

# For Lease

River Oaks Office Building for Lease - 2121 San Felipe St, Houston, TX 77019-5666  
 2121 San Felipe St  
 Houston, TX 77019



## Property Description

Introducing 2121 San Felipe St, a premier leasing opportunity in Houston, TX. This property boasts a flexible floor plan designed to accommodate a variety of businesses, making it an ideal space for your evolving needs. With leases available through 12/31/25, you have the opportunity for long-term stability in a prime location in River Oaks. Enjoy easy access to major highways, streamlining commutes for employees and clients. Whether you're looking to establish or expand your presence, this property offers the perfect blend of convenience and adaptability for your business. Schedule a tour today and elevate your operations at 2121 San Felipe St.

## Property Highlights

- Accepting Leases Through 4/30/25
- Flexible floor plan
- Prime location in River Oaks
- Easy access to major highways

## Offering Summary

<b>Lease Rate:</b>	\$0.23 - 2.71 SF/month (Gross)
<b>Number of Units:</b>	12
<b>Available SF:</b>	96 - 430 SF
<b>Lot Size:</b>	37,209 SF
<b>Building Size:</b>	10,663 SF

<b>Demographics</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	978	3,584	14,444
<b>Total Population</b>	1,820	6,750	23,468
<b>Average HH Income</b>	\$210,213	\$212,593	\$169,915

## Bill Rapp

Broker Associate  
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 bill.rapp@expcommercial.com

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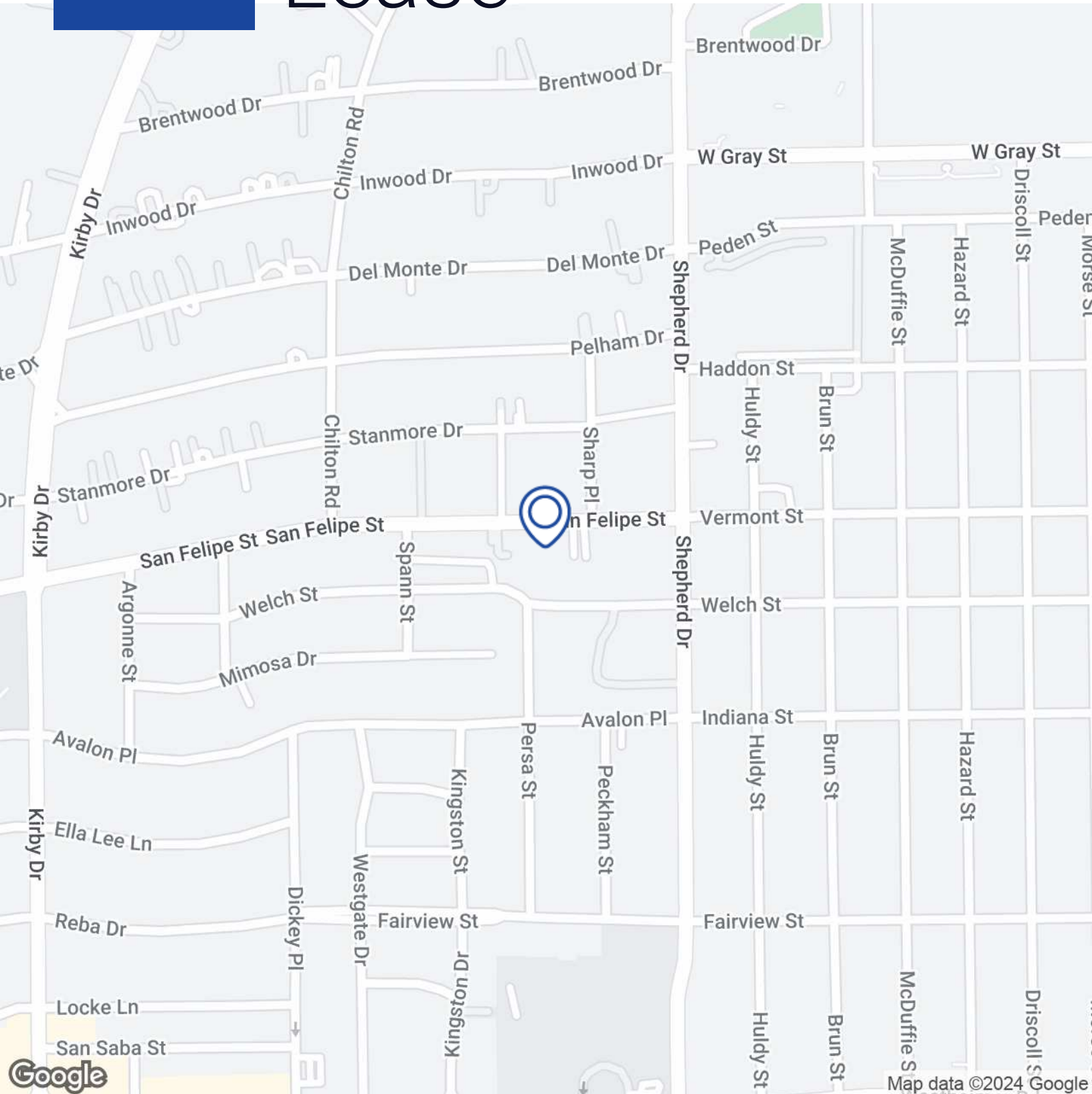
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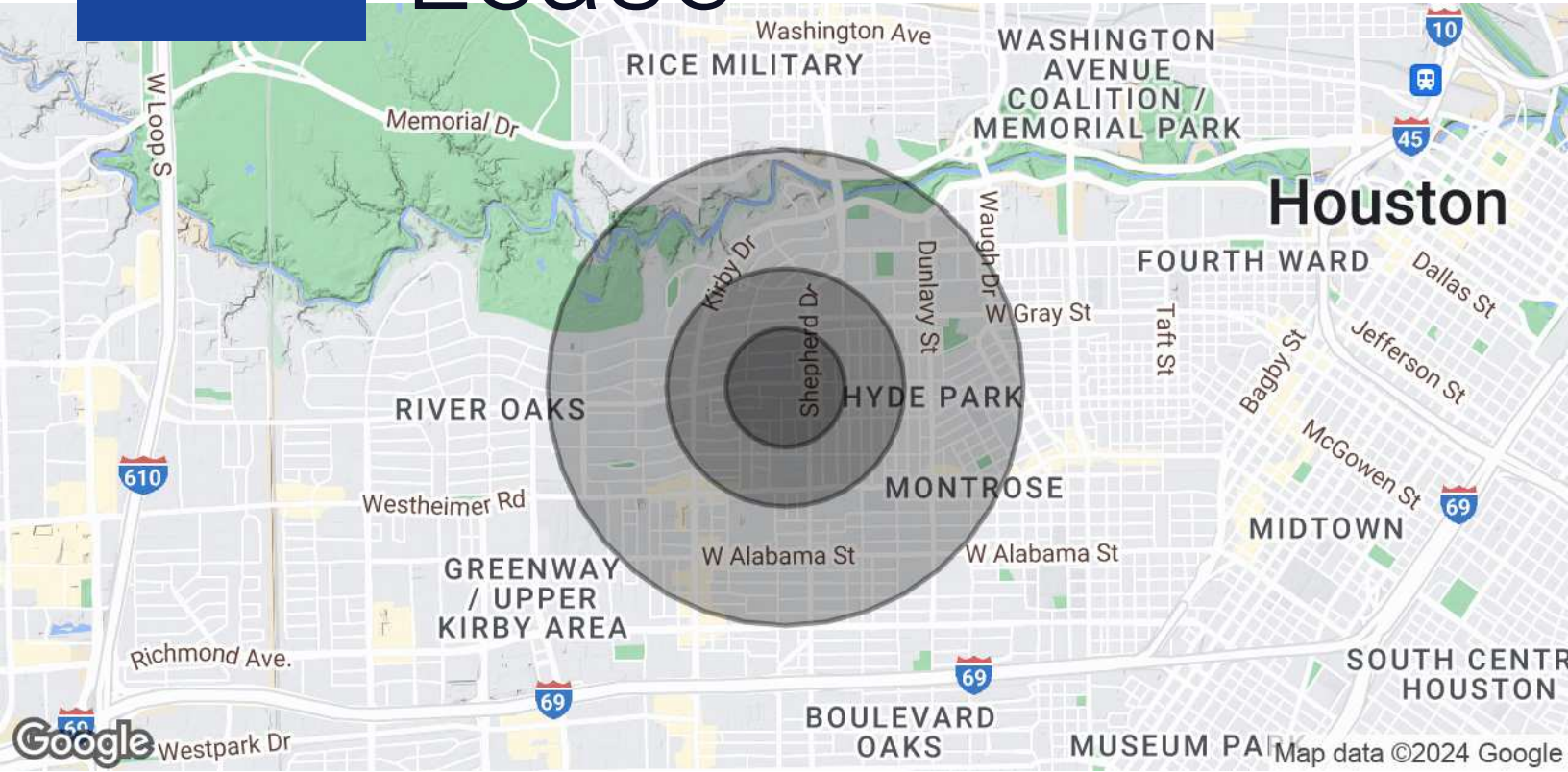


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## Population

### 0.25 Miles

### 0.5 Miles

### 1 Mile

<b>Total Population</b>	1,820	6,750	23,468
<b>Average Age</b>	46.1	44.9	41.0
<b>Average Age (Male)</b>	45.6	43.6	42.8
<b>Average Age (Female)</b>	47.0	46.3	40.7

## Households & Income

### 0.25 Miles

### 0.5 Miles

### 1 Mile

<b>Total Households</b>	978	3,584	14,444
<b># of Persons per HH</b>	1.9	1.9	1.6
<b>Average HH Income</b>	\$210,213	\$212,593	\$169,915
<b>Average House Value</b>	\$864,787	\$856,527	\$699,465

2020 American Community Survey (ACS)

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