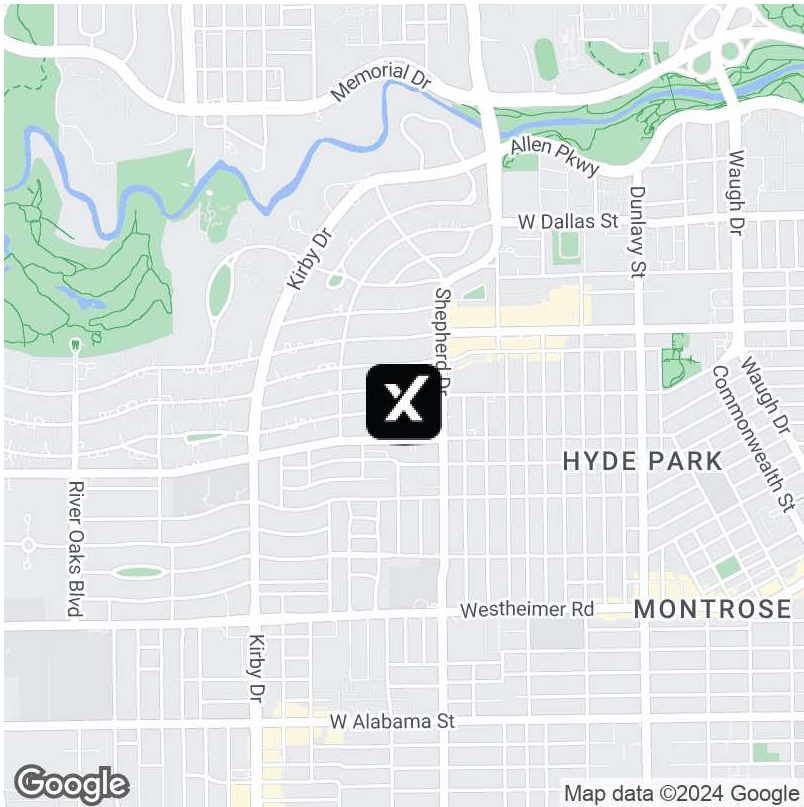


2121 San Felipe St, Houston, TX 77019



Offering Summary

Lease Rate:	\$0.23 - 2.71 SF/month (Gross)
Building Size:	10,663 SF
Available SF:	96 - 430 SF
Lot Size:	37,209 SF
Number of Units:	12
Year Built:	1948
Zoning:	Commercial
Market:	River Oaks
Submarket:	River Oaks

Property Overview

The floor plan is flexible and can be customized to your business requirements. Whether you need a single office or multiple suites, this building has you covered. Conveniently located in the heart of the River Oaks neighborhood, one of the most prestigious and sought-after areas in Houston. With easy access to major highways, you'll be just minutes away from downtown Houston and other major business districts.

Property Highlights

- Multiple suites available
- Flexible floor plan
- Prime location in River Oaks
- Easy access to major highways

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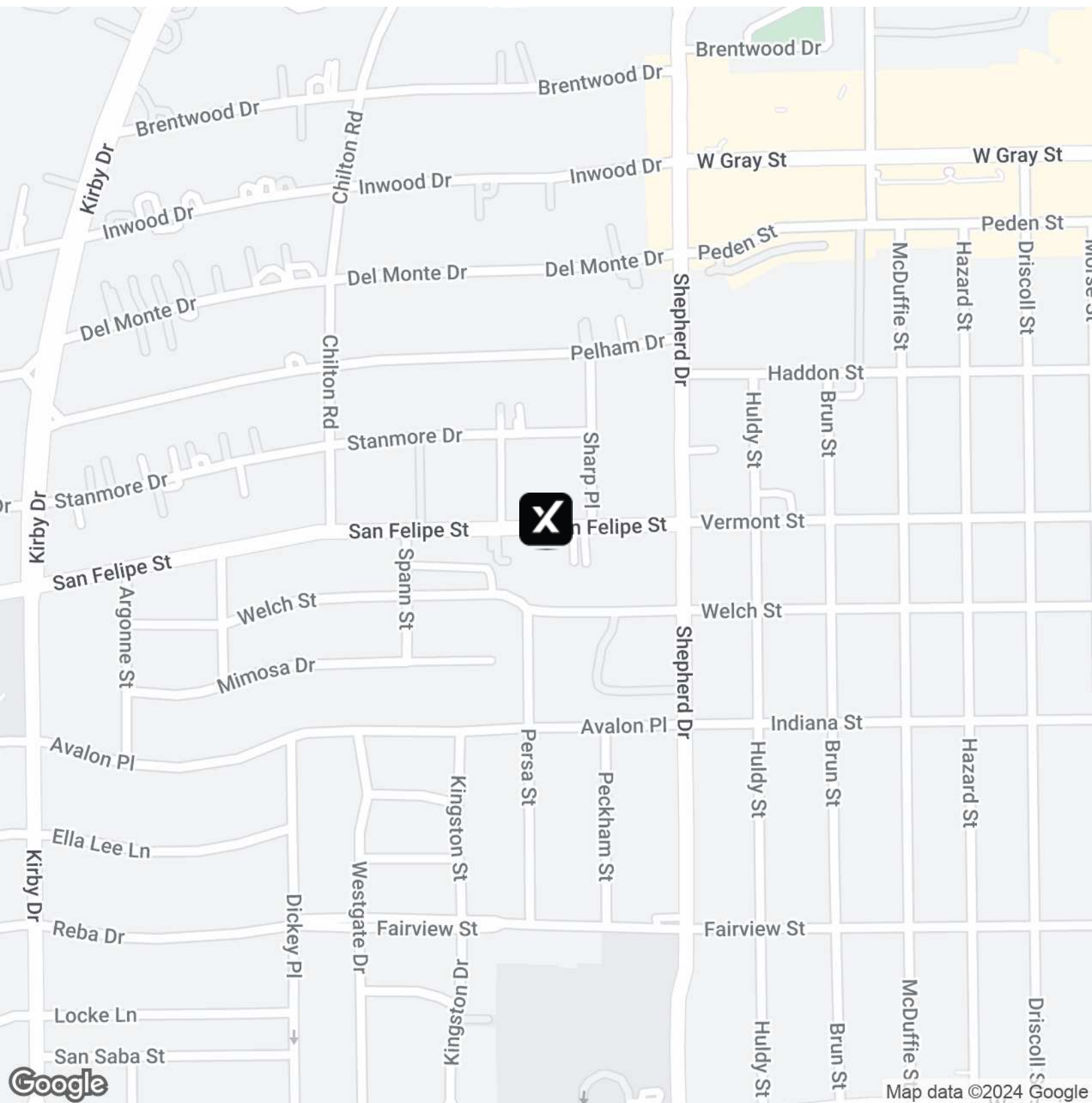
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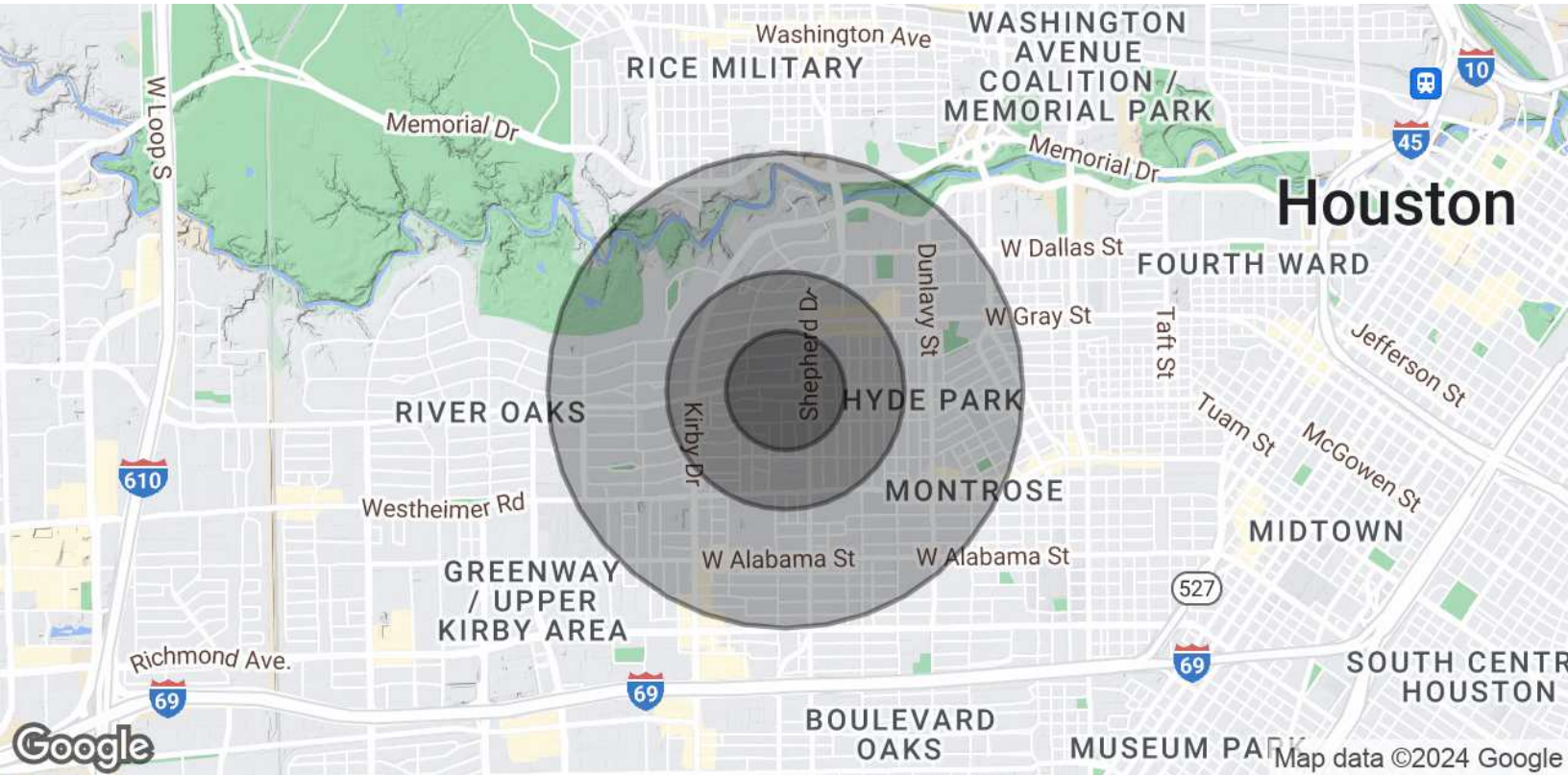
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,820	6,750	23,468
Average Age	46.1	44.9	41.0
Average Age (Male)	45.6	43.6	42.8
Average Age (Female)	47.0	46.3	40.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	978	3,584	14,444
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$210,213	\$212,593	\$169,915
Average House Value	\$864,787	\$856,527	\$699,465

2020 American Community Survey (ACS)

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