

RETAIL PROPERTY AVAILABLE FOR LEASE

3414 WASHINGTON AVE HOUSTON TX 77007

Demographics	1 MILE	3 MILE	5 MILE
Population	28,770	217,653	484,632
Daytime Population	23,486	225,945	589,563
AVG HH Income	138,672	134,755	120,966
Households	15,610	102,112	213,167

Price:
Building Size:
Lot Size:
FF&E:
Uses:

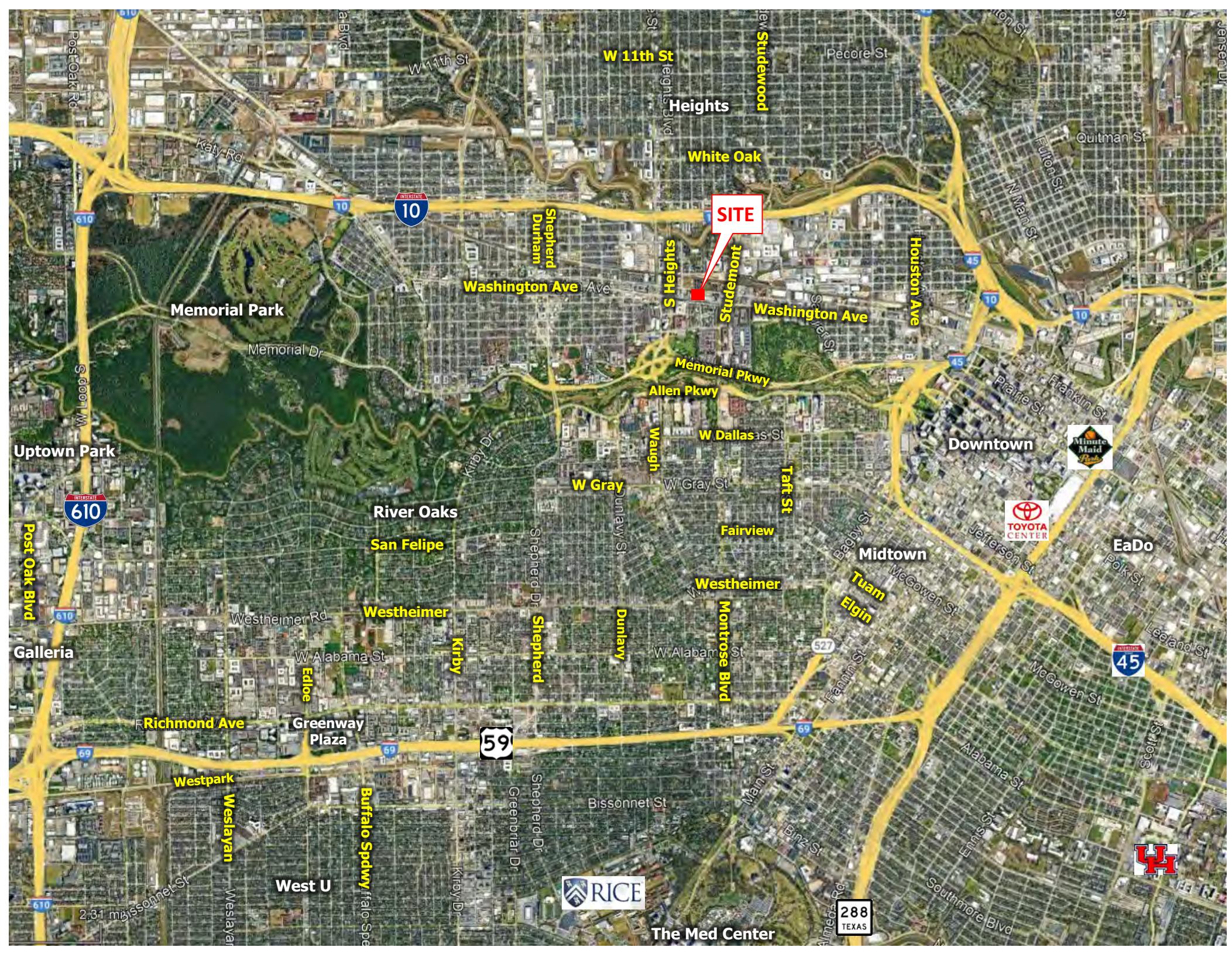
Call for Pricing
4,545 sf—Retail
16,152 sf
Available
No restrictions

