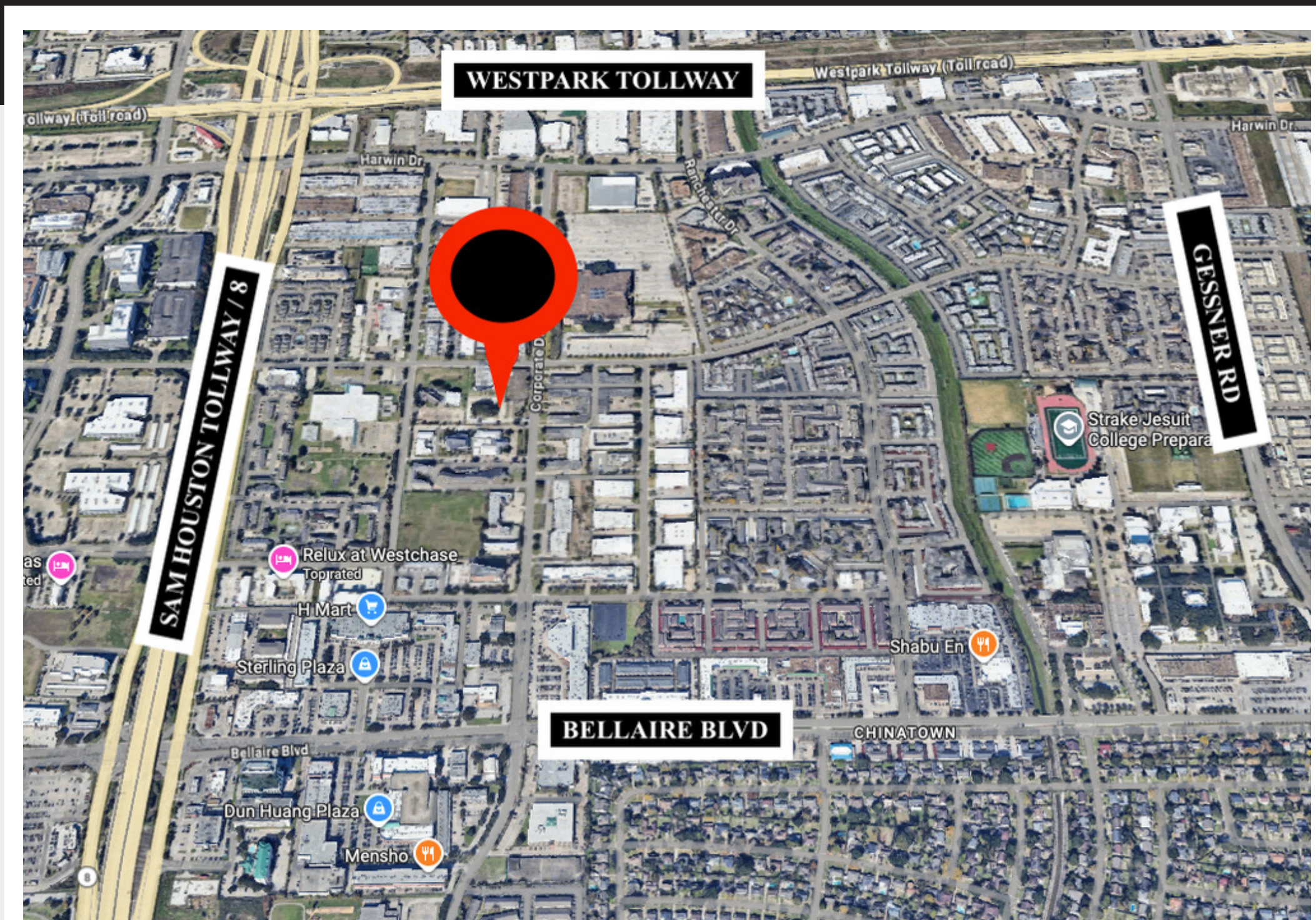




6100 Corporate Dr S 2E Houston, TX 77036

# FOR SALE

Price \$599,800	Office size 3,724 sqft	Building Class B	Parking Ratio 2.46 per 1,000sqft
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KW Commercial

