

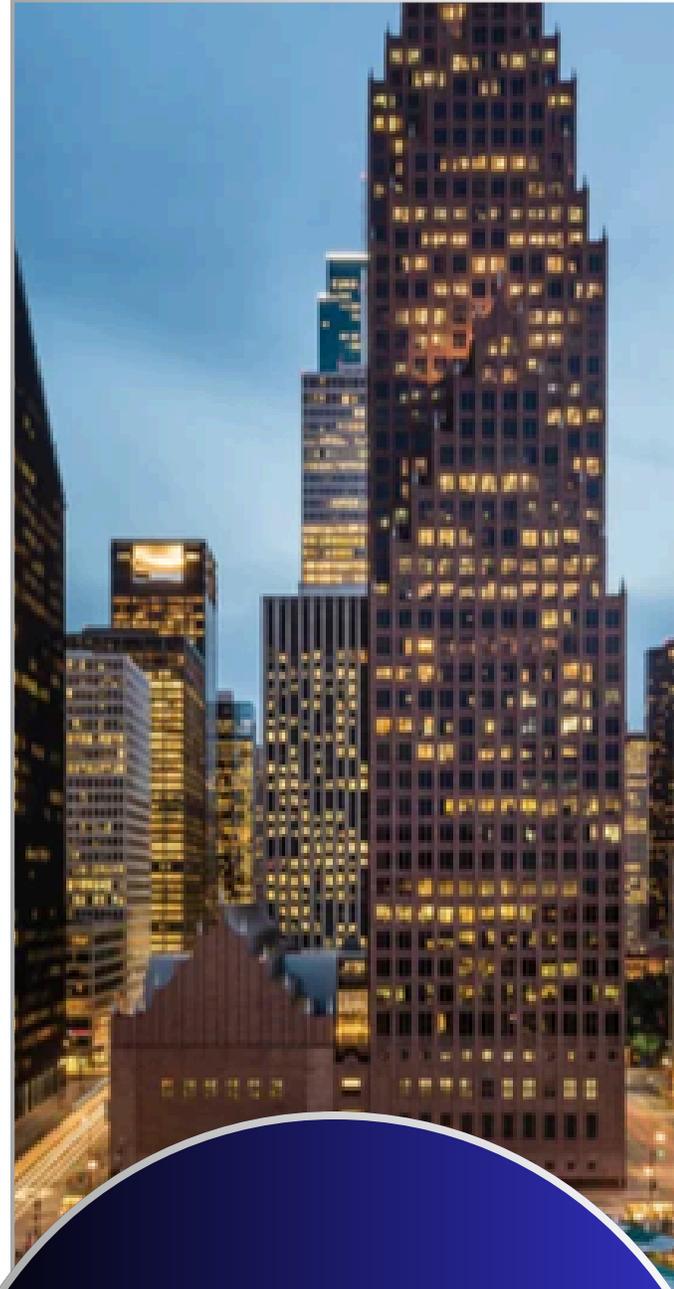
Downtown Houston Commercial For Lease

2424 Hamilton St Houston Tx 77004



PROPERTY HIGHLIGHTS

- Easy Access
- All suites have a full to partial buildout
- TxDot Approved Driveway
- Utilities available on-site
- High Traffic Area and High Visibility
- Great location for medical and/or office use.
- Heavy Commercial District



**DOWNTOWN HOUSTON
PRIME COMMERCIAL REAL
ESTATE**

For Inquires Please Contact

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Downtown Houston Commercial Summary



Executive Summary

Position your business for success at 2424 Hamilton Street, a strategically located commercial property in the heart of Houston's vibrant Midtown corridor. Just minutes from Downtown, the Texas Medical Center, and major thoroughfares including I-45 and US-59, this location offers exceptional accessibility for both office and medical users seeking convenience, visibility, and connectivity.

Situated near prominent destinations such as Texas Medical Center and Downtown Houston, the property provides an ideal setting for professional firms, healthcare providers, outpatient specialists, and administrative offices. The surrounding area features a strong daytime population, nearby residential density, and access to public transportation, enhancing both employee commutes and patient convenience.

The building offers flexible floor plans suitable for traditional office layouts, medical suites, consultation rooms, and administrative support space. Ample parking, professional surroundings, and proximity to retail and dining amenities make 2424 Hamilton Street a practical and attractive choice for growing practices and established organizations alike.

Downtown Houston Commercial

Available Suites



Suites Available for Lease

Suite 400

Suite 400 offers 4,669 rentable square feet of professionally designed space suitable for medical or traditional office users. Located in the heart of Houston's Midtown district, just minutes from Texas Medical Center and Downtown Houston, this suite provides exceptional accessibility for physicians, healthcare providers, and professional firms alike.

Ideal for outpatient medical practices, specialty clinics, therapy providers, or professional service firms, Suite 400 offers flexibility to customize the space to meet specific operational needs. Convenient access to major highways, public transportation, and nearby amenities enhances both patient convenience and employee satisfaction.

Suite 410

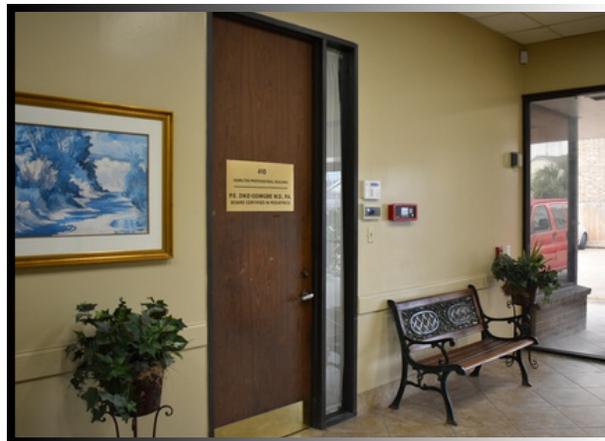
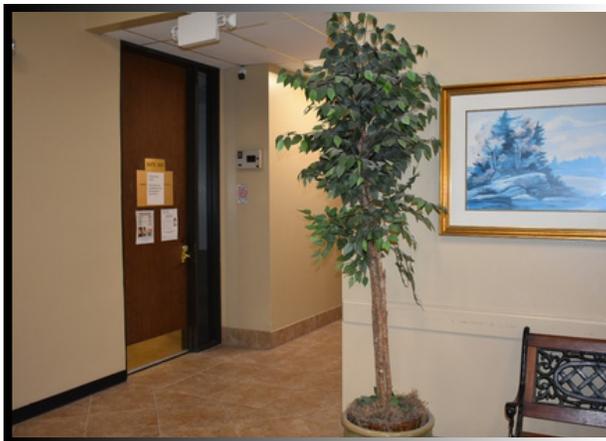
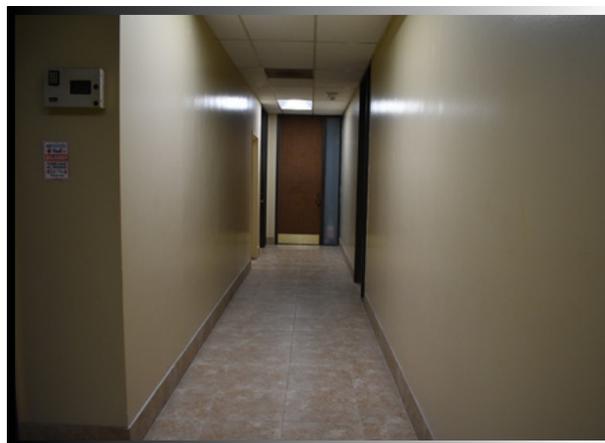
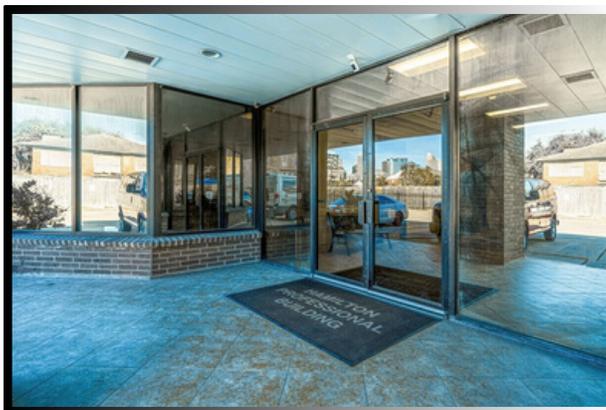
Suite 410 offers 2,750 rentable square feet of versatile space ideal for medical or professional office use as well. The suite features an efficient layout that can be tailored to accommodate exam rooms, private offices, consultation rooms, conference space, reception, and administrative areas. Its adaptable floor plan supports a wide range of users including outpatient medical practices, specialty clinics, counseling services, and general office tenants. Natural light and a professional setting create a welcoming environment for patients, clients, and staff.

