

2120 MONTROSE BLVD

HOUSTON, TX 77006



MONTROSE OFFICE SPACE FOR LEASE

FOR LEASING INFORMATION:

5353 W. Alabama St., Suite 200
Houston, Texas 77056
www.braunenterprises.com

SIMON HA, Director of Leasing
simon@braunenterprises.com
713.541.0066 ext. 24

DANIEL HOLLEK, Leasing Associate
simon@braunenterprises.com
713.541.0066 ext. 24



PROPERTY OVERVIEW

LOCATION

2120 MONTROSE BLVD
HOUSTON, TEXAS 77006

SPACE AVAILABLE

Total Size: ±11,060 SF

TRAFFIC COUNTS

Montrose Blvd south of site:
31,644 VPD

Montrose Blvd north of site:
28,890 VPD

Gray St west of Montrose Blvd:
16,029 VPD

Westheimer Rd east of Montrose:
17,550 VPD



ADDITIONAL INFORMATION

11,060 SF 2-story office building available for lease in the heart of Montrose. Close proximity to Midtown, Downtown, the Museum & Medical Districts, as well as The Galleria, Highland Village and the River Oaks District.

2021 DEMOGRAPHIC SNAPSHOT



Population

| | |
|--------|---------|
| 1 mile | 35,781 |
| 3 mile | 209,620 |
| 5 mile | 477,309 |



Daytime Population

| | |
|--------|---------|
| 1 mile | 42,650 |
| 3 mile | 443,925 |
| 5 mile | 917,911 |



Avg. HH Income

| | |
|--------|-----------|
| 1 mile | \$150,808 |
| 3 mile | \$156,231 |
| 5 mile | \$141,794 |

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SURROUNDING NEIGHBORHOODS



UPTOWN PARK
Total Wine & More
DICK'S Sporting Goods
GF Gallery Furniture
Neiman Marcus lastcall
DSW
The Container Store

WHOLE FOODS MARKET
Marshall's
THE GALLERIA A SIMON MALL

Saks Fifth Avenue
Dillard's
NORDSTROM
macy's
Neiman Marcus
FIG & OLIVE
BLANCO
Chesecake Factory
DeFranco's
COACH
kate spade
H&M
LACOSTE
NOBU

sam's club
Walmart

Bellaire
I-610

TARGET
IPIC
Season 52
bison
Steak 48
hopdoddy
BONOBOS
Cartier
HERMES
D&G
ARMANI

Crate&Barrel
POTTERY BARN
ANTHROPOLOGIE
RESTORATION HARDWARE
Z Gallerie
chico's
BANANA REPUBLIC
WILLIAMS-SONOMA
Apple

GAP
LOFT
TALBOTS
Bath & Body Works
VICTORIA'S SECRET
ANN TAYLOR
SEPHORA
chico's
ATHLETA

Marshall's
TJ-maxx
HomeGoods
OfficeMax

Kroger

WHOLE FOODS MARKET

2120 MONTROSE BLVD

Gray St

CBD

TOYOTA CENTER

I-610

RIVER OAKS DISTRICT
HOUSTON

River Oaks

HIGHLAND VILLAGE

Westheimer Rd

Kirby

Shepherd Dr
I-69
I-59

Montrose

Kroger

H-E-B

WHOLE FOODS MARKET

HCC
57,200 Students

I-69

Midtown

I-59

The Ion Ventana

HOUSTON MUSEUM DISTRICT

West University Place

Rice Village

RICE
7,282 Students

Hermann Park
6 million Visitors
445 Acres

HOUSTON ZOO
2.5M Visitors

Hermann Park Golf Course

288 TEXAS

TMC
TEXAS MEDICAL CENTER

2.1 Square Miles
54 Medicine Related Institutions
21 Hospitals & 8 Specialty Institutions
8 Academic & Research Institutions
Over 106,000 Employees
10 Million Patients Annually



