

SALE / LEASE

617 CAROLINE STREET

617 Caroline Street Houston, TX 77002

SALE PRICE

Subject to offer

LEASE RATE

\$15.00 SF/yr NNN



[CLICK TO VIEW VIDEO](#)



**COLDWELL BANKER
COMMERCIAL** | **ARNOLD AND
ASSOCIATES**

Ayca Sivrikoz

713 838 6666

TX #TREC 767486

Deniz Senyurt

571 271 6604

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+

Professionals

Presence in
40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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Whether you are a Southeast Texas native or a newcomer to the region, your selection of Coldwell Banker Commercial Arnold and Associates to serve as your exclusive agent for commercial, industrial, and investment transactions is a smart move. We provide a full range of services, offering expertise in retail, office, commercial, undeveloped land, development, deep water locations, industrial and specific use projects.

Our depth of expertise includes tax credit housing, retail strip center leasing and development, build to suit industrial sites, senior citizen housing projects, site location for national credit retailers, new office construction, renovation of historic building properties using historic tax incentives, office park development, industrial site selection and a diverse knowledge in all aspects of investment properties.



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PROPERTY DESCRIPTION

Located at 617 Caroline Street, Houston, this 18,160 SF freestanding building offers unparalleled business opportunities. It boasts metro rail access right in front, ensuring excellent connectivity. Positioned just minutes from Minute Maid Park, Discovery Green, and George R. Brown Convention Center, it sits at the heart of Houston's activity hubs. Easy access to I-45 and I-69 enhances its appeal, making it an ideal spot for businesses aiming for high visibility and accessibility. This property is perfect for those seeking a strategic, well-connected location in Houston's dynamic urban landscape. Perfect opportunity for owner user buyers

PROPERTY HIGHLIGHTS

- Great opportunity to operate downtown
- Perfect opportunity for owner-user buyers
- Strategic location in Central Business District for maximum market accessibility, located in corner lot
- Walking distance to Discovery Green, Toyota Center, Minute Maid Park, George Brown Convention Center, Houston's upscale hotel and restaurants
- Tailored for legal professionals seeking a foothold in Houston's thriving business landscape
- Renovated facilities provide a contemporary and efficient workspace environment.
- Attractive investment with historical appeal in a continually expanding business hub

OFFERING SUMMARY

Sale Price:	subject to offer
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	13,920 SF
Lot Size:	5,372 SF
Building Size:	18,160 SF
Zoning:	Office Building

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,821	88,433	197,232
Total Population	19,340	171,334	404,085
Average HH Income	\$113,145	\$94,163	\$104,453

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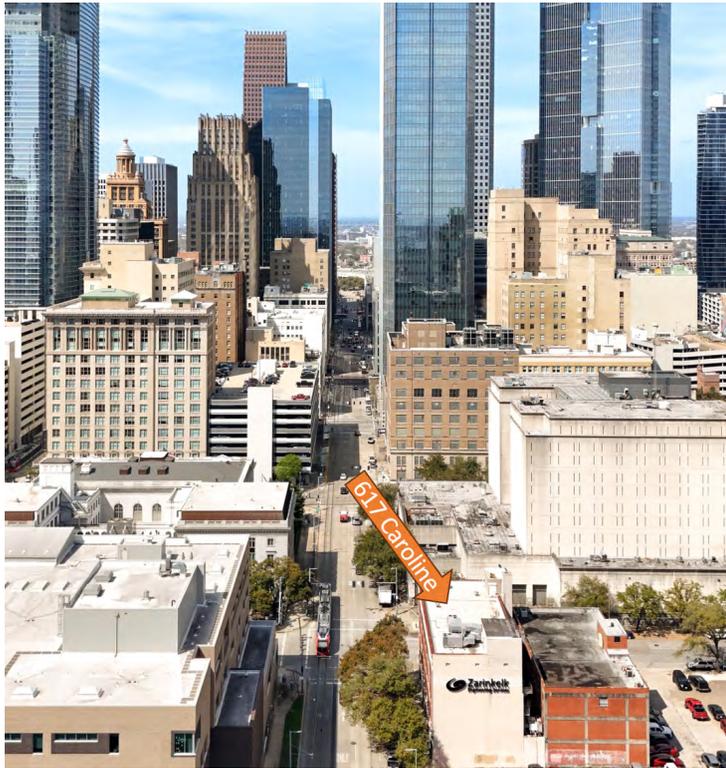


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LOCATION DESCRIPTION

Strategically positioned in Houston's Central Business District, this property at 617 Caroline Street is an exceptional opportunity for office and office building investors or tenants. Enveloped by key corporate and financial institutions, as well as legal centers, the location fosters a robust business environment. Nearby, renowned dining options, upscale retail establishments, and cultural attractions enhance the area's appeal. Within walking distance, notable landmarks include Discovery Green Park and the Theater District. This prime location seamlessly integrates professional life with vibrant surroundings, making it an ideal choice for those seeking a strategic investment or lease within the heart of Houston's dynamic business landscape.

