

Office/Flex/Dev | West U/Greenway

5135 Edloe St 77005

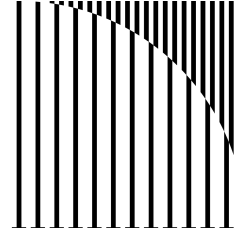


Mike Brombacher
Broker Associate
M: 713.446.3433
mike.brombacher@compass.com

COMPASS
COMMERCIAL

Office/Flex/Dev | West U/Greenway

5135 Edloe St 77005



Incredible opportunity in 77005 with this 7,500 SF lot / 3,250 SF building. This versatile property features a mixed-use building with a professional office on the first floor (currently an audiology practice) + two residential units upstairs—ideal for rental income or live/work flexibility (see floor plan). The property holds a current Houston Sign Permit + Certificate of Occupancy, and offers exciting redevelopment potential. With ample space, explore perhaps going vertical with a condo, office, or apartment project (buyer to verify). Addtl highlights include a two-car garage and potential parking for a total of 8–10 spaces (including one handicap spot), and outstanding visibility in one of Houston’s most desirable areas. Don’t miss this rare opportunity to own, occupy, and/or develop in 77005!

Highlights

- 3,250 SF Building / 7,500 SF Lot
- High-end office and residential neighborhood
- Proximity to West University, Texas Medical Center, Greenway Plaza, Galleria, HWY 59
- Potential Development Opportunity
- Owner User - Law Office, Professional Office
- 8-10 Parking Spaces
- Prime Visibility



Mike Brombacher

Broker Assoc.

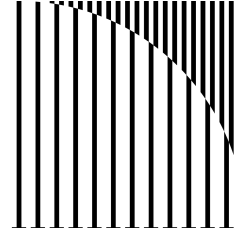
M: 713.446.3433

mike.brombacher@compass.com

COMPASS
COMMERCIAL

Office/Flex/Dev | West U/Greenway

5135 Edloe St



Location	5135 Edloe St 77005, between Bissonnet and Hwy 59
-----------------	--

Size: Lot	7500 SF Flat Lot
------------------	---------------------

Size: Building	3,240 SF
-----------------------	----------

Year Built	1950
-------------------	------

Use	Professional Office, Flex Development
------------	--

Possession	August
-------------------	--------

Market Area	West University
--------------------	-----------------

Price	Upon Request
--------------	--------------

Mike Brombacher

Broker Assoc.

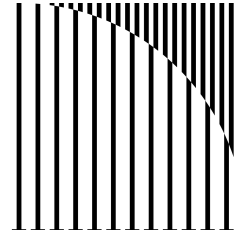
M: 713.446.3433

mike.brombacher@compass.com

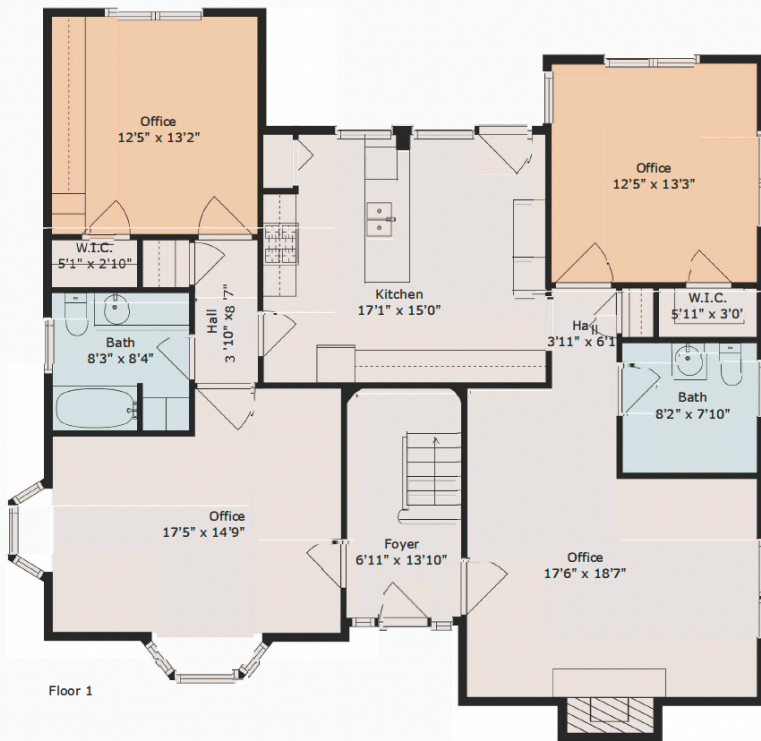
COMPASS
COMMERCIAL

Office/Flex/Dev | West U/Greenway

5135 Edloe St 77005



Floor Plan



Mike Brombacher

Broker Assoc.