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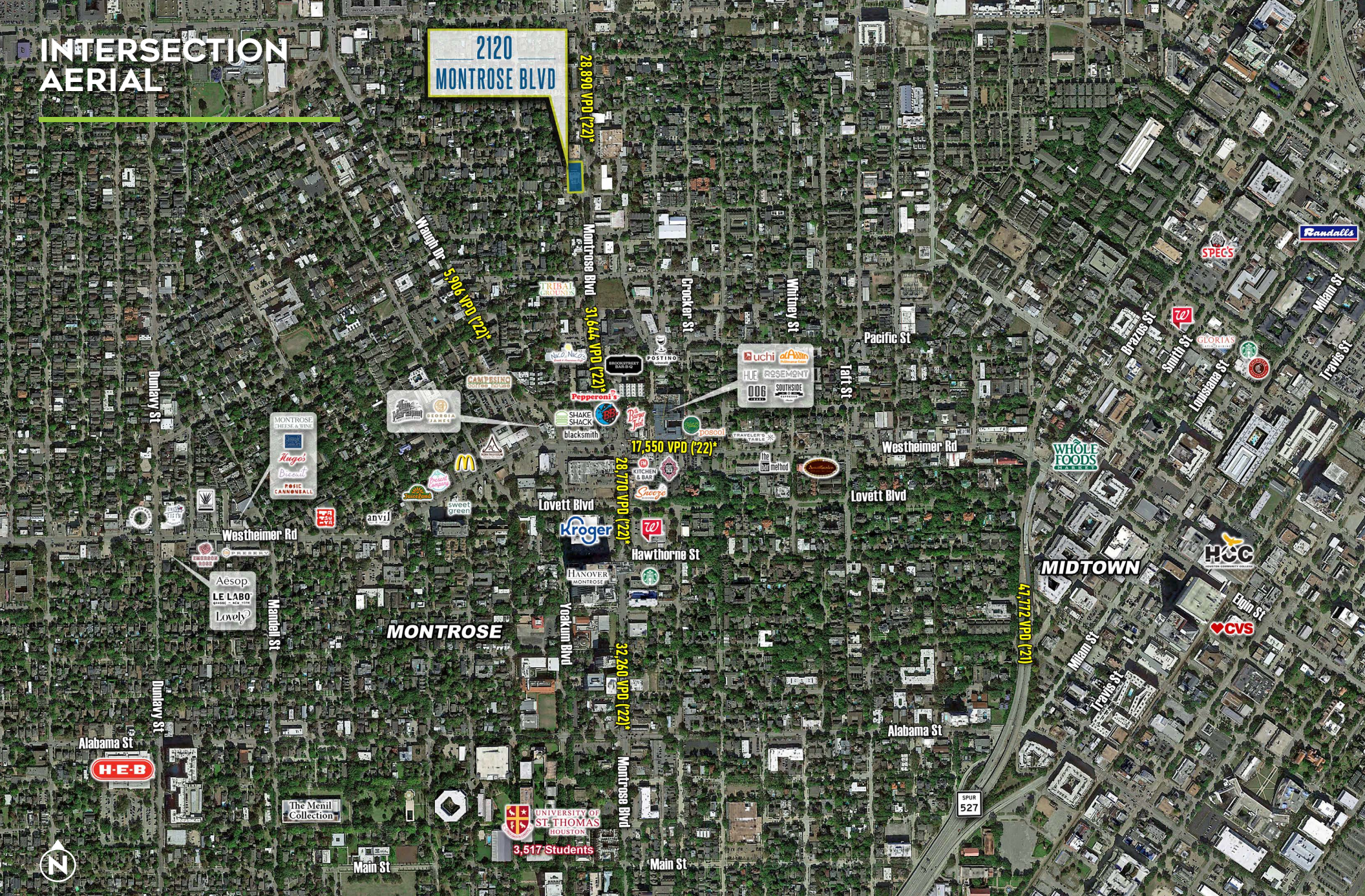
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INTERSECTION AERIAL