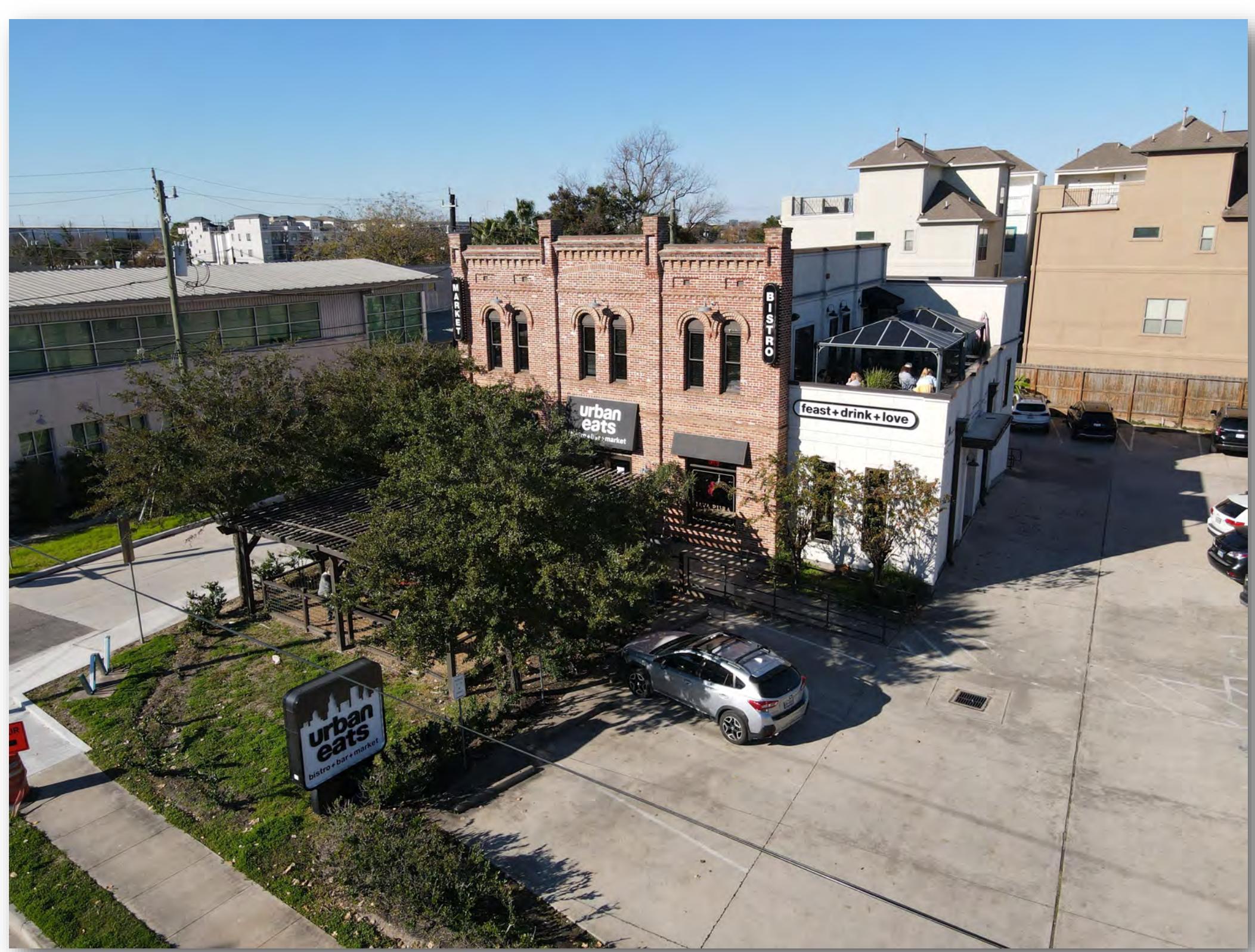


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MARKET

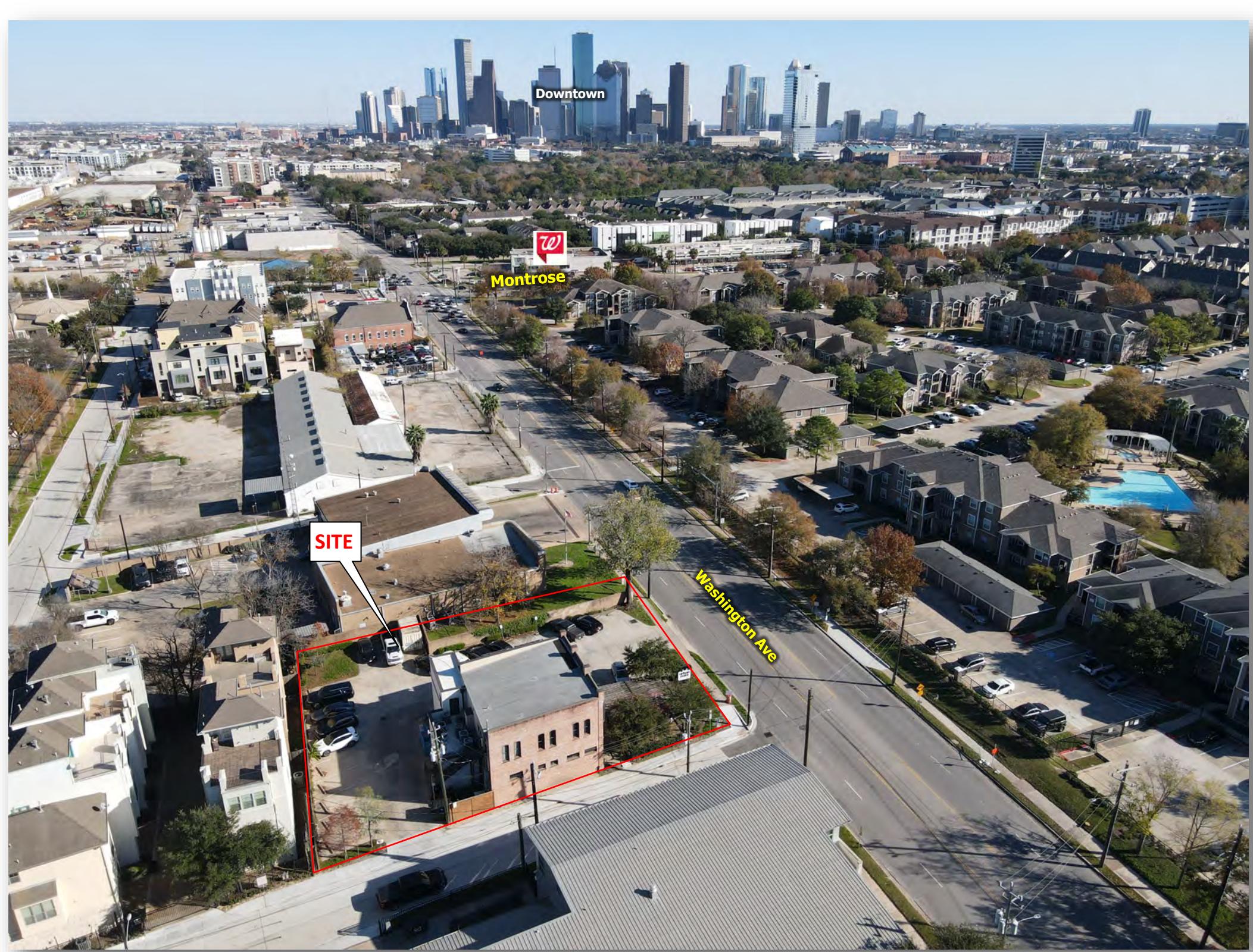
BISTRO

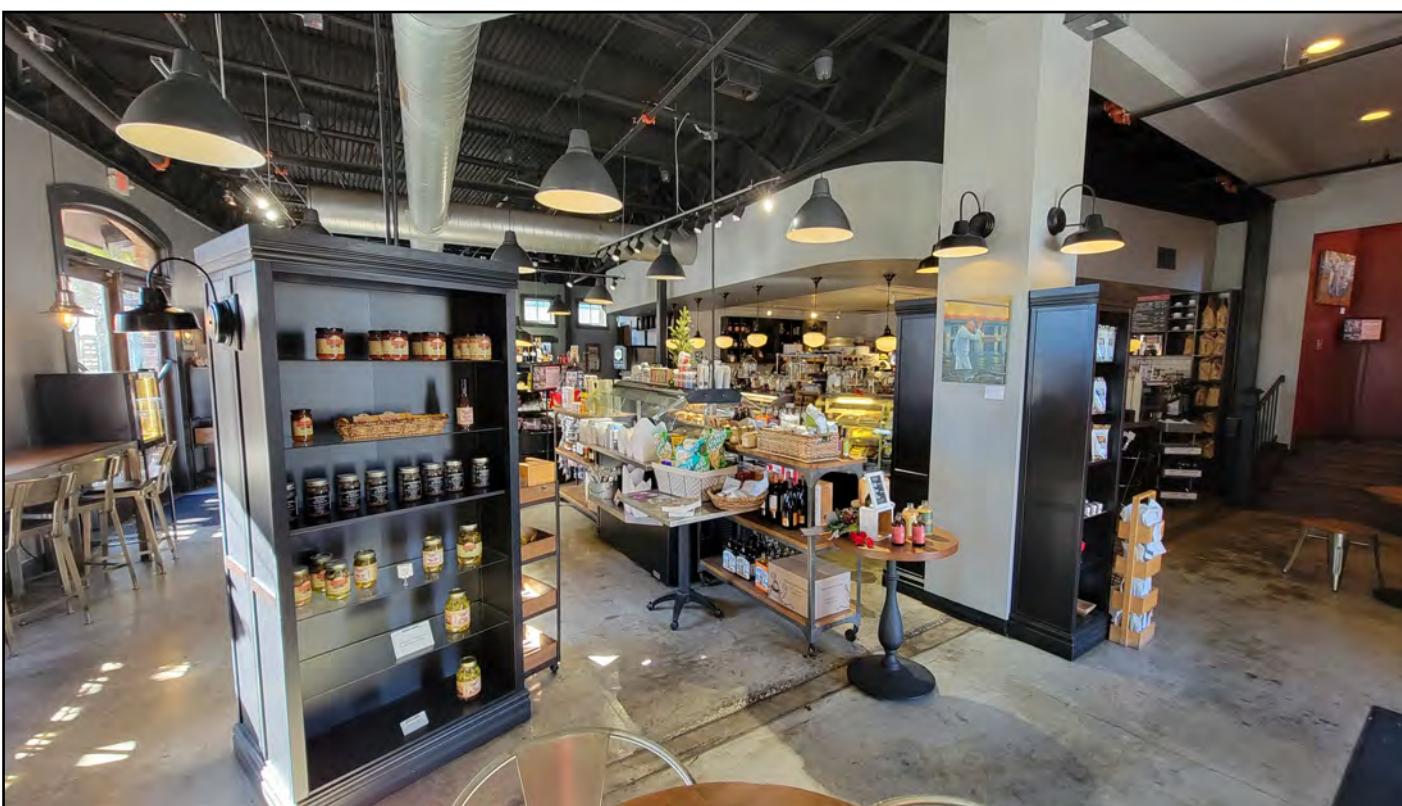
urban
eats

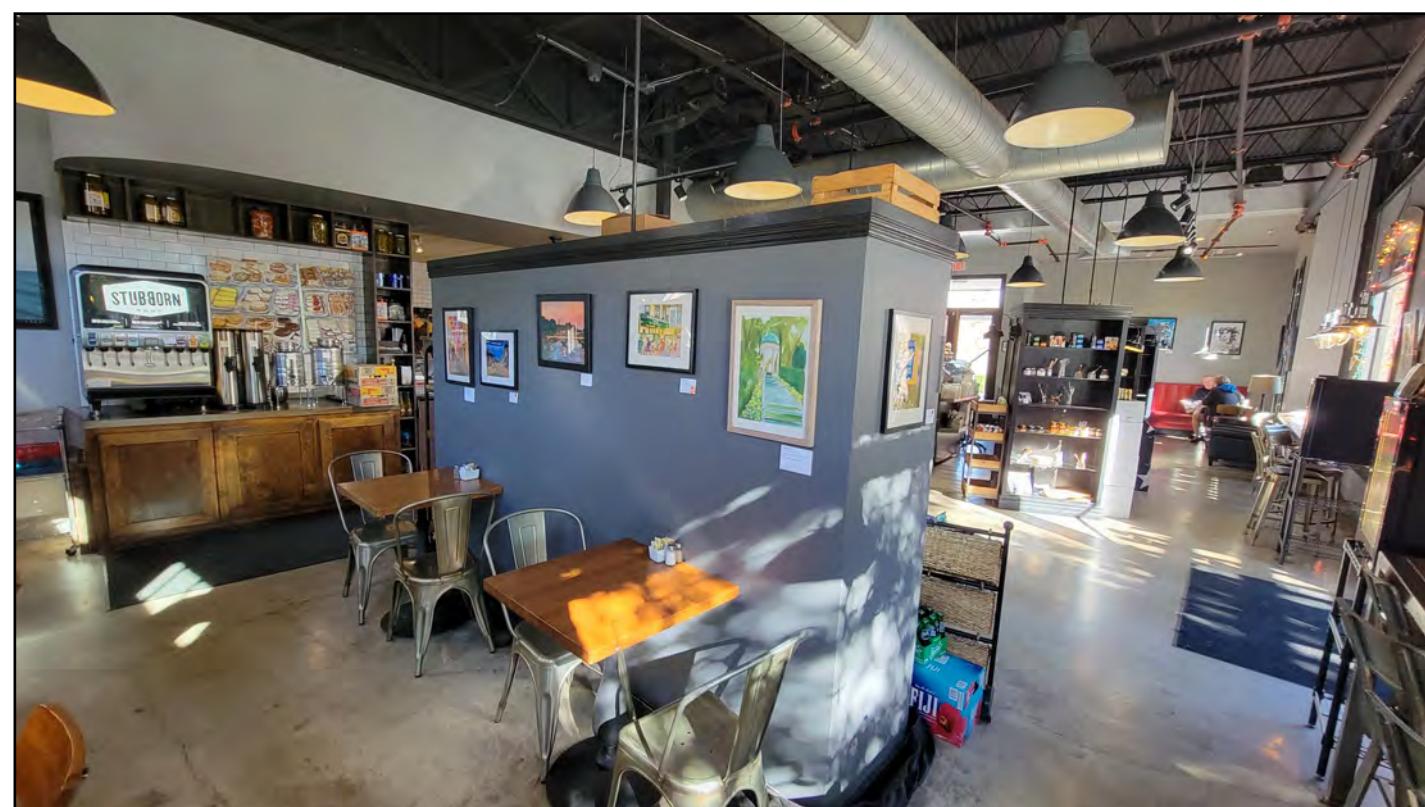
