

STUDEWOOD 10.5 FOR LEASE

Retail & Office Center | 1023 Studewood St., Houston, TX 77008

New Construction Completion ~ End of July



FOR MORE INFORMATION

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HIGHLIGHTS

- ◇ Class A building featuring drive-thru opportunity.
- ◇ Located on Greater Heights principal thoroughfare, with high visibility and multi-directional access. Features drive-thru opportunity.
- ◇ Easy access from I-10, I-45, and the North 610 Loop. Close to major Houston business centers including Downtown Houston, Greater Heights, Allen Parkway, as well as Washington Avenue Arts District.
- ◇ Minutes to Midtown, Central Business District, EaDo, Montrose/Museum District and the Med Center.
- ◇ #2 on Houston's Most Accessible Neighborhoods.
- ◇ Focal point in city of Houston for new Restaurant and Shopping locations. Destination for special events and social events.
- ◇ Desirable historic area with upscale reputation .



RATES

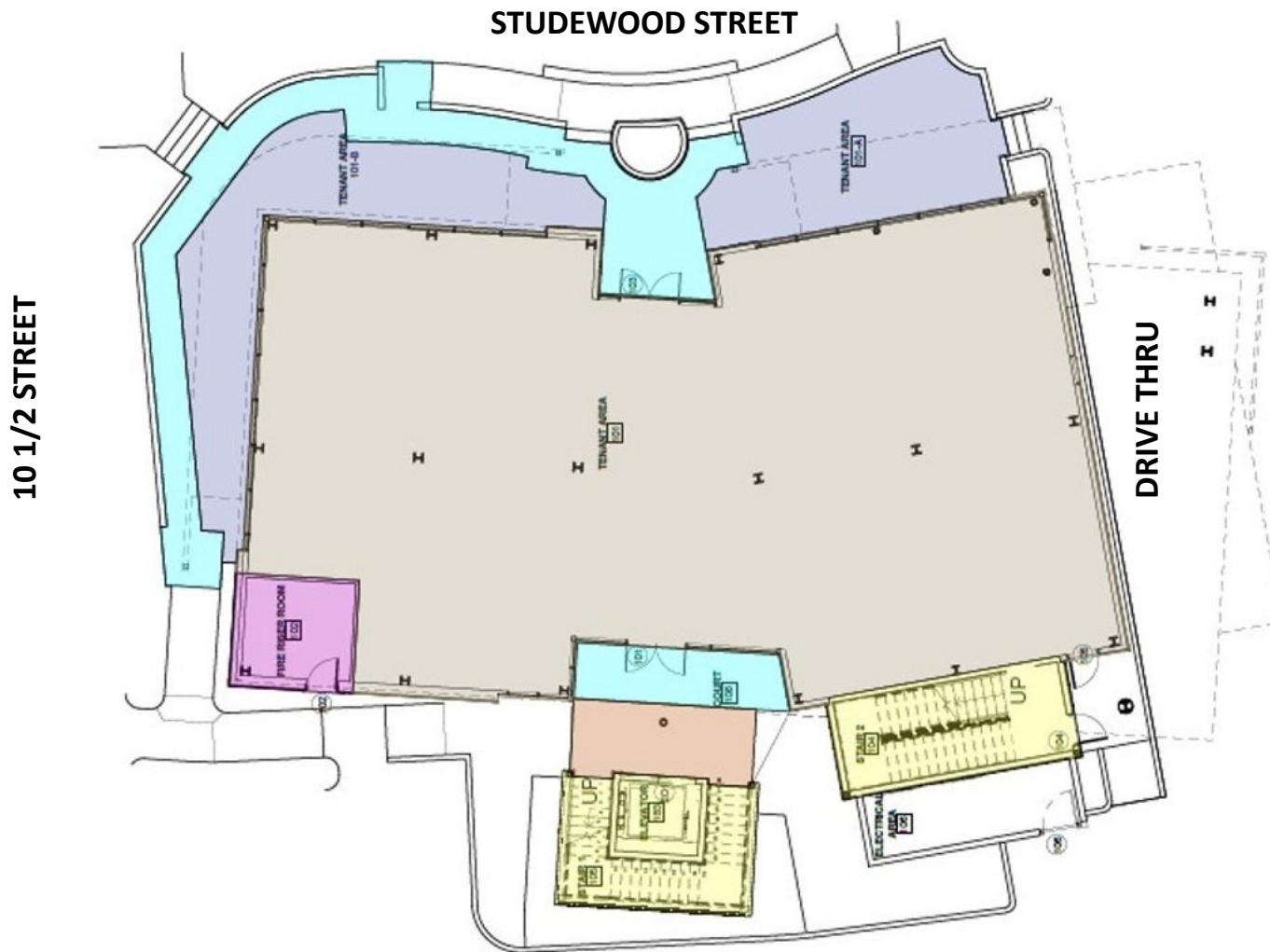
- ◇ \$60.00 - \$65.00 PSF - Ground Floor Retail
- ◇ \$45.00 PSF - Second & Third Floor Retail
- ◇ \$14.00 PSF - Estimated NNN

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1ST / GROUND FLOOR

RENTABLE: 4,874.3 SQ.FT.

USABLE: 4,750.7 SQ.FT.

** Per BOMA calculations

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SOME BENEFITS FOR YOUR BUSINESS

- ◇ Fantastic signage placement with high visibility
- ◇ Convenient parking with certain permanently dedicated parking spaces
- ◇ Easy access to the building because of its location
- ◇ Ten minutes (3 miles) to downtown Houston (City Hall)
- ◇ Property not in a flood plain
- ◇ Responsive, dedicated team for responding to client's needs
- ◇ Lower cost for maintenance in initial lease year as much items related to the new building will be under warranty
- ◇ Relocation & planning assistance consulting & coordination, tenant's direction, free of charge



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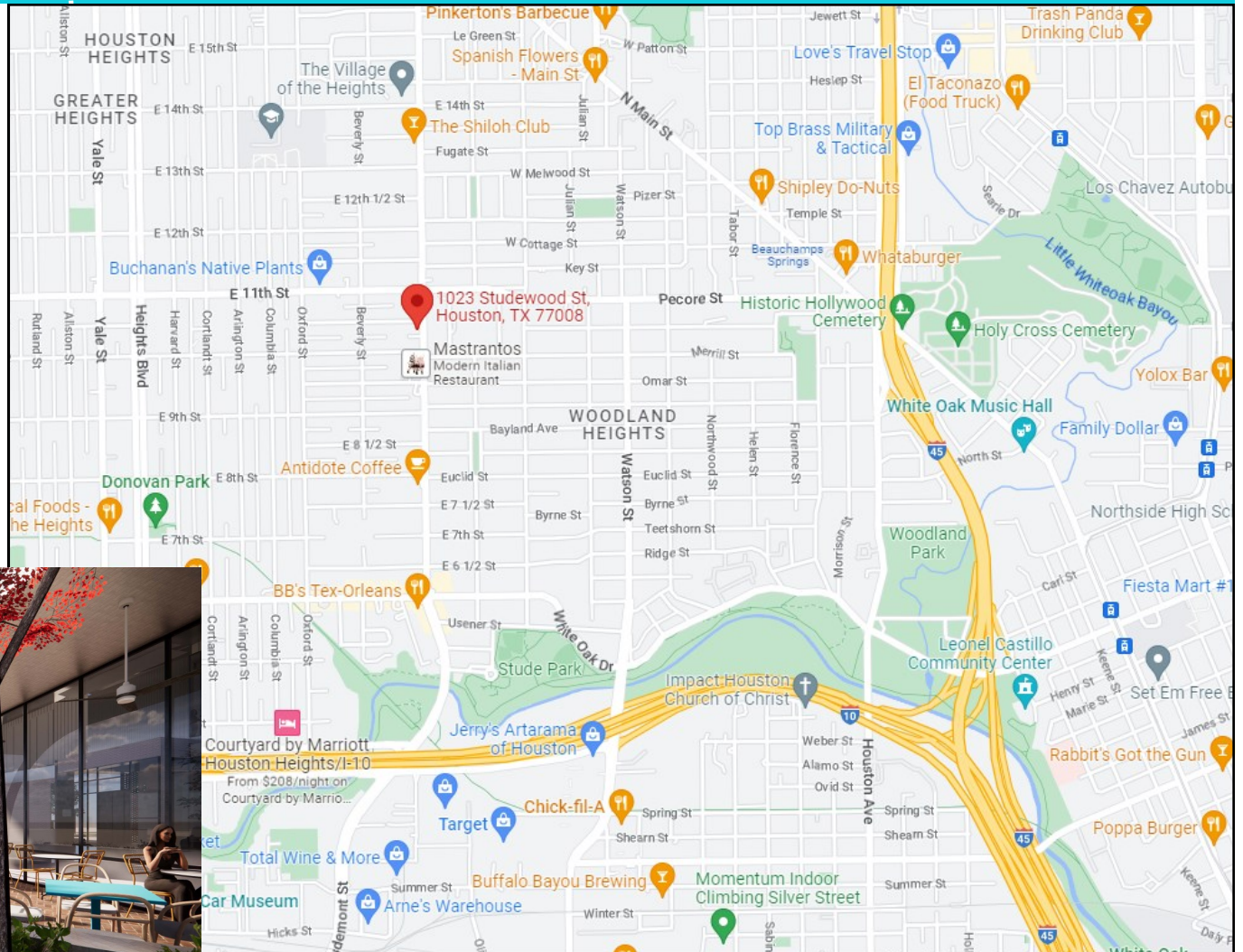
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STUDEWOOD 10.5 FOR LEASE

