



# OFFICE/RETAIL FOR LEASE

LIVE, WORK AND PLAY HERE

## 3939 WASHINGTON AVENUE

This thriving Washington corridor in Houston, TX could be yours...



# An Oasis of Opportunity

Washington extends from Downtown to Memorial Park, home to both new and old restaurants, entertainment and businesses.

The corridor is central to Houston's most booming neighborhoods including Downtown, The Heights and River Oaks. 3939 Washington is a thriving area, popular among young professionals and upwardly mobile families.

This opportunity has a vibrant and welcoming platform poised to serve one of the most lively and densely populated young communities in a location that's exploding with activity. 3939 Washington would make a great home for a boutique office user, a medical user, or any use within the beauty, health and wellness category.

250,900 people live within a ten-minute drive from Washington Avenue.

## Demographics of Trade Area 3-mile Radius (2019)

### Population Overview

Total Population	188,870
Total Households	94,100
Total Apartment Operating Units	13,053

### Household Income

Average Household Income	\$140,700
Projected Average Household Income (2024)	\$157,700

### Household Overview

College Graduation	59.9%
% of Millennials	37.6%
Population Density	6,683 per square mile
Median Home Value	\$481,868

# 3939 Washington Avenue

This property is perfectly situated in the middle of Washington Avenue.

About 3939 Washington Avenue:

- 1,169 SF on street level
- 2,425 SF on 2nd level
- Located at the hard corner of Washington Ave and Leverkusen street
- Building signage opportunity
- Abundant parking behind the property, which is rare for Washington Ave.
- Panel signage available directly on Washington Avenue
- Private office entrance lobby
- Key card access for after hours
- A central community gathering for best in class food and beverage
- Close proximity and access to I-10, I-45,



