

RIVER OAKS | UPPER KIRBY



FOR LEASE

INNER-LOOP
CREATIVE OFFICE /
RETAIL SPACE

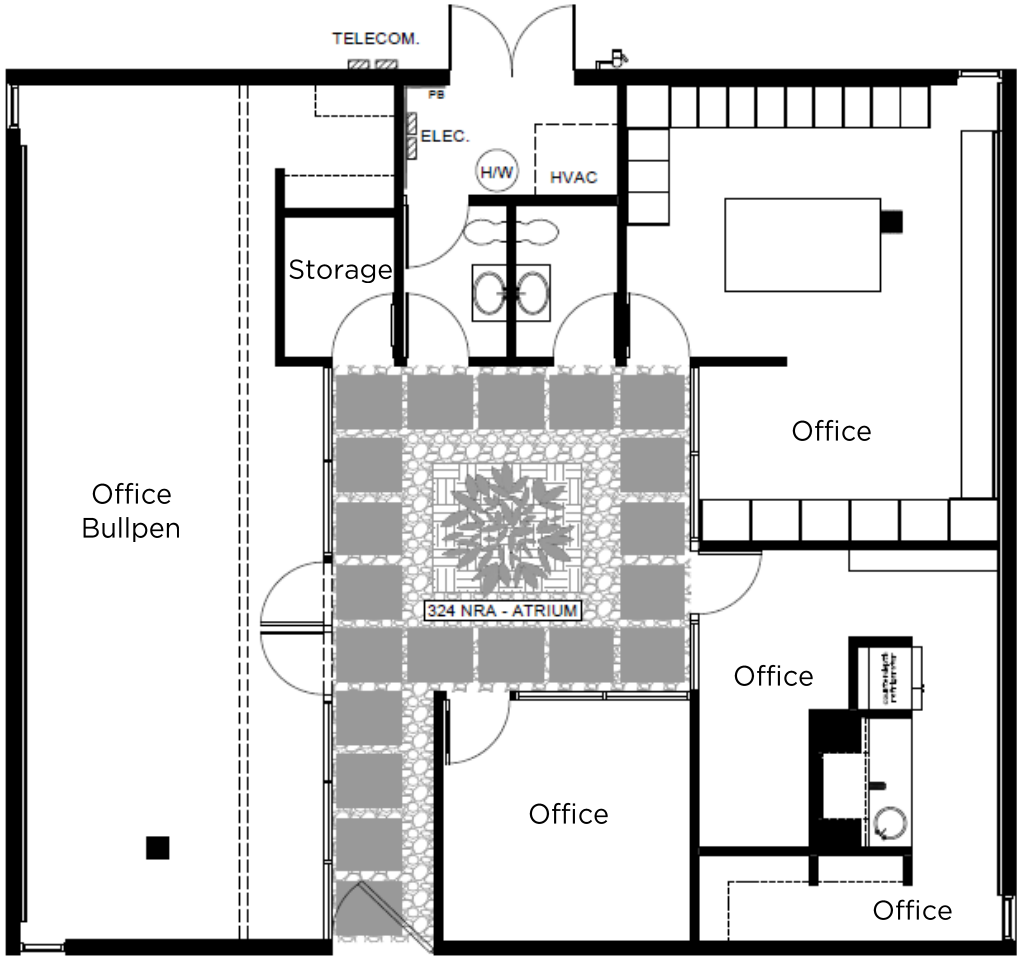
1,695 SF

3202 MERCER
HOUSTON, TX



COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY



Mercer

Lease Data

NET RENTABLE AREA	1,695 SF*
AVAILABILITY	JANUARY 1, 2024
ASKING BASE RENT	\$26.00 SF YR
2022 NNN EST RENT	\$13.67 SF YR
MONTHLY EST. RENT	\$5,603.39

