



548 W 19TH STREET

SWC OF W 19TH ST & LAWRENCE ST | HOUSTON, TEXAS

SECOND GENERATION FITNESS STUDIO FOR LEASE



PROJECT HIGHLIGHTS

548 W 19th Street

SWC OF W 19TH ST & LAWRENCE ST | HOUSTON, TEXAS

- Rate: \$32 psf + \$7 psf NNN
- In the heart of Heights Shopping District
- Across from two new 300+ unit multifamily developments
- Previously a yoga studio

AVAILABLE

Second-generation fitness space for lease
±3,900 SF with two shower rooms



TRAFFIC COUNTS

19,710 VPD on N Shepherd Drive
6,945 VPD on W 19th Street



\$163K AVG HHI

within 1 mile



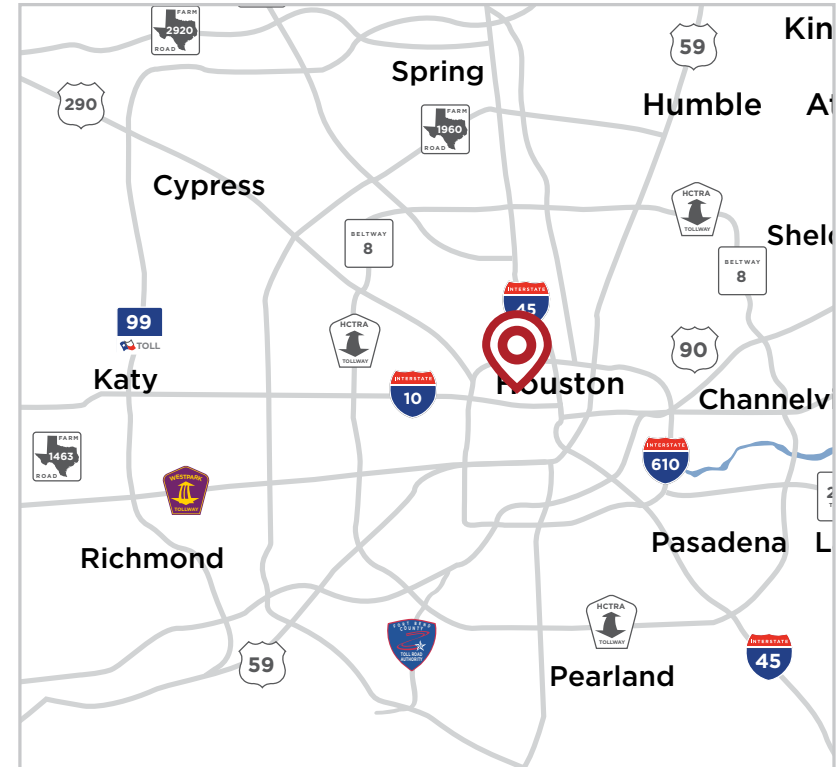
464,635 POPULATION

within 5 miles



48% GROWTH

from 2010 - 2020 within 5 miles



NOTABLE HEIGHTS RESTAURANTS & RETAILERS

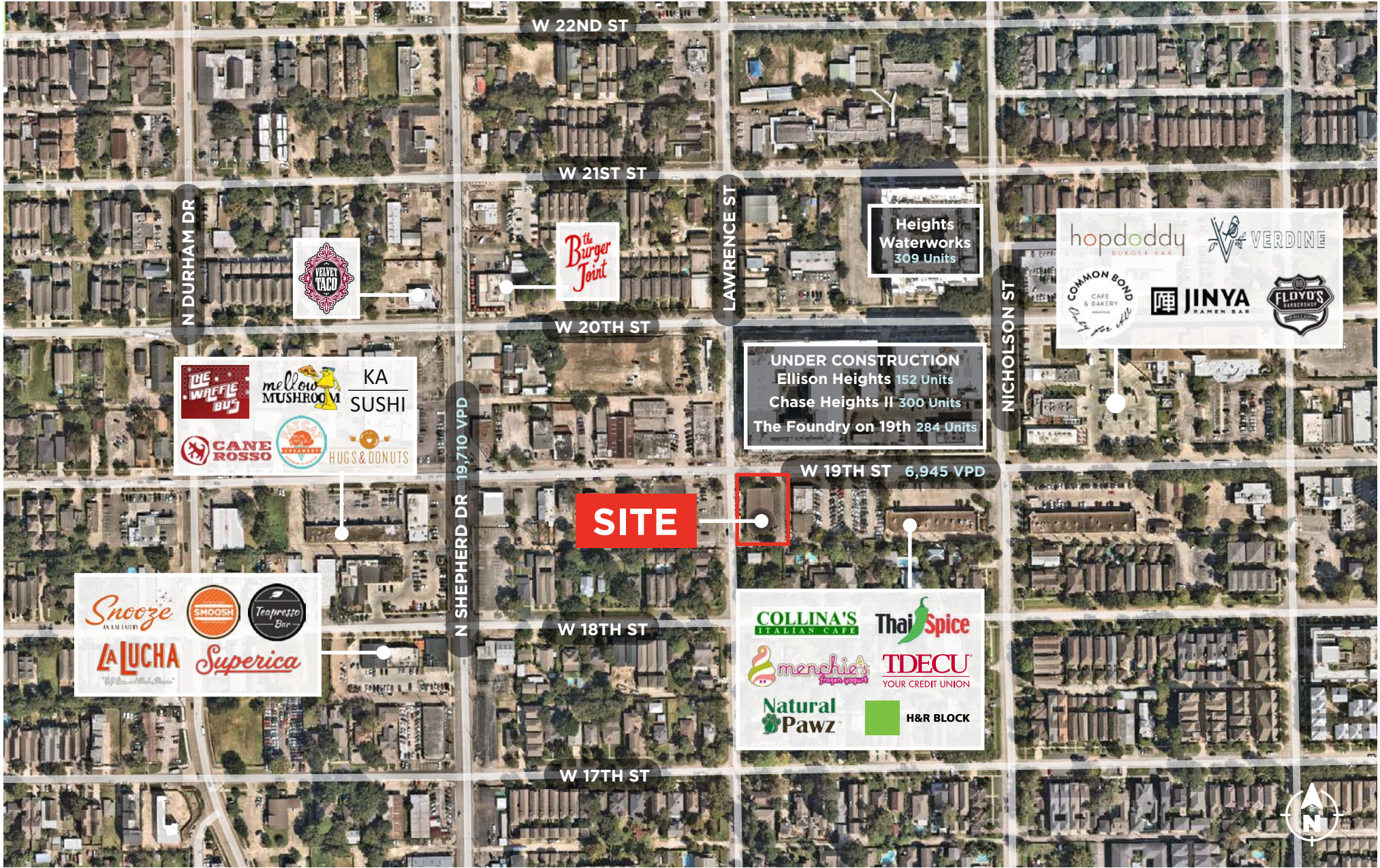


CHRIS DRAY

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W 22ND ST

W 21ST ST

W 20TH ST

W 19TH ST 6,945 VPD

W 18TH ST

W 17TH ST

N DURHAM DR

LAWRENCE ST

NICHOLSON ST

N SHEPHERD DR 19,710 VPD

SITE

Heights Waterworks
309 Units

UNDER CONSTRUCTION
Ellison Heights 152 Units
Chase Heights II 300 Units
The Foundry on 19th 284 Units

hopdoddy BURGER SAL
VERDINE
COMMON BOND CAFE & BAKERY
JINYA RAMEN BAR
FLOYD'S FARMERSHIP

Snooze AN AM EATERY
LA LUCHA "Big Buns and Bolder Bites"
Superica
SMOOSH
Teapresso Bar

COLLINA'S ITALIAN CAFE
Thai Spice
menchie's frozen yogurt