Suite 300

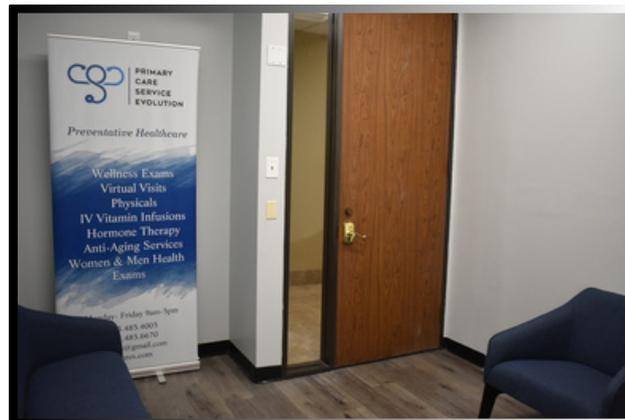
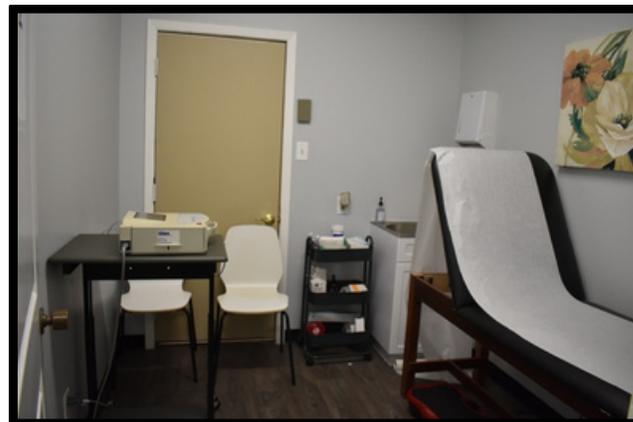
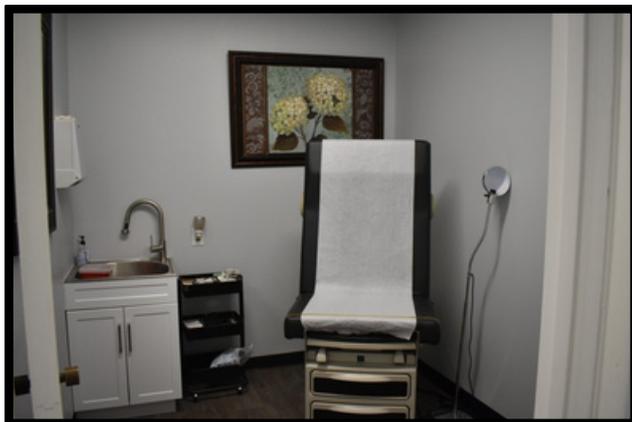
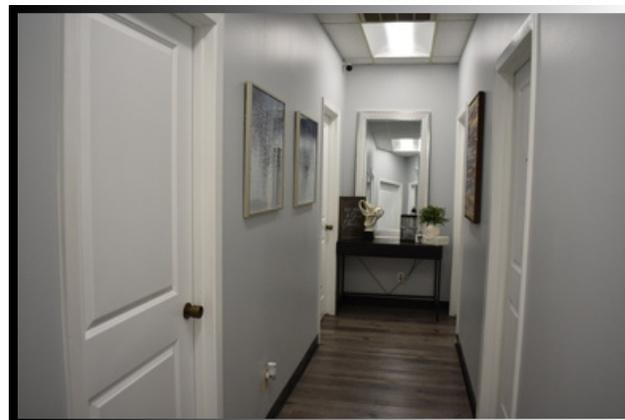
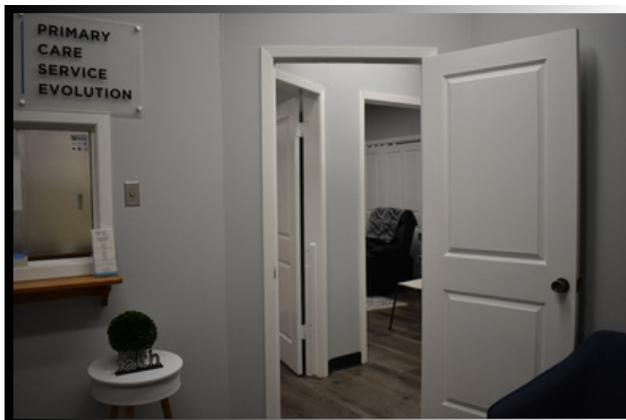
Suite 300 offers 624 rentable square feet of efficiently designed, move-in ready space ideal for medical specialists, dentists, and therapy providers. Fully built out for clinical use, this suite provides a turnkey opportunity for practitioners seeking a professional setting without the time and expense of new construction.

The layout is thoughtfully configured to support patient-facing operations, with dedicated treatment/exam space, private office or consultation area, and reception functionality. Its efficient footprint maximizes usability while maintaining a comfortable and welcoming environment for patients and staff.

Blanco Riverwalk Commercial Tract Photos



Blanco Riverwalk Commercial Tract Photos



Downtown Houston Commercial Information About Broker Services



11/2/2015



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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|--|------------------------------|--------------------------------------|-------------------------------|
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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