feast + drink + love

urban
eats

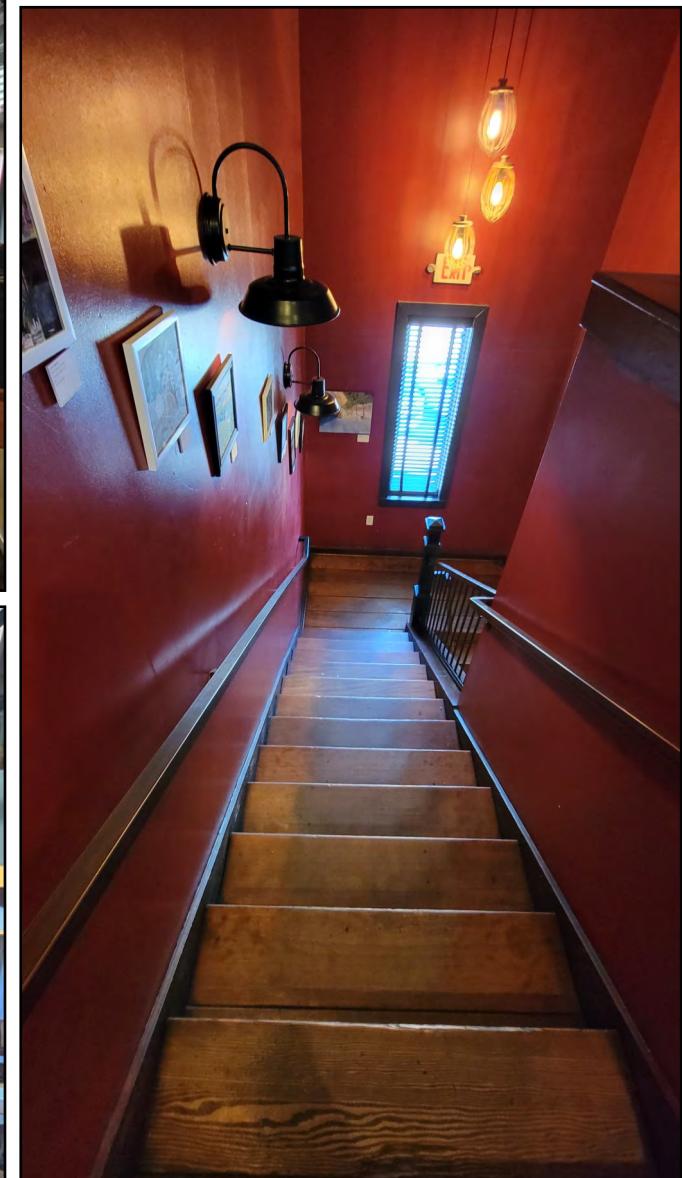
bistro + bar + market

















3500

RESERVED
10-10
R
HARDWARE

MARKET

urban
eats

bistro + market

3514

BISTRO

feast + drink + love