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MONTROSE BLVD



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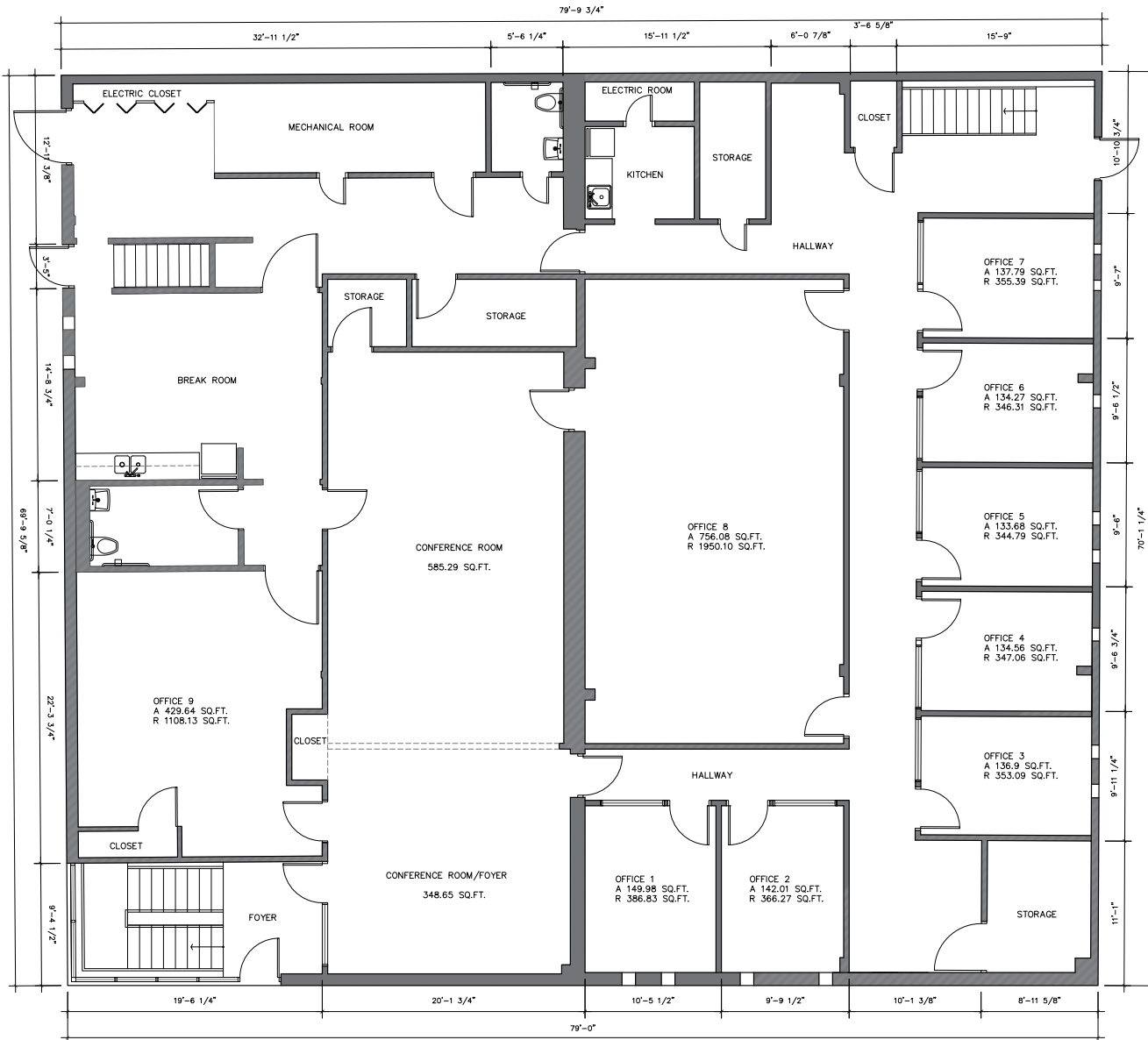
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FLOOR PLAN - 1st Floor



FIRST FLOOR PLAN
AS-BUILT
SCALE 1/4" = 1'-0"

TWO STORY
OFFICE BUILDING
(AREA = 11,116 SQ. FT.)
BLDG. HEIGHT = 21.6'

