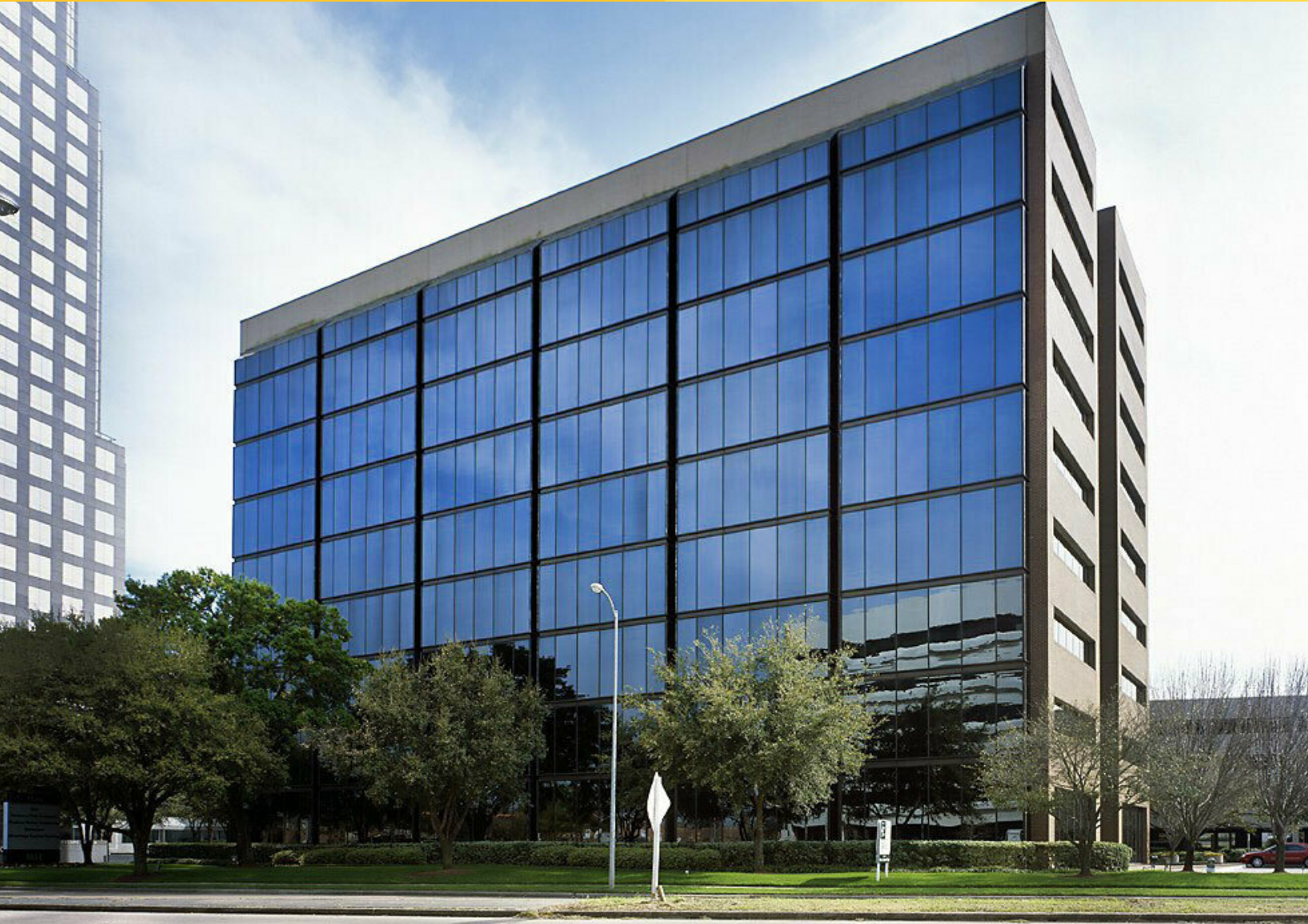


TANGLEWOOD PLAZA

5851 San Felipe Street
Houston, TX 77057

Office For Lease

1,318 - 16,752 SF



Leasing Information:
281.875.7821

Virgil Hydes
281.875.7821
vhydes@lpc.com

Lincoln

Lincoln Property Company
16945 Northchase Drive Suite 150
Houston, TX 77060

www.lpc.com

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Office For Lease

1,318 - 16,752 SF



Property Highlights

- Attractive lobby
- Upgraded entry
- Full height glass windows
- On-site management
- On-site security
- Card key access
- Garage

Availabilities

SF

Lease Rate

Suite 230

1,914 SF

\$23.50 FS

Suite 235

1,318 SF

\$23.50 FS

Suite 425

3,385 SF

\$23.50 FS

Suite 450

8,363 SF

Negotiable

Suite 500

16,752 SF

Negotiable

Suite 760

3,996 SF

\$23.50 FS

Suite 890

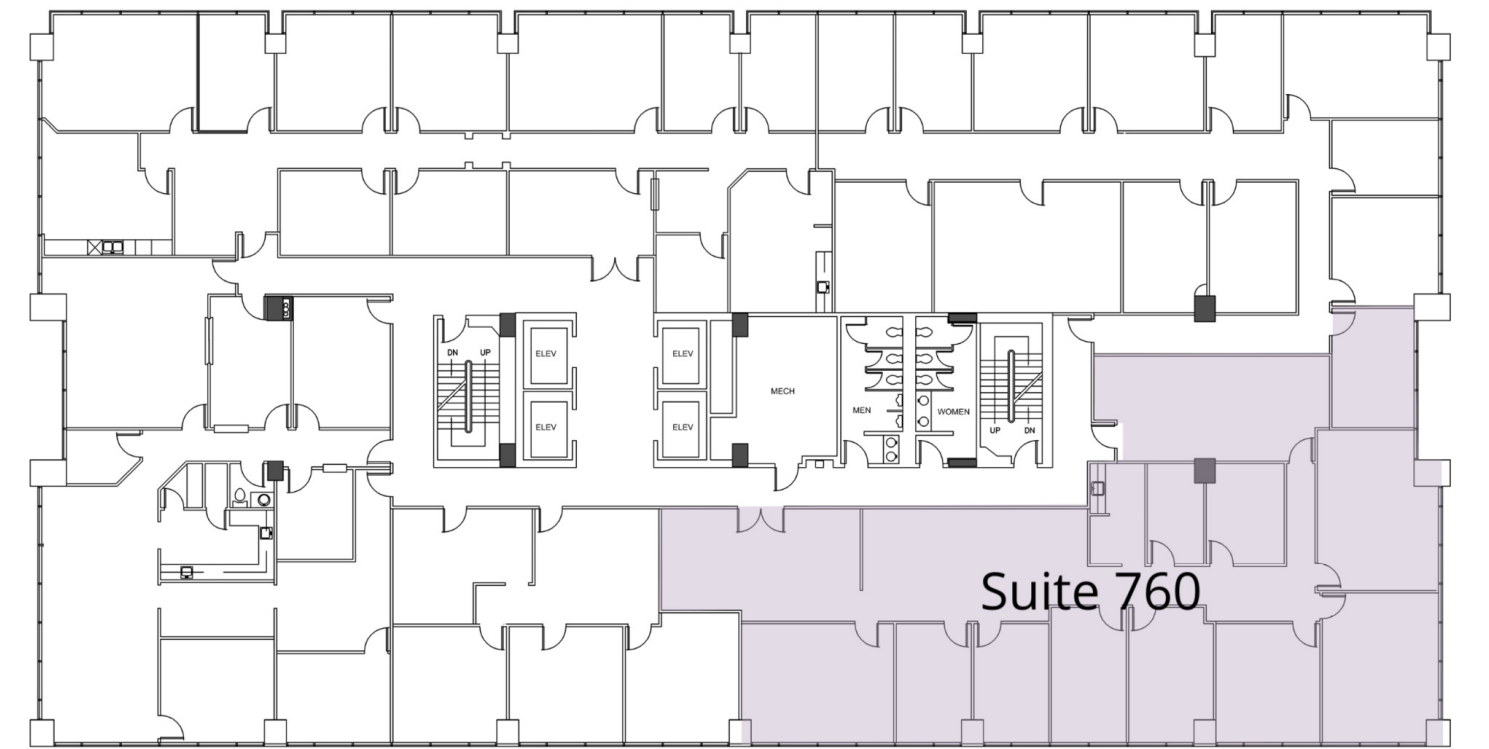
3,333 SF

\$23.50 FS

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Suite	Size	Lease Rate
■ Suite 760	3,996 SF	\$23.50 FS

