



1701
COMMERCE STREET

Retail Leased By: **SHOP^{cos.}** Office Leased By: **CBRE**

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** SITE AERIAL

PG. **6** SITE PLAN

PG. **7-8** NEIGHBORHOOD VIBE

ABOUT



PROJECT SCOPE

1701 Commerce Street boasts high demographics in the center of downtown Houston and offers a unique opportunity for creative office users seeking a business district location with a boutique building’s convenience and historic style. Formerly Lola Savannah Coffee Roaster, this building faces Minute Maid Park. The rehabilitation of this building would be ideal for restaurant/bars for the changing neighborhood and baseball fans going to and leaving games as well as having close proximity to Eado’s nightlife.

DETAILS

- ±6,500 SF
- Estimated NNN’s: \$12 PSF
- 2 blocks to Minute Maid Park; access to shared parking
- Depth: 87’ Width: 80’ Ceiling Height: 12’
- Call Broker for pricing

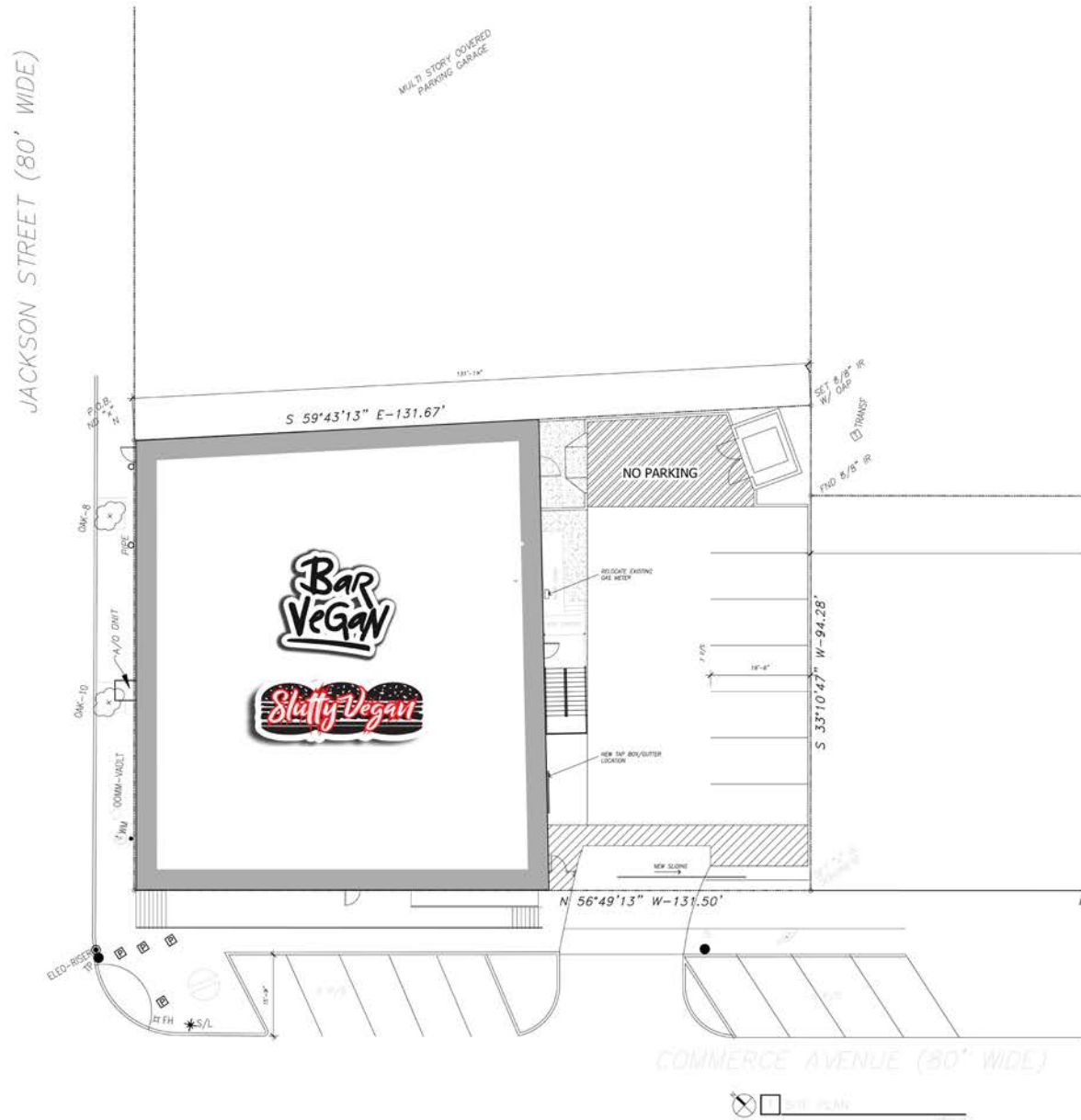
WALKABILITY

- Daytime Population:
 - 637 persons within 3 miles
 - 2,096 persons within 5 miles
 - 10,736 persons within 10 miles

DEMOGRAPHICS

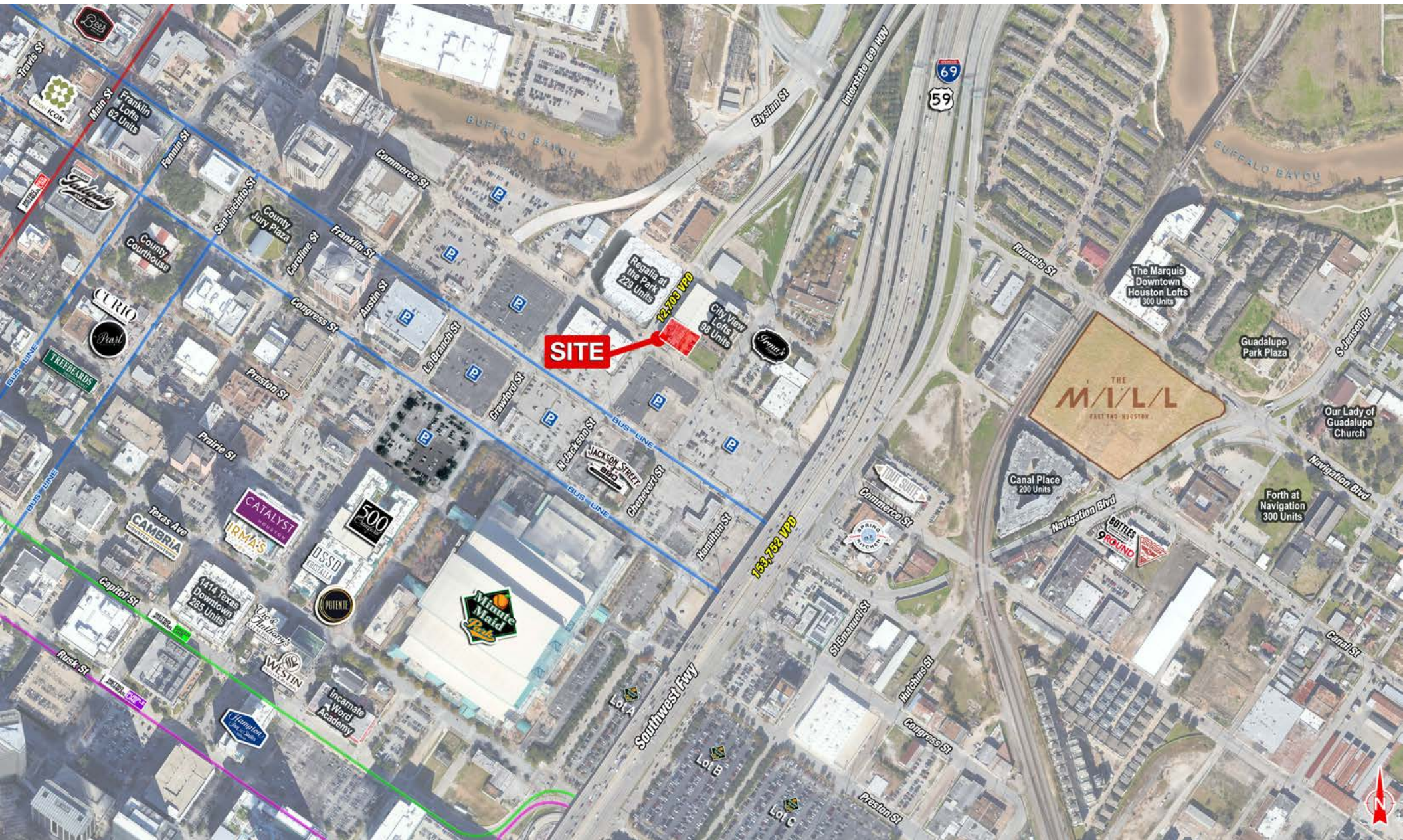
	1 mile	3 mile	5 mile
Est. Population	22,185	176,231	423,590
Avg. HH Income	\$125,540	\$99,599	\$108,554
Total Housing Units	8,853	88,948	209,615
Daytime Population	119,580	318,927	721,693
Medium Home Value	\$327,391	\$340,713	\$350,268

