

# 3939 WASHINGTON | Houston, Texas 77007



3939 Washington is located in a dynamic 18-hour submarket located just west of Downtown Houston with access to major freeways and arterial roads. It is also one block from the new Buffalo Heights development, a new 96,000sf HEB and Google. The corridor also is home to many exclusive dining including El Tiempo, B&B Butchers Steakhouse, Voodoo Doughnuts, and Truth BBQ. There is also a robust nightlife that includes Bottled Blonde, Concrete Cowboy and Kung Fu Saloon. There are also 13,000 apartment units located within three miles of the property.

## AREA DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2020 TOTAL POPULATION	26,738	206,712	479,055
DAYTIME POPULATION	36,763	309,294	768,166
AVERAGE HOUSEHOLD INCOME	\$144,359	\$132,916	\$123,182

 **FIFTH**  
CORNER

Telephone 281.251.5550  
[www.fifthcorner.com](http://www.fifthcorner.com)

# 3939 WASHINGTON

Aerial



Site Plan



TENEL TAYAR Direct 713.751.2313  
 ttayar@fifthcorner.com Mobile 713.825.2595

TIM NG  
 tim@fifthcorner.com

Direct 713.751.2311  
 Mobile 713.252.4588

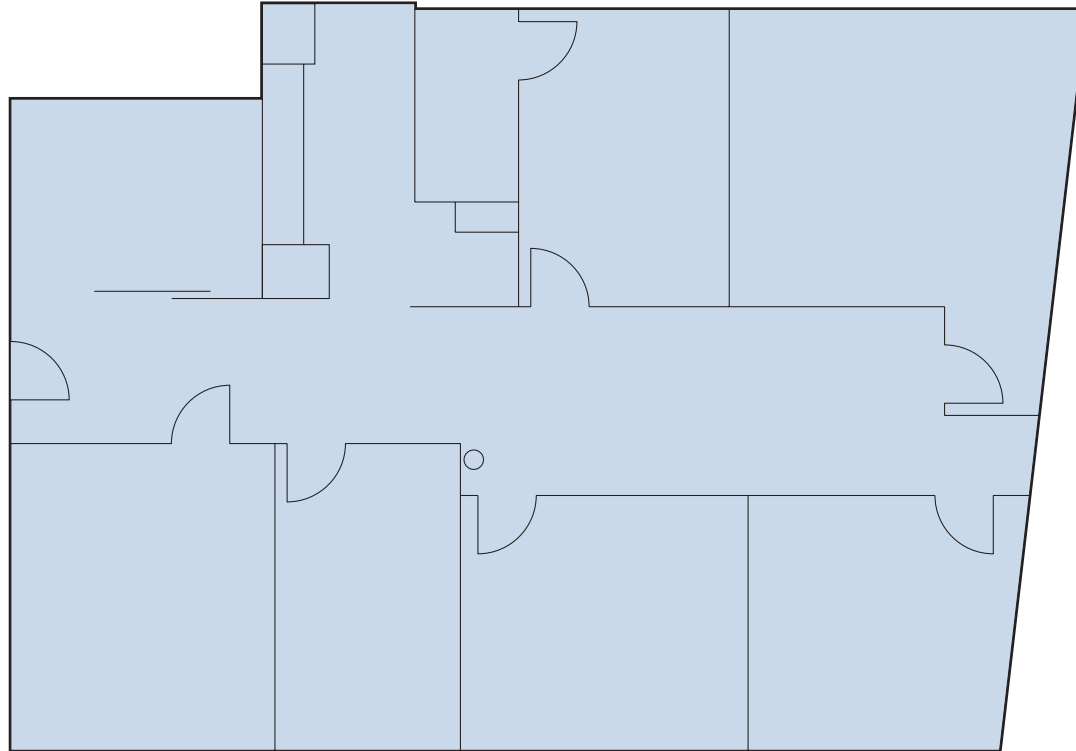
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Current Availability

SUITE 203  
(2,425 SF - 2ND FLOOR)



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