- ⇒ Est. daily traffic counts —10,062 (2022)
— Studewood Street
- ⇒ Walk-ability Score—86%*
— Very Walkable
- ⇒ Bike-ability Score — 58%*
- ⇒ 10 minutes to Downtown Houston*
- ⇒ Easy access to I-10, I-45 N, North 610 Loop
- ⇒ Tenant signage is highly visible

* walkscore.com



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RPR REALTORS
PROPERTY
RESOURCE

Trade Area Report

Houston, TX 77008

Criteria Used for Analysis

2021 Income (Esri)	2021 Age: 5 Year Increments (Esri)	2021 Key Demographic Indicators (Esri)	2021 Tapestry Market Segmentation
Median Household Income	Median Age	Total Population	1st Dominant Segment
\$105,965	39.3	40,325	Emerald City

Consumer Segmentation

Top Tapestry Segments	Emerald City	Trendsetters	Urban Chic	Metro Renters	Enterprising Professionals
% of Households	7,387 (38.0%)	3,053 (15.7%)	2,408 (12.4%)	1,803 (9.3%)	1,309 (6.7%)
% of Houston	23,417 (2.6%)	8,684 (1.0%)	18,212 (2.0%)	84,802 (9.4%)	21,198 (2.4%)
Lifestyle Group	Middle Ground	Uptown Individuals	Upscale Avenues	Uptown Individuals	Upscale Avenues
Residence Type	Single Family; MultiUnits	High-Density Apartments	Single Family	Multi-Unit Rentals	Multi-Units; Single Family
Household Type	Singles	Singles	Married Couples	Singles	Married Couples
Median Age	38.3	37.2	43.8	33.5	35.9
Diversity Index	53.1	77.5	50.3	64.2	74.3
Median Household Income	\$73,000	\$83,600	\$123,800	\$82,800	\$99,400
Median Net Worth	\$98,300	\$58,700	\$504,700	\$43,200	\$158,400
Median Home Value	\$344,400	\$744,200	\$751,000	\$461,600	\$413,300
Homeownership	50.6 %	26 %	67.4 %	20.9 %	53.5 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree

“Emerald City” Demographics

- ◇ 50% have a college degree and a professional occupation.
- ◇ Incomes close to the US median come primarily from wages, investments, and self-employment.
- ◇ Long hours on the Internet are balanced with time at the gym.
- ◇ Many embrace the “foodie” culture and enjoy cooking adventurous meals using local and organic foods.
- ◇ Music and art are major sources of enjoyment.
- ◇ They travel frequently, both abroad and domestically.
- ◇ They buy natural, green, and environmentally friendly products.
- ◇ They place importance on learning new things to keep life fresh and variable.
- ◇ They are interested in the fine arts and especially enjoy listening to music.

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