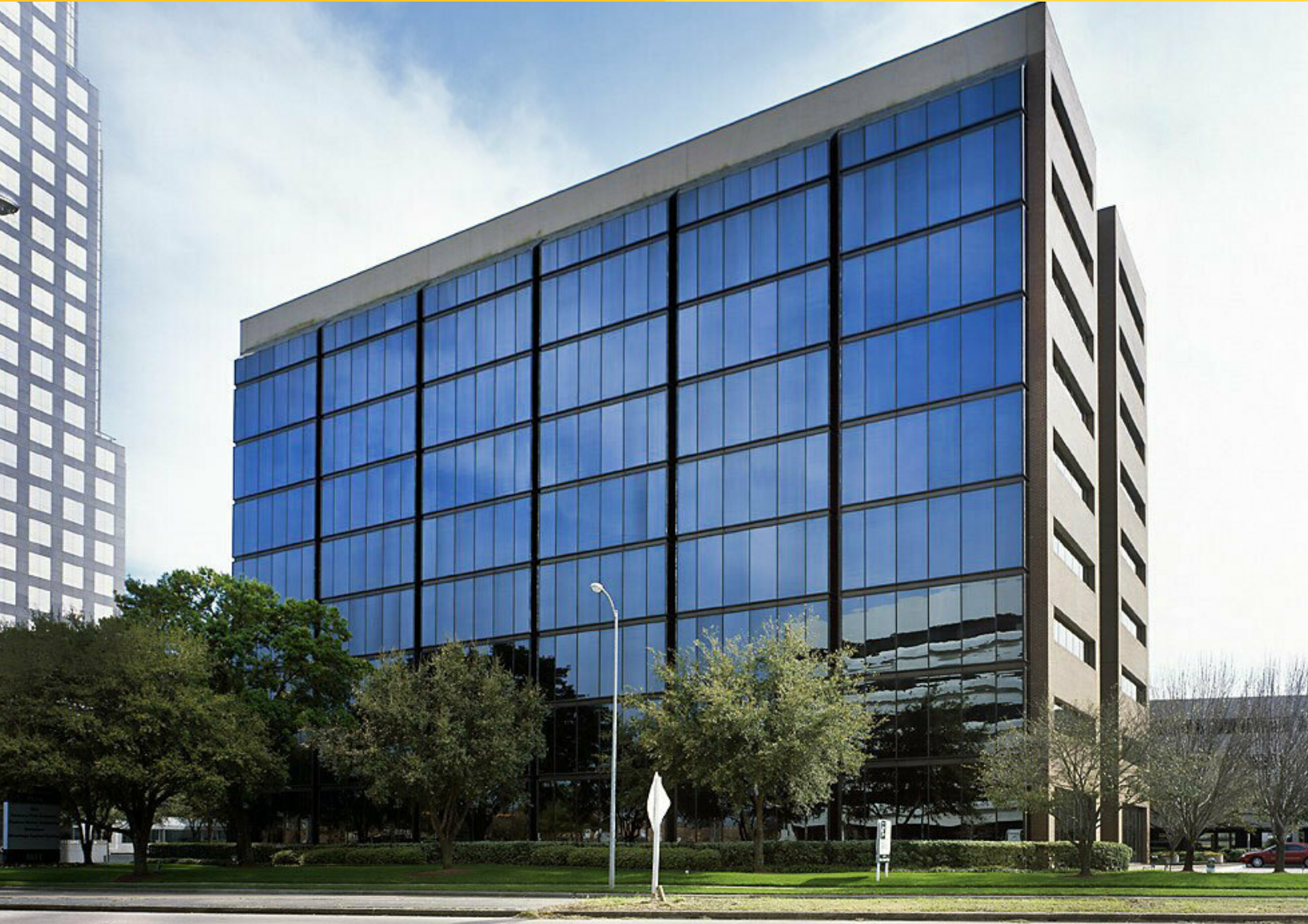


TANGLEWOOD PLAZA

5851 San Felipe Street
Houston, TX 77057

Office For Lease

735 - 3,996 SF



Leasing Information:
281.875.7821

Virgil Hydes
281.875.7821
vhydes@lpc.com

Lincoln

Lincoln Property Company
16945 Northchase Drive
Houston, TX 77060

www.lpc.com

TANGLEWOOD PLAZA

5851 San Felipe Street | Houston, TX 77057