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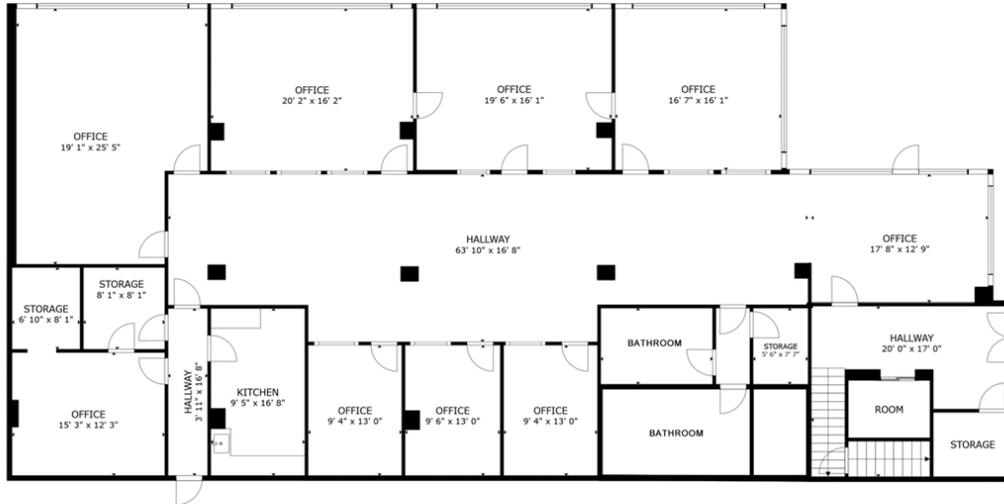


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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 4,020 sq.ft. FLOOR 2 4,006 sq.ft. FLOOR 3 4,026 sq.ft. FLOOR 4 3,934 sq.ft.
TOTAL : 15,986 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 4,020 sq.ft. FLOOR 2 4,006 sq.ft. FLOOR 3 4,026 sq.ft. FLOOR 4 3,934 sq.ft.
TOTAL : 15,986 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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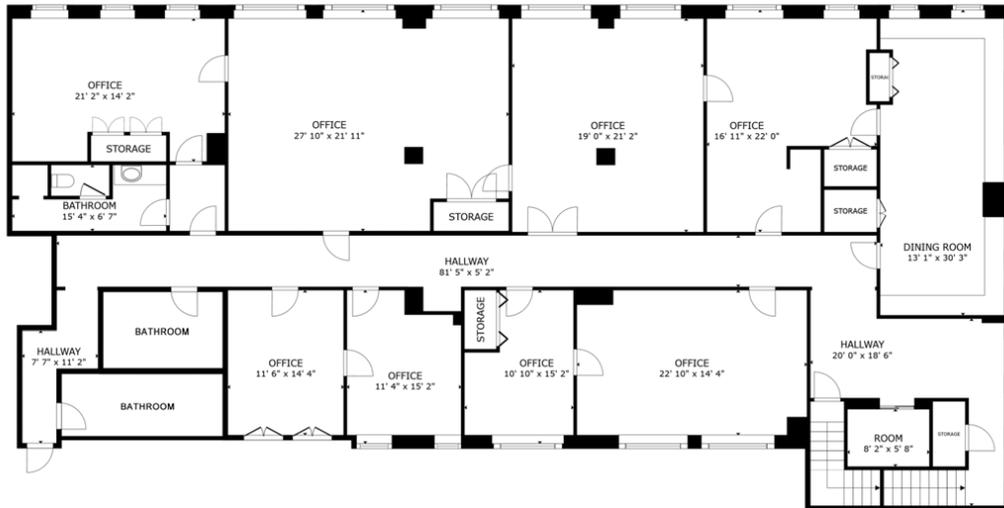


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FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 4,020 sq.ft. FLOOR 2 4,006 sq.ft. FLOOR 3 4,026 sq.ft. FLOOR 4 3,934 sq.ft.
TOTAL : 15,986 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 4

GROSS INTERNAL AREA
FLOOR 1 4,020 sq.ft. FLOOR 2 4,006 sq.ft. FLOOR 3 4,026 sq.ft. FLOOR 4 3,934 sq.ft.
TOTAL : 15,986 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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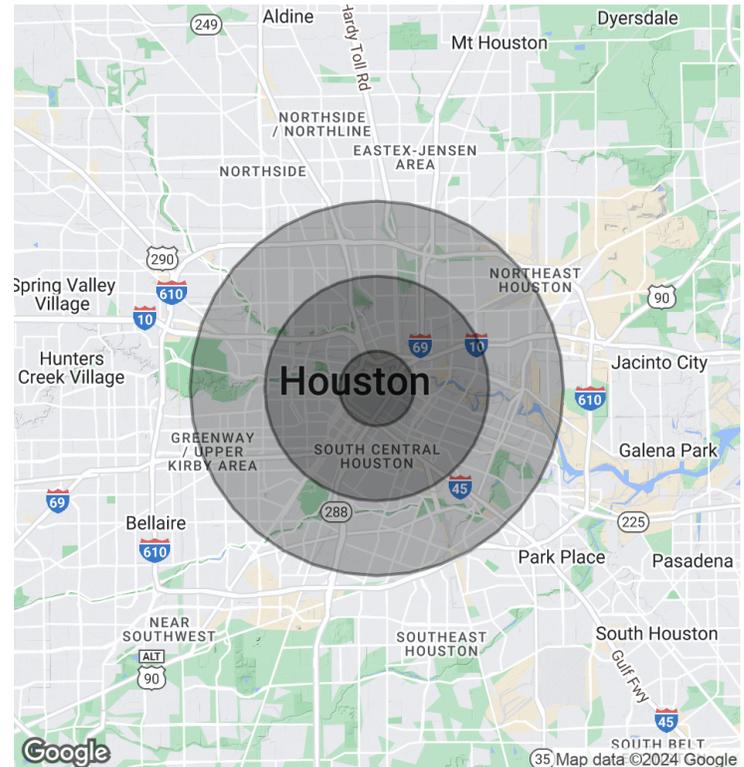
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,340	171,334	404,085
Average Age	34.2	34.9	35.9
Average Age (Male)	35.2	35.6	36.1
Average Age (Female)	34	34.7	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,821	88,433	197,232
# of Persons per HH	2.2	1.9	2
Average HH Income	\$113,145	\$94,163	\$104,453
Average House Value	\$188,874	\$314,804	\$349,766

* Demographic data derived from 2020 ACS - US Census



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AYCA SIVRIKOZ

Commercial Real Estate Agent
Coldwell Banker Arnold and Associates
ayca@cbcaaa.com 713.838.6666

PROFESSIONAL BACKGROUND

Ayca Sivrikoz holds a Real Estate Agent license in Texas. After obtaining her doctorate in Engineering and pursuing a career in the oil and gas industry where she worked in many foreign countries, Ayca honed her technical acumen while developing a comprehensive understanding of international industrial projects. Beyond her journey in engineering, she ventured into diverse arenas, including the marble import business and residential real estate, amplifying her expertise across varied sectors. Ayca's approach is marked by a commitment to leveraging her diverse skill set and deep industry insights to serve her clients with unparalleled passion and expertise. As a representative of Coldwell Banker Commercial Arnold and Associates, Ayca is dedicated to guiding and representing clients across the Houston area, offering astute counsel and strategic solutions in industrial and commercial real estate transactions.

EDUCATION

Ayca holds a PhD in Civil Engineering from University of Alberta in Canada as well as a BSc in Petroleum and Natural Gas Engineering. She graduated from Champions Real Estate School in 2021.

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SHERI ARNOLD, CCIM
Founder & Broker
Coldwell Banker Arnold and Associates
sheri@cbaaa.com
409.833.5055

PROFESSIONAL BACKGROUND

Sheri Arnold is a distinguished leader and broker in commercial and industrial real estate with over 35 years of experience. As the owner and lead broker of Coldwell Banker Commercial - Arnold & Associates, she brings a wealth of expertise in various transactions, including industrial, office, retail, and investments. Sheri holds a Certified Commercial Investment Manager (CCIM) designation and is affiliated with professional organizations like CREW and ICSC. She has received multiple awards, including Mentor/Protege of the Year and National Woman of Influence Hall of Fame induction. Sheri is a trusted consultant for major corporations in the petrochemical, LNG, and chemical sectors, particularly in industrial and deep-water sites. She maintains strong relationships with key agencies involved in planning, permitting, and transportation for successful developments in Southeast Texas. In addition to her professional achievements, Sheri actively volunteers for chambers of commerce, civic events, and charitable causes in her local community.

Sheri leverages her market knowledge, along with the global network and technology of Coldwell Banker Commercial®, to provide real estate solutions that align with client goals and maximize returns. Coldwell Banker Commercial Arnold and Associates is highly regarded in the industry and known for its reliable and comprehensive real estate services. Sheri leads a team of dedicated agents with expertise in various areas, such as retail strip center leasing, industrial site selection, and investment properties. The brand is recognized as the most trusted commercial real estate brand among decision-makers in the industry.



DENIZ SENYURT, CCIM
Commercial Real Estate
Associate Broker
deniz.senyurt@cbcrrt.com
Direct: 571.271.6604

PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association



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