

For Lease



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hpiproperties.com

1818 Washington

1818 Washington Ave.,
Houston, TX 77007

For Lease



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1818 WASHINGTON

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Property Information

Space for Lease **7,420 SF (1st Floor Will Divide)**
4,250 SF (1st Floor Will Divide)
1,300 SF (2nd Floor)

Rental Rate **\$60.00 PSF**

NNN **\$15.00 PSF**

Property Highlights

- Located withing Sawyer Yards with access to the Heights, Rice Military, Downtown, and Midtown
- Four minute drive from I-10 and I-45
- 400 existing surface parking spaces
- Approximately 13,000 apartments within 5 miles of the property
- Patios and rooftop terrace with panoramic downtown views
- Surrounded by parks, art studios, galleries, restaurants, fitness concepts, breweries, and public art
- 4 Ben Berg Hospitality concepts within 250': B&B Butchers, Benny Chows, BB Lemon and Canopy Social rooftop bar
- Future plans for a second phase of development

Demographics

Population **1 mi. - 13,857**
3 mi. - 111,558
5 mi. - 233,123

Average Household Income **1 mi. - \$143,867**
3 mi. - \$159,260
5 mi. - \$142,798

Traffic Counts **Washington Ave: 12,981 vpd**
Katy Fwy: 100,813 vpd

For More Information

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

Amir Hamed
Associate | Leasing
ahamed@hpiproperties.com

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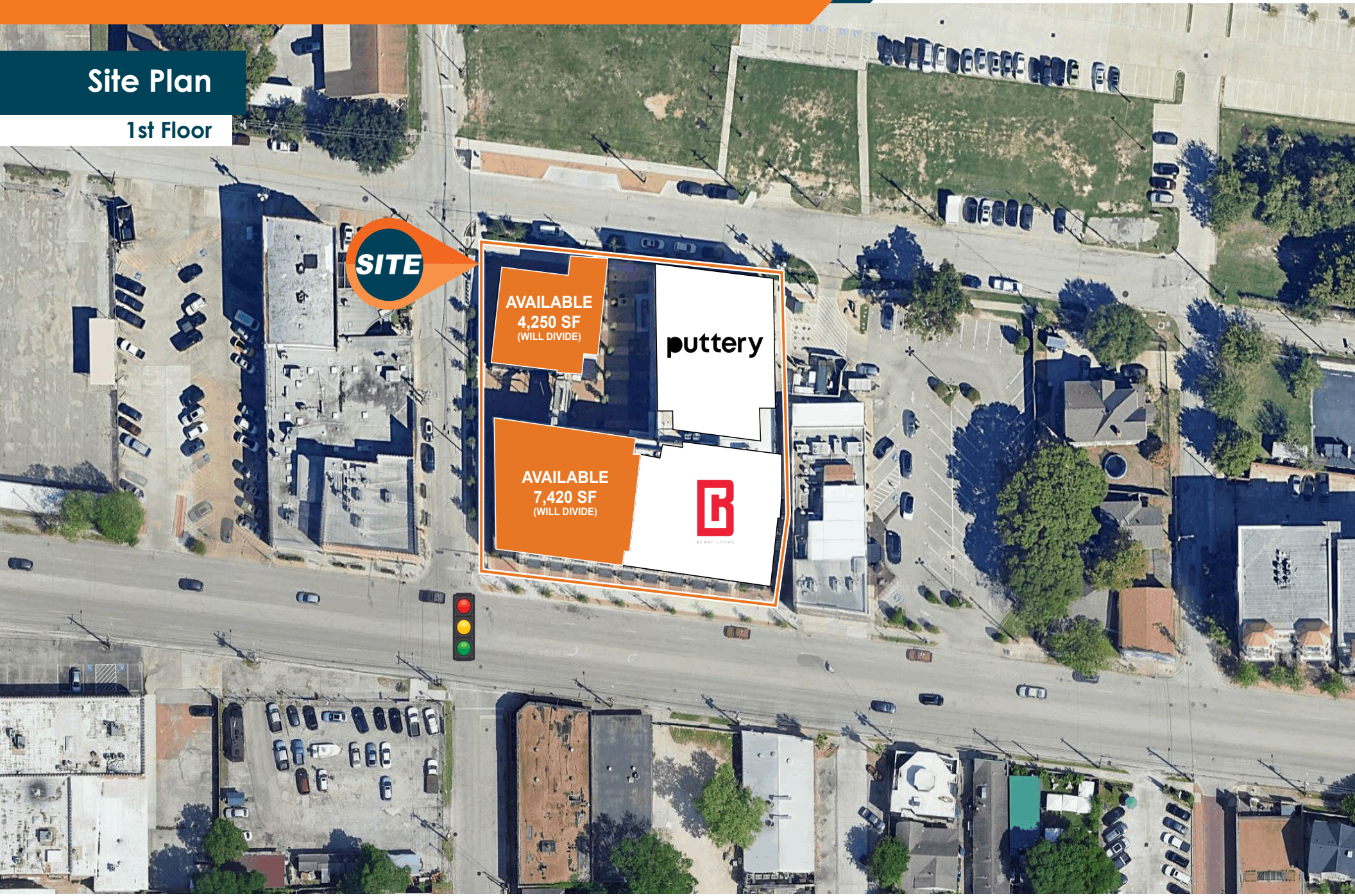
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Site Plan

1st Floor



SITE

AVAILABLE
4,250 SF
(WILL DIVIDE)

puttery

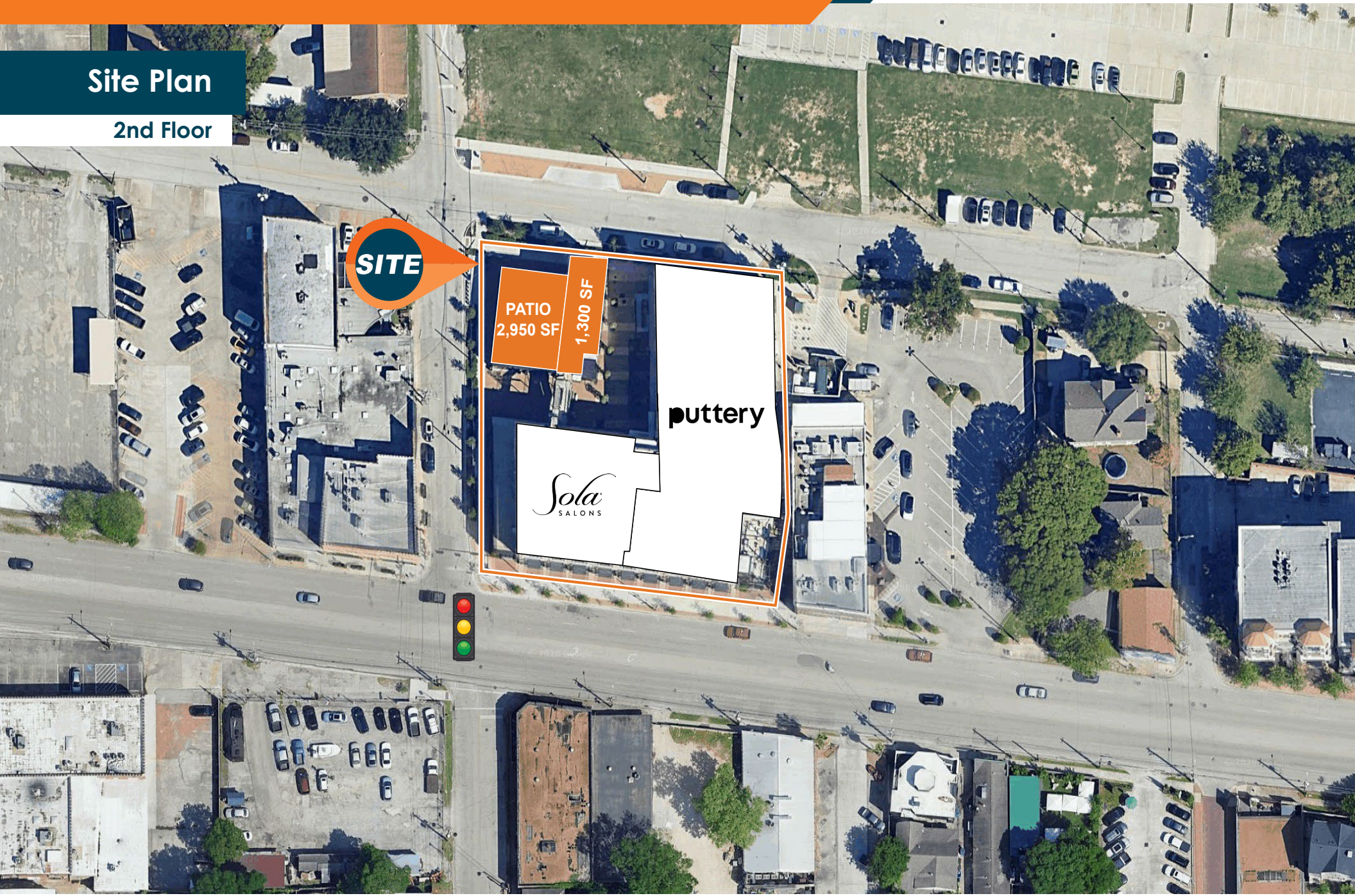
AVAILABLE
7,420 SF
(WILL DIVIDE)





Site Plan

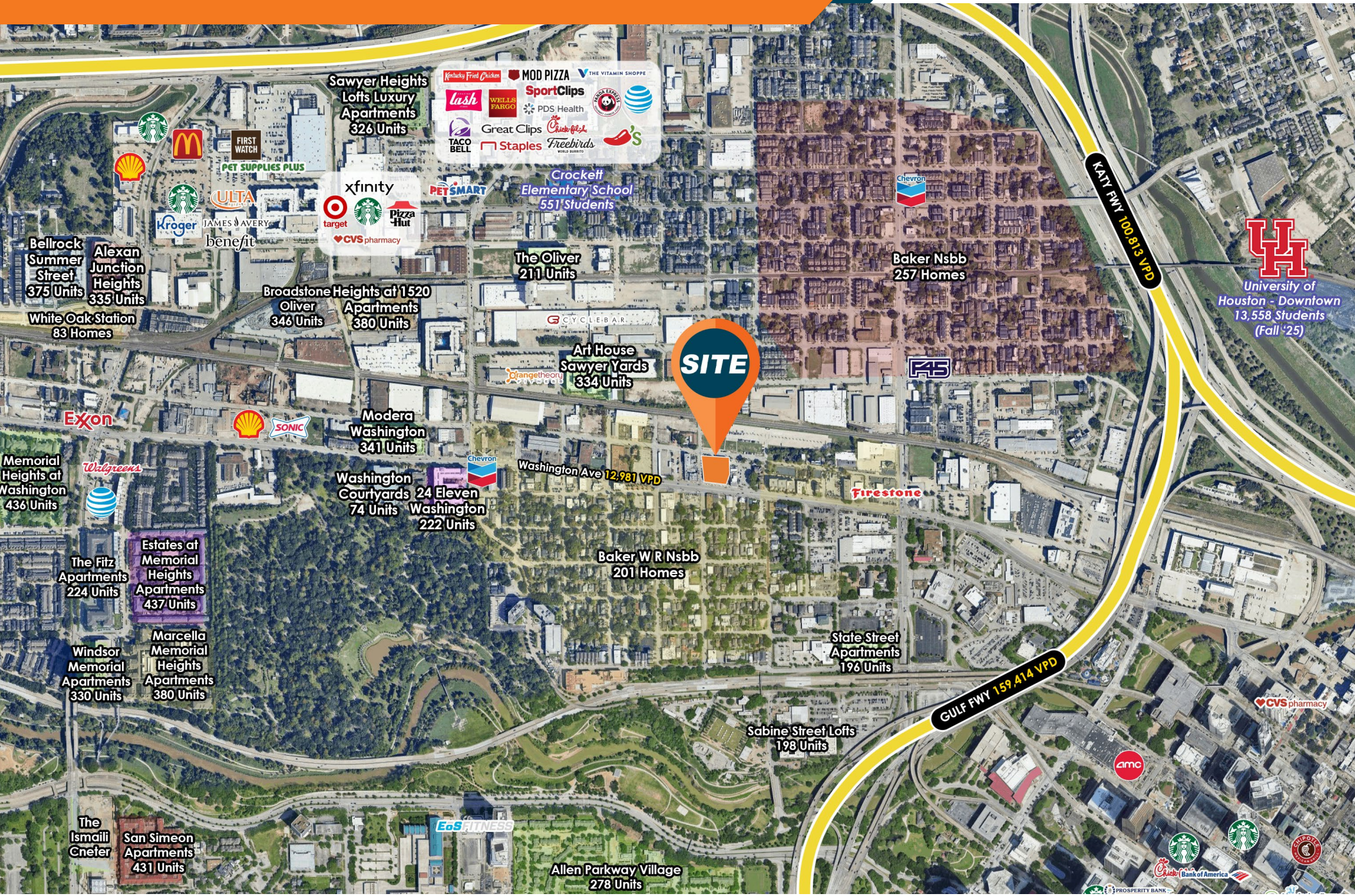
2nd Floor



For Lease



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Amir Hamed	796789	ahamed@hpiproperties.com	713.623.6944
Associate	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov