

## OFFICE FOR LEASE

# 7,500 SF OFFICE/MULTI-PURPOSE OPPORTUNITY

4205 W. Broadway, Pearland, TX 77581



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	1 - 2nd Floor
<b>AVAILABLE SF:</b>	2,000 - 7,500 SF
<b>LEASE RATE:</b>	\$0.95 SF/month (MG)
<b>LOT SIZE:</b>	0.24 Acres
<b>BUILDING SIZE:</b>	14,000 SF
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Pearland
<b>SUBMARKET:</b>	South

**KW COMMERCIAL**  
5050 Westheimer, Ste. 200  
Houston, TX 77056

**BO FABER**  
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### PROPERTY OVERVIEW

7,500 SF of office space located on the 2nd floor of 4205 Broadway St. This unique opportunity provides 6-8 offices that offer large open areas to customize and make your own. Kitchen area 2 restrooms and a break area make up the ideal opportunity for a turn key operation. This building has been recently updated with new paint and flooring. The restrooms are modern and immaculate!. Ample parking available in the back of the property with access to Washington and Texas Ave. Great Broadway/FM 518 frontage with very high traffic counts. Landlord open to negotiate lease rates and terms for 100% occupancy tenant.

Great LOCATION!! The property is centrally located in the Heart of Pearland's epicenter. Dubbed the 3rd fastest growing city in the country, Pearland offers some the region's best Retail/Entertainment and Healthcare. This property is situated near the intersection of Broadway and Main, allowing easy access to all of the area's major thoroughfares and home to some of area's Hot Spot Eateries including 4 of renowned Chef Ronnie Killen's original restaurants, Gringos Mexican Kitchen, and Grazia Italian Kitchen.

### PROPERTY HIGHLIGHTS

- Large open floor plan
- 6-8 Offices
- Kitchen area and break room
- 2 separate restrooms
- Large parking lot

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LEASE RATE:	\$0.95/SF/MONTH	TOTAL SPACE:	2,000 - 7,500 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4205 Broadway	Office	\$0.95 SF/Month	Modified Gross	2,000 - 7,500 SF	Negotiable	

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,954	135,659	642,084
Median age	33.9	33.5	32.5
Median age (male)	32.9	33.0	31.6
Median age (Female)	34.9	34.0	33.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,121	44,966	211,523
# of persons per HH	2.8	3.0	3.0
Average HH income	\$83,903	\$82,525	\$66,541
Average house value	\$166,067	\$145,046	\$137,993

\* Demographic data derived from 2020 ACS - US Census

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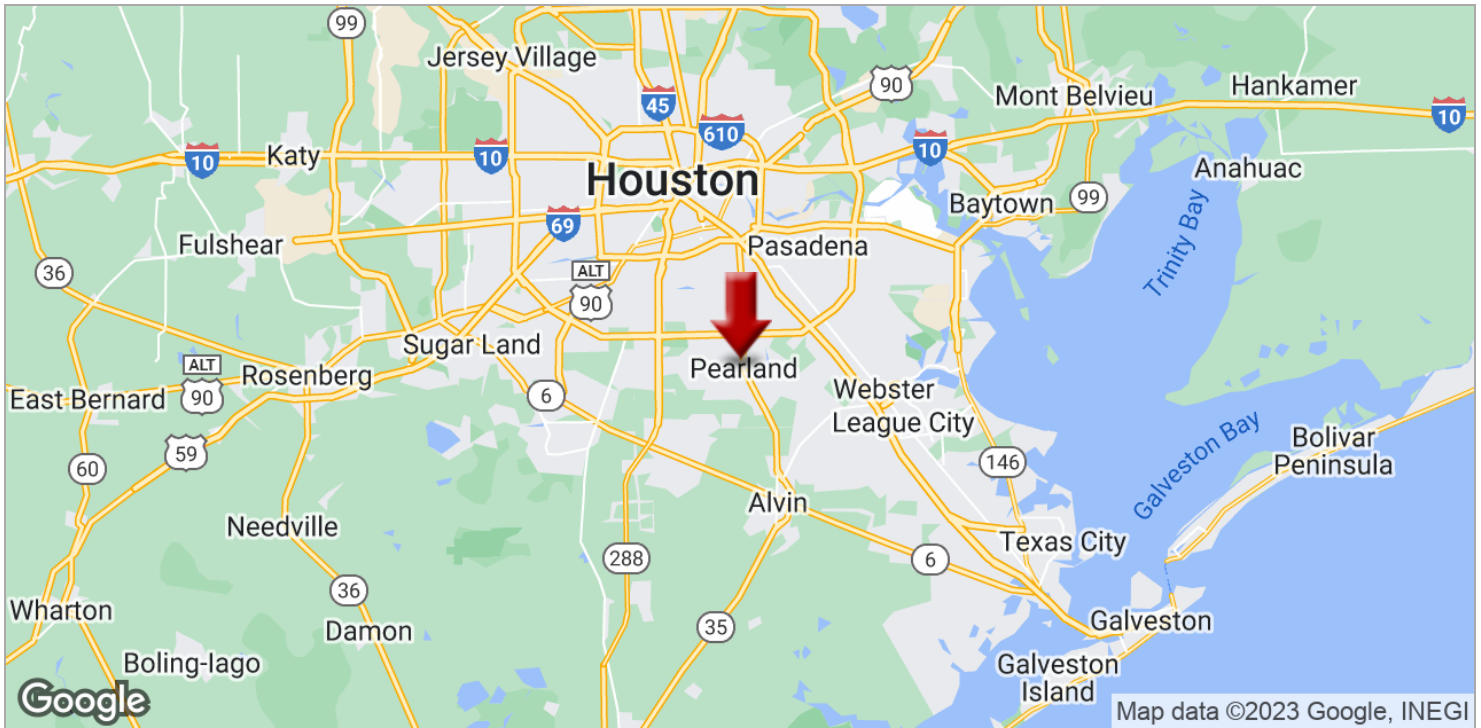
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