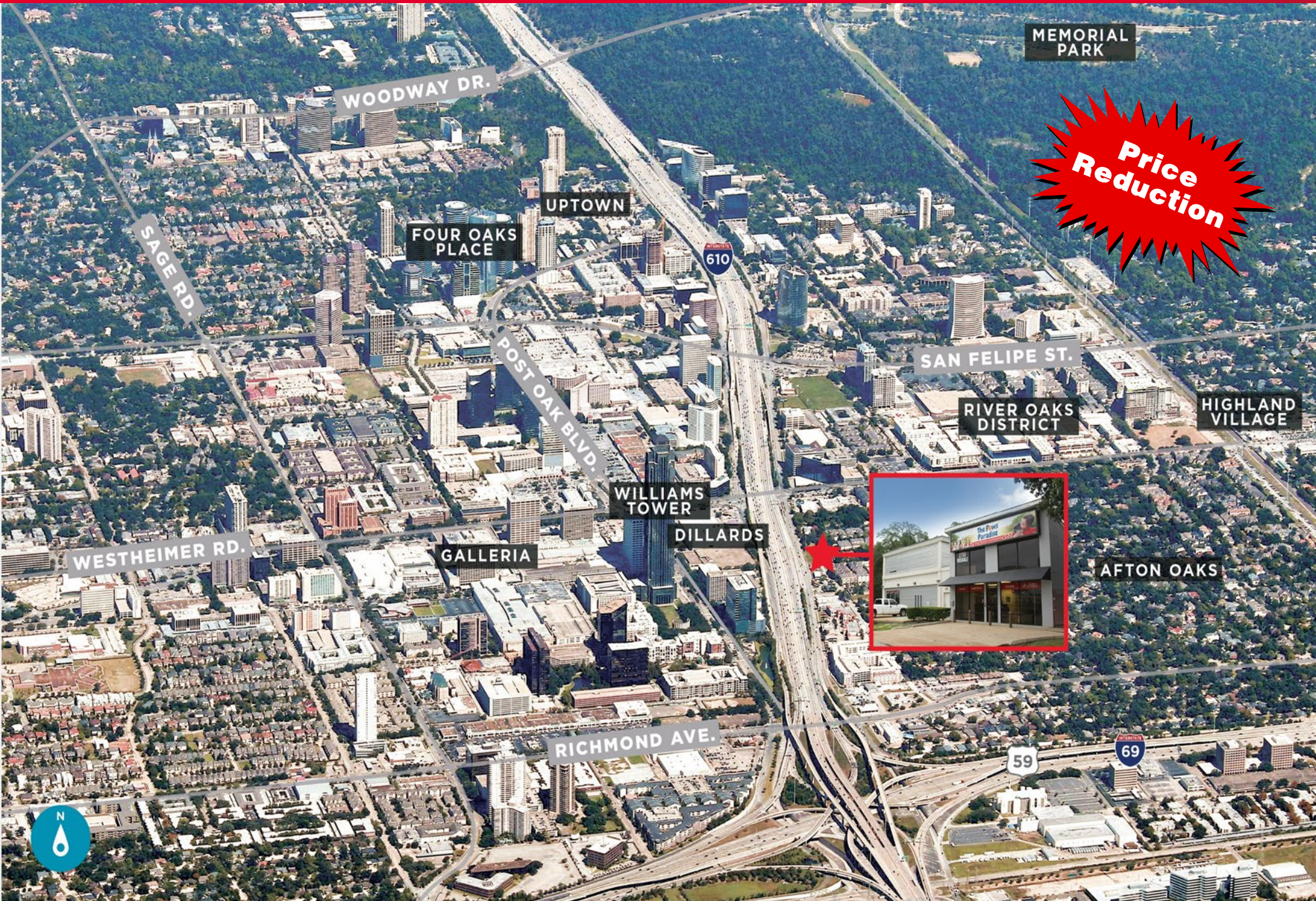


Two Office/Retail Buildings For Sale or Lease

on 610 West Loop at 4743 Banning and 2755 Vossdale, Houston, TX 77027

**Price Reduced
\$1,750,000.00**



MEMORIAL PARK

WOODWAY DR.

UPTOWN

FOUR OAKS PLACE

610

Price Reduction

SAGE RD.

POST OAK BLVD.

SAN FELIPE ST.

RIVER OAKS DISTRICT

HIGHLAND VILLAGE

WILLIAMS TOWER

DILLARDS



AFTON OAKS

WESTHEIMER RD.

GALLERIA

RICHMOND AVE.

59

69



Cushman & Wakefield is pleased to offer for sale/for lease these two 2-story office/retail buildings located in the Galleria/West Loop area. The land size, 8,050 sq. ft (per survey), offers frontage on Banning and Vossdale Streets and has excellent visibility from 610 West Loop.



4743 Banning

- ±3,134 sq. ft. building
- Former Signarama
- Currently vacant
- Year built: 2013



2755 Vossdale

- ±1,500 sq. ft. building
- Currently leased to The Paws Paradise
- Lease expiration July 31, 2024
- Year built: 2007

Do Not Disturb Tenant – PRICE REDUCED \$1,750,000.00

4743 Banning

Lobby



2nd floor open area



2755 Vossdale

Lobby



Playroom



For more information, contact:

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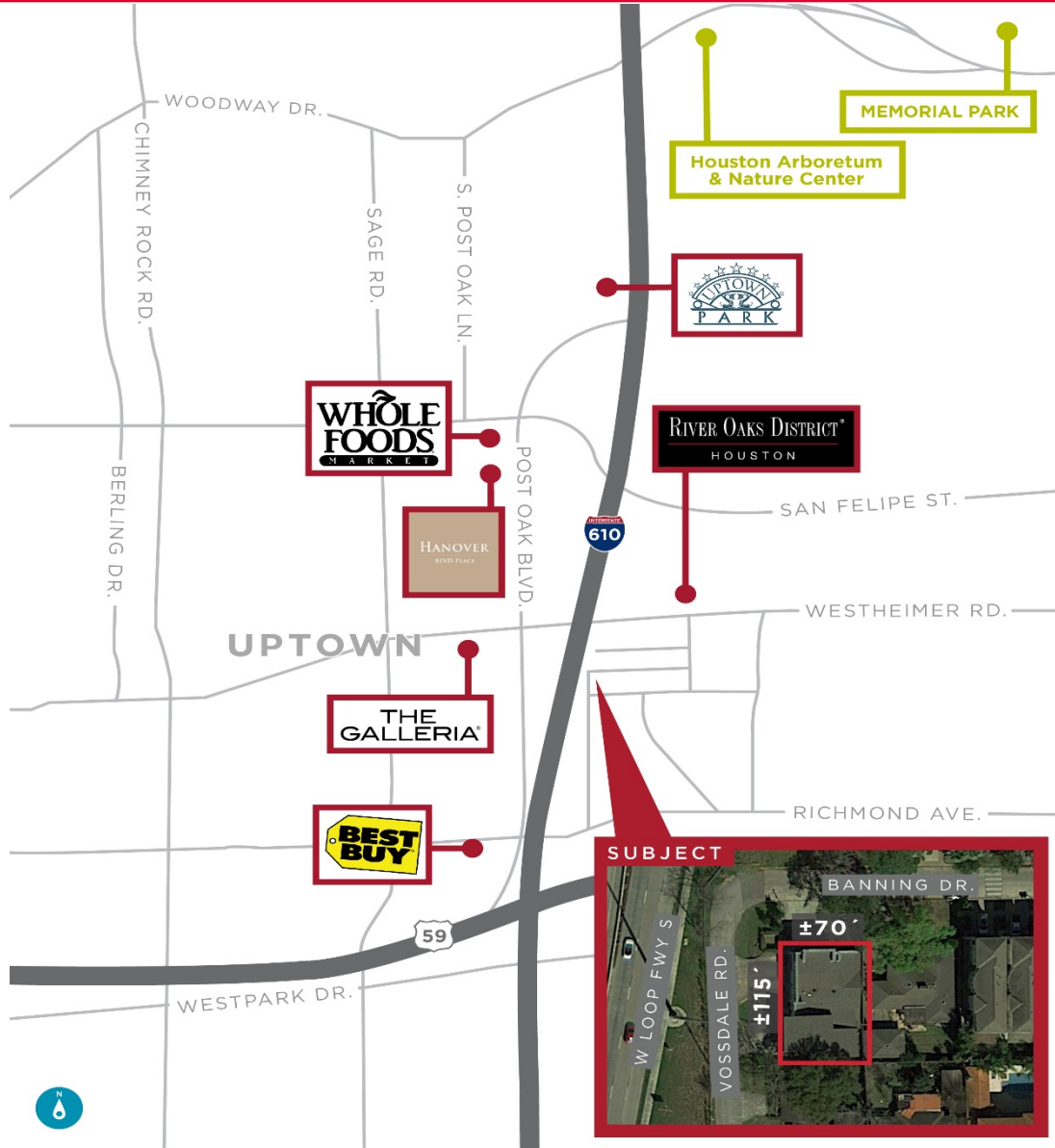
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on 610 West Loop at 4743 Banning and 2755 Vossdale, Houston, TX 77027