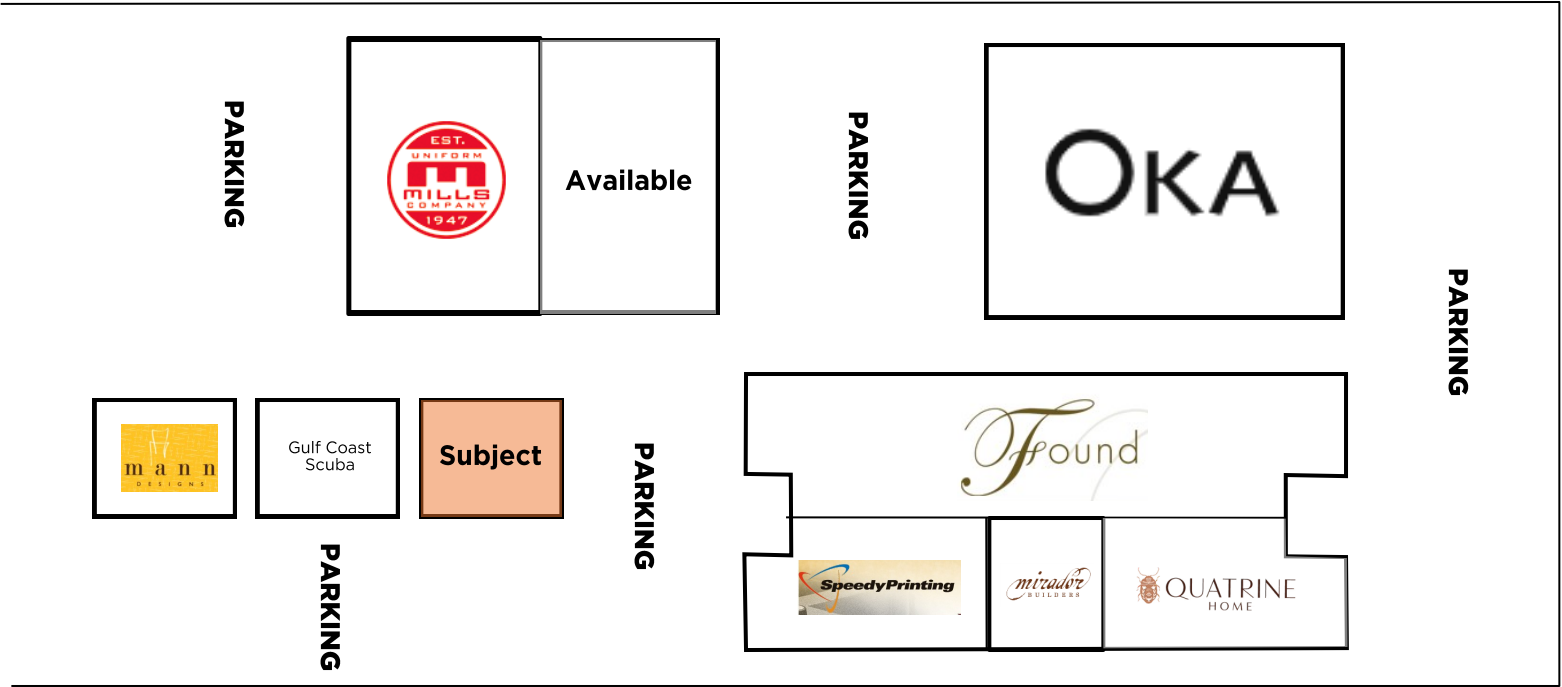
* NRA does not include 324 SF private atrium

THIS UNIQUE LOCATION OFFERS:

- Freestanding building with private atrium
- Built-out as office
- Home Décor & Design co-tenancy including Found for the Home, Mann Designs, OKA, Quatrine Home, and Mirador Homes
- Separate utilities and HVAC for control of temperature
- Pylon signage available on W. Alabama



MARQUART



W. ALABAMA

MERCER

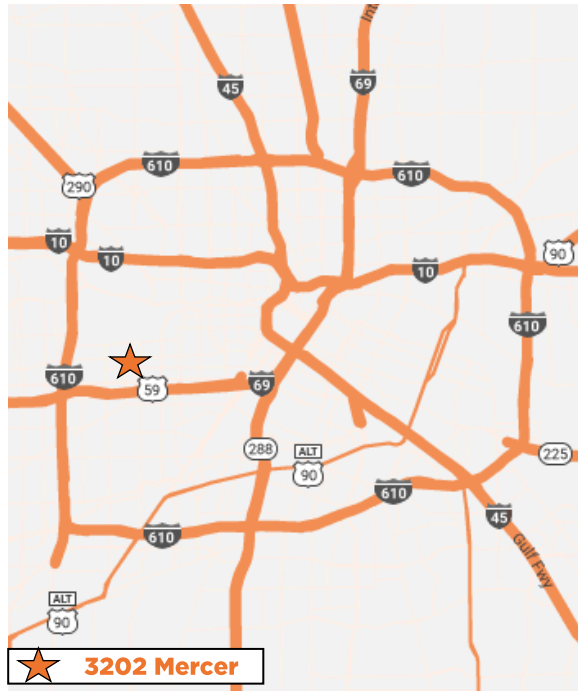


NOT TO SCALE



**CENTRALLY
LOCATED**

3202 Mercer is located between Greenway Plaza & Upper Kirby and is in close proximity to West University and River Oaks, offering easy access and nearby day and night time traffic.

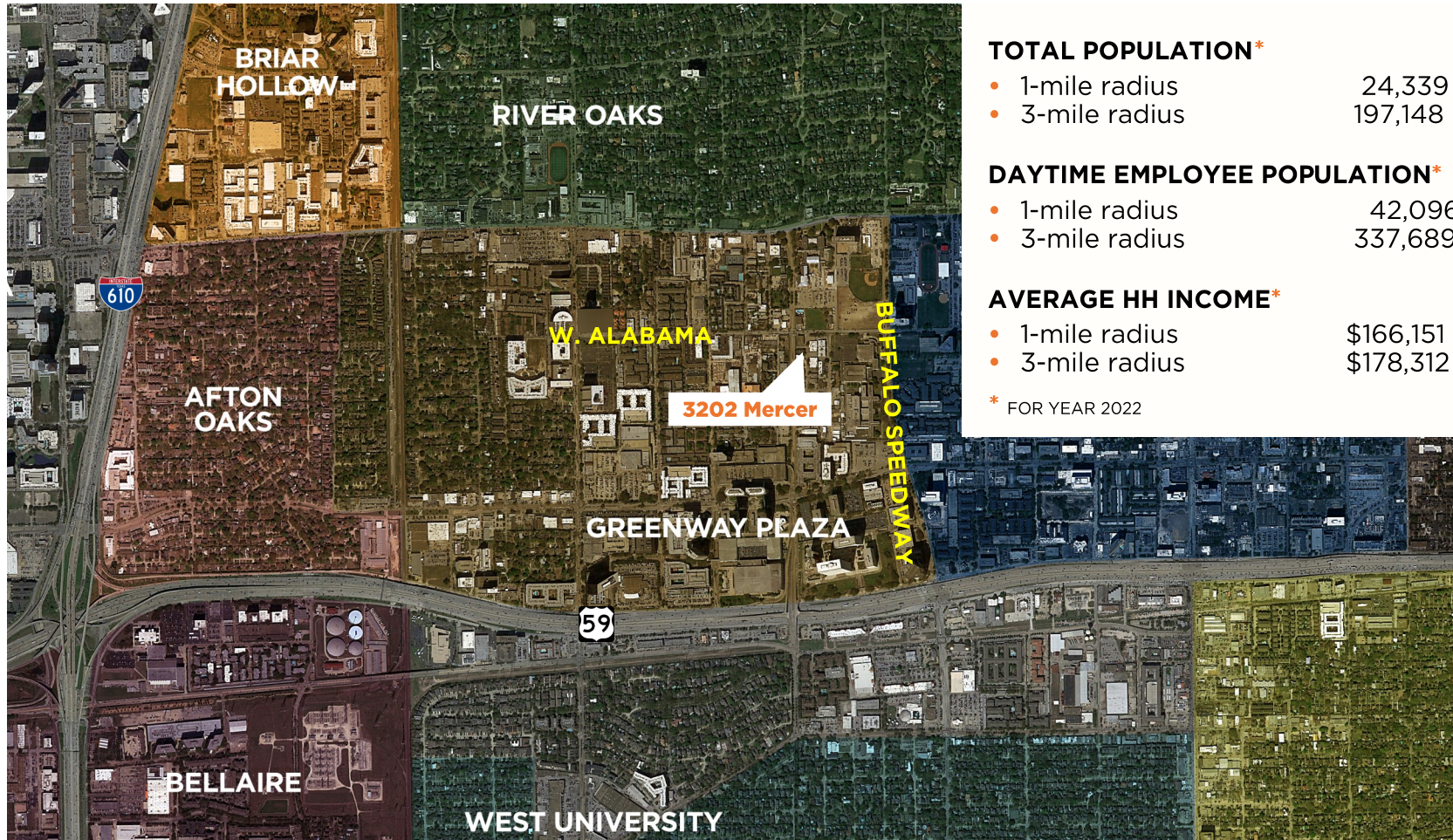


★ 3202 Mercer

- 1 Found for the Home
Quatrine
Mirador Homes
Speedy Printing
- 2 OKA
- 3 Gulf Coast Scuba
- 4 Mann Designs
- 5 Mills Uniform Store



DEMOGRAPHICS



TOTAL POPULATION*

- 1-mile radius 24,339
- 3-mile radius 197,148

DAYTIME EMPLOYEE POPULATION*

- 1-mile radius 42,096
- 3-mile radius 337,689

AVERAGE HH INCOME*

- 1-mile radius \$166,151
- 3-mile radius \$178,312

* FOR YEAR 2022

RIVER OAKS

2022 Population: **8,172**
Avg. HH Income: **\$273,893**

UPPER KIRBY

2022 Population: **12,133**
Avg. HH Income: **\$148,204**

WEST UNIVERSITY

2022 Population: **15,279**
Avg. HH Income: **\$325,251**

BELLAIRE

2022 Population: **17,808**
Avg. HH Income: **\$275,645**





Found for the Home

FOUND FOR THE HOME

Established in 2007, FOUND is a trendsetting home-décor boutique driven by a novel mix of period antiques, vintage and contemporary pieces, custom upholstery, art, and accessories. FOUND expands its customers sense of what is possible with design by sourcing intriguing pieces from all over the country and Europe.



OKA

OKA

Originating in England, OKA offers exquisite, original collections of furniture and décor that are designed to inspire practical living and effortless entertaining. Synonymous with good taste and excellent style, they have furnished homes all over the world for the past 20 years.



@Quatrine

QUATRINE HOME

Since opening in Dallas in 1989, Quatrine has become the industry standard for slipcovered and upholstered furniture. Specializing in sofas lined with quality slipcovers allowing for interchangeable styles, colors, and textures. Locations in Houston, Dallas, and Manhattan Beach.

MILLS UNIFORM COMPANY

Mills Uniform Company is a family-owned business, delivering stylish uniforms with consistently superior quality and service to the nation's finest schools, including the nearby St. John's School.



**PYLON SIGN
(UNDER CONSTRUCTION)**





FOR INFORMATION CONTACT

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COMMERCIAL REAL ESTATE SERVICES

This property is subject to prior sale or lease, change price, rate and or terms or removal from the market without prior notice. All information contained herein was supplied from sources deemed reliable, but is not in any way warranted by the Landlord, Seller or Lewis Property Company

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A BROKER WHO ACTS AS AN INTERMEDIARY IN A TRANSACTION:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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SALES AGENT / ASSOCIATE LICENSE NO.

EMAIL PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS DATE

REGULATED BY THE TEXAS REAL ESTATE COMMISSION

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. www.trec.texas.gov