SITE PLAN

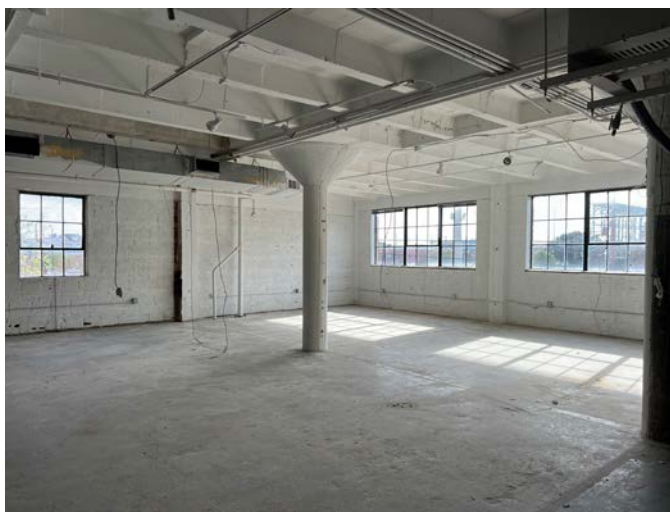
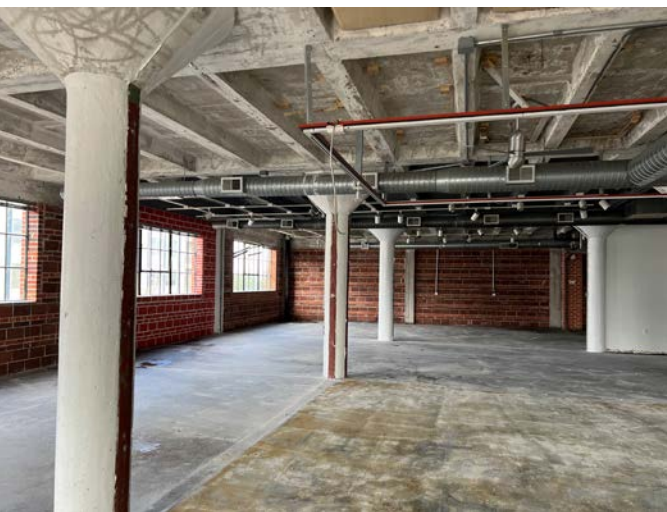
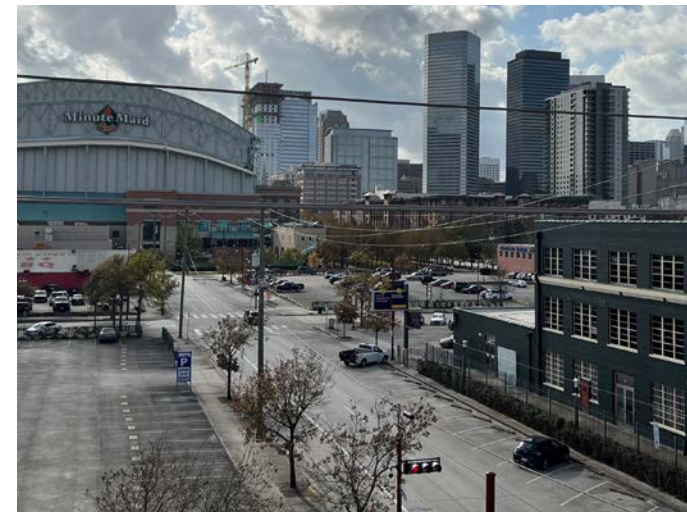