Ada Wang (713) 859 2598 / Andre Vysotskiy (832) 455 4008  
adawang@kw.com / Andre@FineTouchLiving.com

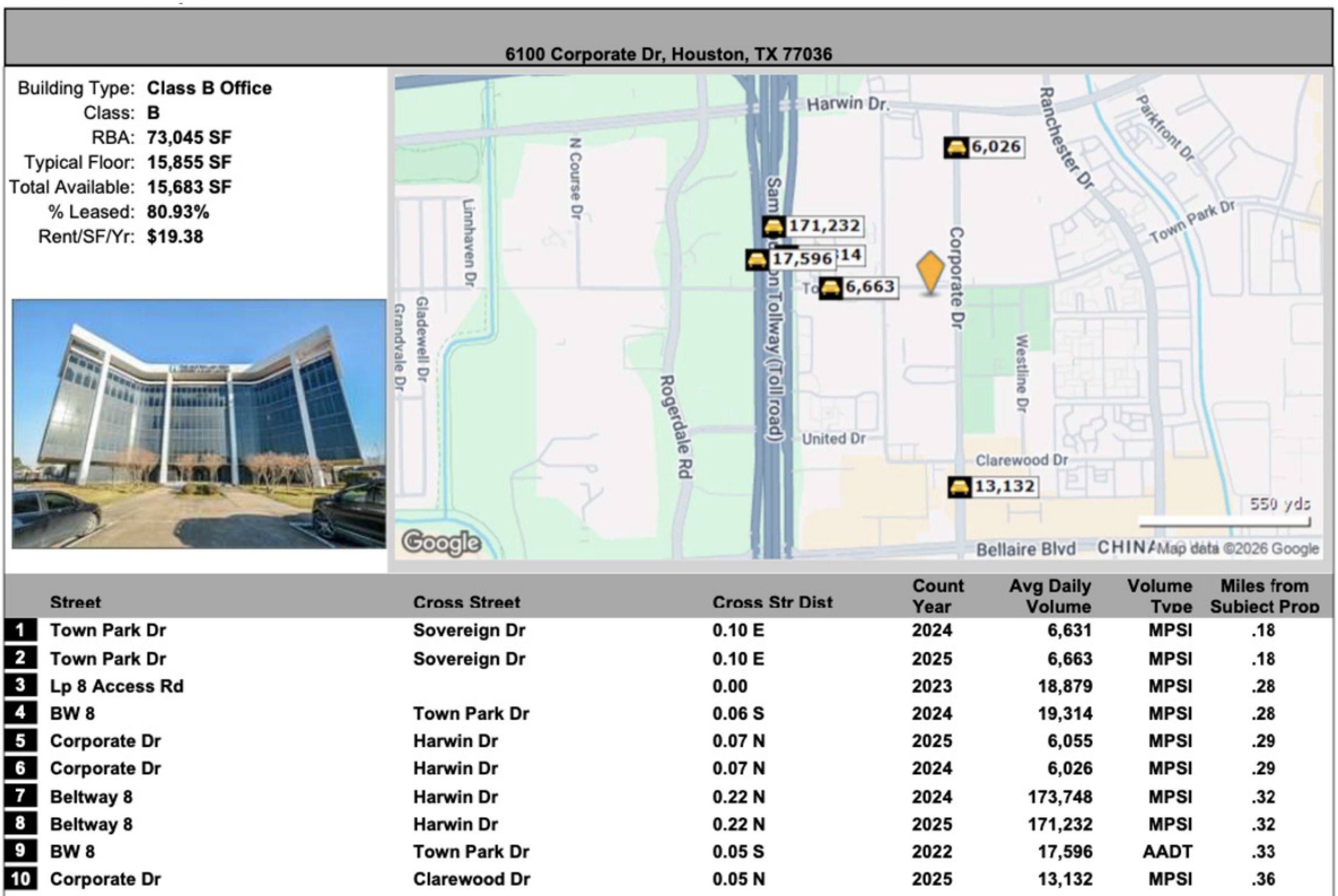


Premier investment opportunity for an Owner User seeking additional rental revenue or an institutional landlord. Suite 2E currently features a fantastic layout to accommodate multiple tenants, the layout can be easily adjusted to fit the needs of a single larger occupant. This unit takes up a large portion of the second floor giving the new owner lots of options in floor plans and build outs.

