

2405 BARTLETT ST

DESIGN-INSPIRED OFFICE FOR SALE
LIGHT-FILLED, PRIVATE & TIMELESS ARCHITECTURE
LOCATED IN UPPER KIRBY DISTRICT NEAR RICE VILLAGE



PROPERTY INFORMATION:

Address: 2405 Bartlett St Houston, TX 77098

Size: Bldg: 5,360 SF Land: 12,300 SF

Price: \$2,299,999

HIGHLIGHTS:

- Originally commissioned by a design firm as their own studio, 2405 Bartlett St embodies timeless architecture walls of glass, soaring light, and a calm energy rarely found in Houston's denser submarkets
- Meticulously maintained, including two new HVAC systems (2023 & 2025), the building has been preserved with the same care it was designed with
- Open concept, flexible and multi purpose space
- Extremely private
- Nestled between Rice Village and Upper Kirby, 2405 Bartlett St is where Houston's cultural and intellectual heart meets its business energy. You can walk to lunch, bike to the Med Center, and host clients without ever leaving the core

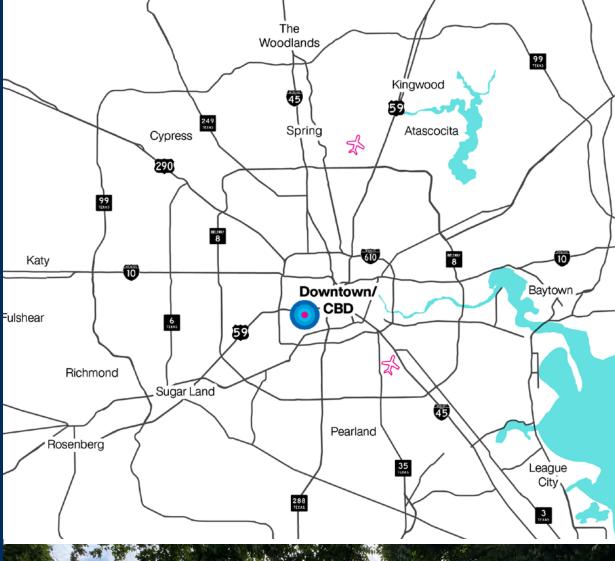
TRAFFIC COUNTS:

Kirby Dr: 37,064 CPD '22

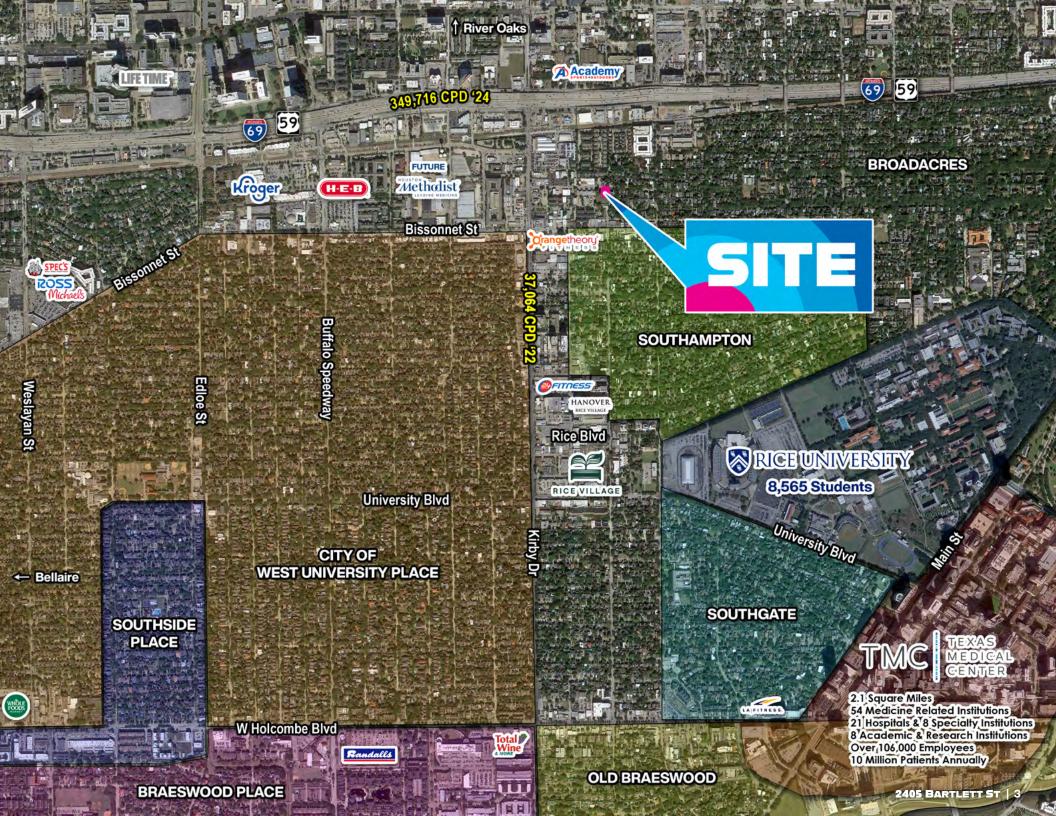
Greenbriar Dr: 19,778 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	25,547	224,014	554,999
Daytime Pop.	31,730	302,560	736,937
Avg HH Income	\$227,965	\$188,394	\$162,293

















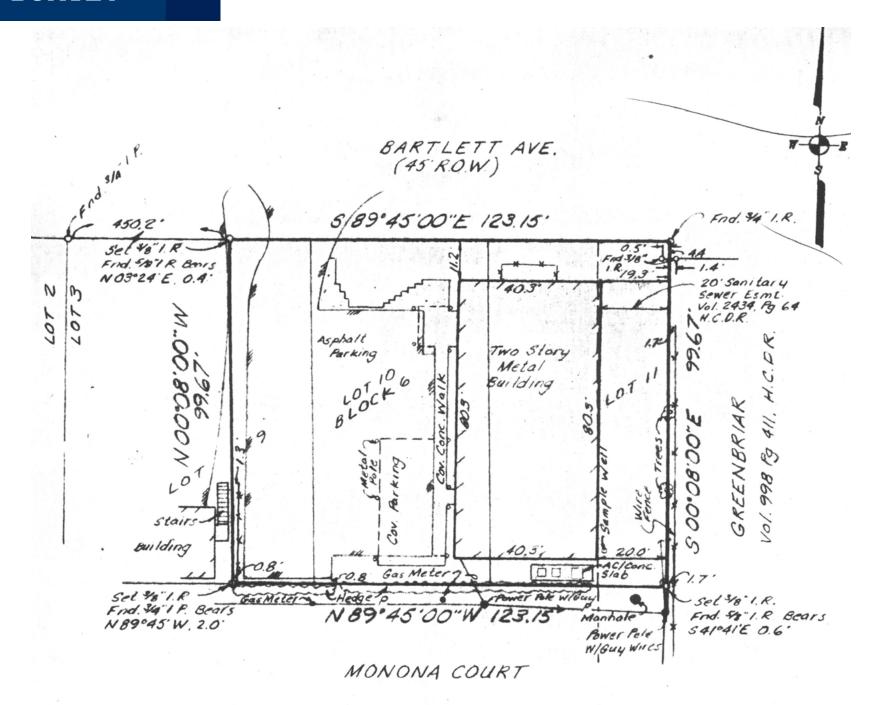


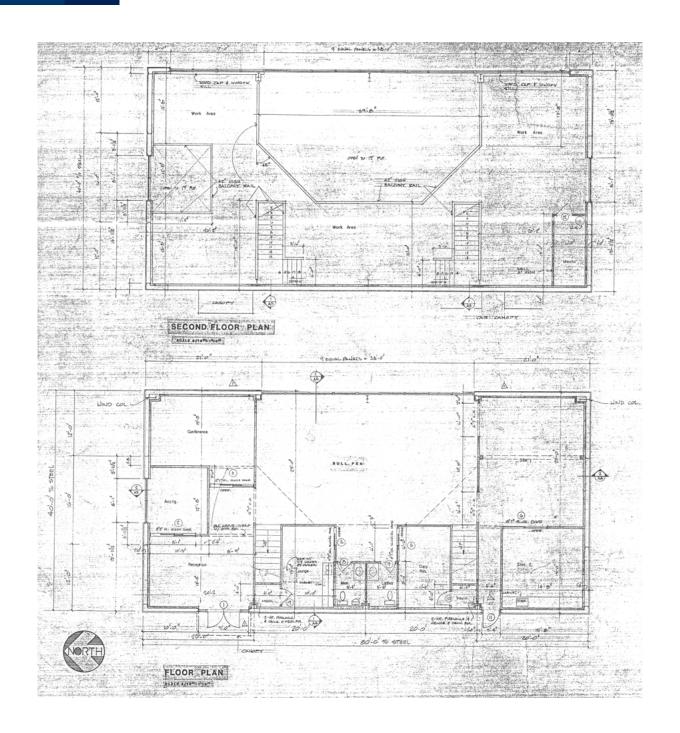


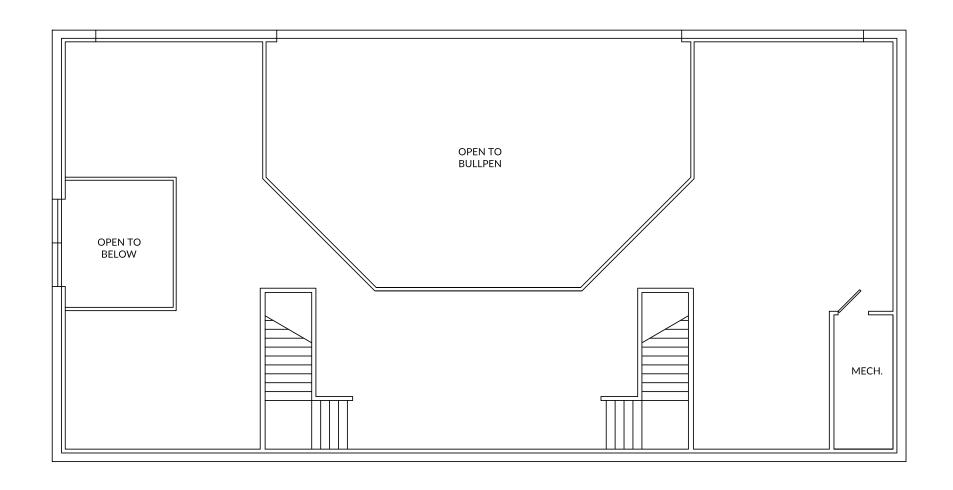














Information About Brokerage Services

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 sale s 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 ot hers, including the broker's own interests;
- Inform the client of any material informa tion about the property or transac tion received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the wriΣen asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 du ties 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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Sales Agent/Associate's Name	License No.	Email	Phone
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buyer/ renant/seller/Landiord mittals Date		Texas Real Estate Commission	IABS 1-0



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