



3701 W ALABAMA

Multiple Spaces Available For Lease

3701 W Alabama | Houston, Texas

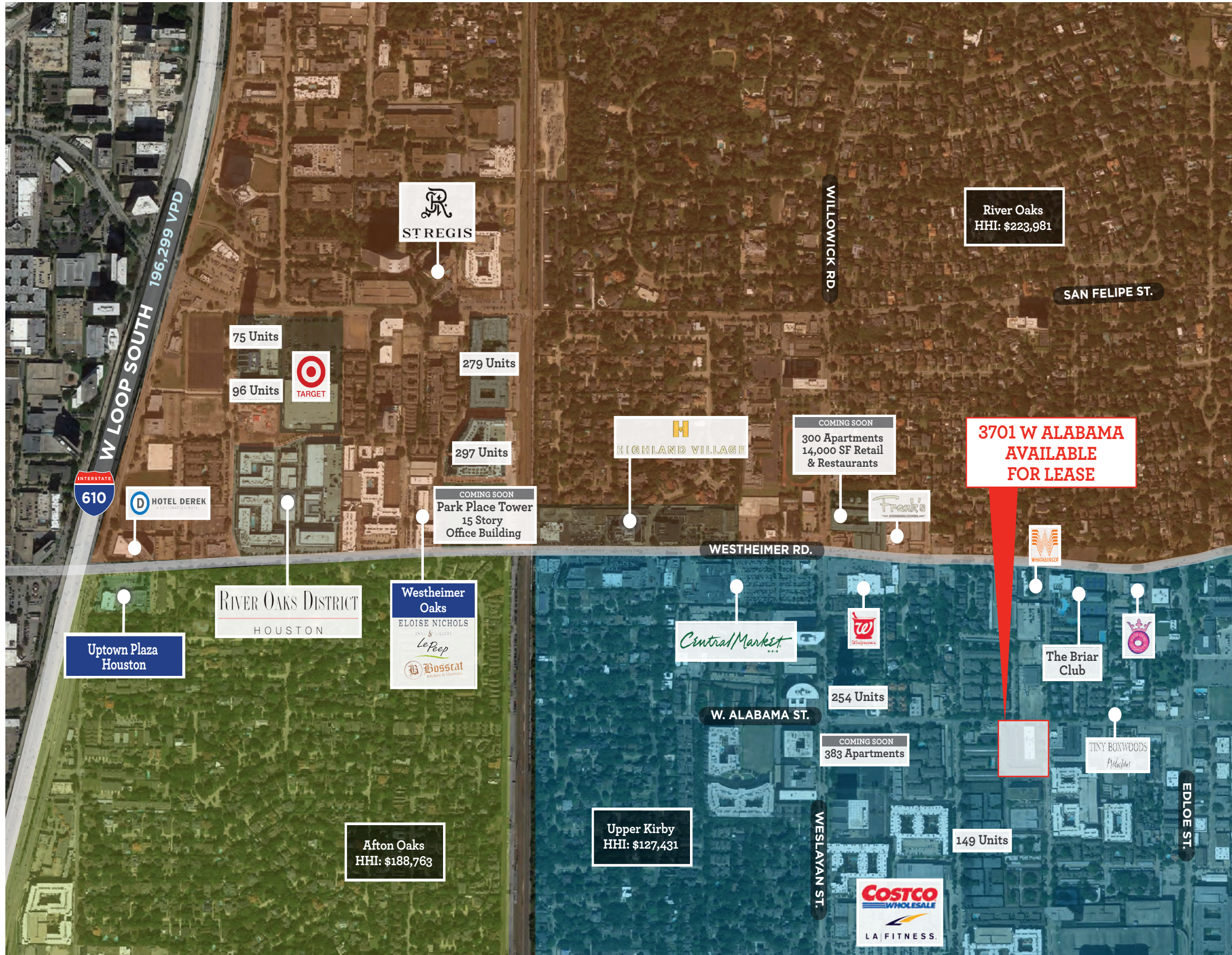


Chris Dray | Rachael Keener | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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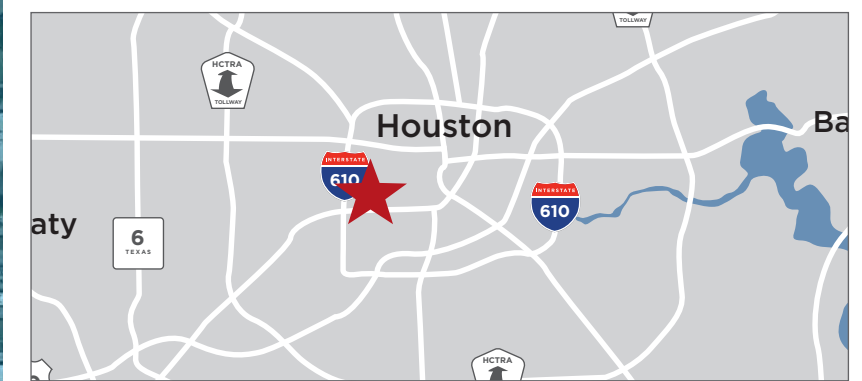


The site is surrounded by excellent demographics with outstanding daytime population with high-density residential surrounding the site. River Oaks and West University incomes are some of the highest in the country but are paired with modest home values. This is meaningful given each neighborhoods proximity to the site as we are surrounded by a lot of disposable income. The site is conveniently located to our highest concentrated professional areas including our Central Business District, Greenway Plaza, and The Texas Medical Center.

The center provides ample parking and has a great co-tenancy with children focused tenants such as Childhood Centers, Educational Solutions, iKids Afer School Program, Children's Music School, Piano Studio for Children, and The Motherhood. There are recognizable names in the near vicinity which include the Apple Store, Crate & Barrel, Williams-Sonoma, Banana Republic, Pottery Barn, Restoration Hardware. With new multi-development projects under development with in the immediate area which will bring more retail, restaurants, and multi-family immediate area.

AVAILABILITY

- Suite Spaces
 - Suite 160 - 8,955 SF
Currently operating as Vieux Interiors
 - Suite 350 & 352 - 2,979 SF
Currently operating as Bell Well Pediatrics
Coming 2nd Qtr 2020
 - Suite 380 - 655 SF
 - Suite 389 - 552 SF



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Midtown:
3.9 miles/10 minute drive

Downtown:
6.6 miles/13 minute drive

**3701 W ALABAMA
AVAILABLE
FOR LEASE**

GREENWAY PLAZA
52 acres, 11 buildings
and nearly five
million square feet.

WEST UNIVERSITY
Top 19 wealthiest neighborhoods in the country.
Median household income is \$230,893.
The median sale price of homes
in the 7705 zip code is \$886,100.

Rice Village:
2.7 miles/7 minute drive

Rice University:
3.2 miles/8 minute drive

Museum District:
4.1 miles/12 minute drive

Medical District:
4.4 miles/12 minute drive

Galleria:
2.1 miles/7 minute drive

St. John's School
1,258 Students

Lamar High School
3,330 Students

St. Luke's
United Methodist Church
HOUSTON, TEXAS

TINY BOXWOODS
Production

OCTAVIA
ART GALLERY
GITTINGS
Mina
RESTAURANTE

999 Units

754 Units

526 Units

341 Units



RIVER OAKS DISTRICT
HOUSTON

HOTEL DEREK

Westheimer
Oaks
ELOISE NICHOLS
LePeep
Bosstat

Uptown Plaza
Houston

COSTCO
WHOLESALE
LA FITNESS

Regal Edwards
Greenway Grand
Palace

LAKELWOOD
CHURCH

El Tiempo
Cantina

PINSTRIPES
BISTRO BOWLING BOCCIE

Sonoma

WHOLE FOODS
MARKET

BED BATH &
BEYOND

KIRBY
ICE HOUSE

ULTA

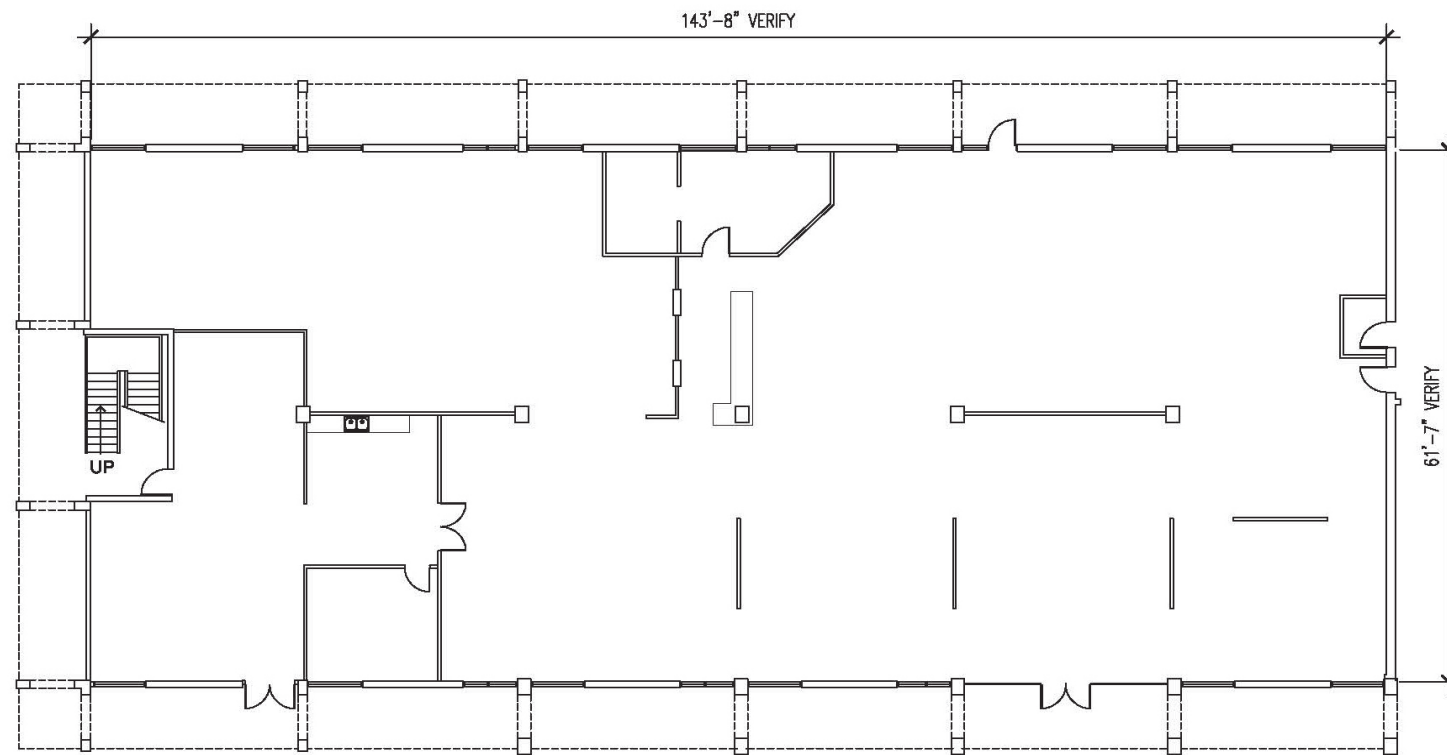
W LOOP SOUTH 196,299 VPD



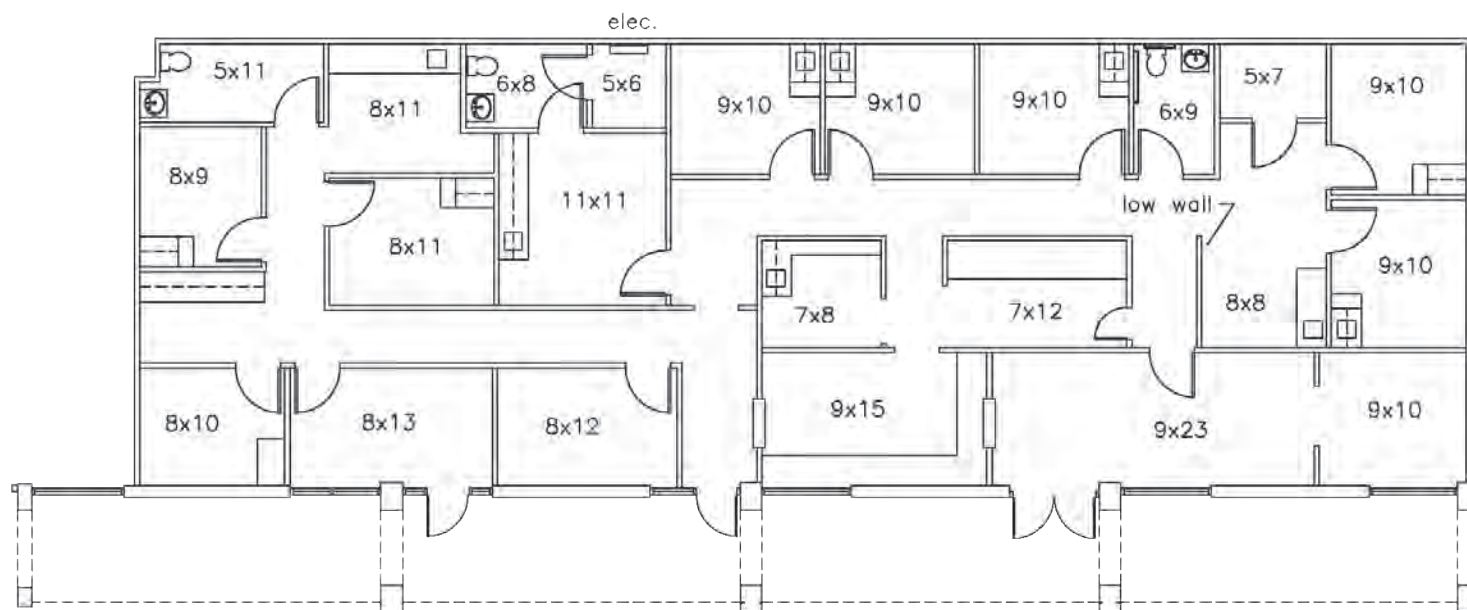
SOUTHWEST FREEWAY 300,345 VPD



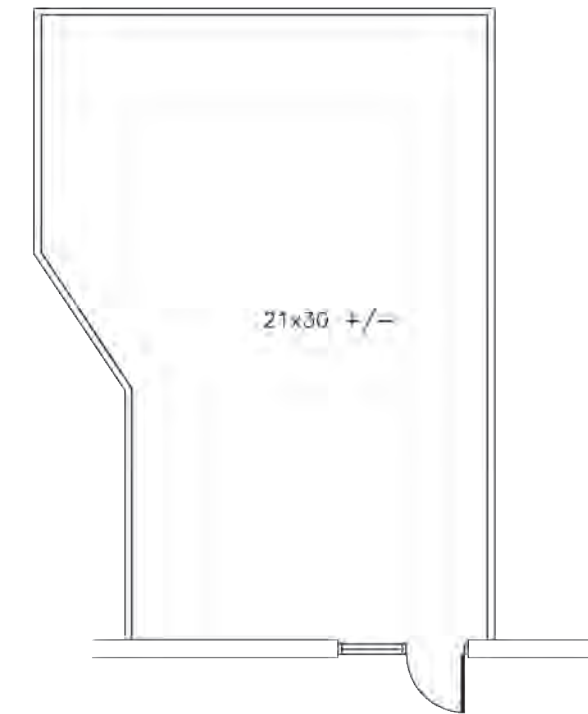
SUITE 160 - 8,955 SF



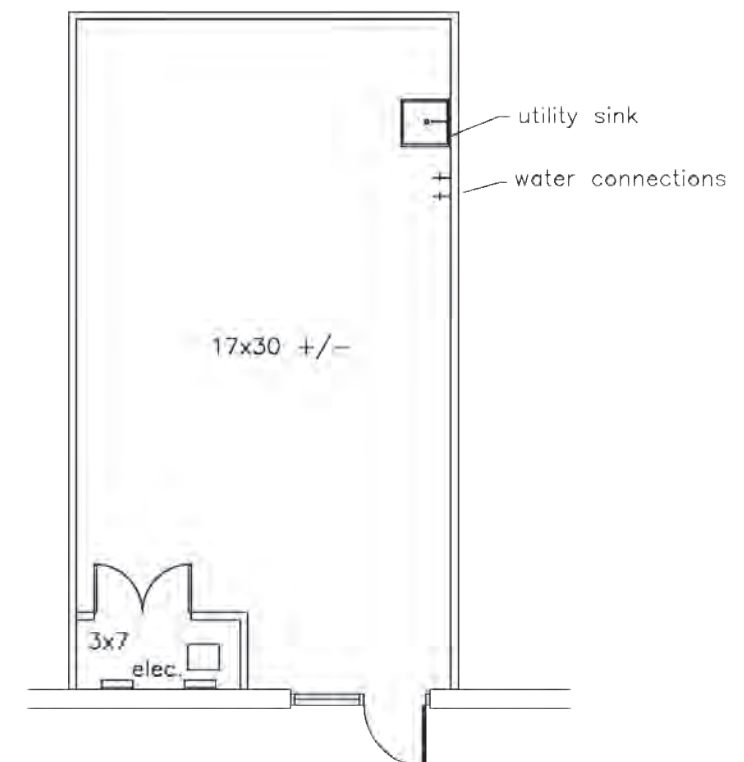
SUITE 350 & 352 - 2,979 SF



SUITE 380 - 650 SF



SUITE 389 - 552 SF





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
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

