

**OCCUPIED BUT  
AVAILABLE  
3,532 SF**



**FIFTH**  
CORNER

**4500 WASHINGTON AVE  
RECENTLY RENOVATED 2ND GEN. MEDICAL SPACE  
AVAILABLE FOR LEASE**

Washington Ave & Patterson St | Houston, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# PROPERTY INFORMATION:

**Address:** 4500 Washington Ave,  
Houston, TX 77007

**Availability:** 3,532 SF 2nd Gen. Medical Space

**Price:** Call For Pricing

## HIGHLIGHTS:

- 2nd generation medical space recently renovated in 2023
- 4500 Washington is located in a dynamic 18-hour submarket just west of Downtown Houston.
- Provides access to major freeways and arterial roads.
- One block from the new Buffalo Heights development, which includes a new 96,000 sq ft HEB and Google.
- The corridor features exclusive dining options such as, El Tiempo, B&B Butchers Steakhouse, Voodoo Doughnuts, Truth BBQ
- Robust nightlife comprised of an eclectic mix of bars and luxury lounges
- There are ±13,000 apartment units within three miles of the property.

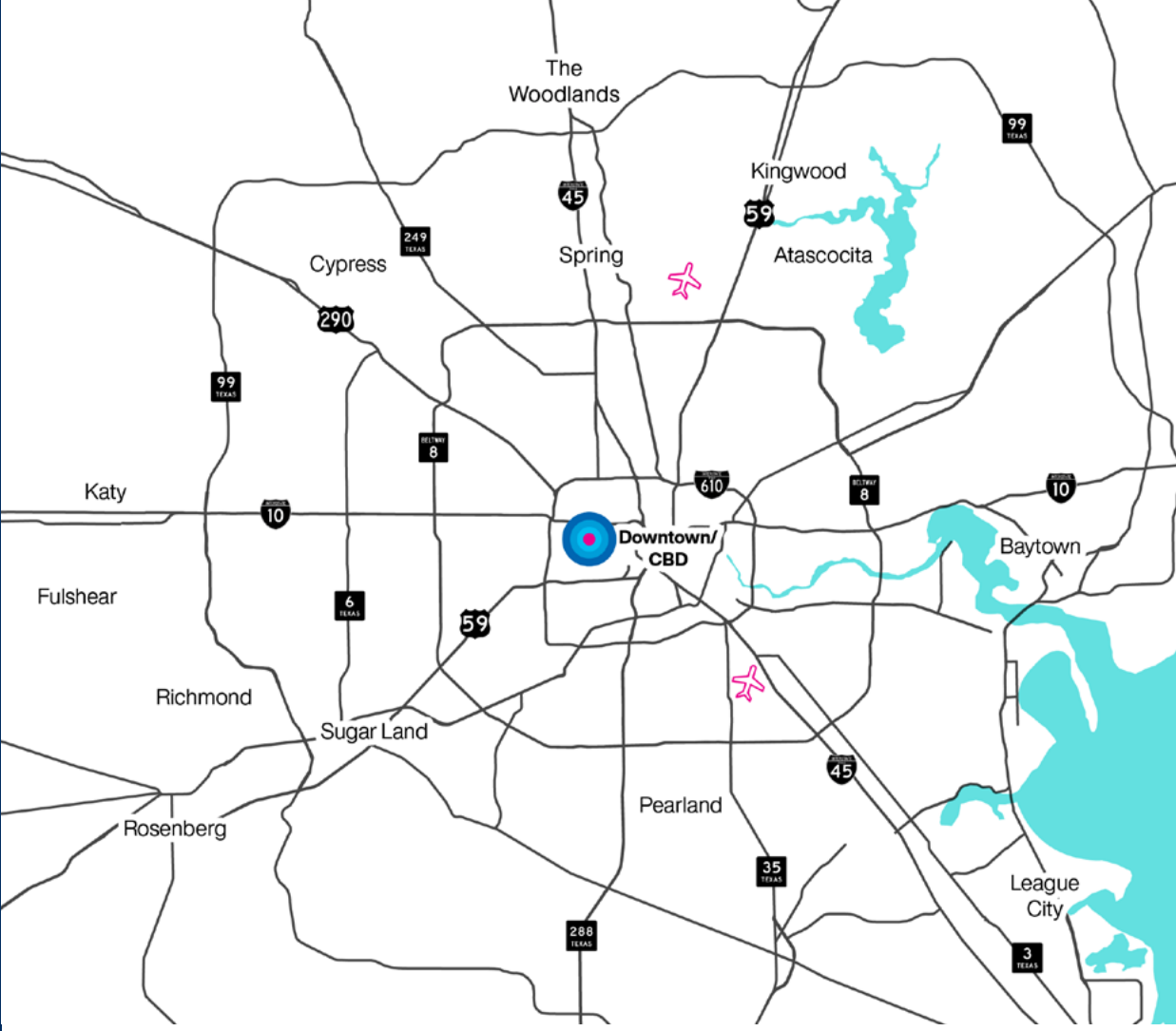
## TRAFFIC COUNTS:

**Washington Ave:** 19,731 CPD '22

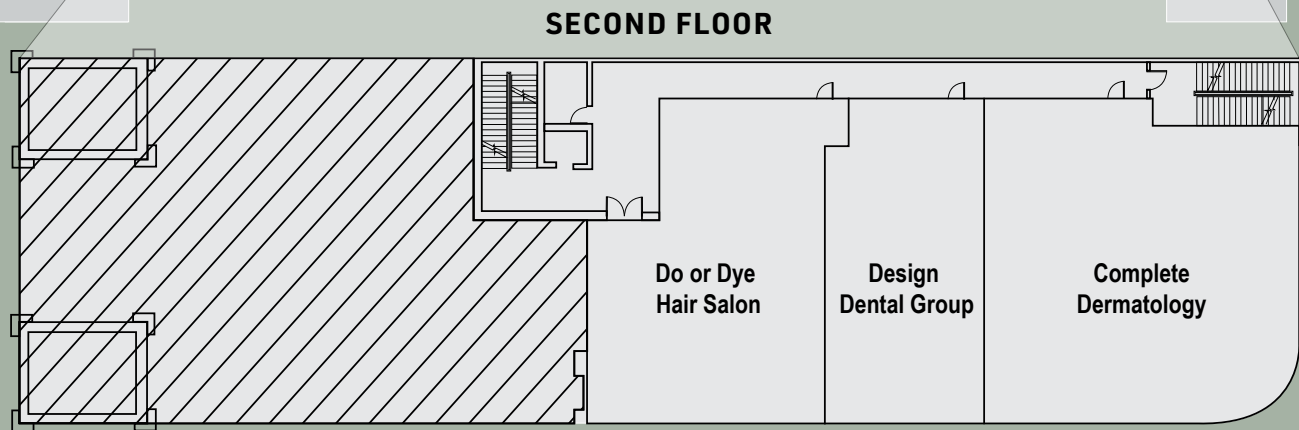
**Patterson St:** 3,514 CPD '22

## 2025 DEMOGRAPHICS:

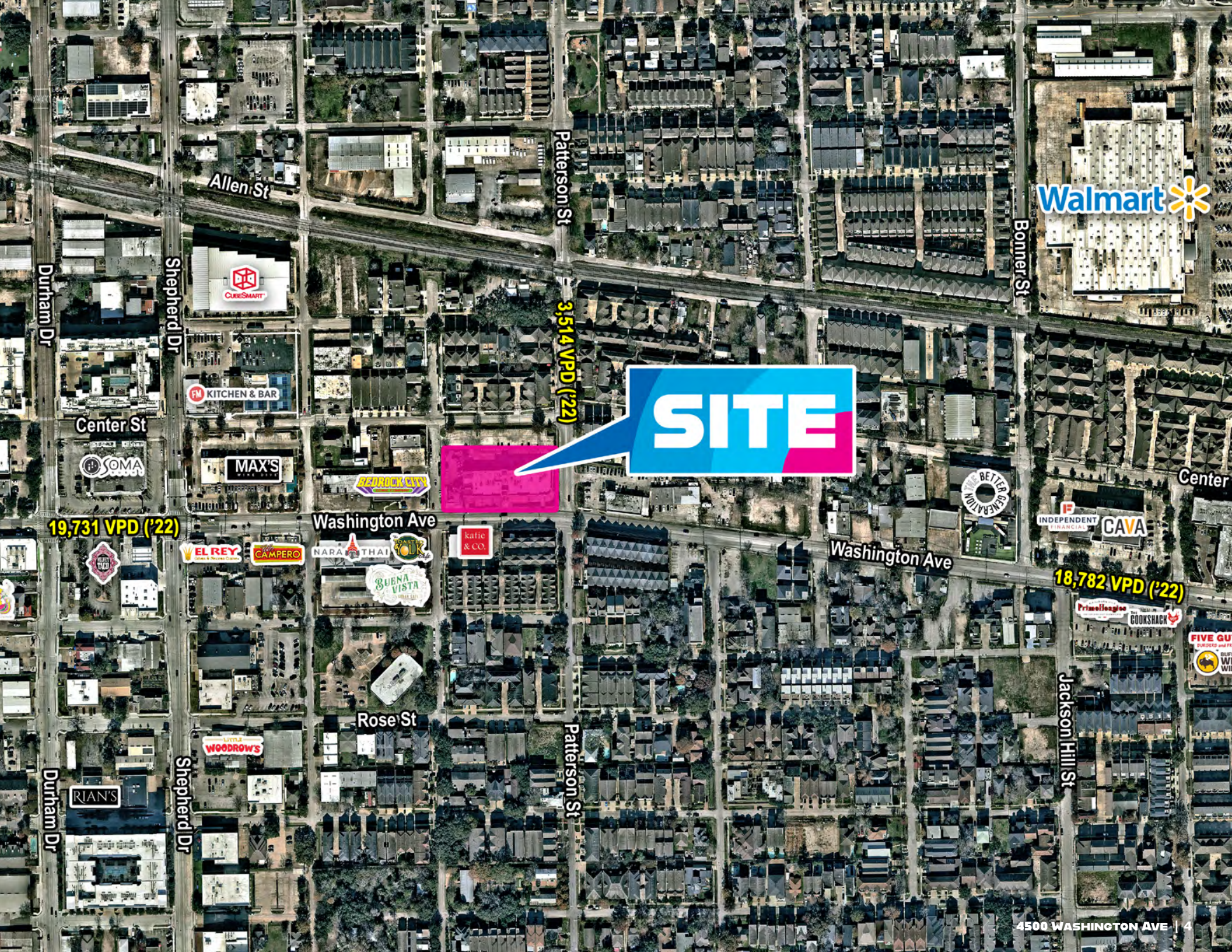
	1 Mile	3 Miles	5 Miles
Population	31,985	216,002	522,827
Daytime Pop.	19,901	312,494	728,202
Avg HH Income	\$195,050	\$196,883	\$174,103











Walmart

Patterson St

Bonner St

Allen St

Shepherd Dr

Durham Dr

3,514 VPD ('22)

SITE

CHEE'S SMART

KITCHEN & BAR

Center St

SOMA

MAX'S

RED ROCK CYS

19,731 VPD ('22)

Washington Ave

EL REY

CAMPERO

NARA THAI

BOL

katie & co.

BUENA VISTA

Washington Ave

BETTER GENERATION

INDEPENDENT FINANCIAL CAVA

18,782 VPD ('22)

