

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

 **FIFTH**
CORNER

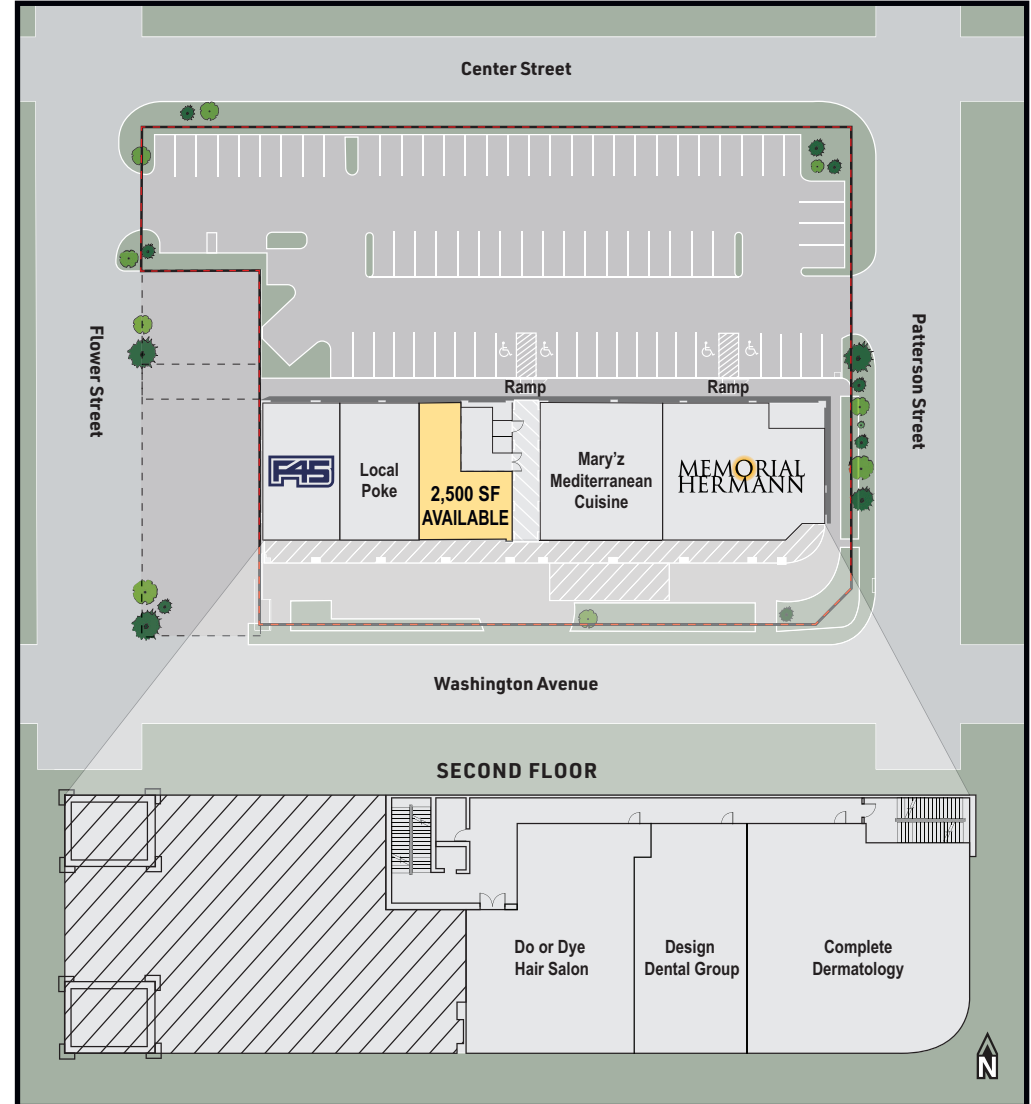
Telephone 281.251.5550
www.fifthcorner.com

4500 WASHINGTON

Aerial



Site Plan



TAYLOR MANN

Direct 713.751.2334

taylor@fifthcorner.com

Mobile 713.725.1340

www.fifthcorner.com

FIFTH
CORNER

4500 WASHINGTON

Current Availability

(2,500 SF - 1ST FLOOR)



TAYLOR MANN

Direct 713.751.2334

taylor@fifthcorner.com

Mobile 713.725.1340

www.fifthcorner.com

FIFTH
CORNER

