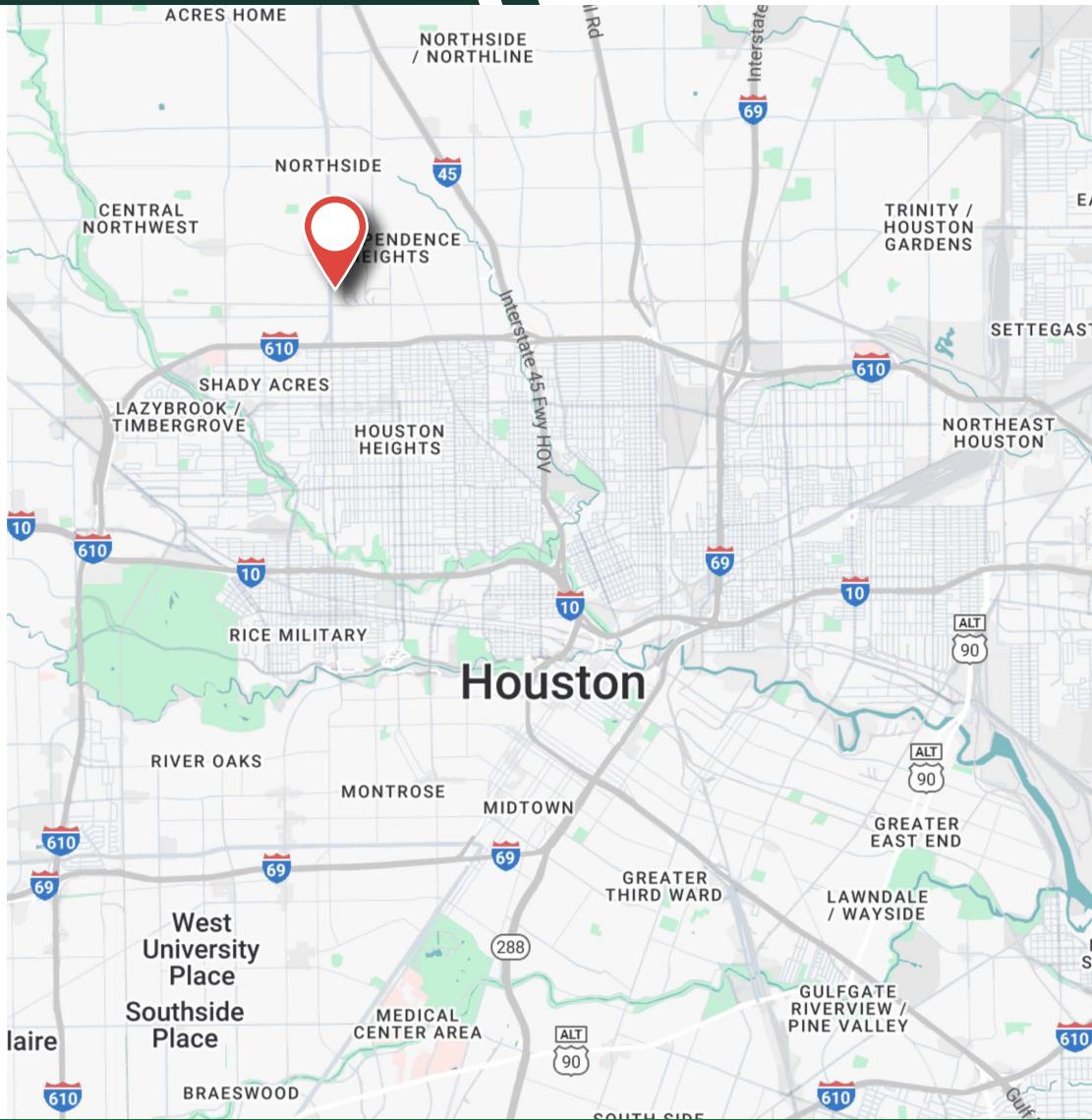
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## BUILDING FEATURES