TDECU YOUR CREDIT UNION
Natural Pawz
H&R BLOCK

WE WAFFLE BUS
mellow MUSHROOM
KA SUSHI
CANE ROSSO
HUGS & DONUTS

DEMOLITION PLAN | 1/8" = 1'-0" | 2

DEMO GENERAL NOTES

- CONTRACTOR SHALL COORDINATE DEMO SCHEDULE WITH OWNER. REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR ELEMENTS TO BE REMOVED.
- PROVIDE TEMPORARY FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 AT DEMO AREA.
- CONTRACTOR SHALL COORDINATE AND VERIFY EXACT LOCATION OF ALL EXISTING PIPES PRIOR TO CONNECTION AND REMOVAL. RE: MEP DOCUMENTS FOR ADDITIONAL INFORMATION.
- REMOVE ELEMENTS IN WALLS SCHEDULED TO BE DEMOLISHED (OUTLETS, CONDUIT, WIRING, PLUMBING FIXTURES, ETC.) BACK TO MAJOR BUILDING SYSTEM. RE: MEP DOCUMENTS FOR ADDITIONAL INFORMATION.
- CLEAN PATCH AND REPAIR EXISTING WALLS TO RECEIVE NEW SCHEDULED FINISHES.
- REMOVE EXISTING FLOORING AND BASE WITHIN THE AREA OF WORK. PATCH AND REPAIR DAMAGE TO BUILDING SLAB FROM REMOVAL OF FLOORING AND PREPARE FOR NEW SCHEDULED FINISHES.
- REMOVE EXISTING SKINS AND RETURN TO OWNER.
- REMOVE WINDOW COVERS WITHIN THE AREA OF WORK.
- CONSULT WITH OWNER ABOUT SALVAGED ITEMS THAT ARE TO BE RETURNED. (FIRE STORES, WALLS EXTINGUISHERS, LIGHT FIXTURES, PLUMBING FIXTURES, ETC.)
- REMOVE EXISTING CEILINGS WITHIN AREA OF WORK AND ANY CEILING MOUNTED DEVICES OR FIXTURES (I.E., RE: RCP) AND MEP DOCUMENTS FOR ADDITIONAL INFORMATION.