Office For Lease



Property Highlights

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

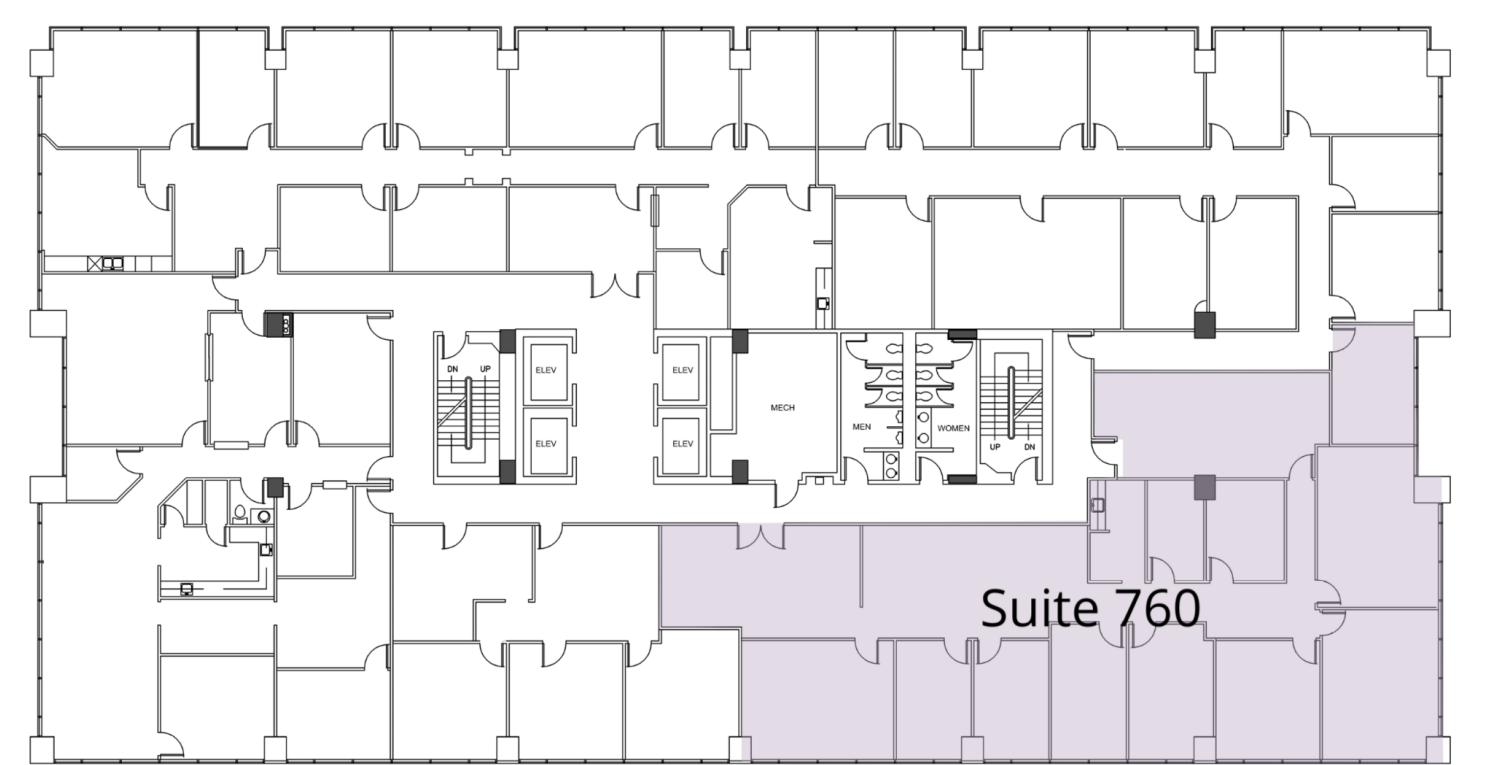
Availabilities

	SF	Lease Rate
Suite 220 - Sublease	3,019 SF	Negotiable
Suite 230	2,543 SF	\$23.50 FS
Suite 235	1,318 SF	\$23.50 FS
Suite 250	735 SF	\$23.50 FS
Suite 760	3,996 SF	\$23.50 FS
Suite 890	3,333 SF	\$23.50 FS