Located in the heart of Houston's Chinatown, the building offers easy access to major freeways and main thoroughways streets putting you within minuets of Houston's main commercial districts, dining, entertainment, residential neighborhoods, city parks, and shopping.

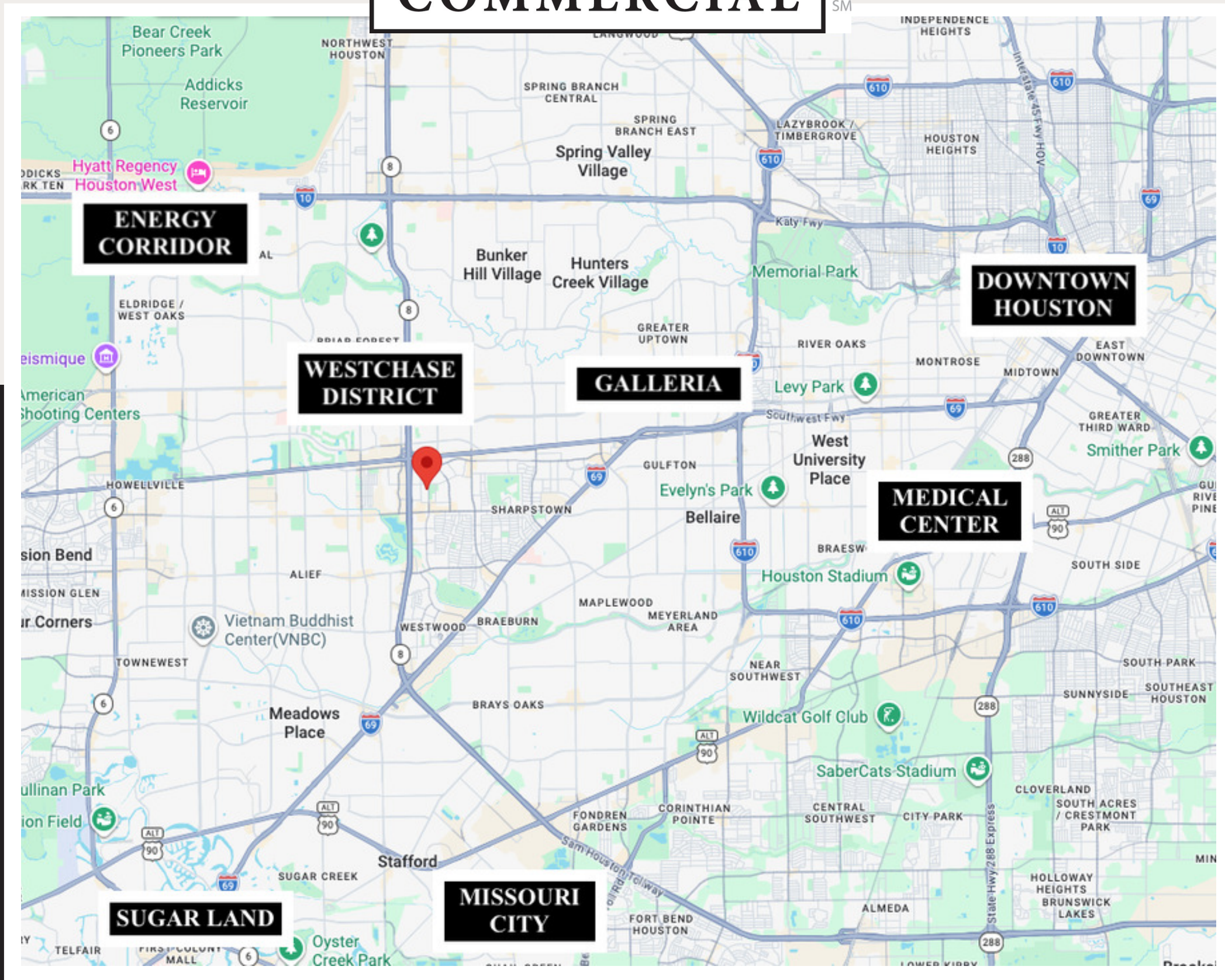
- Ideal location for professional offices or medical practice.
- Covered parking, Security Patrol, Key Code Access.
- High Speed Internet Access.
- Beautifully landscaped atrium with skylights.
- Current layout features multiple private offices, open work space, conference rooms, break room.
- Large exterior windows provide natural light.
- On-site management for ease of ownership and operation.
- POA fees include utilities, insurance, & maintenance.

## Traffic Count Report



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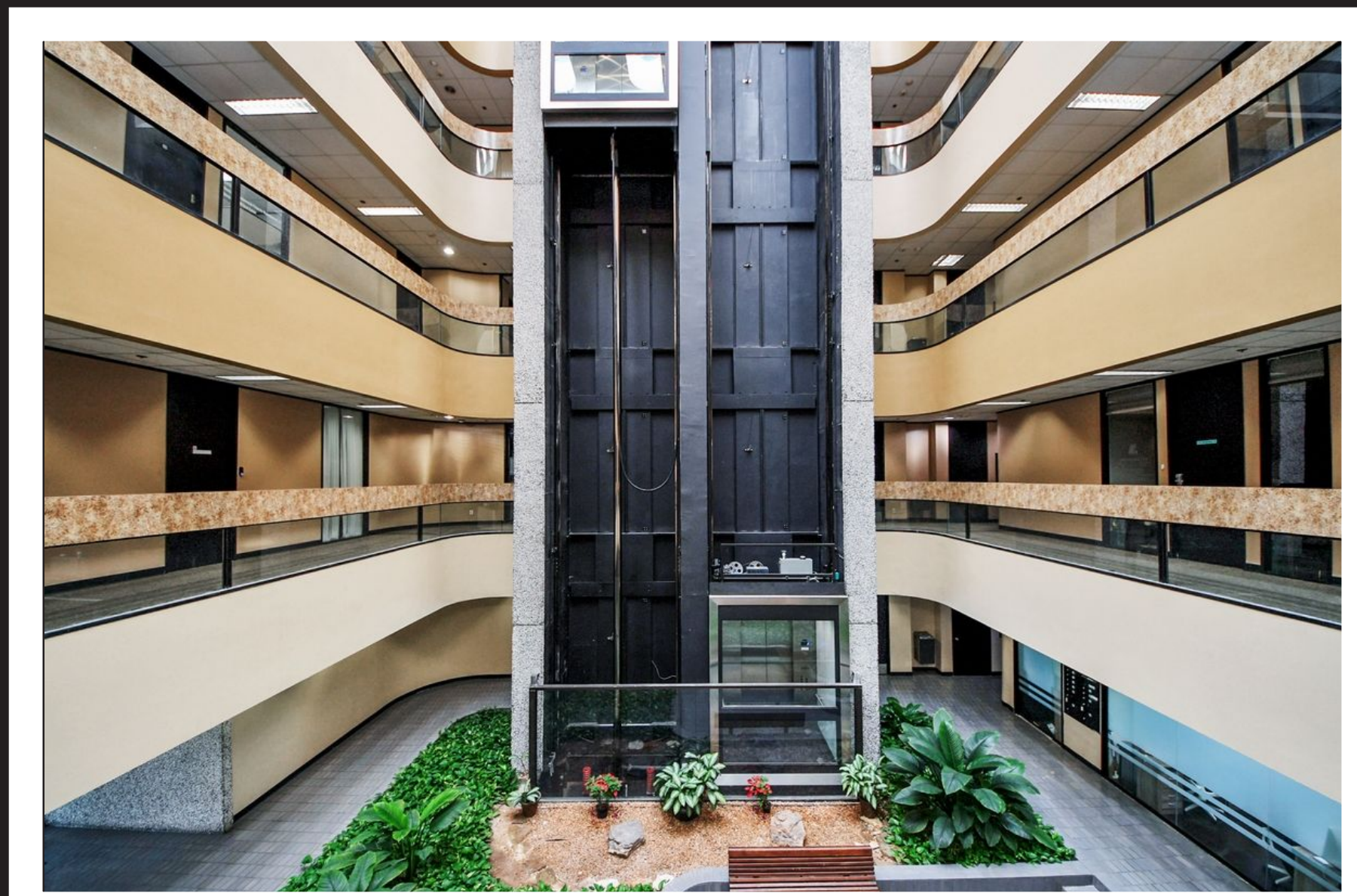
## Demographic Summary Report

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2030 Projection	29,375	669,504	1,731,057
2025 Estimate	27,697	627,381	1,601,868
2020 Census	26,912	592,809	1,469,982
Growth 2025 - 2030	6.06%	6.71%	8.06%
Growth 2020 - 2025	2.92%	5.83%	8.97%
<b>2025 Population by Hispanic Origin</b>	16,371	277,139	585,270
<b>2025 Population</b>	27,697	627,381	1,601,868
White	3,068 11.08%	157,492 25.10%	497,047 31.03%
Black	3,754 13.55%	130,355 20.78%	318,775 19.90%
Am. Indian & Alaskan	435 1.57%	9,040 1.44%	19,505 1.22%
Asian	6,009 21.70%	81,142 12.93%	235,505 14.70%
Hawaiian & Pacific Island	28 0.10%	472 0.08%	1,091 0.07%
Other	14,403 52.00%	248,880 39.67%	529,946 33.08%
U.S. Armed Forces	12	611	1,272
<b>Households</b>			
2030 Projection	11,356	260,533	681,410
2025 Estimate	10,678	243,620	629,451
2020 Census	10,349	230,128	575,654
Growth 2025 - 2030	6.35%	6.94%	8.25%
Growth 2020 - 2025	3.18%	5.86%	9.35%
Owner Occupied	1,301 12.18%	78,527 32.23%	273,904 43.51%
Renter Occupied	9,377 87.82%	165,093 67.77%	355,547 56.49%
<b>2025 Households by HH Income</b>	10,680	243,619	629,452
Income: <\$25,000	2,590 24.25%	49,051 20.13%	98,424 15.64%
Income: \$25,000 - \$50,000	3,926 36.76%	61,495 25.24%	119,862 19.04%
Income: \$50,000 - \$75,000	2,172 20.34%	45,542 18.69%	110,995 17.63%
Income: \$75,000 - \$100,000	1,134 10.62%	26,632 10.93%	74,316 11.81%
Income: \$100,000 - \$125,000	298 2.79%	17,746 7.28%	54,224 8.61%
Income: \$125,000 - \$150,000	250 2.34%	10,746 4.41%	37,025 5.88%
Income: \$150,000 - \$200,000	237 2.22%	11,405 4.68%	45,220 7.18%
Income: \$200,000+	73 0.68%	21,002 8.62%	89,386 14.20%
<b>2025 Avg Household Income</b>	\$50,755	\$82,486	\$104,905
<b>2025 Med Household Income</b>	\$41,548	\$55,237	\$71,547

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(713) 461 9393**

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## **DISCLAIMER**

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The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

Rising interest rates or other economic conditions which may adversely affect real estate sales in can affect your investment. You may not receive any income from this investment nor a complete return of all your investment in the future. Historical or current real estate performance is no guarantee of future real estate investment product results.