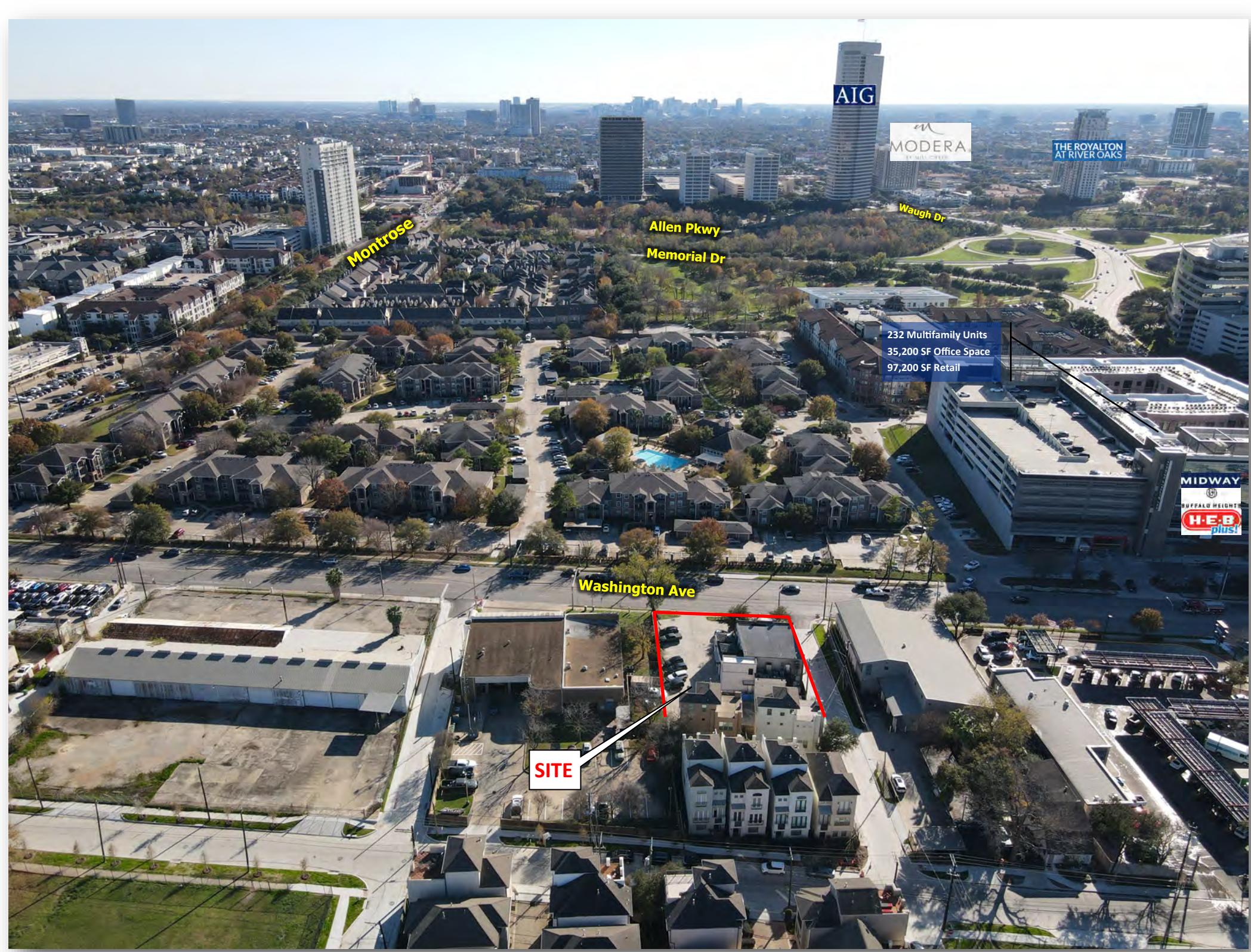
DATA PURA





Washington Ave







Galleria/Uptown

232 Multifamily Units
35,200 SF Office Space
97,200 SF Retail

Y & SONS
GLENFARCLAS

The logo for Midway Buffalo Heights H-E-B plus! It features the word "MIDWAY" in a blue box at the top, a "B" logo in a circle in the center, "BUFFALO HEIGHTS" in a blue box below it, and the "H-E-B plus!" logo in a red and white oval at the bottom.

Yale St

S Heights Blvd

Rockefeller
Live Music & Private Dining Room

The Core 326 Units

Walmart Supercenter

Heights
West Ends
283 Units

Hiline Heights 256 Units

Heights Blvd

Washington Ave

SITE









Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Eric Rozelle	551185	eric@chodrowrealty.com	(832)212-3051
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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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