

# Medical Office Space

3131 Emancipation Ave. Suite 100, Houston, TX 77004

FOR SUB-LEASE



## Economic:

- Asking Rate: Call to Discuss

## Availability

- 9,239 NRA. of medical office space
- Lease term expires November 30, 2028

## Highlights

- 1<sup>st</sup> floor in a Class A office property
- Turnkey space with exam, conference and lab rooms.
- Triple Net Lease



**ORANGE COMMERCIAL**

*Strategic Real Estate Services*

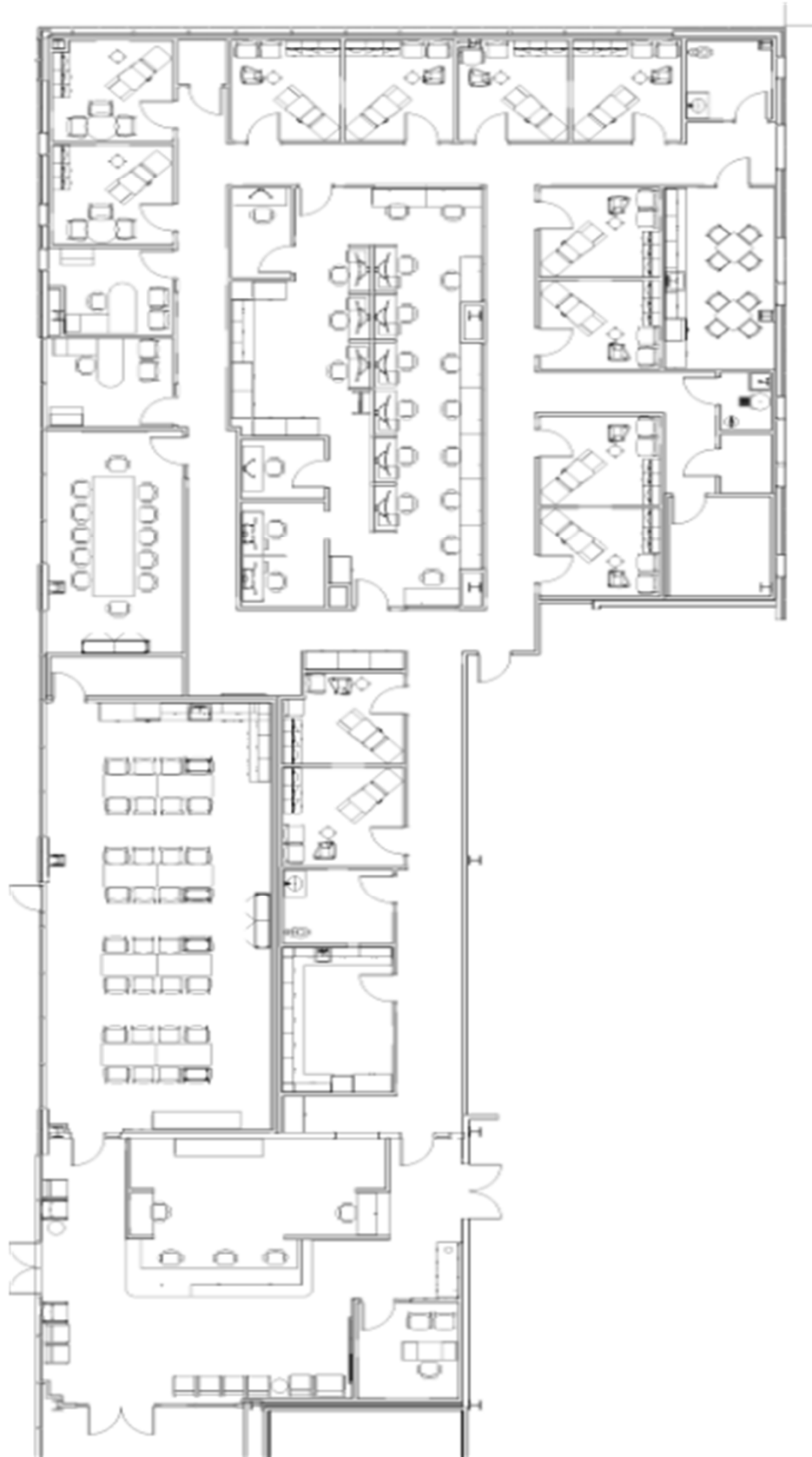
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Orange Commercial LLC | 5252 Westchester Ave. Suite 175 Houston, TX 77005

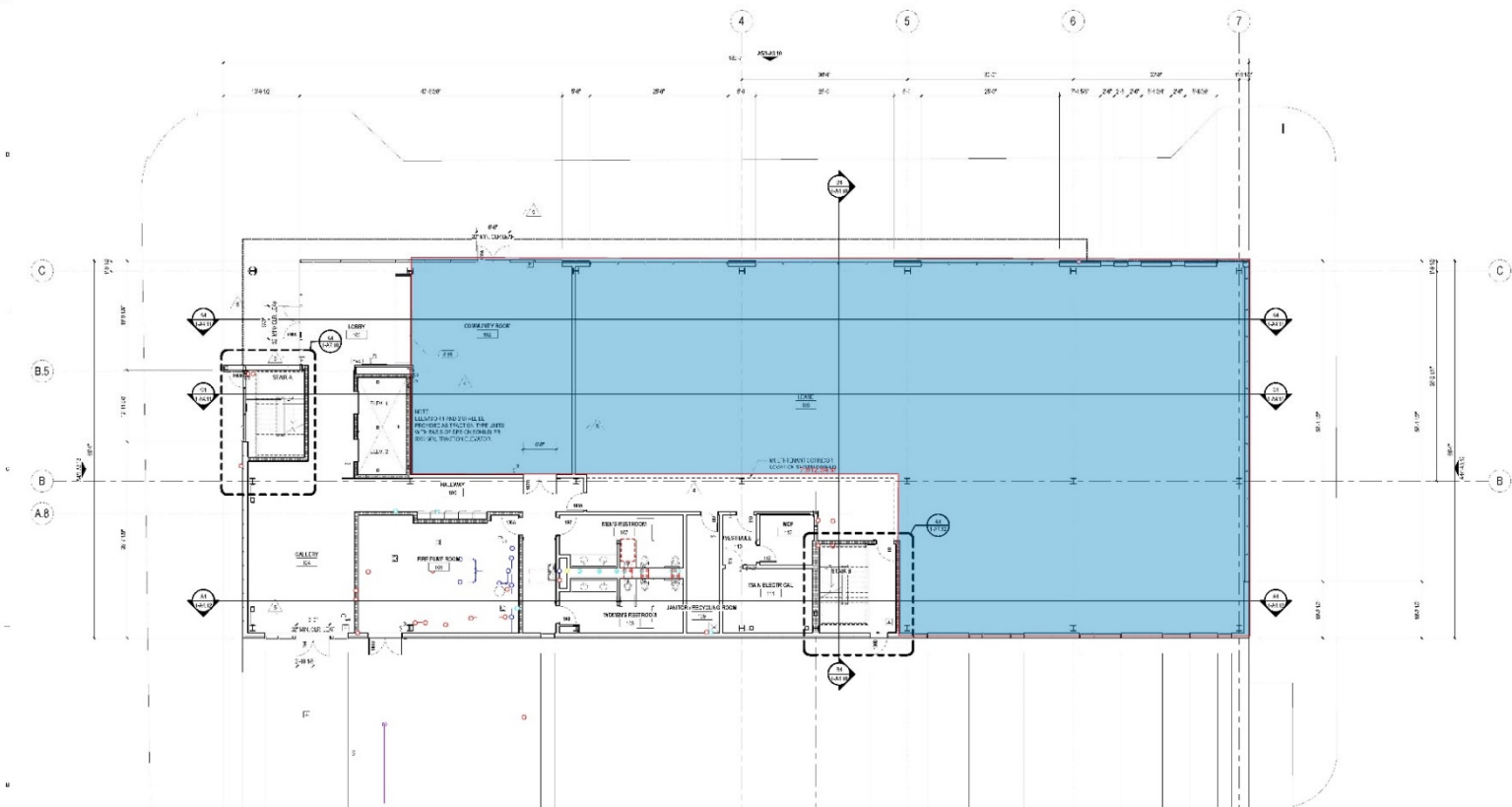
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# Space Plan



# Floor Plan



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# Aerial

## Medical Space for Sub-Lease



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# Demographics

Building Type: **Class A Office**  
 Class: **A**  
 RBA: **59,333 SF**  
 Typical Floor: **11,867 SF**

Total Available: **8,811 SF**  
 % Leased: **85.15%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	25,501	213,318	514,548
2024 Estimate	24,105	204,758	495,758
2010 Census	19,502	180,642	450,720
Growth 2024 - 2029	5.79%	4.18%	3.79%
Growth 2010 - 2024	23.60%	13.35%	9.99%
<b>2024 Population by Hispanic Origin</b>	4,478	56,227	171,855
<b>2024 Population</b>	24,105	204,758	495,758
White	6,419 26.63%	85,535 41.77%	195,031 39.34%
Black	11,031 45.76%	48,276 23.58%	101,506 20.47%
Am. Indian & Alaskan	173 0.72%	1,524 0.74%	4,907 0.99%
Asian	1,937 8.04%	19,047 9.30%	42,579 8.59%
Hawaiian & Pacific Island	9 0.04%	239 0.12%	365 0.07%
Other	4,536 18.82%	50,138 24.49%	151,370 30.53%
U.S. Armed Forces	0	150	246
<b>Households</b>			
2029 Projection	11,712	96,829	227,488
2024 Estimate	11,055	92,561	218,609
2010 Census	8,899	80,922	197,441
Growth 2024 - 2029	5.94%	4.61%	4.06%
Growth 2010 - 2024	24.23%	14.38%	10.72%
Owner Occupied	3,686 33.34%	30,985 33.48%	85,265 39.00%
Renter Occupied	7,369 66.66%	61,576 66.52%	133,344 61.00%
<b>2024 Households by HH Income</b>	11,055	92,559	218,609
Income: <\$25,000	2,986 27.01%	19,204 20.75%	45,680 20.90%
Income: \$25,000 - \$50,000	1,778 16.08%	14,099 15.23%	36,256 16.58%
Income: \$50,000 - \$75,000	1,642 14.85%	13,062 14.11%	31,884 14.58%
Income: \$75,000 - \$100,000	929 8.40%	10,128 10.94%	22,139 10.13%
Income: \$100,000 - \$125,000	983 8.89%	8,308 8.98%	18,184 8.32%
Income: \$125,000 - \$150,000	772 6.98%	5,700 6.16%	12,474 5.71%
Income: \$150,000 - \$200,000	961 8.69%	7,594 8.20%	15,937 7.29%
Income: \$200,000+	1,004 9.08%	14,464 15.63%	36,055 16.49%
<b>2024 Avg Household Income</b>	\$88,426	\$107,984	\$107,679
<b>2024 Med Household Income</b>	\$60,661	\$74,828	\$71,120

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# Interior Pictures



# Interior Pictures



# TREC IABS FORM



## 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.

Orange Commercial LLC	9001483	info@orangecommercial.com	713.961.9097
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bill Wong	517090	billw@orangecommercial.com	713.961.9097
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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