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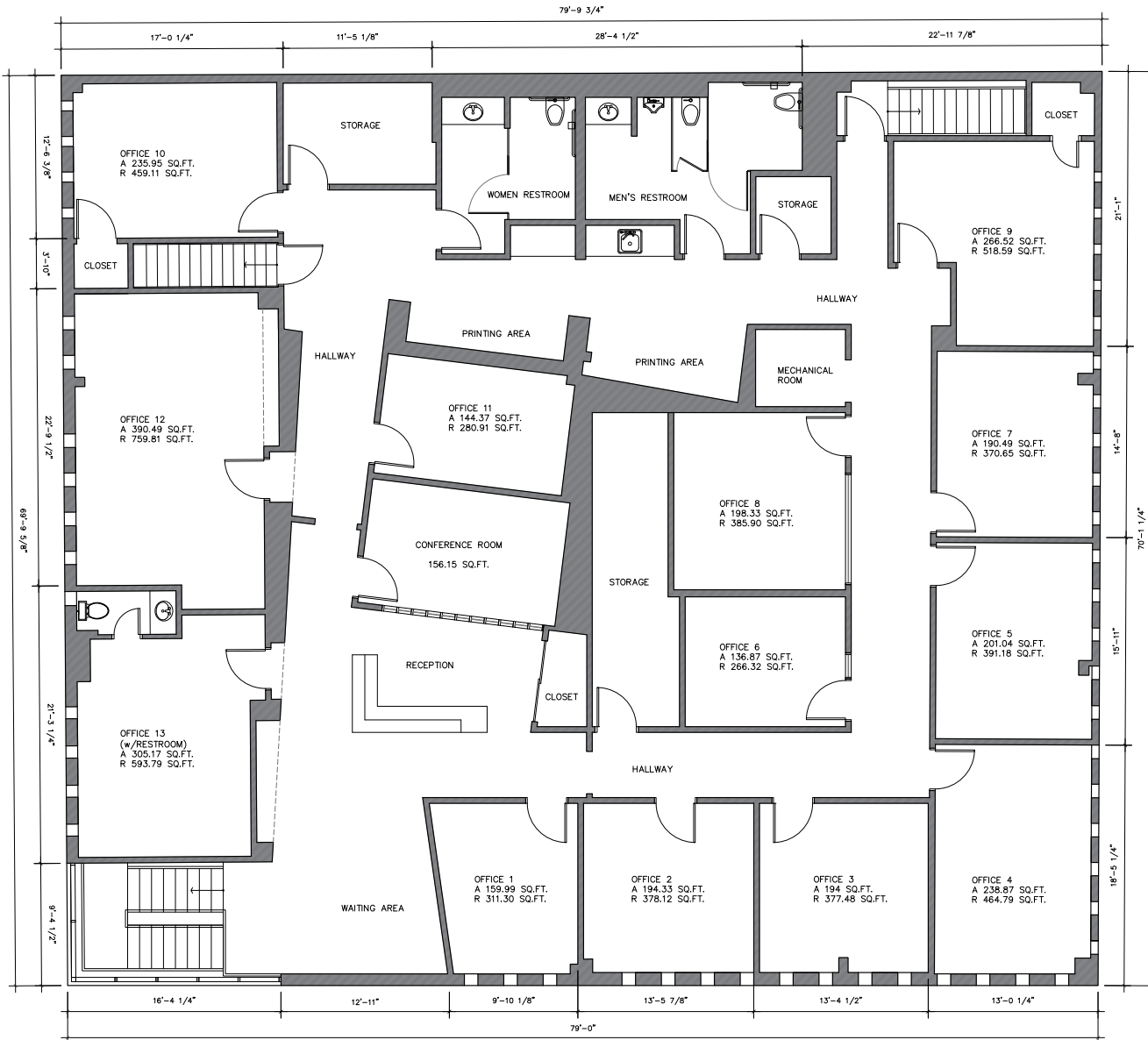
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FLOOR PLAN - 2nd Floor



SECOND FLOOR PLAN
AS-BUILT
SCALE 1/4" = 1'-0"

TWO STORY
OFFICE BUILDING
(AREA = 11,116 SQ. FT.)
BLDG. HEIGHT = 21.6'

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.