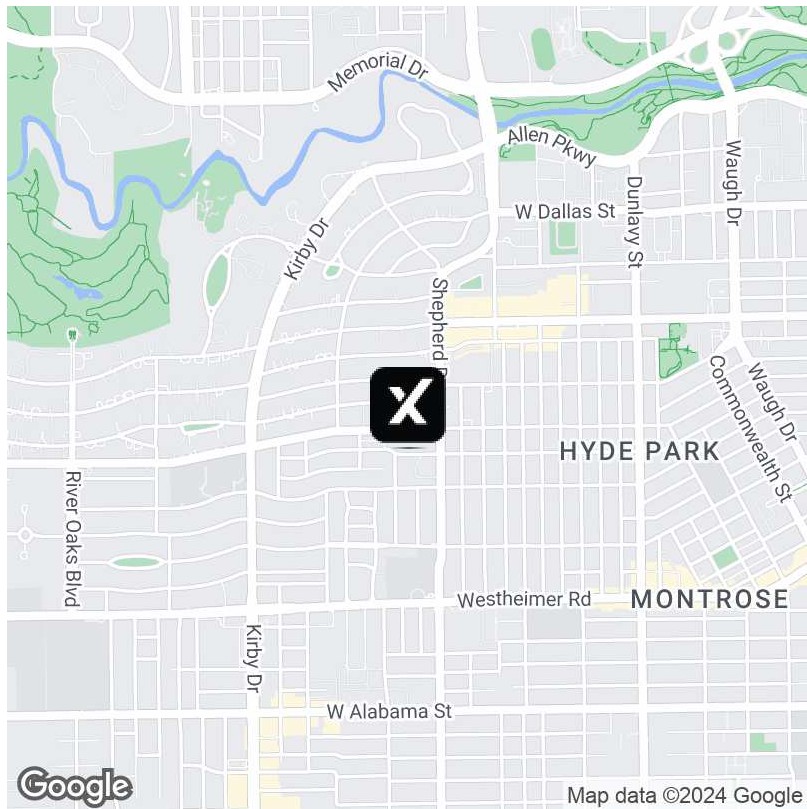


2120 Welch St., Houston, TX 77019



### Offering Summary

Lease Rate:	\$2.08 SF/month (Gross)
Building Size:	10,394 SF
Available SF:	845 SF
Lot Size:	1,367,522,640 SF
Number of Units:	15
Year Built:	1939
Zoning:	Commercial
Market:	Houston
Submarket:	River Oaks

### Property Overview

Located at 2120 Welch St, Houston, TX 77019-5616, this office building is a great opportunity for businesses looking for a prime location in Houston. It is a single story U Shaped buildings with ample parking and a deck in the back for when a break is needed. 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

### Bill Rapp

855.450.0324 xx255

bill.rapp@expcommercial.com





FOR LEASE

## River Oaks Office Building II - 2120 Welch St Houston, TX 77019

2120 Welch St., Houston, TX 77019



**Bill Rapp**

855.450.0324 xx255

[bill.rapp@expcommercial.com](mailto:bill.rapp@expcommercial.com)

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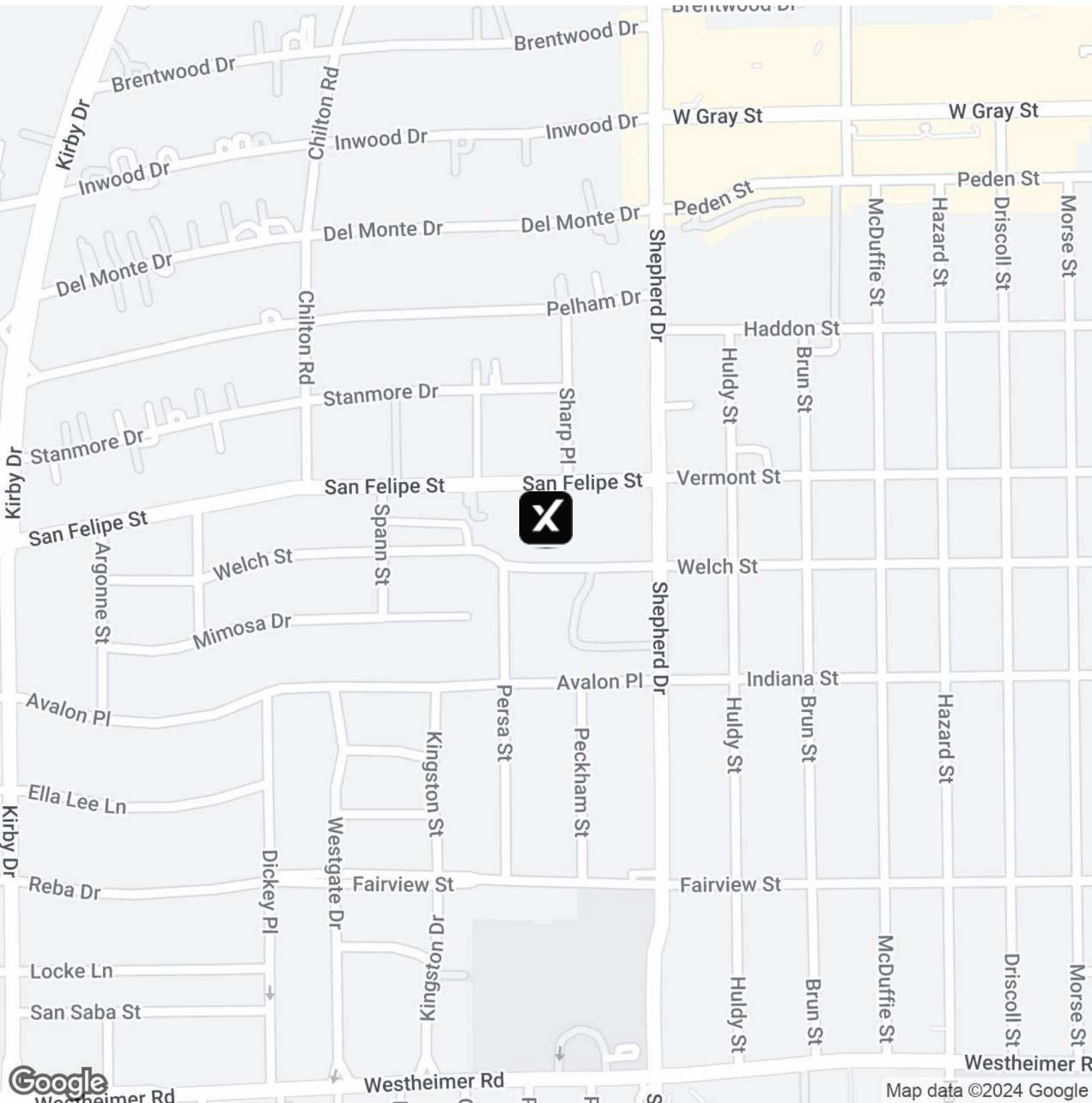
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FOR LEASE

## River Oaks Office Building II - 2120 Welch St Houston, TX 77019

2120 Welch St., Houston, TX 77019



**Bill Rapp**

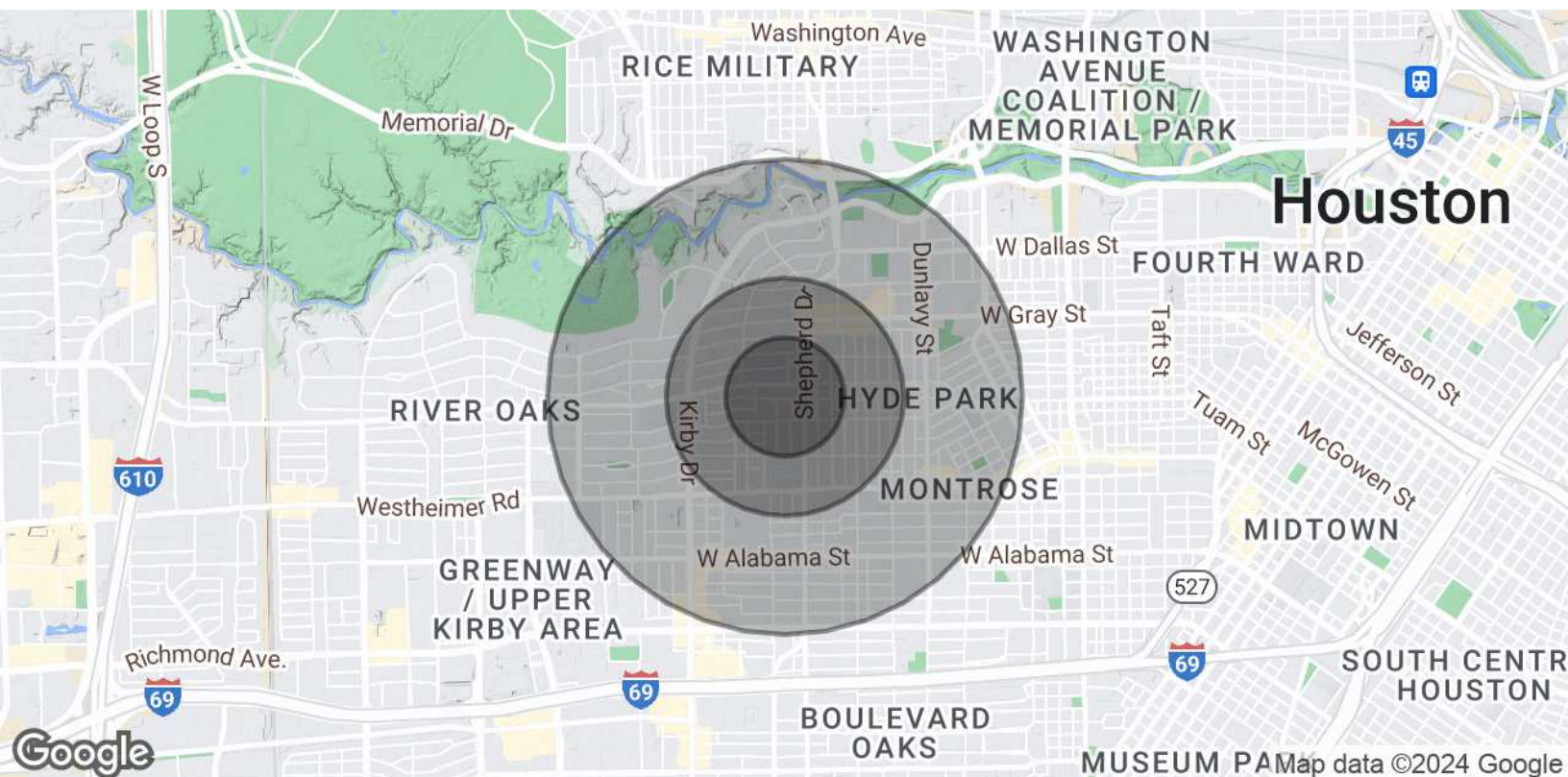
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2120 Welch St., Houston, TX 77019



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,898	7,051	23,784
Average Age	45.6	44.1	40.8
Average Age (Male)	44.7	43.1	42.7
Average Age (Female)	46.8	45.6	40.5
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,013	3,778	14,630
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$207,004	\$204,492	\$168,587
Average House Value	\$818,856	\$806,374	\$695,368

2020 American Community Survey (ACS)

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