M: 713.446.3433

mike.brombacher@compass.com

COMPASS
COMMERCIAL



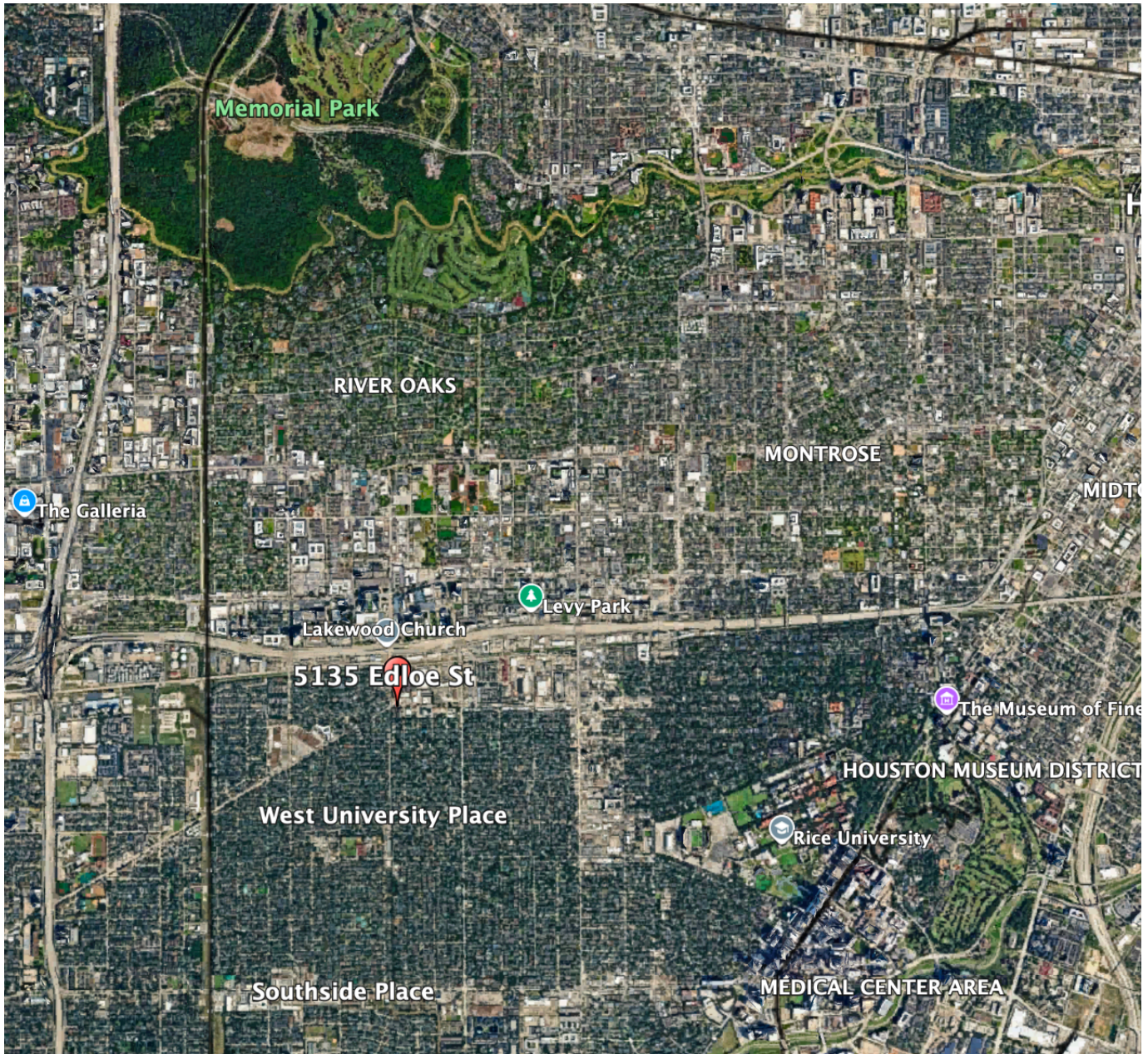
Mike Brombacher

Broker Assoc.

M: 713.446.3433

mike.brombacher@compass.com

COMPASS
COMMERCIAL



Mike Brombacher

Broker Assoc.

M: 713.446.3433

mike.brombacher@compass.com

COMPASS
COMMERCIAL



Mike Brombacher

Broker Associate

M: 713.446.3433

mike.brombacher@compass.com

COMPASS
COMMERCIAL

Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.