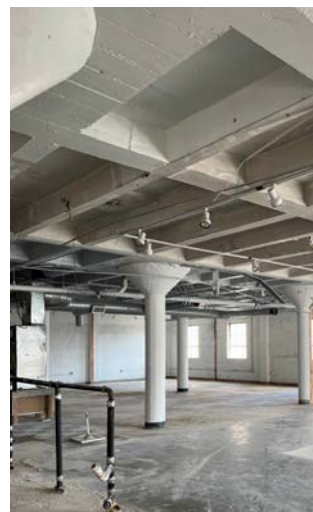
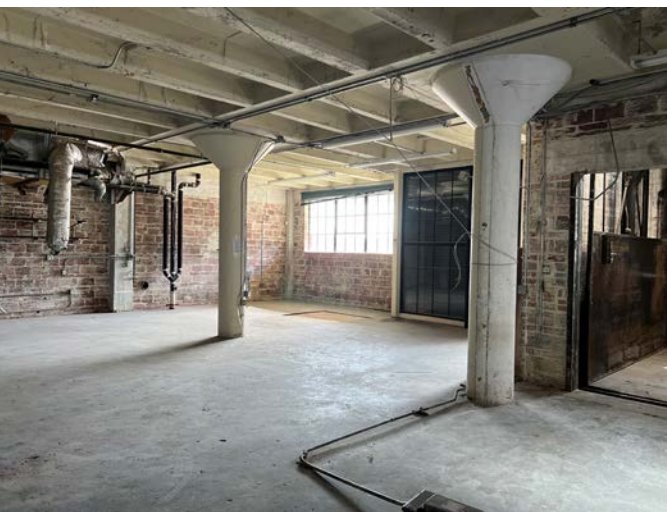
SITE AERIAL



1701 COMMERCE STREET INTERIOR / EXTERIOR PHOTOS



1701 COMMERCE STREET INTERIOR / EXTERIOR PHOTOS



SHOP^{COS.}

2500 SUMMER ST SUITE 3220

HOUSTON, TX 77007

Lindsey McKean

LINDSEY@SHOPCOMPANIES.COM

713-814-3859 (DIRECT)

832-671-7959 (MOBILE)

Thad Mai

THAD@SHOPCOMPANIES.COM

832-520-2027 (DIRECT)

832-607-5113 (MOBILE)

CBRE

2800 POST OAK BLVD SUITE 500, HOUSTON, TX 77056

Parker Duffie / PARKER.DUFFIE@CBRE.COM / 713-577-1613 (DIRECT) / 832-607-5113 (MOBILE)

Jessica Ochoa / PARKER.DUFFIE@CBRE.COM / 713-577-1613 (DIRECT) / 832-607-5113 (MOBILE)



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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone