

MIDTOWN



FOR SALE

BOUTIQUE OFFICE BUILDING
READY FOR OCCUPANCY

9,052 SF BUILDING
11,250 SF LAND

3518 TRAVIS
HOUSTON, TX 77002

**DO NOT DISTURB EXISTING TENANT -
SHOWINGS BY APPOINTMENT ONLY**

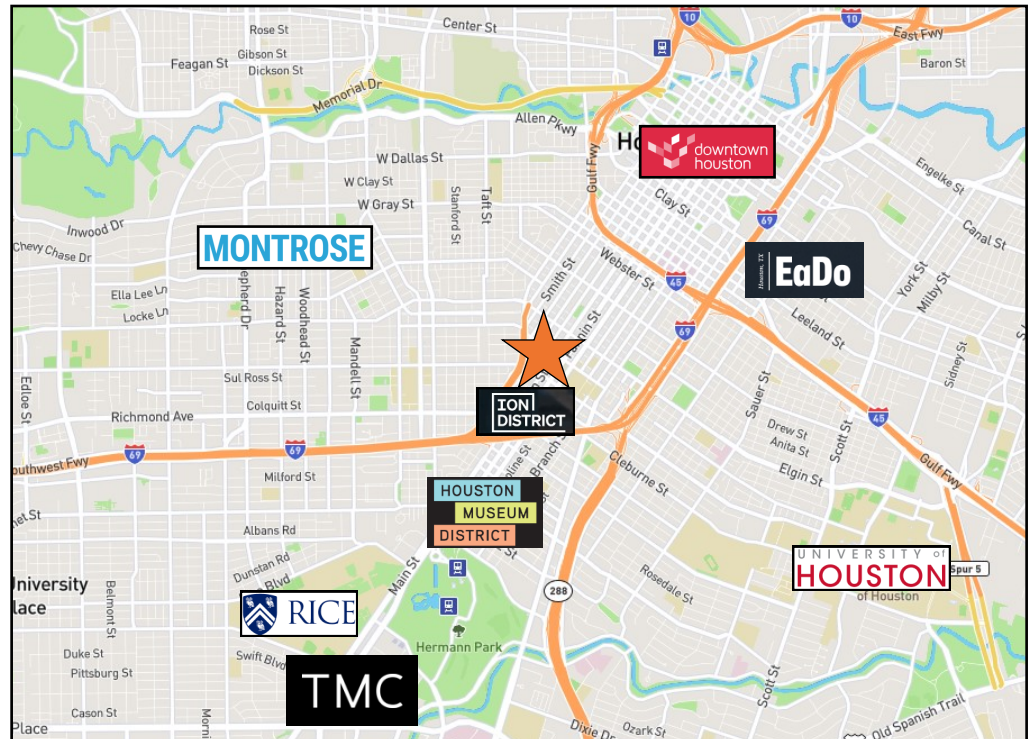
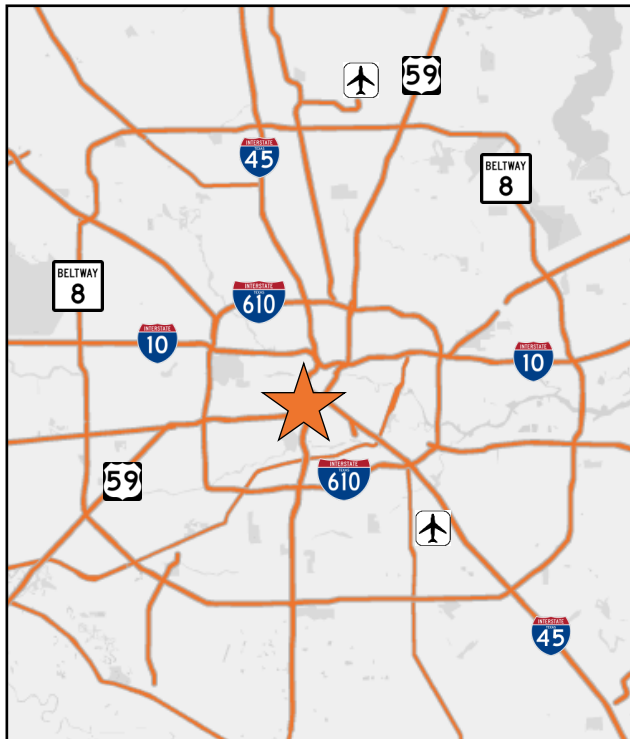


**LEWIS
PROPERTY
COMPANY**

COMMERCIAL REAL ESTATE SERVICES

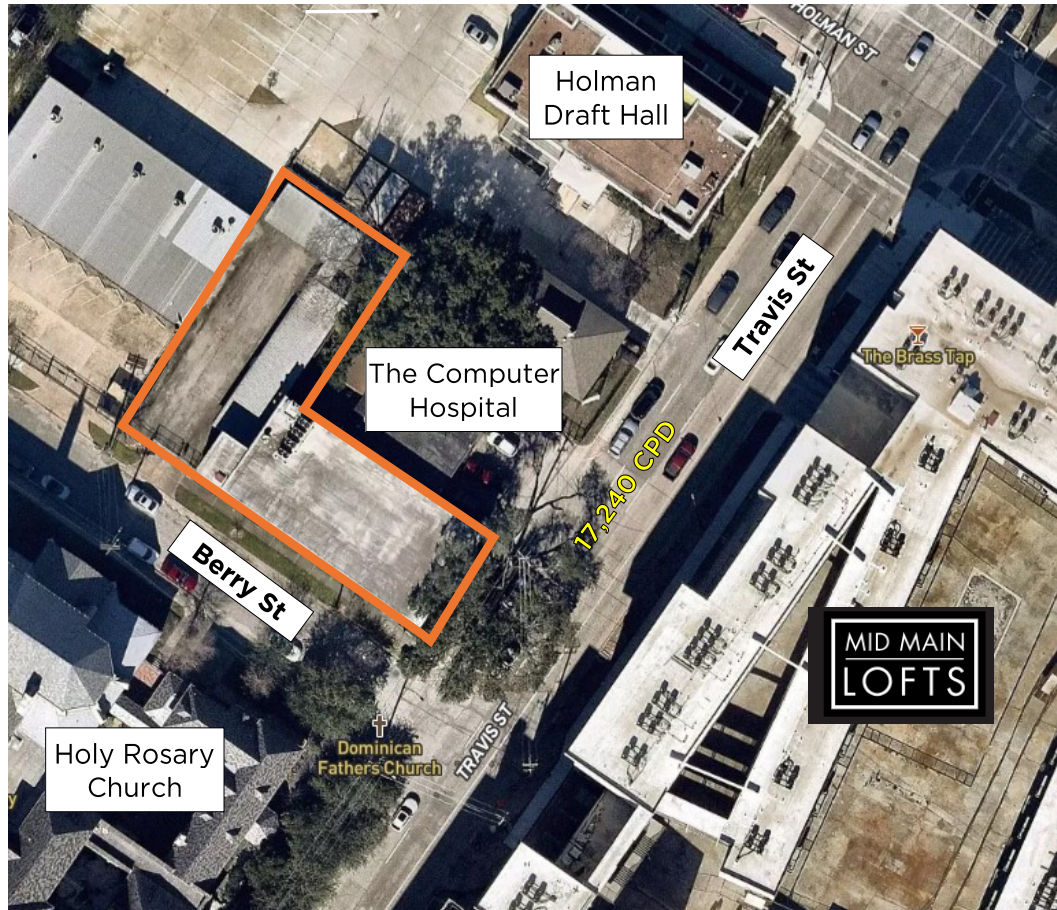
**CENTRAL
LOCATION**

3518 Travis is conveniently located in Midtown one block from the Ensemble / HCC rail station giving its tenants direct auto, rail, and bike access to the CBD, Texas Medical Center, Museum District, Herman Park, and Rice University. Numerous restaurants are within walking distance.



 **3518 Travis**

PROPERTY AND OFFERING DATA



PHYSICAL DATA

Address:	3518 Travis
Tax Parcel #:	026-012-000-0001
Gross Building Area:	9,052 SF
Land Size:	11,250 SF
No. Stories:	2
On-site Parking:	Gated - 12-15 total (10-11 covered)
Ceiling Heights:	8'8"
Year Built / Renovated:	1965/2002/2013
Occupancy:	- Available for occupancy upon closing - Seller will consider lease back of part/all of 1st floor

ATTRIBUTES

- Direct access from gated parking lot
- Walking distance to numerous restaurants
- Four 7.5 ton HVAC compressors installed in 2013
- Four air handlers installed in 2013

AVAILABLE PROPERTY DATA

- Phase I ESA September 2012
- Survey September 2012
- Floor Plans
- Previous Certificate of Occupancy

OFFERING DATA

Price: Contact Broker





★ Subject



..... Metrorail Red Line

● Ensemble Rail Station

**KEY AREA RESTAURANTS,
RETAIL & ATTRACTIONS**



RESTAURANTS

- | | | |
|-------------------|-------------------|-----------------------|
| 1. KURA SUSHI | 5. SPICY GIRL | 9. HOMESLICE |
| 2. WINNIE'S | 6. BRASS TAP | 10. HOLMAN DRAFT HALL |
| 3. BAKER'S MAN | 7. TACOS A GO-GO | |
| 4. DOUBLE TROUBLE | 8. BREAKFAST CLUB | |

ATTRACTIONS

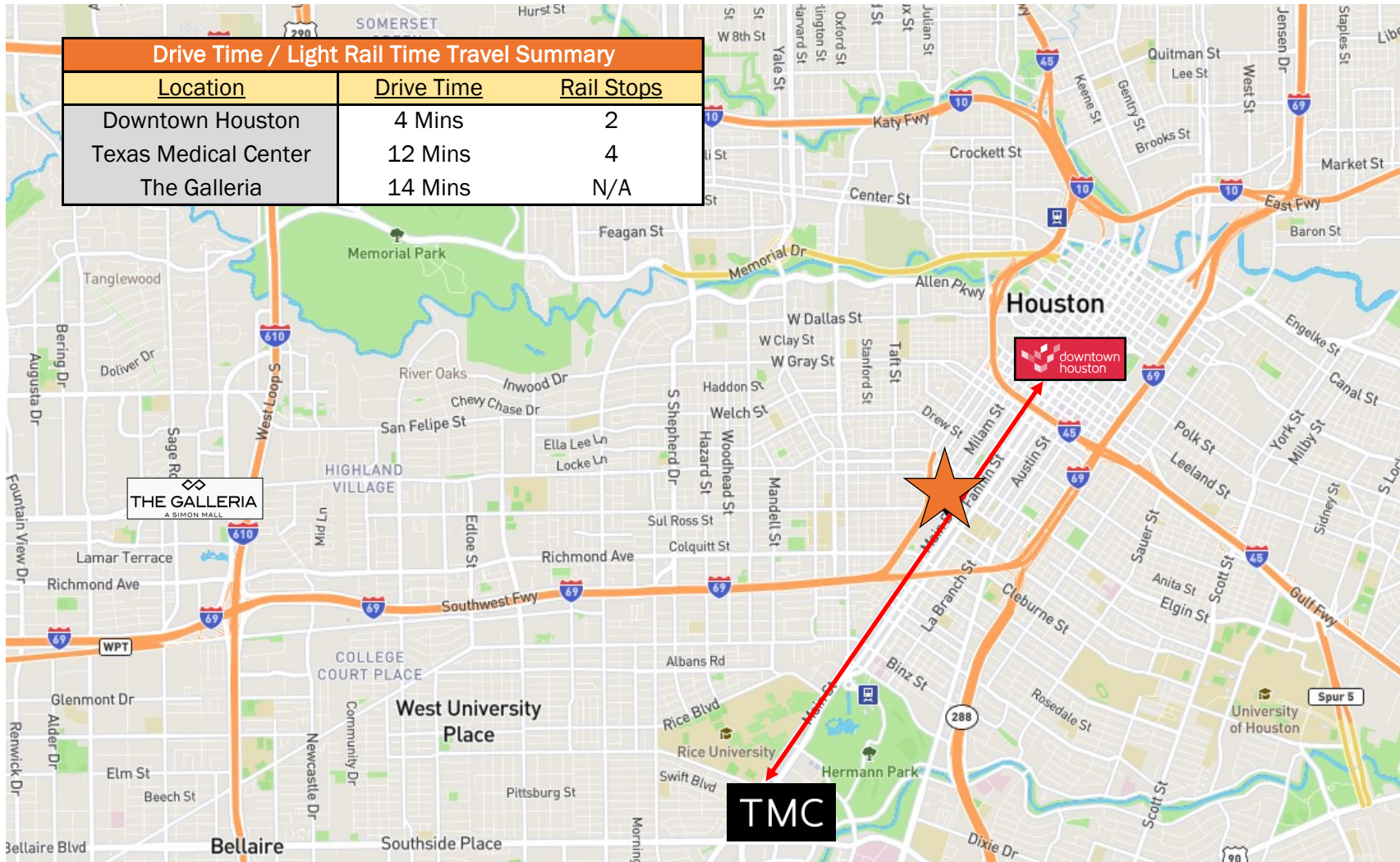
- 1. MATCH
- 2. TRINITY ESPICOPAL CHURCH
- 3. THE ENSEMBLE THEATRE
- 4. CONTINENTAL CLUB
- 5. HOLY ROSARY CHURCH

PARKING

- 1. On Site - 8-12 spaces
- 2. Mid Main - 770+ car public parking garage



Drive Time / Light Rail Time Travel Summary		
Location	Drive Time	Rail Stops
Downtown Houston	4 Mins	2
Texas Medical Center	12 Mins	4
The Galleria	14 Mins	N/A

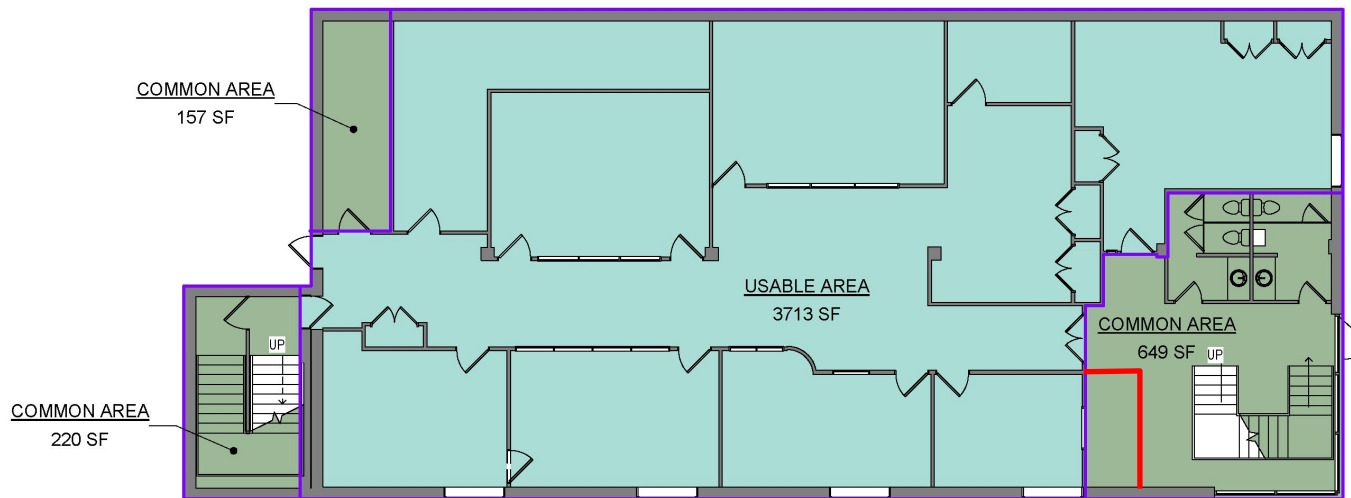


★ Subject

↔ Partial segment of MetroRail redline

1ST FLOOR FLOORPLAN

Building Area Summary			
Item	1st	2nd	Total
Usable Area (SF)	3,711	3,885	7,596
Common Area (SF)	1,027	429	1,456
Total (SF)	4,738	4,314	9,052



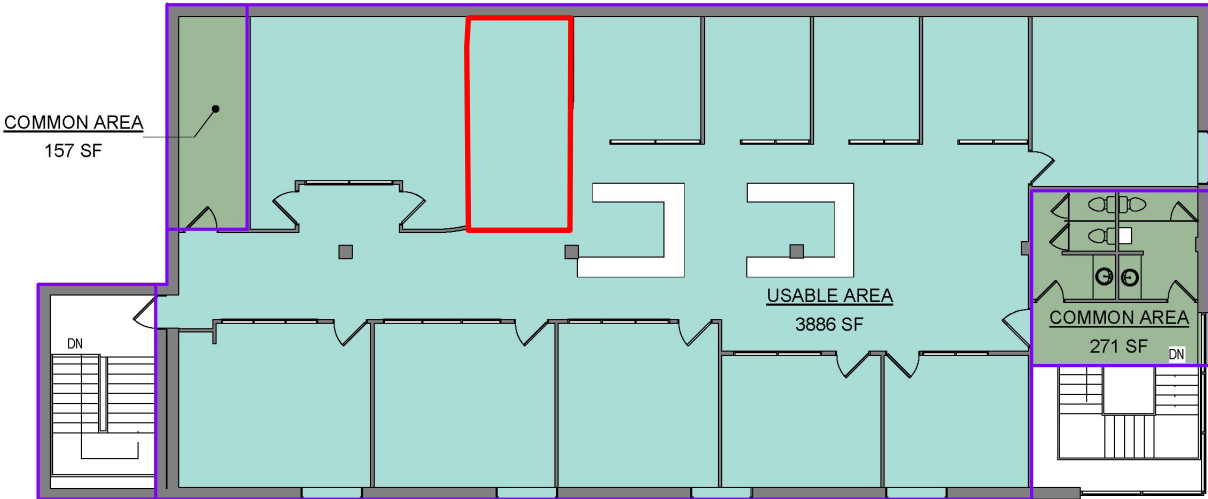
mirador group, inc.
 architecture & interiors
 6575 west loop south
 suite 570
 bellare, texas 77401
 p 713.626.4770
 f 713.661.6606

AREA PLAN
 3618 Travis Street

① FIRST FLOOR AREA PLAN
 1" = 10'-0"

2ND FLOOR FLOORPLAN

Building Area Summary			
Item	1st	2nd	Total
Usable Area (SF)	3,711	3,885	7,596
Common Area (SF)	1,027	429	1,456
Total (SF)	4,738	4,314	9,052



m
 mirador group, inc.
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AREA PLAN
 3818 Travis Street

BUILDING AREA LEGEND 2ND FLOOR
 COMMON AREA
 USABLE AREA

① SECOND FLOOR AREA PLAN
 1" = 10'-0"



— Change since floor plan produced (approximate location)

PHOTOGRAPHS



Stairwell



2nd Floor Hallway



Kitchen



1st Floor Hallway





Berry St Façade



HVAC Units on Roof



Covered Parking



**RENDERING - POTENTIAL
ALTERNATE BRICK COLOR**





COMMERCIAL REAL ESTATE SERVICES

FOR INFORMATION CONTACT



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Gregory Lewis, CRE
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glewis@lewispropertycompany.com

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Information About Brokerage Services

11-2-2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Lewis Property Company	469636	glewis@lewispropertycompany.com	713-533-4400
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Gregory G. Lewis	383082	glewis@lewispropertycompany.com	713-533-4400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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