Primo's Longue Cook Shack

FIVE GU

Rose St

WOODROW'S

Patterson St

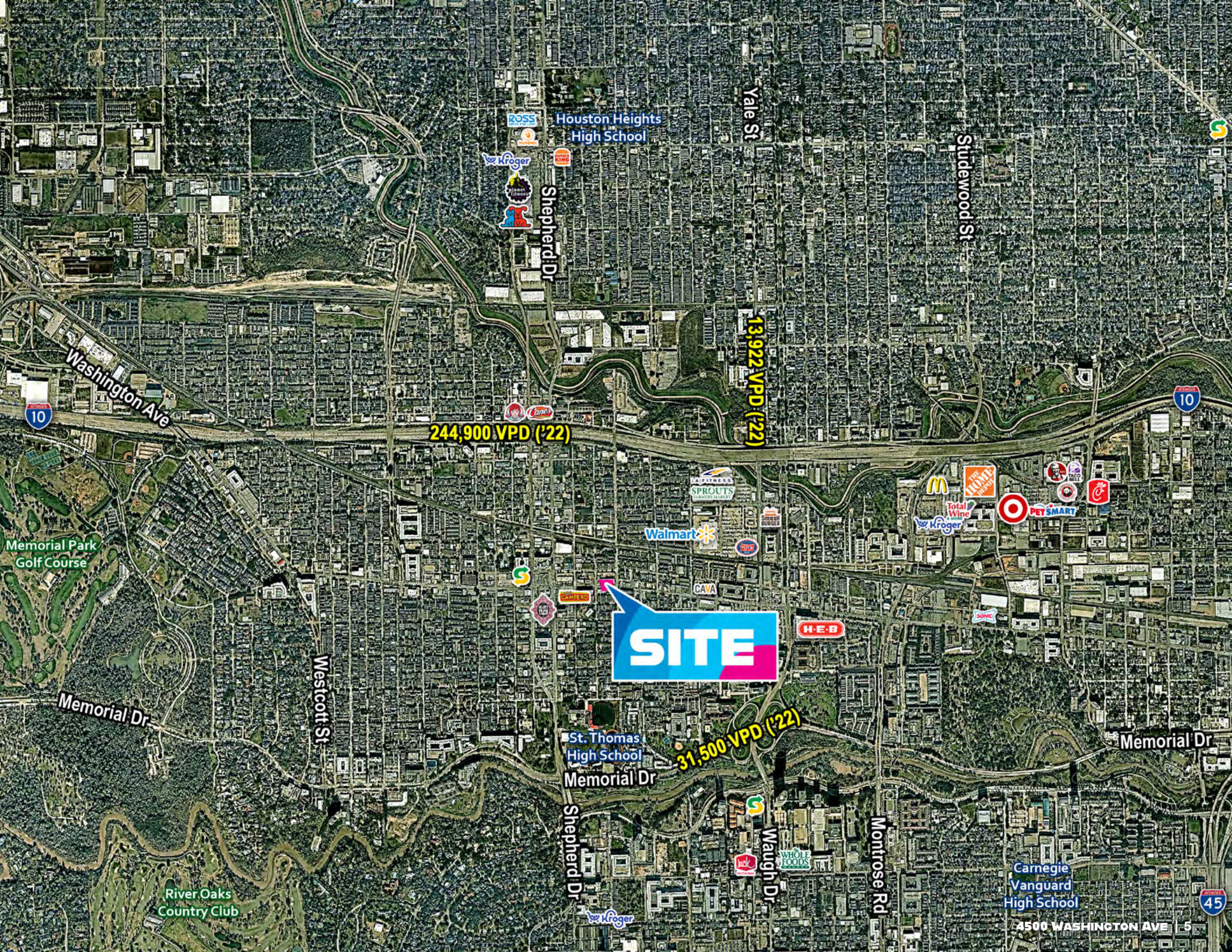
Jackson Hill St

RIAN'S

Shepherd Dr

Durham Dr





ROSS

Houston Heights High School

Kroger

Shepherd Dr

Yale St

Stidewood St

Washington Ave

244,900 VPD ('22)

13,922 VPD ('22)

Memorial Park Golf Course

SITE

Memorial Dr

Westcott St

St. Thomas High School

Memorial Dr

31,500 VPD ('22)

Shepherd Dr

Kroger

Waugh Dr

Montrose Rd

River Oaks Country Club

Carnegie Vanguard High School

4500 WASHINGTON AVE 5













## 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 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.

#### Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Joshua Jacobs**

Designated Broker of Firm

**9009549**

License No.

**448255**

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**jj@blueoxgroup.com**

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Licensed Supervisor of Sales Agent/ Associate

**Rami Khoury**  
**Lindsey Lee**

Sales Agent/Associate's Name

License No.

**775141**  
**682574**

License No.

Email

**rk@blueoxgroup.com**  
**ll@blueoxgroup.com**

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Phone

**832.677.3434**  
**713.766.5016**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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