- 17,183 SF Warehouse
- 1,272 SF Office
- 1,068 SF Mezzanine Office (Not Included in SF)
- Single Tenant/Freestanding Building
- Truck Court and Entrance into property is fully gated
- 18' Clear Height
- Sprinkler System
- (4) Dock High Loading Doors
- (1) Drive-In Ramp
- Located in Deed-Restricted Pine Forest Business Park
- Easy access to Loop 610, I-45, and Highway 290
- Sublease Term Expires 2/28/2029
- Available within 30 to 60 days.
- Contact Broker For Pricing



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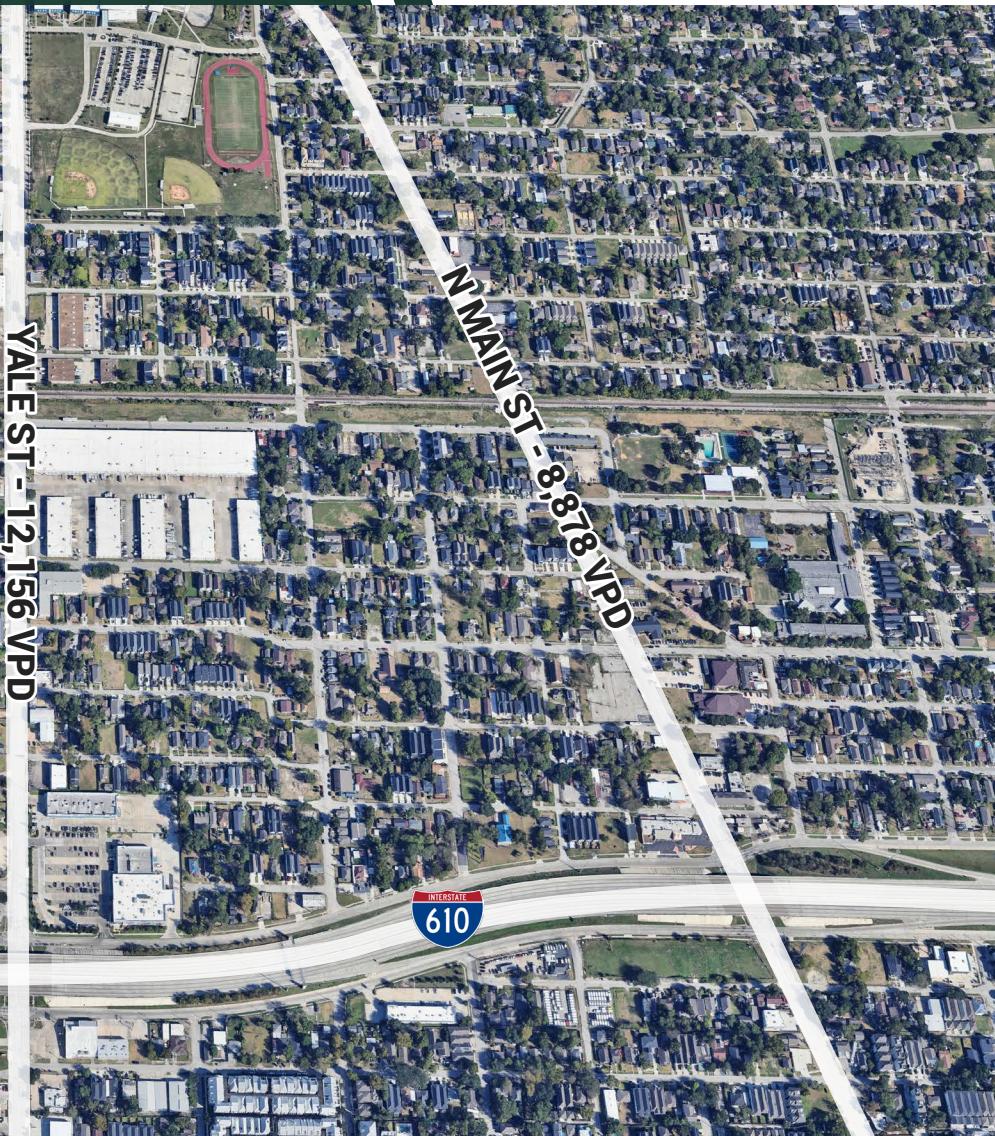
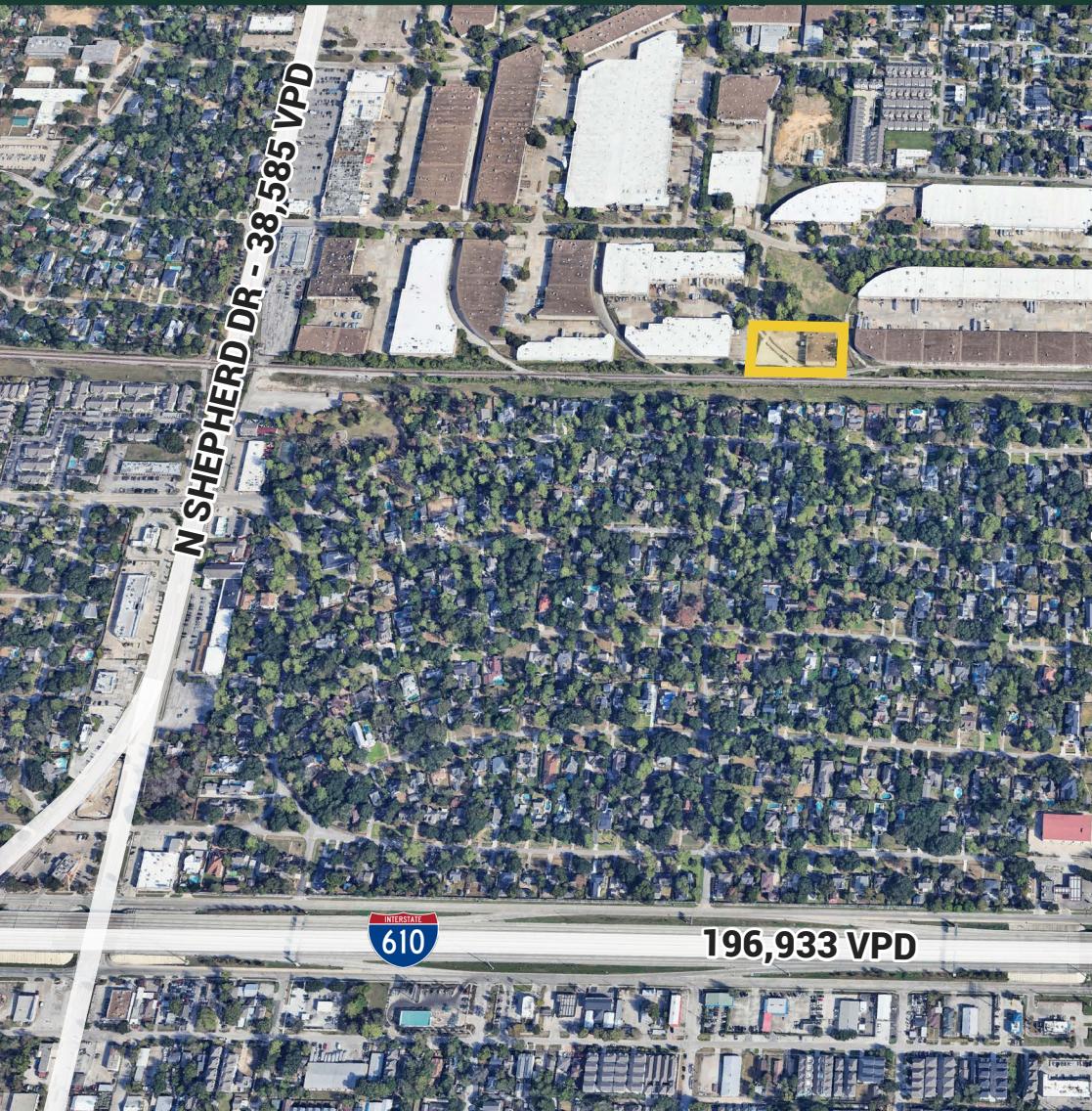


