

The Colliers logo consists of the word "Colliers" in white serif font on a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Accelerating success.



3420 Rusk St
Houston, Texas 77003

Investment Opportunity

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Investment Overview

Colliers is pleased to exclusively present for sale to qualified investors the opportunity to acquire 100% fee simple interest in the 3420 Rusk St, Houston, Texas located in Houston's famous EaDo District. This East Houston Community is a growing part of the city offering a well-planned, high quality community combining entertainment, dining, residential and commercial development. Major employment centers are located nearby as well as many of the city's sports complexes.

Property Profile

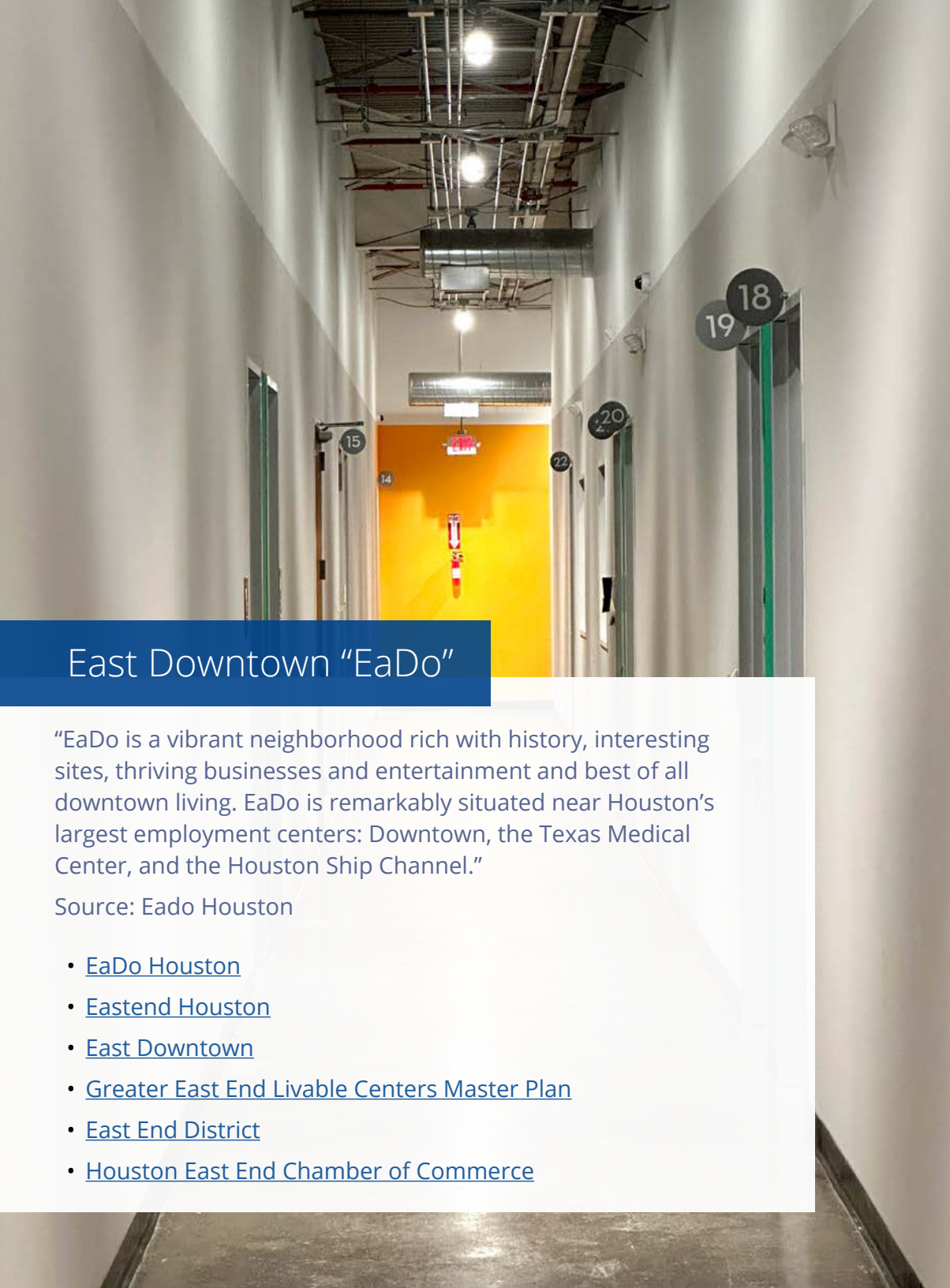
The property consists of approximately 30,627 SF of a one (1) story building offering creative workspaces ranging from 150 to 3,800 SF. The professionally renovated property sits on a full block consisting of \pm 1.4357 acres of land.

- Property type: Office / retail workspaces
- Stories: One (1) story
- Total RSF: \pm 30,627 SF
- Land area: \pm 1.4357 acres
- Construction: Metallic
- Not in a flood zone
- Tenancy: Office, retail, art studio
- Occupancy: 87%
- Parking: Ample surface parking
- Building built: 1960
Renovated: 2017
- Warehouse built: 1967
Renovated: 2017
- 3420 Rusk St
Houston, Texas 77003
- Net Operating Income:
Current: \$368,226
- Offering Price: \$5,100,000



3420 Rusk St Floor Plan & Site Plan





East Downtown “EaDo”

“EaDo is a vibrant neighborhood rich with history, interesting sites, thriving businesses and entertainment and best of all downtown living. EaDo is remarkably situated near Houston’s largest employment centers: Downtown, the Texas Medical Center, and the Houston Ship Channel.”

Source: Eado Houston

- [EaDo Houston](#)
- [Eastend Houston](#)
- [East Downtown](#)
- [Greater East End Livable Centers Master Plan](#)
- [East End District](#)
- [Houston East End Chamber of Commerce](#)

Investment Highlights

- Strategically located in East Houston and the EaDo District. This area continues to see new residential and commercial development resulting in thriving businesses, entertainment, and Houston’s art community.
- Professionally renovated property resulting in a perfect location and lease space configuration for tenants desiring creative and flexible workspaces for office, retail, artist, and incubator type uses. The property offers attractive common areas, ample surface parking.
- Tenant demand for these lease spaces has historically been strong. Opportunity for attractive rent growth.
- Excellent visibility and access for tenants and visitors.
- Professionally managed and well-maintained tenant and common areas.
- Property encompasses a full block offering future development possibilities.

Offering Price

Contact advisor.

Sampston Lofts Apartments
806 Sampson St



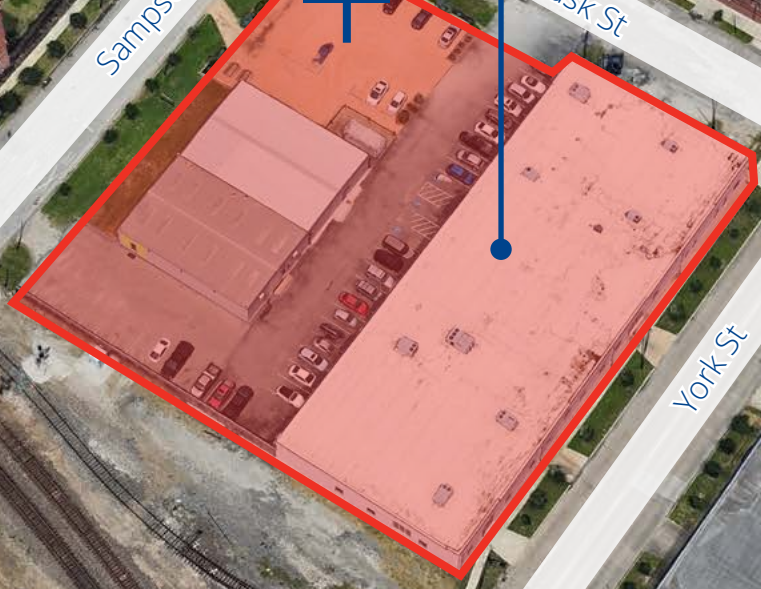
EADO Workspaces
3240 Rusk St

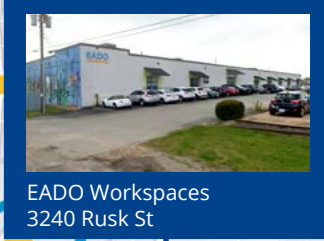
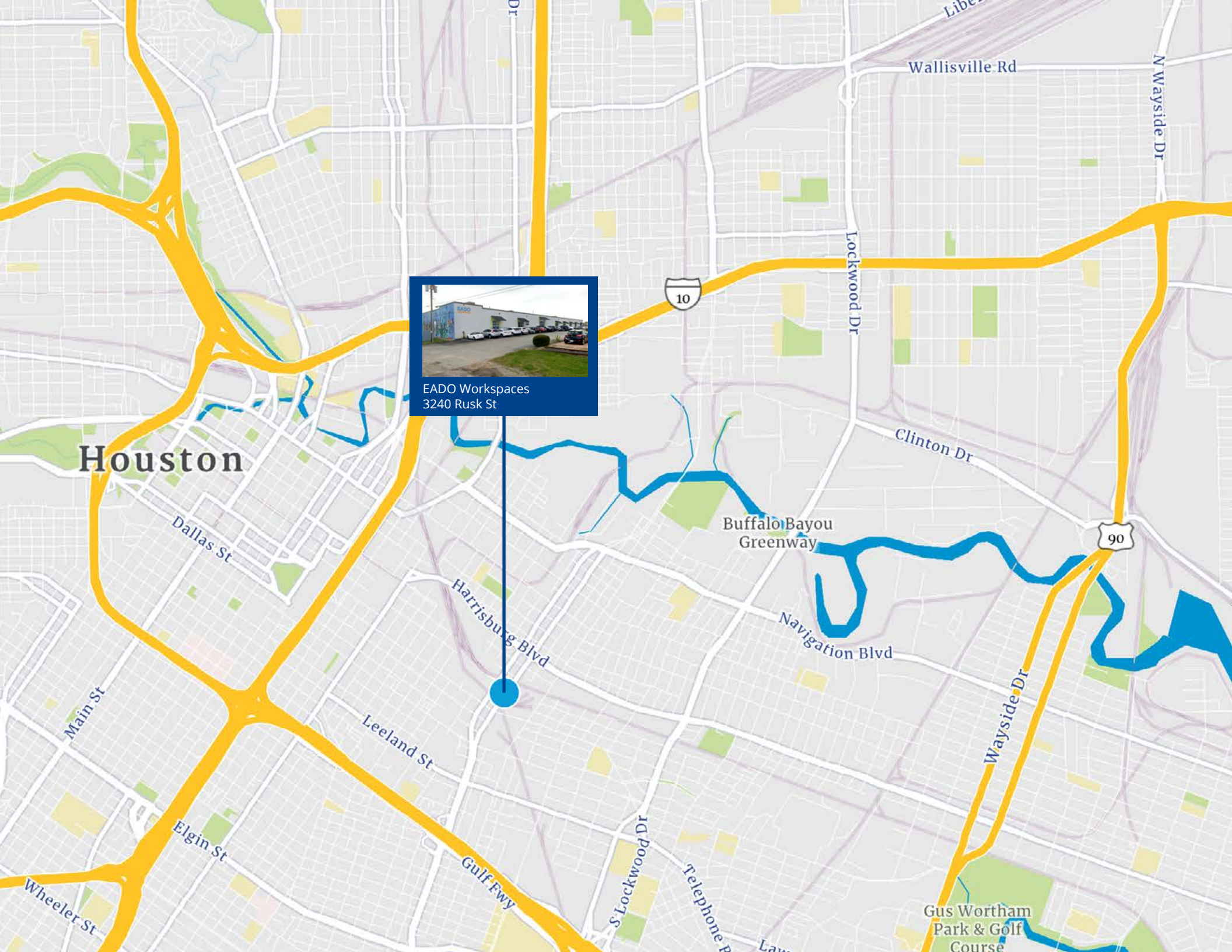


Sampson St

Rusk St

York St





EADO Workspaces
3240 Rusk St

Houston

Wallisville Rd

N Wayside Dr

Lockwood Dr



Clinton Dr



Buffalo Bayou
Greenway

Navigation Blvd

Dallas St

Harrisburg Blvd

Leeland St

Gulf Fwy

S Lockwood Dr

Telephone Pkwy

Wayside Dr

Gus Wortham
Park & Golf
Course

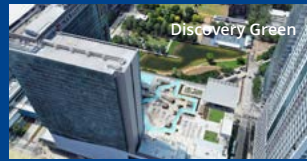
Main St

Elgin St

Wheeler St



George R Brown Convention Ctr
1001 Avenida de Las Americas



Discovery Green
Marriott Marquis Houston
1777 Walker St



Minute Maid Park
1777 Walker St



Discovery Green
1500 McKinney St



Shell Energy Stadium
2200 Texas Avenue

Downtown



59

East End District

McKinney St

Sampson St

Rusk St

York St





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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date