

± 1,620 SF Remaining



Accelerating success.

Available

For Lease

± 1,125 - 5,255 SF
Boutique Office Space

Independence Bank Plaza
4000 Washington Ave
Houston, Texas 77007



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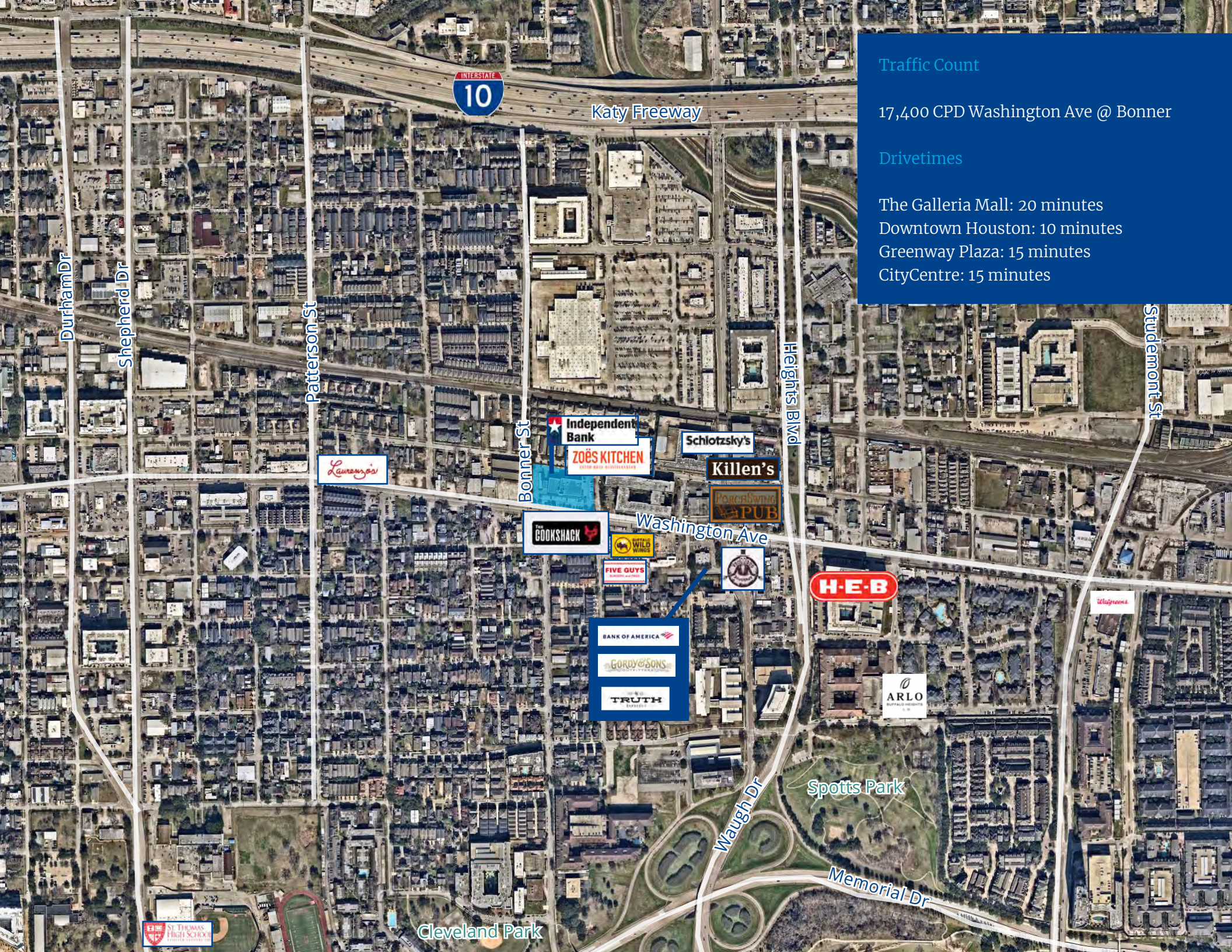


Independent Bank Plaza

Built in 2008, Independent Bank Plaza is a three-story, multi-use development offering retail, office and medical office spaces. Anchored by Independent Bank, current tenants include the Memorial Heights Emergency Center and Zoës Kitchen.

4000 Washington Ave is the ideal location for a boutique office and/or medical user seeking to take advantage of the development's central location and excellent visibility.





Traffic Count

17,400 CPD Washington Ave @ Bonner

Drivetimes

- The Galleria Mall: 20 minutes
- Downtown Houston: 10 minutes
- Greenway Plaza: 15 minutes
- CityCentre: 15 minutes



Katy Freeway

Durham Dr

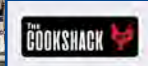
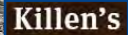
Shepherd Dr

Patterson St

Bonner St

Heights Blvd

Studemont St



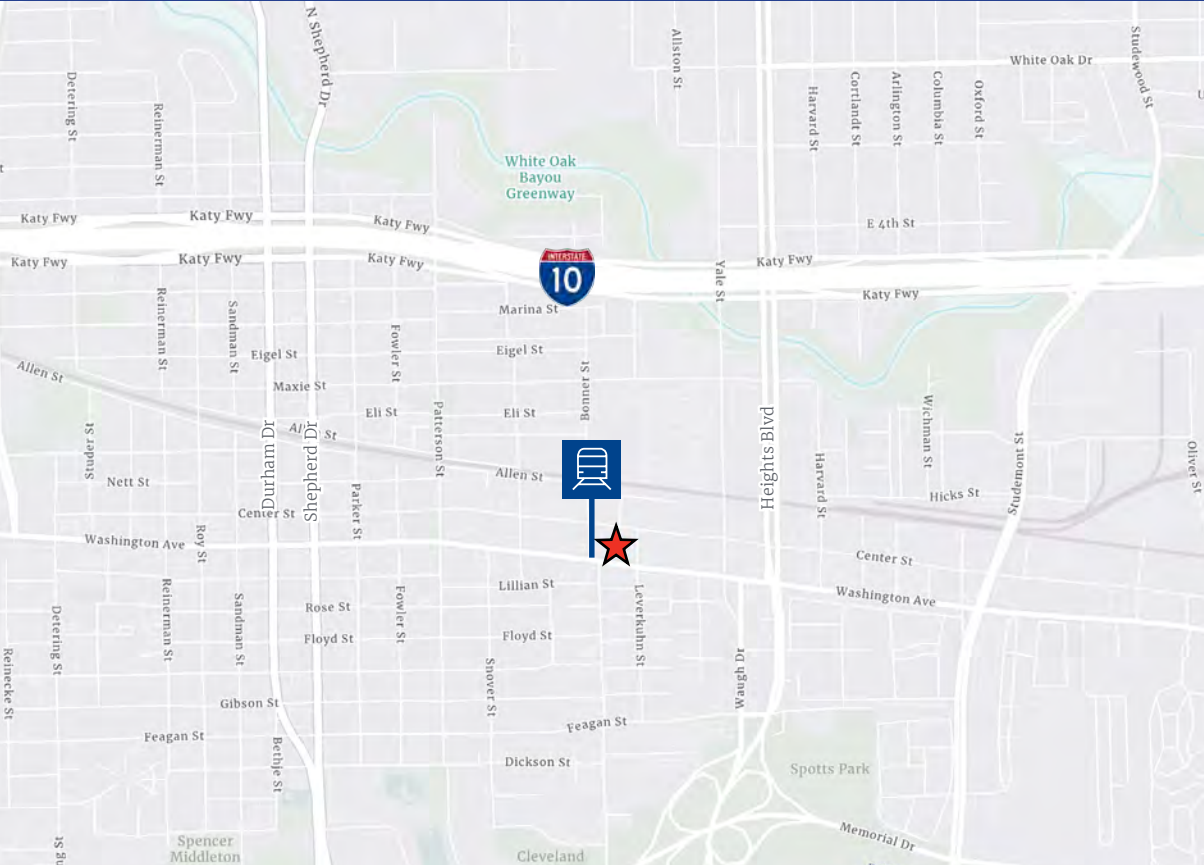
Spotts Park

Waugh Dr

Memorial Dr

Cleveland Park





Highlights

- Surface parking: Free unreserved
- Parking spaces: 165 spaces | 4:1000
- Building hours: Monday to Friday
7:00 AM to 6:00 PM
- Building access: 24 hours keycard access
- Year built: 2008
- Total building RSF: 40,718 NRSF

± 1,620 SF of space available overlooking Washington Ave

Additional features

- Metro bus stop at the corner of Washington Ave & Bonner St
- Monument signage available
- Located on the hard corner of Washington Avenue and Leverkusen Street, Independent Bank Plaza is a three-story mixed use development situated in the center of the thriving Washington Corridor.
- The site provides tenants a rare opportunity for ample parking and excellent walkability to some of the area's best developments, restaurants, and bars including Buffalo Heights, Voodoo Doughnuts, Killen's, Truth Barbeque, The Cook Shack and much more.

Rentable Areas (APPROX)

Suite 301	1,125 SF	Leased
Suite 302	1,620 SF	Available
Suite 304	2,127 SF	Leased
Total	1,620 SF	

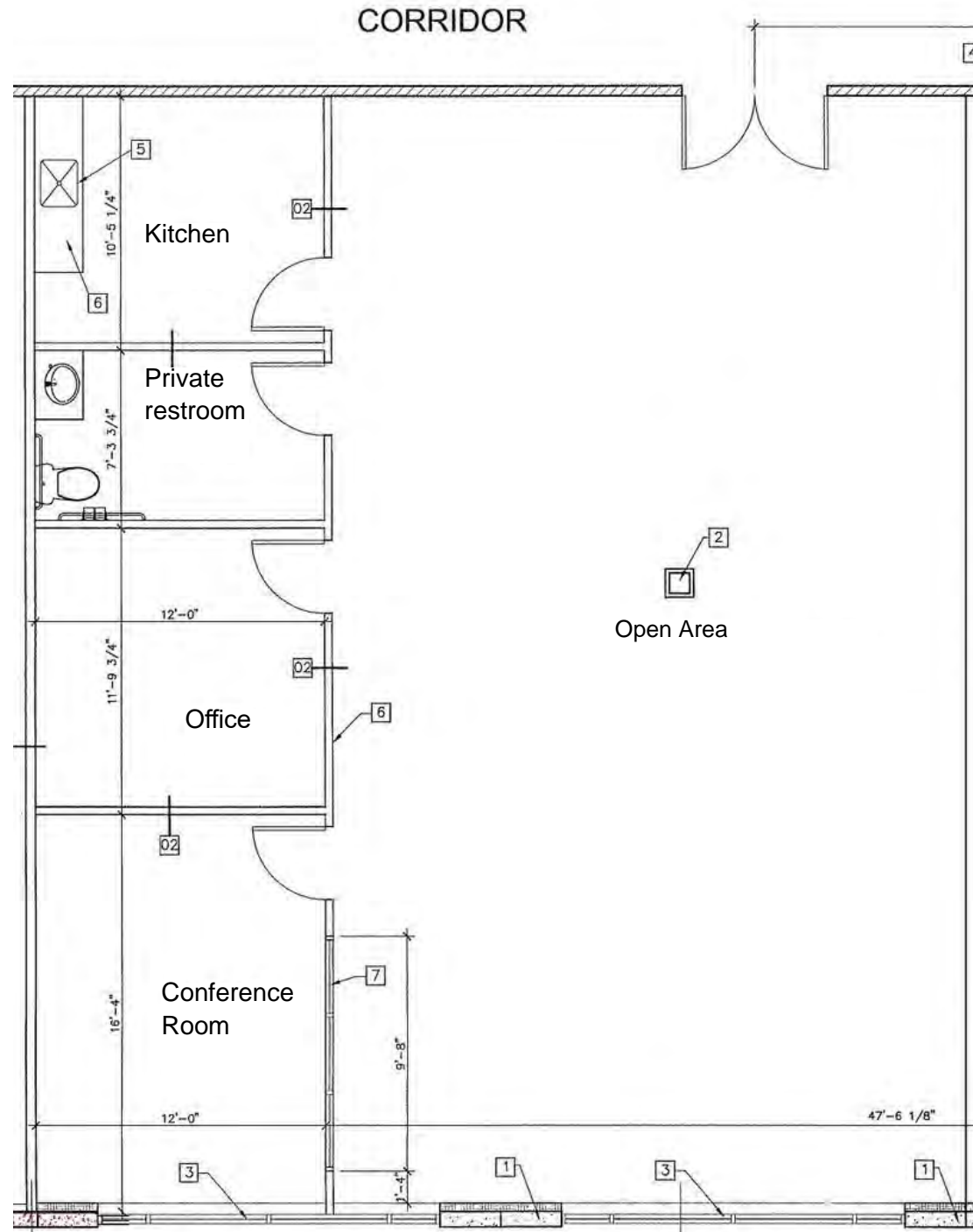
Basic Lease Rate

\$21.00/RSF NNN

Operating Costs & Taxes

\$18.00/RSF (estimated 2021)

Suite 302 - 1,620 RSF



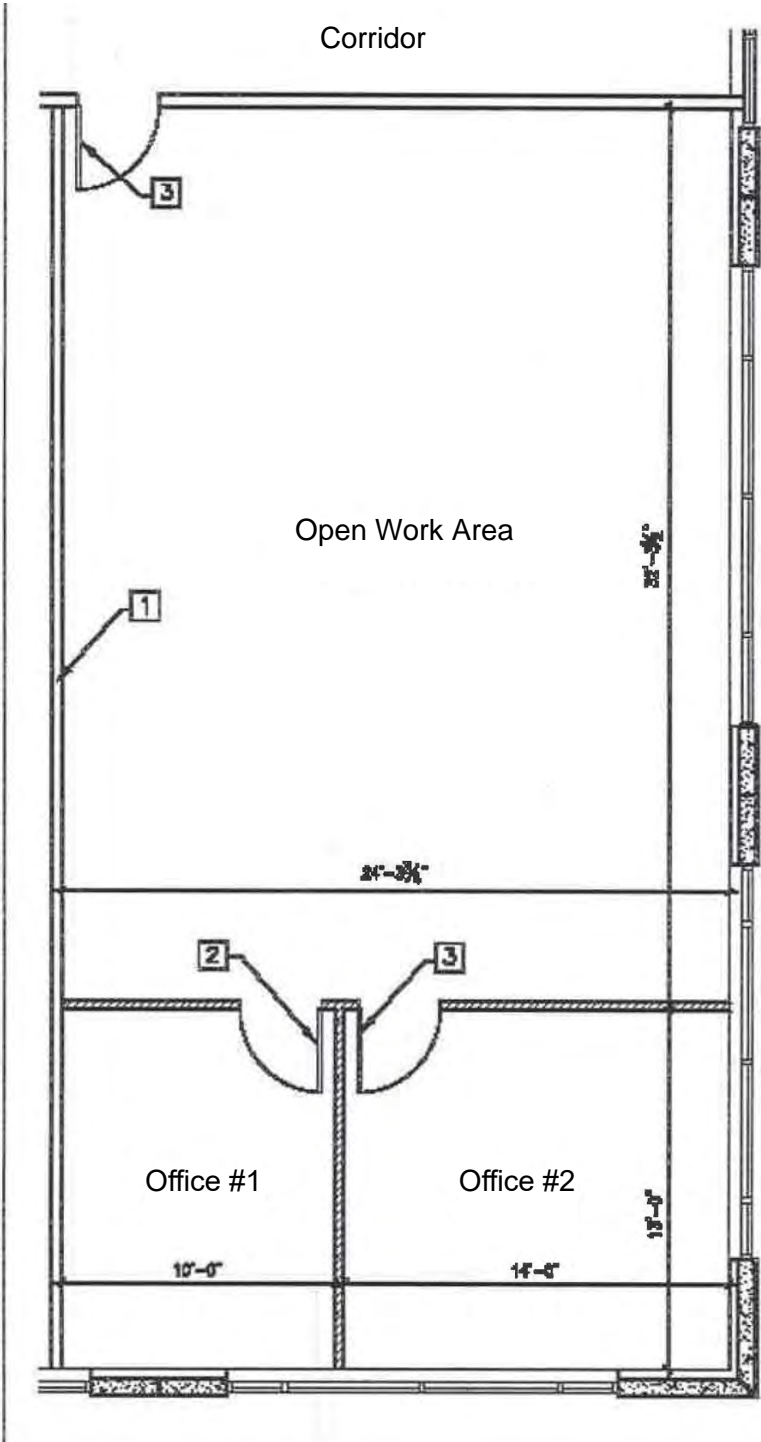
Suite 302 - 1,620 RSF



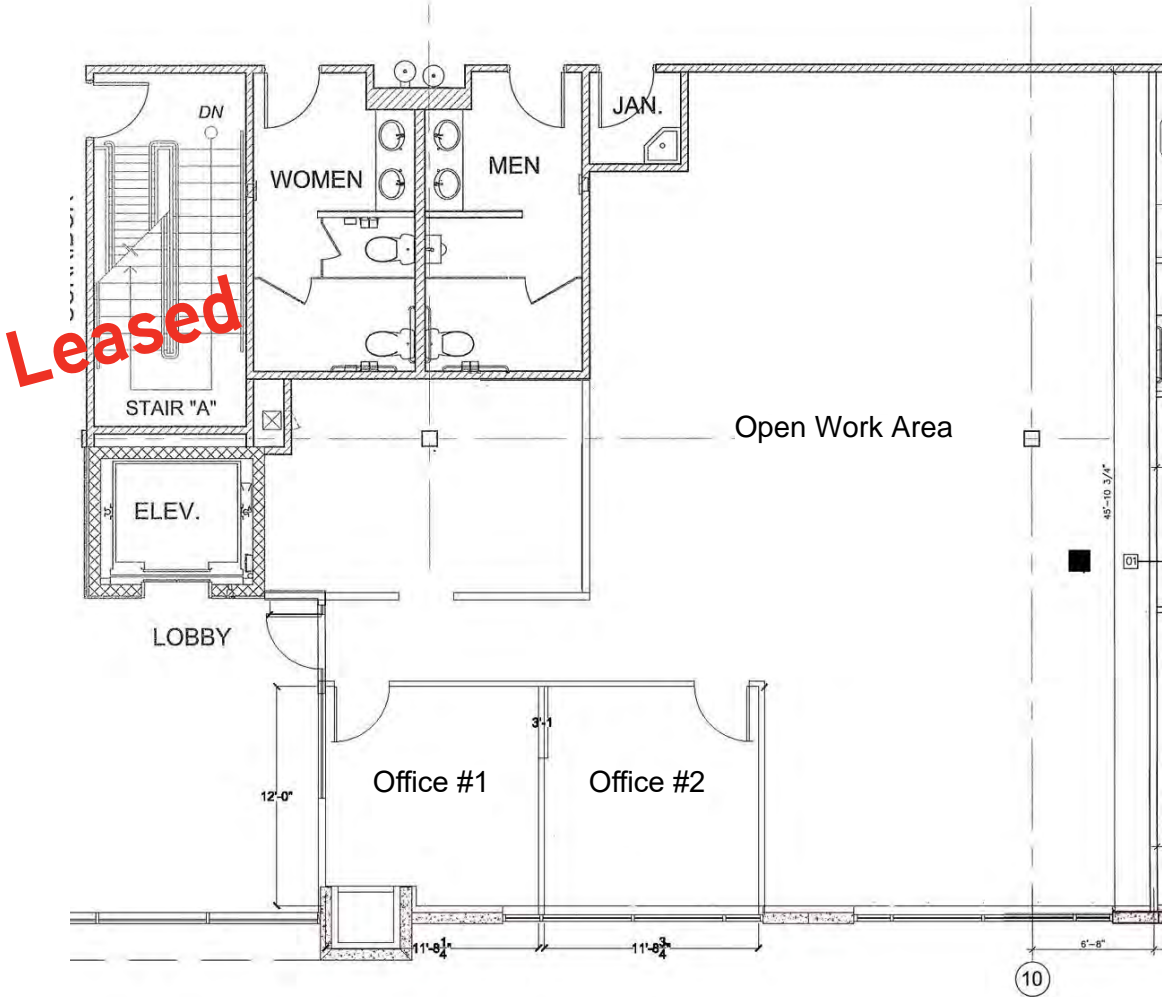
Suite 301 - 1,125 RSF



Leased



Suite 304 - 2,127 RSF



Suite 304 - 2,127 RSF

Leased



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the text is a horizontal bar with a color gradient from yellow to red to blue.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date