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## DEMOGRAPHICS

2024 SUMMARY	1 MILE	3 MILE	5 MILE
Population	17,632	159,095	409,433
Households	7,874	66,329	167,128
Families	4,374	37,410	90,268
Average Household Size	2.24	2.39	2.38
Owner Occupied Housing Units	4,165	37,082	79,600
Renter Occupied Housing Units	3,709	29,247	87,528
Median Age	37.5	36.7	35.6
Median Household Income	\$94,206	\$88,905	\$77,562
Average Household Income	\$154,181	\$144,150	\$130,151

### BUSINESSES - 5 MILES

**22,536**  
TOTAL  
BUSINESSES

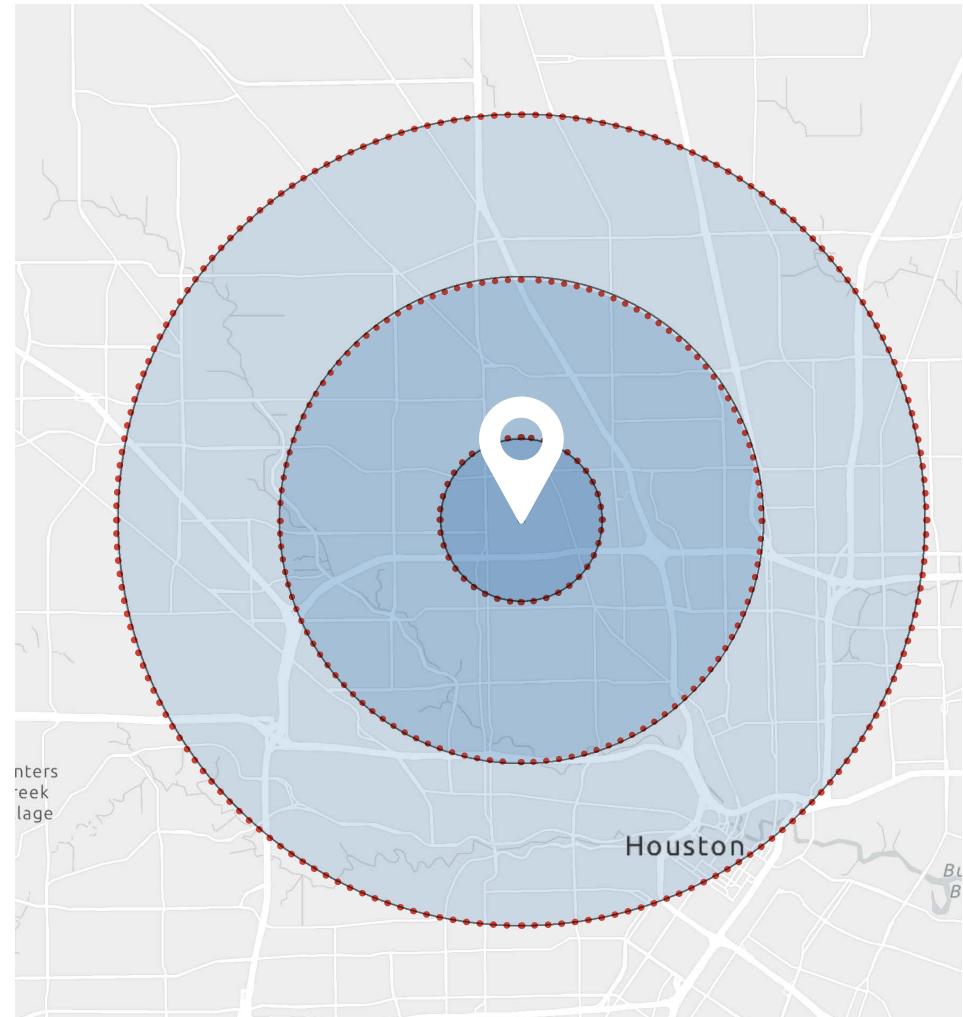
**308,517**  
TOTAL  
EMPLOYEES

### INCOME - 5 MILES

**\$130,151**  
AVERAGE HH  
INCOME

**\$53,510**  
PER CAPITA  
INCOME

**\$122,368**  
MEDIAN  
NET WORTH



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