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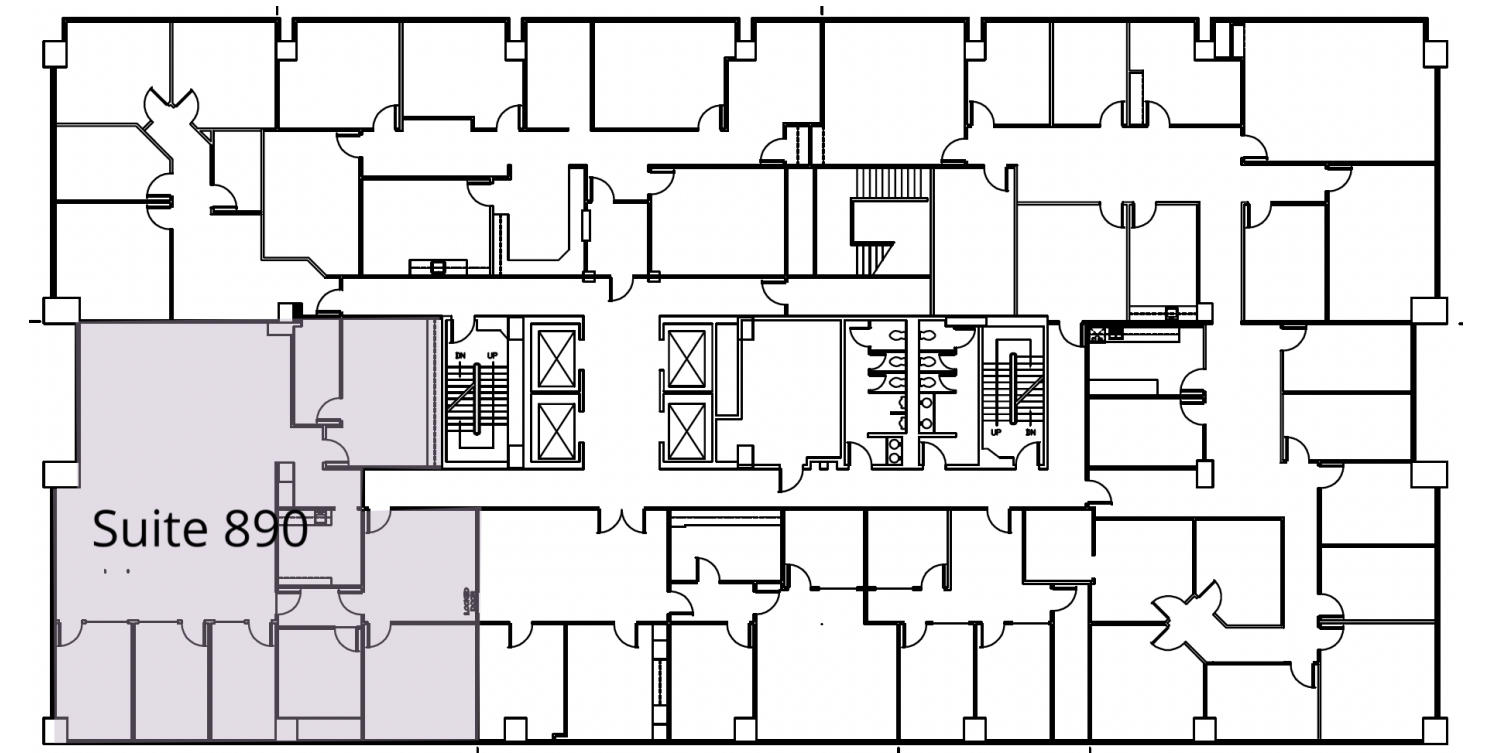


Suite	Size	Lease Rate	Description
■ Suite 760	3,996 SF	\$23.50 FS	-

TANGLEWOOD PLAZA

Suite 890

5851 San Felipe Street | Houston, TX 77057



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

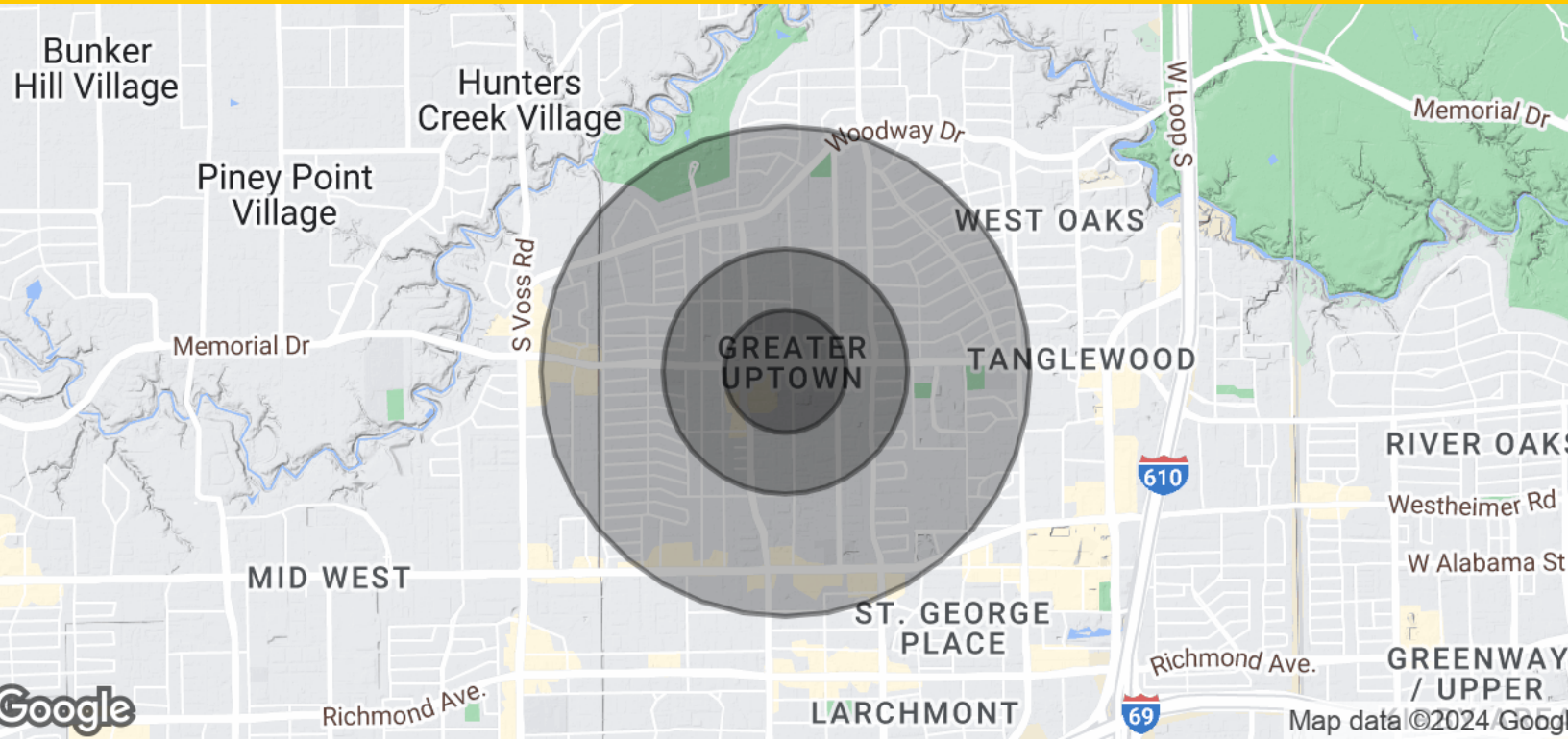
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Demographics Map & Report

5851 San Felipe Street | Houston, TX 77057

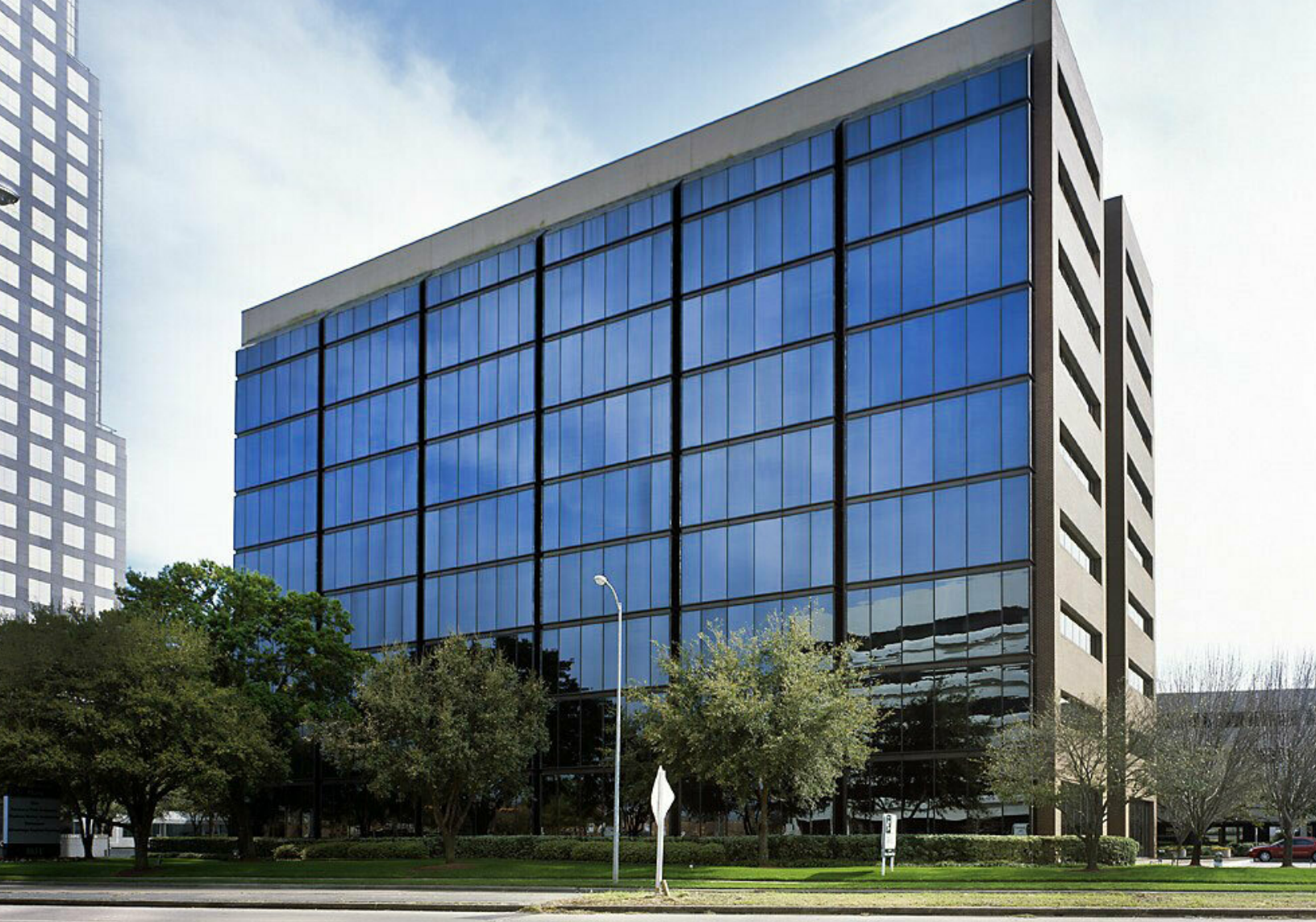


Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,668	9,152	27,812
Average Age	43.8	44.3	43.3
Average Age (Male)	39.9	42.9	43.1
Average Age (Female)	44.9	44.6	43.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,703	5,541	16,513
# of Persons per HH	1.6	1.7	1.7
Average HH Income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

2020 American Community Survey (ACS)

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