



## 1707 Waugh

- ±1,674 sq. ft. on ±4,593 sq. ft. (per survey)
- This two-story building offers a private office upstairs
- Built in 1938 & remodeled in 2014
- Currently leased until April 30, 2021
- Three parking spaces
- Courtyard with potential of additional parking



## 1721 Waugh at Bomar Street

- ±2,660 sq. ft. on ±7,949 sq. ft. (per survey)
- One-story brick and concrete block building
- Built in 1975
- Six parking spaces
- Street parking available in front of property along Waugh

The properties are located approximately a mile west of the CBD and Midtown and approximately one-half mile south of Allen Parkway and one-half mile north of Westheimer. The location also offers easy access to the CBD, Midtown, The Texas Medical Center and Galleria/West Loop.

**Do Not Disturb Tenants - Call broker for pricing**

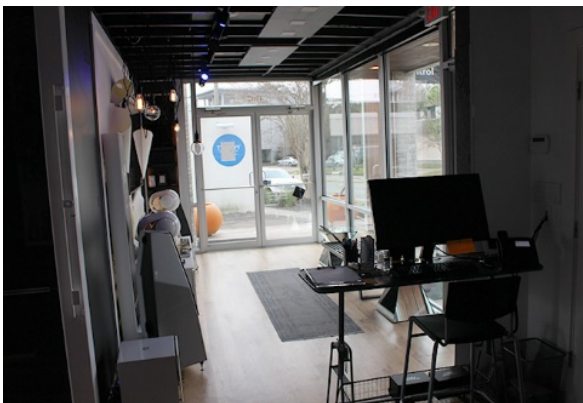
## 1707 Waugh



Wet bar



Upstairs area



Main Entrance/

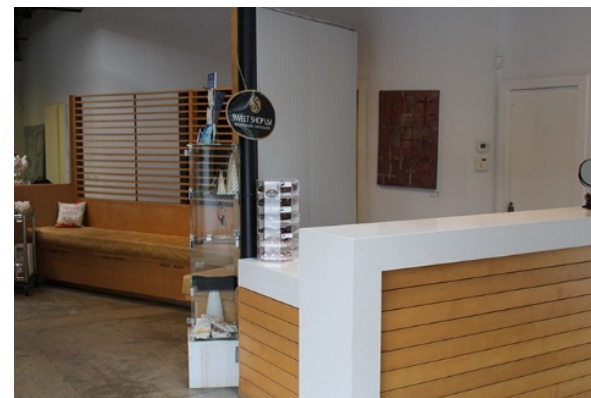
## 1721 Waugh



Work area

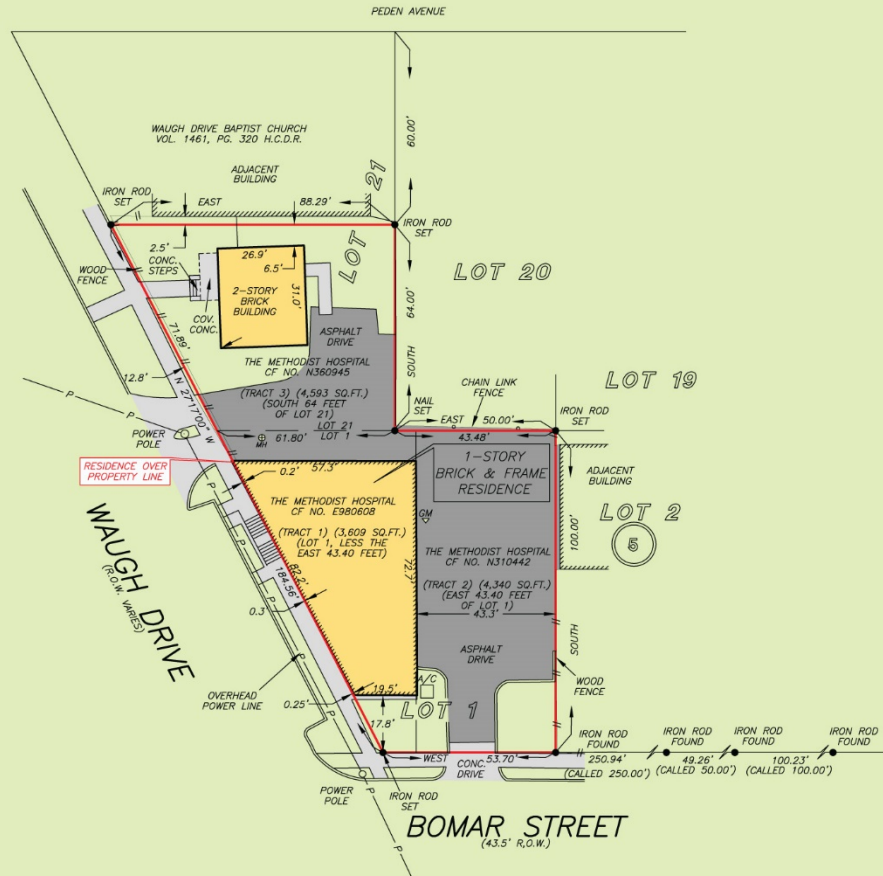


Break room



Main Entrance/Front Desk





SCALE: 1" = 40'

ADDRESS: 1721 WAUGH DRIVE  
HOUSTON, TEXAS 77006

- TRACT 1: LOT 1, LESS THE EAST 43.40 FEET THEREOF, BLOCK 5, STRATFORD ADDITION
- TRACT 2: THE EAST 43.40 FEET LOT 1, BLOCK 5 STRATFORD ADDITION
- TRACT 3: THE SOUTH 64 FEET LOT 21, BLOCK 5 STRATFORD ADDITION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 421, PAGE 376 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0670 K MAP REVISION: 11/6/96 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

RECORD BEARING: VOL. 421, PG. 376 H.C.M.R.

DRAWN BY: JZ

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.



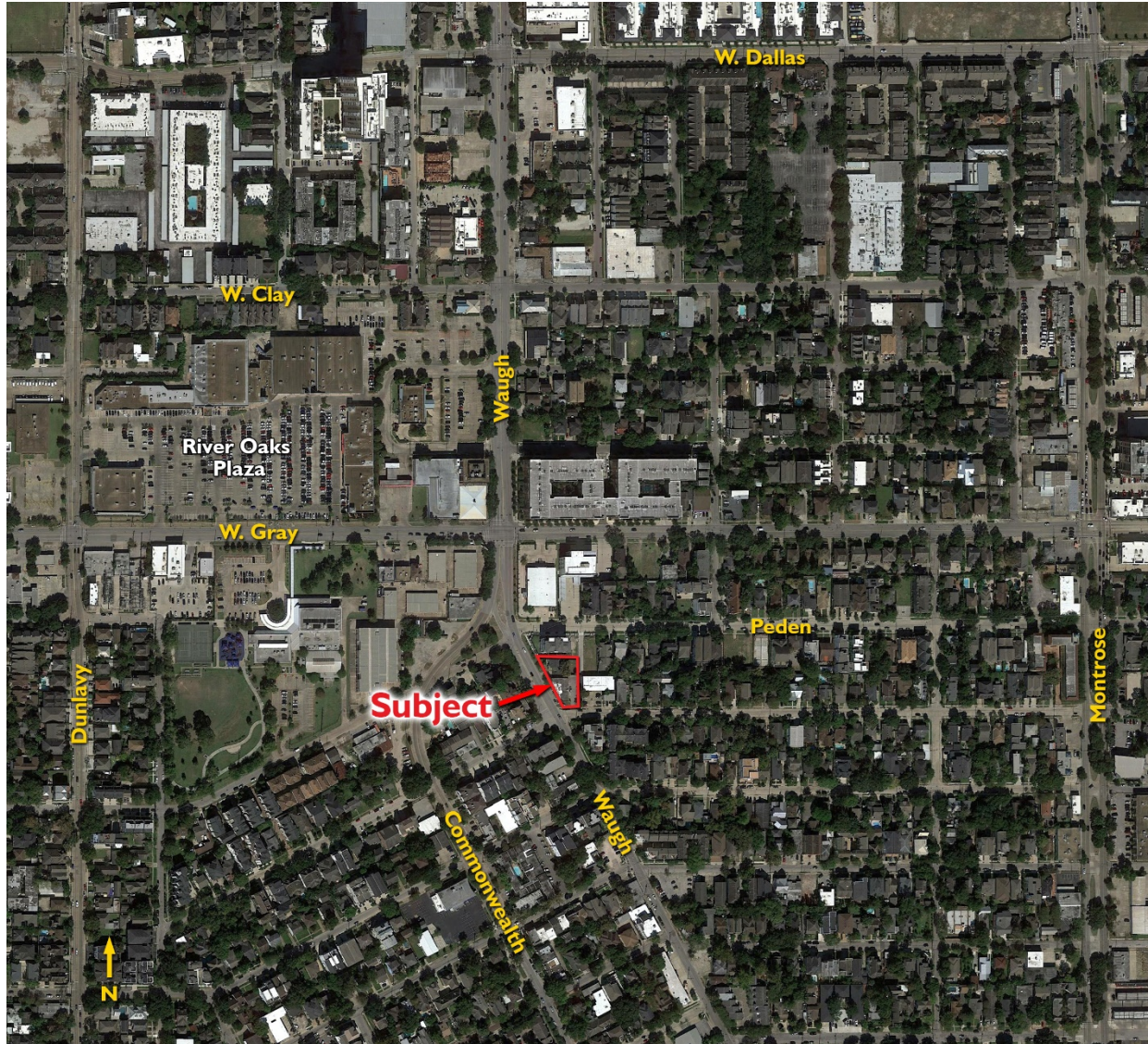
BILLIE G. MCDUFFIE  
PROFESSIONAL LAND SURVEYOR  
NO. 2090  
JOB NO. 07-06516  
JUNE 05, 2007



**PRECISION SURVEYORS, INC.**

1-800-LANDSURVEY 281-496-1586  
1-800-526-3787 FAX 281-496-1867  
14925 MEMORIAL DRIVE SUITE 8100 HOUSTON, TEXAS 77079





## Demographics: 3-mile radius

Employees: 334,776

Population: 191,865

Average HH Income: \$138,995

## 2017 Traffic Counts:

Waugh Drive, near Bomar Street: 40,000

Source: TXDot-24 hour/non-directional

Key Map: 493N



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