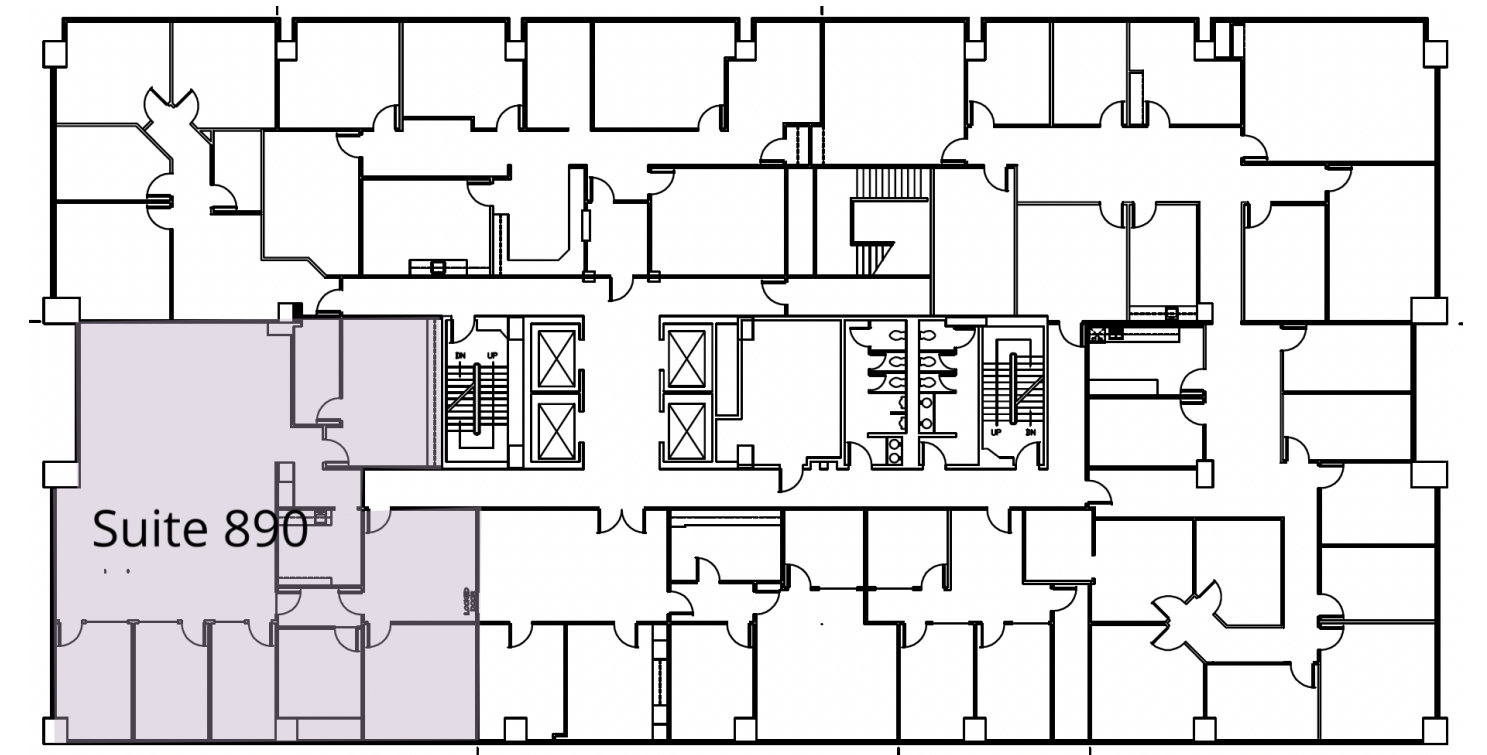
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