LEGEND TO SHEET

- NOTE TO SHEET
- REMOVE EXISTING PARTITION / DOOR
- EXISTING PARTITION/DOOR TO REMAIN
- AREA NOT IN SCOPE OF WORK (EXISTING CONSTRUCTION TO REMAIN)

NOTES TO SHEET

- REMOVE MOP SKIN AND ACCESSORIES
- REMOVE PLUMBING FIXTURES AND PREPARE WALLS AND FLOORS FOR NEW CONSTRUCTION
- REMOVE GRAB BARS AND ACCESSORIES
- REMOVE DOOR, DOOR CLOSER, DOOR STOP, AND DOOR FRAME
- REMOVE GARAGE STYLE DOOR AND RETURN TO BUILDING OWNER
- PREPARE CONCRETE SLAB AS REQUIRED FOR NEW FLOORING. RE: FLOOR PLAN AND STRUCTURAL. REMOVE GYPSUM BOARD CEILING AS NEEDED FOR RENOVATION WORK. RE: RCP
- TRENCH FOR NEW PLUMBING WORK. RE: FLOOR PLAN AND MEP

FLOOR PLAN GENERAL NOTES

- REFER TO MEP DRAWINGS FOR LOCATION AND QUANTITY OF SMOKE DETECTORS.
- REFER TO MEP DRAWINGS FOR THE LOCATION OF FIRE ANNUNCIATOR PANEL, FIRE HOSE VALVE, ETC.
- DOORS IN CORRIDOR PARTITIONS SHALL BE DESIGNED TO RESIST THE PASSAGE OF SMOKE (I.E., I-2).
- PROVIDE FIRE EXTINGUISHERS AND CABINETS IN ACCORDANCE WITH NFPA 10.
- ALL STATE AND LOCK DOORS MUST BE FOLLOWED FOR THE DESIGN AND INSTALLATION OF THE SPRINKLER SYSTEM.
- FLAT CEILING PARTITIONS ARE PER THE BASE BUILDING DESIGN AND HAVE NOT BEEN ALTERED.
- REFER TO SHEET A2.01 FOR PARTITION TYPES.
- EXISTING PARTITIONS AFFECTED BY RENOVATION SHALL BE REPAIRED/PATCHED.

LEGEND TO SHEET

- NEW PARTITION/DOOR
- EXISTING PARTITION/DOOR
- NOTE TO SHEET
- PARTITION TYPE DESIGNATION (RE: A2.05)
- WINDOW FRAME TYPE DESIGNATION (RE: A2.01)
- DOOR DESIGNATION (RE: A2.01)
- CLERESTORY WINDOW
- HARDWARE SET 1
- HARDWARE SET 2
- HARDWARE SET 3
- AREA NOT IN SCOPE OF WORK

NOTES TO SHEET

- EXISTING RECESSED BOTTLE DISPENSING WATER FOUNTAIN
- INSTALL PLYWOOD BEHIND GYPSUM BOARD (EXTENT OF WALL, FLOOR TO CEILING)
- INFILL CMU WALL AT LARGE OPENING TO MATCH EXISTING WALL, ALIGN AND SEAMLESS
- PROVIDE PRICING OPTION TO INSTALL NEW CLERESTORY WINDOW

FLOOR PLAN | 1/8" = 1'-0" | 1

BEXHILL
1607 Sabine Street | Suite 140 | Houston, TX 77002

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JACOB WHITE
CONSTRUCTION

RIDE STUDIO
INDOOR CYCLING
EXPANSION
540 W. 19th Street, Suite 200
Houston, TX 77008

REVISIONS		
NO.	ISSUE	DATE

FLOOR PLAN

A2.01
ISSUE FOR PERMIT AND CONSTRUCTION
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AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	11,254	74,517	197,955
Current Population	23,236	167,908	464,635
2010 Census Population	15,668	128,581	377,022
Population Growth 2010 to 2020	48%	32%	29%
2020 Median Age	38	36	35

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$163,066	\$140,109	\$125,343
Median Household Income	\$112,951	\$94,946	\$83,429
Per Capita Income	\$79,850	\$64,041	\$54,722

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	71%	62%	57%
Black or African American	11%	15%	19%
Asian or Pacific Islander	4%	4%	4%
Hispanic	32%	46%	47%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	39%	38%	38%
2 Person Households	36%	33%	30%
3+ Person Households	25%	30%	32%
Owner-Occupied Housing Units	59%	54%	47%
Renter-Occupied Housing Units	41%	46%	53%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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