OFFICE/RETAIL FOR SALE/FOR LEASE



Demographics: 3-mile radius

Employees:	280,696
Population:	196,746
Average HH Income:	\$142,911

HCAD Parcel ID# 0813090000001

Legal: Lot 1, Block 2 Afton Oaks

2018 Traffic Counts:

West Loop at West Alabama – non-directional on the freeway = 218,841

West Loop at West Alabama – north bound on the feeder road = 23,591

West Loop at West Alabama – south bound on the feeder road = 45,109

Source: TXDot-24 hour/non-directional

Key Map: 491V

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MARKET OVERVIEW

UPTOWN HOUSTON MARKET OVERVIEW

OVERVIEW

The subject site offers excellent visibility from the 610 West Loop, is directly across from the Galleria in the dynamic Galleria/Uptown District in Houston. The Uptown District, successfully developed for commercial,

retail and residential, provides opportunities for employees, shoppers, tourists and residents. The area is a prestigious setting for leading corporations, retailers, and fine hotels

where the lifestyle – live, work and shop – is an environment that is more than nine to five. Over 200,000 people converge here daily in the prestigious office buildings, staying in luxurious hotels, dining in first-class restaurants and shopping in high-end boutiques and the world-famous Galleria.



OFFICE

Uptown is the 15th largest business district in the United States. With over 25.2 million square feet of office inventory, it is the third largest office sub-market in Houston. Stonelake Capital broke ground on their 207,202 square foot (sf), 15-story development and McNair Interests is expected to break ground later this year on their mixed-use development on the corner of Post Oak Boulevard at Richmond. The area is headquarters to some of the most prominent energy, financial, real estate and professional services companies in the world. Approximately 2,000 companies are located in Uptown, such as Aon, Apache, BBVA Compass Bank, Bechtel, BHP Billiton, Goldman Global Group, Inc., Hines, Landry's, Schlumberger and Williams.

Photo (unless otherwise stated) and Information Source: © Uptown Houston 2009 - 2019



RETAIL

With more than six million square feet of retail space and 1,000 stores, Uptown has distinguished itself as the city's elite destination for fashion and is considered the shopping mecca of the Southwest. The Galleria, a European-styled center, is the fourth largest retail complex in the United States and hosts more than 30 million visitors annually. In addition, Uptown has the largest number of couture retailers in the city including Versace, Yves Saint Laurent, Giorgio Armani as well as mainstream brands like Banana Republic, Brooks Brothers and Macy's.

HOSPITALITY & DINING

Visitors from all over the world can enjoy the area's high-quality, full service hotels. The area offers approximately 7,800 luxurious rooms in superior hotels such as such as J.W. Marriott, Omni, Hilton, The Houstonian and Landry's Five Star-The Post Oak. Visitors and residents alike are able to experience the area's sophisticated international cuisine in restaurants such as Pappas Bros. Steakhouse, Arcodo, Piatto, McCormick & Schmick, Morton's Season 52, Masraff's Olive & Fig, and The Capital Grill.



RESIDENTIAL

The area is experiencing booming residential growth such as Hanover's BLVD Place, Dinerstein's Aspire at Post Oak, and Fein's Reverie at River Hollow in Post Oak Park. The area already features some of the most luxurious residential developments in Houston such as, Four Leaf Towers, Montebello, The Cosmopolitan, The Mark, Villa d'Este and Waterwall Place.