

# 4500 WASHINGTON | Houston, Texas 77007



4500 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	29,195	190,973	485,293
DAYTIME POPULATION	33,991	303,409	777,739
AVERAGE HOUSEHOLD INCOME	\$153,373	\$133,934	\$124,251



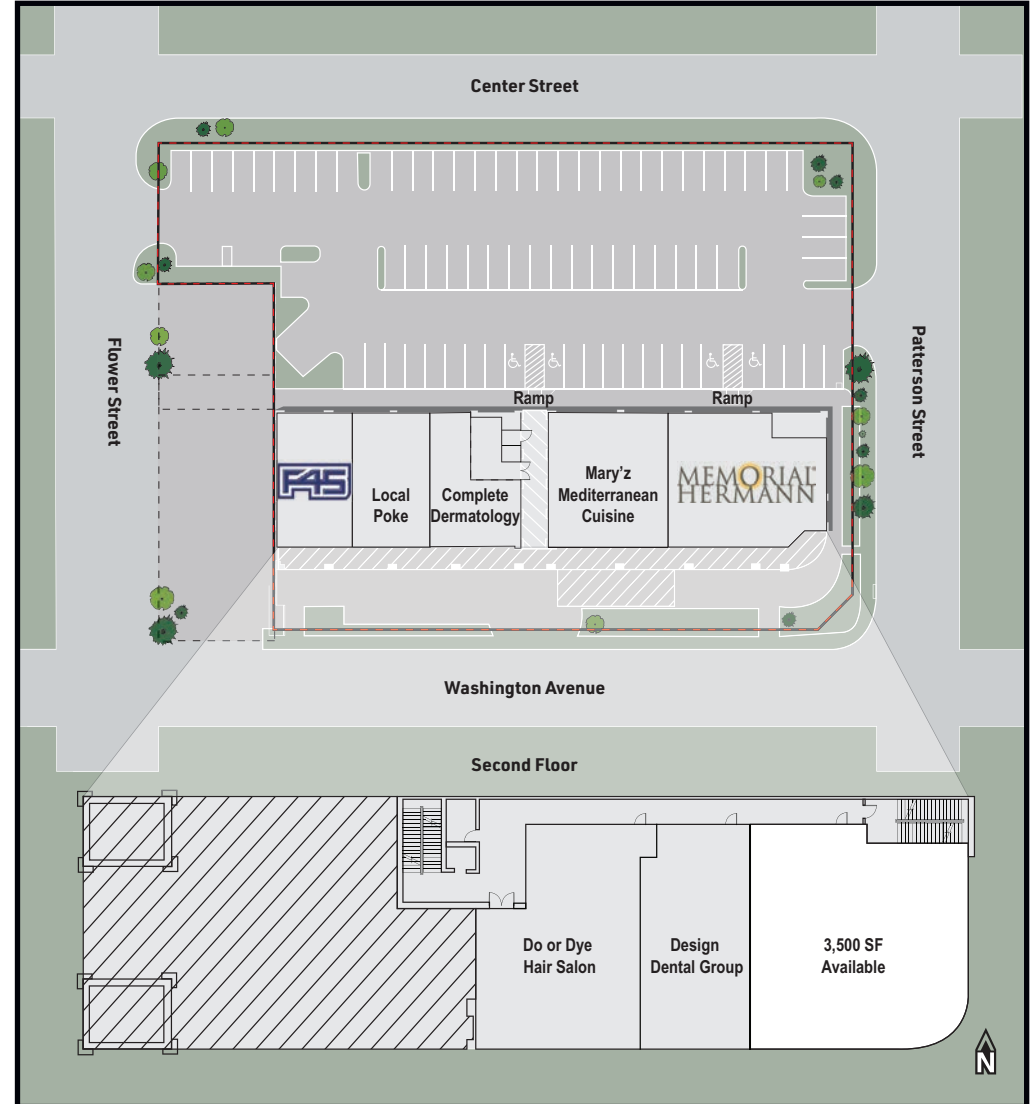
Telephone 281.251.5550  
[www.fifthcorner.com](http://www.fifthcorner.com)

# 4500 WASHINGTON

## Aerial



## Site Plan



TAYLOR MANN  
taylor@fifthcorner.com

Direct 713.751.2334  
Mobile 713.725.1340

TIM NG  
tim@fifthcorner.com

Direct 713.751.2311  
Mobile 713.252.4588

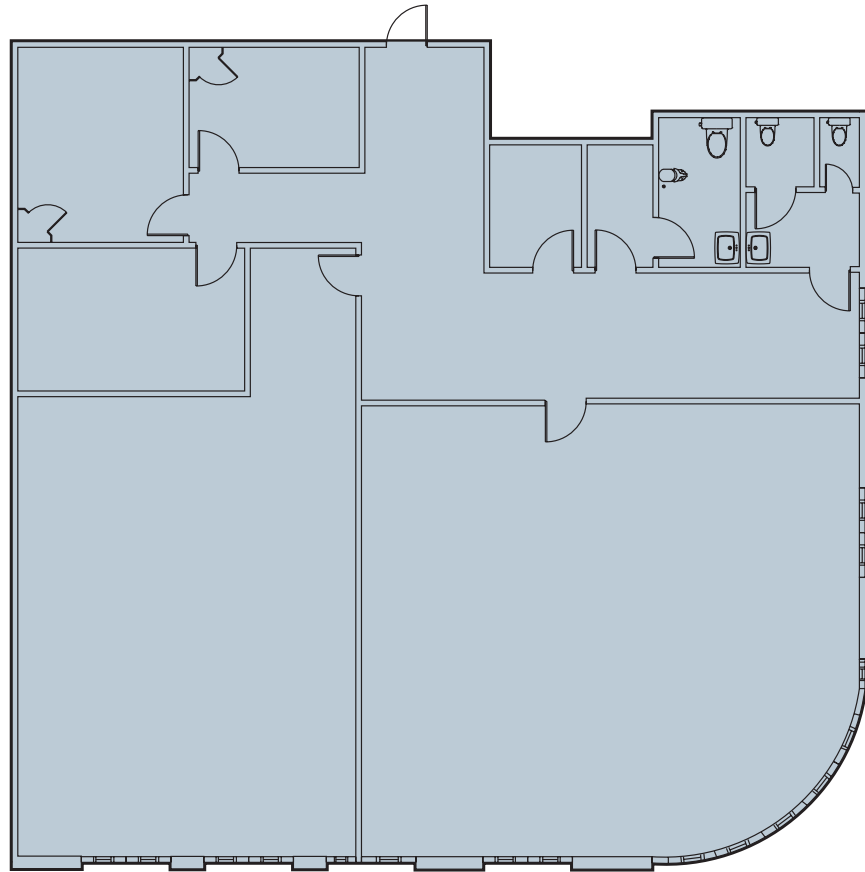
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Current Availability

(3,500 SF - 2ND FLOOR)



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