

For Sale Or Lease

4409 Montrose Blvd

Houston, Texas 77006



Property Description

Property Type	Office
Building Size	15,000 SF
Land Size	18,426 SF
Year Built / Renovated	1952 / 2001
Parking	34 Spaces

Sale Price: \$4,950,000

Rental Rate: \$32.00/SF FS

For More Information

Steven Heal
Principal
713.402.5802
sheal@cresa.com

Sue Rogers
Principal
713.402.5809
srogers@cresa.com

Property Features

- Excellent Montrose/Museum District Location
- Great Visibility on Montrose Blvd
- Plug & Play Office Solution; Furniture Available
- Elevator
- Fitness Facility & Lockers
- Fully Fenced With Automatic Gates

Cresa is an international corporate real estate advisory firm that exclusively represents tenants and specializes in the delivery of fully integrated real estate services, including: Transaction Management, Project Management, Strategic Services, Corporate Solutions, Site Selection, Lease Administration, Capital Markets, Mission Critical Solutions, Relocation Management, and Facilities Management. For more information, visit www.cresa.com/houston

For Sale Or Lease

4409 Montrose Blvd

Houston, Texas 77006



Drive Times and Demographics

Drive Times

Houston CBD	15 Minutes
Galleria	17 Minutes
George Bush IAH	27 Minutes
Hobby Airport	29 Minutes
Port Houston	29 Minutes

1 Mile Radius

2018 Population	31,399
5 Year Growth Projection	7.4%
Total Households	16,581
Median Income	\$72,474
Daytime Employees	26,325

3 Mile Radius

2018 Population	201,029
5 Year Growth Projection	7.4%
Total Households	101,273
Median Income	\$85,263
Daytime Employees	412,728

**Figures courtesy of TxDot, LandVision & CoStar*

Property Aerial



For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com



For Sale Or Lease

4409 Montrose Blvd

Houston, Texas 77006

Property Photos

Building



Front Entry



Rear Entry



For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com



For Sale

4409 Montrose Blvd

Houston, Texas 77006

Property Photos

Conference Room



Office



Reception



For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com



For Sale Or Lease

4409 Montrose Blvd

Houston, Texas 77006

Property Photos

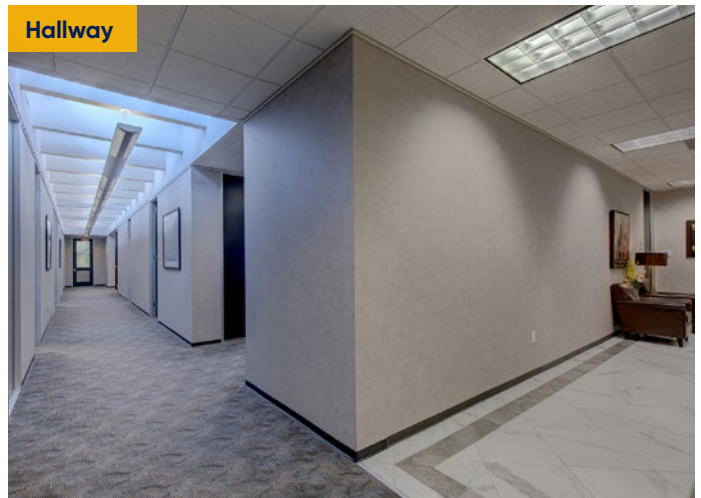
Conference Room



Kitchen



Hallway



For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com



For Sale Or Lease

4409 Montrose Blvd

Houston, Texas 77006

Property Photos

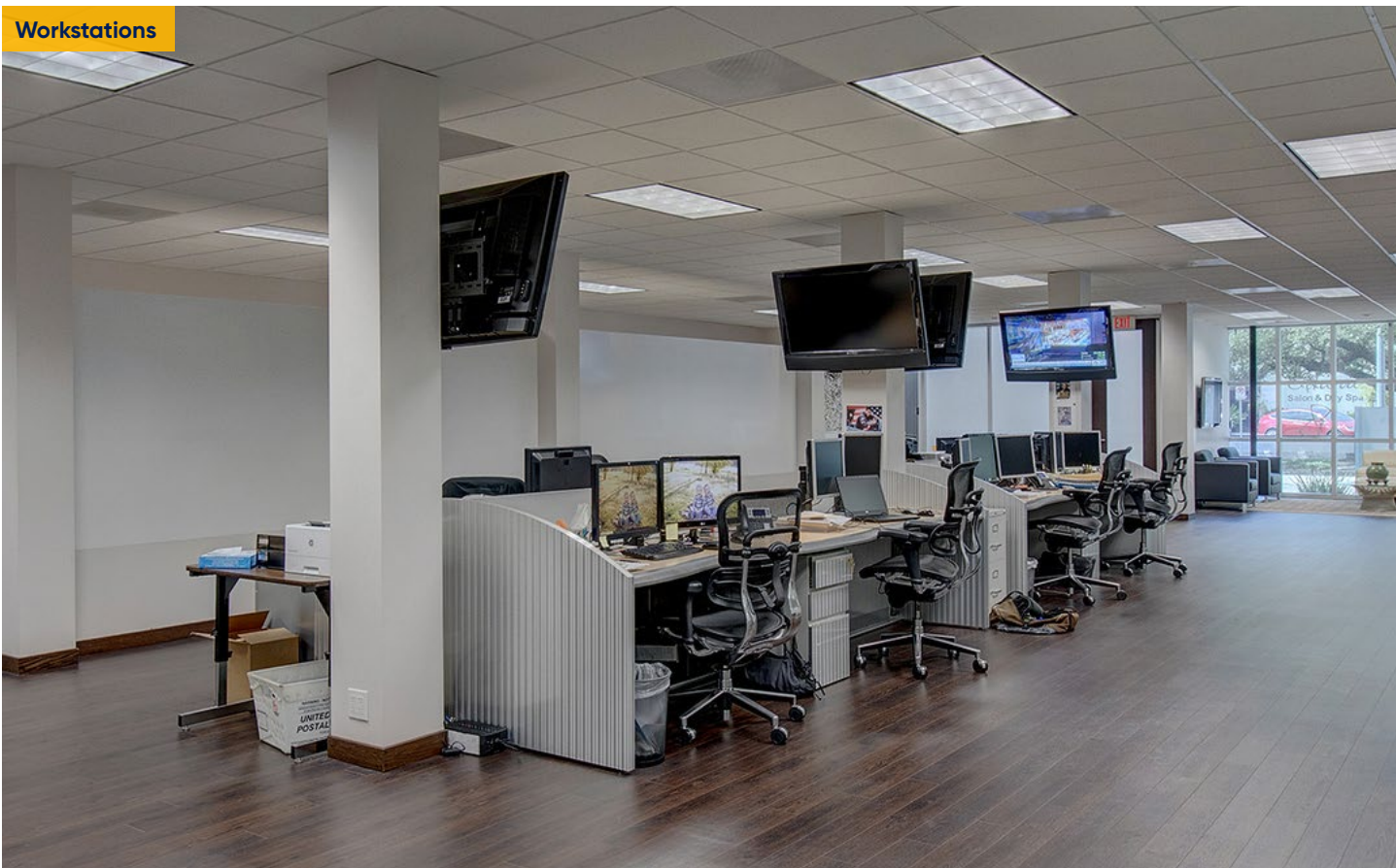
Gym



Conference Room



Workstations



For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com





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.

11-2-2015



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.

Cresa Global, Inc.	9007724	jlopez@cresa.com	713.402.5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Scott Bumpas	328098	sbumpas@cresa.com	214.306.6495
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Heal	541326	sheal@cresa.com	713.402.5800
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

For More Information

Steven Heal | 713.402.5802 | sheal@cresa.com

Sue Rogers | 713.402.5809 | srogers@cresa.com