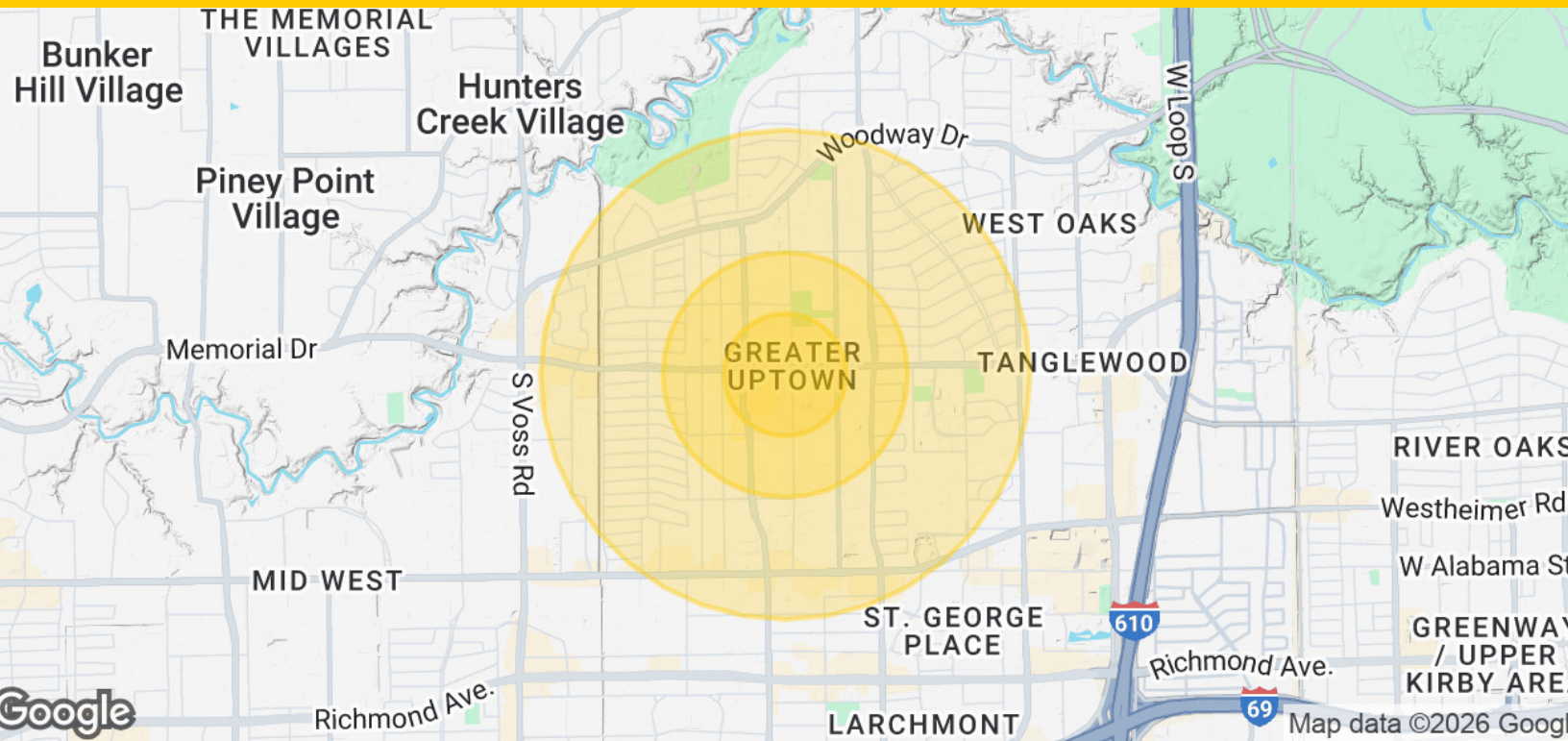
Suite 890



Suite	Size	Lease Rate
■ Suite 890	3,333 SF	\$23.50 FS

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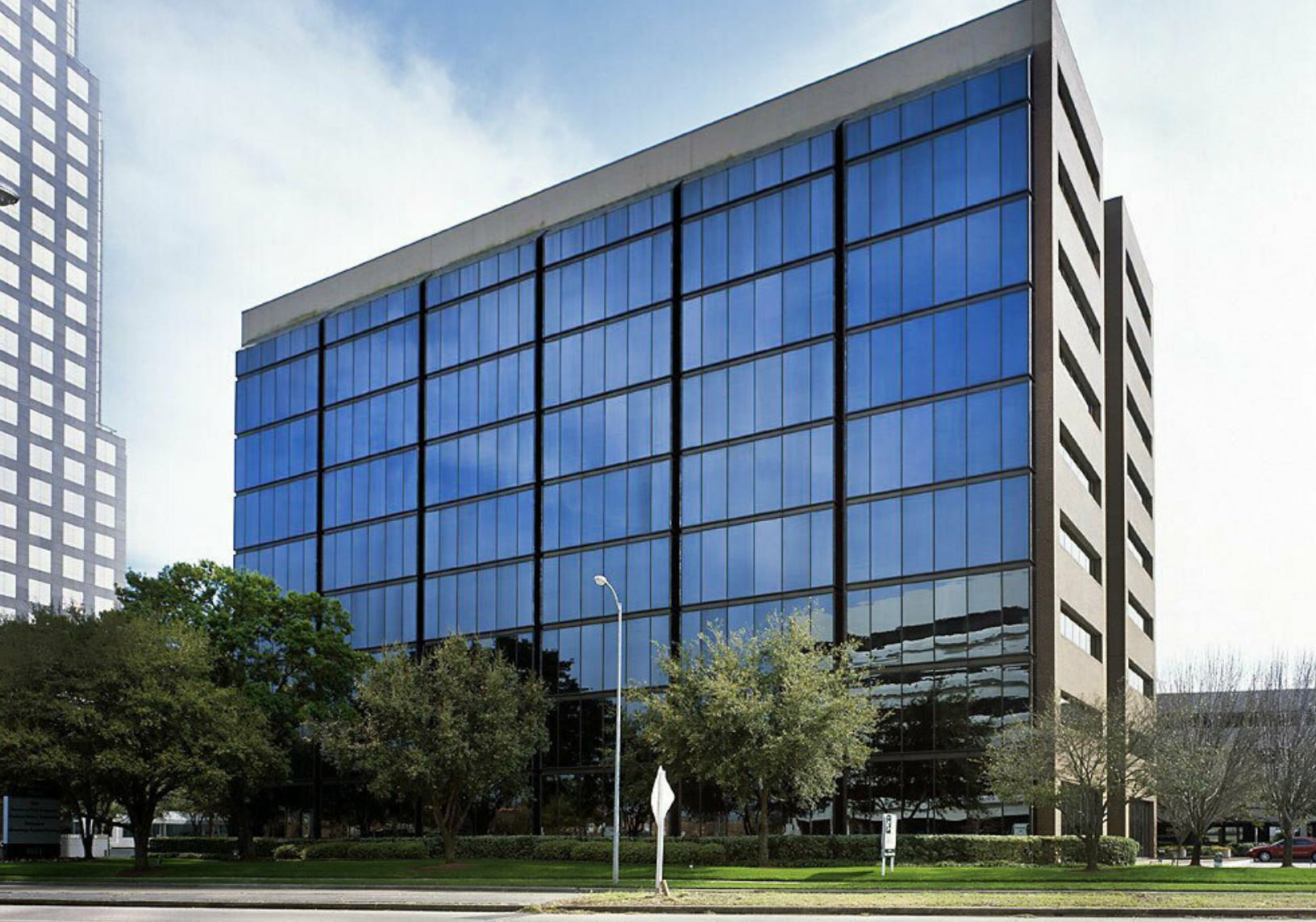


Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,668	9,152	27,812
Average Age	43.8	44.3	43.3
Average Age (Male)	39.9	42.9	43.1
Average Age (Female)	44.9	44.6	43.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,703	5,541	16,513
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$101,745	\$115,969	\$123,979
Average House Value	\$288,747	\$380,074	\$493,480

2020 American Community Survey (ACS)

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