# The Washington Avenue Profile

## Washington Avenue is Seeking



Boutique Office Users



Medical Users



Health/Wellness/Beauty

## Washington Avenue Demographic



Young Professionals



Foodies



Families

## What makes Washington Avenue Great



Nightlife Scene



Restaurant Scene



Proximity to a densely populated affluent demographic

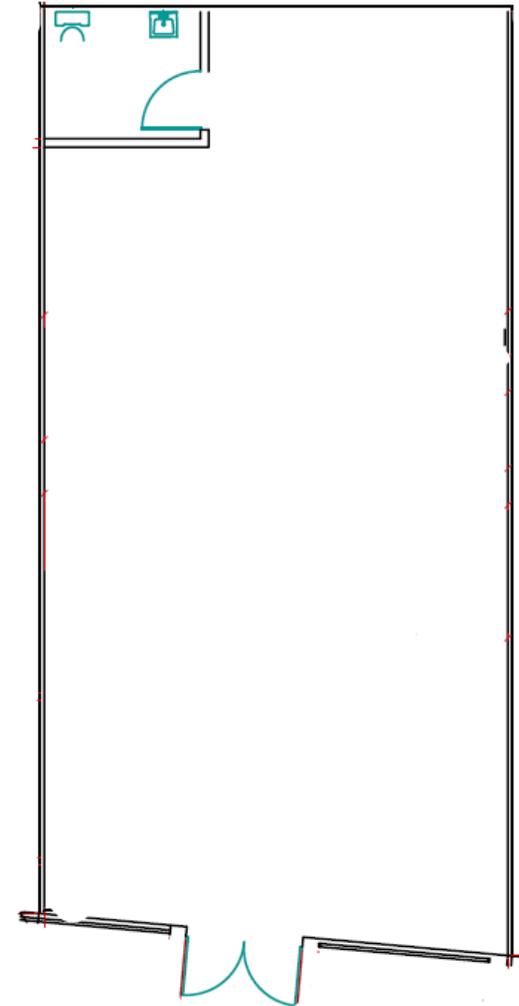


# Suite E

## SUITE E

1,169 SF

- Street Level
- Reception

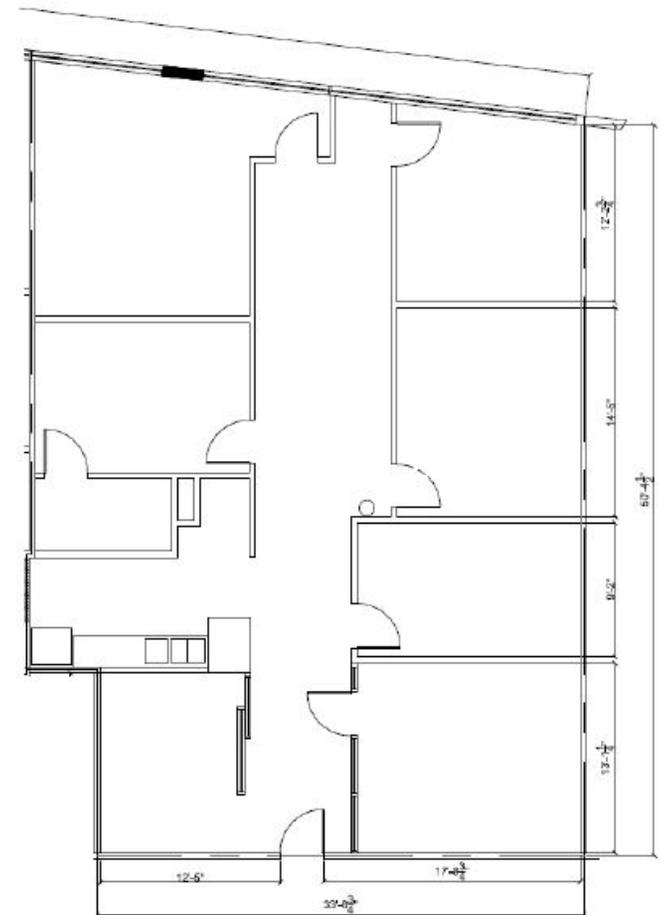


# Suite 225

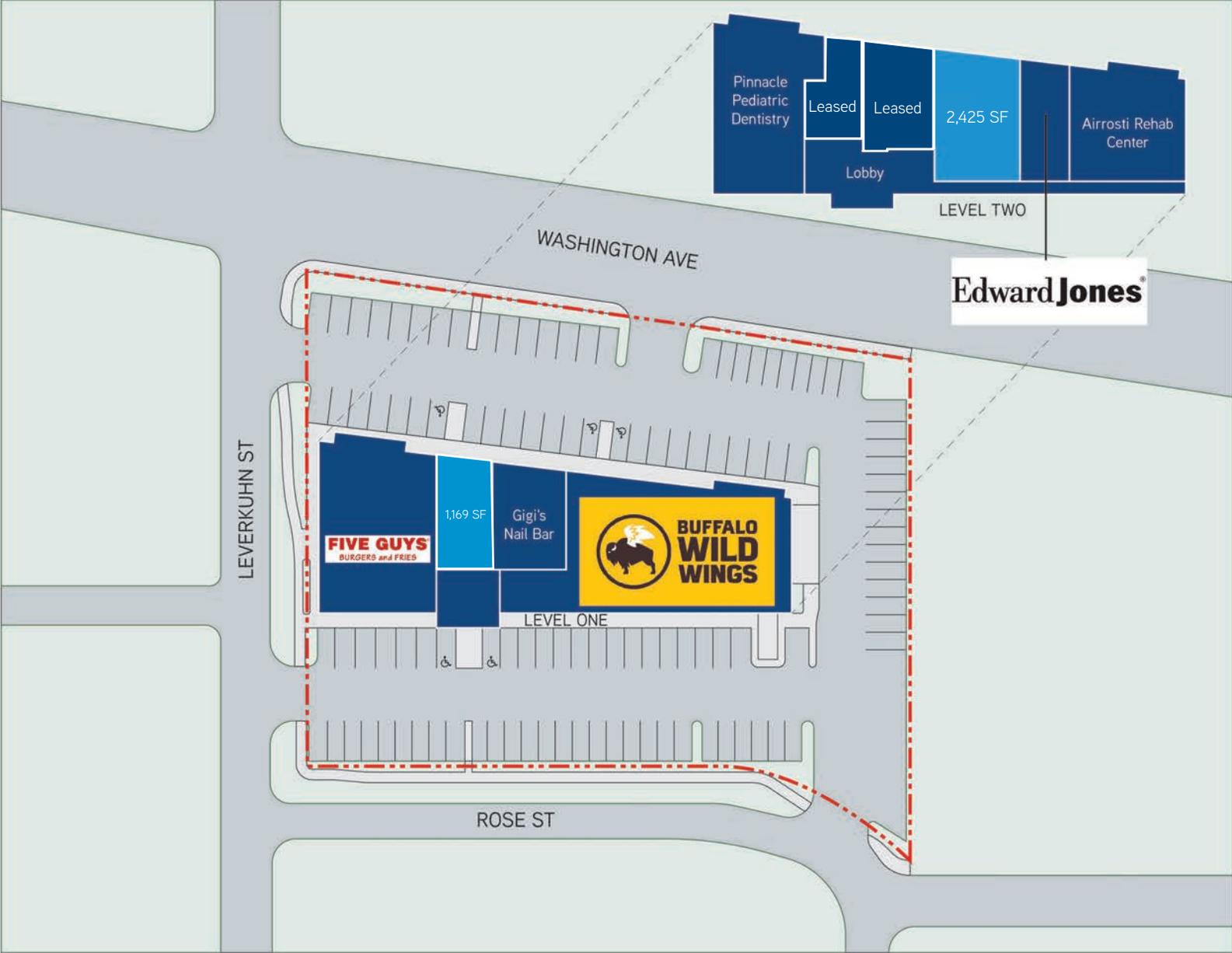
## SUITE 225

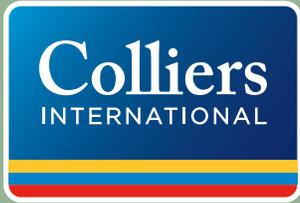
2,425 SF

- Reception
- Conference Room
- Kitchenette
- 5 Offices



# Building Site Plan





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