4205 W. Broadway, Pearland, TX 77581





OFFERING SUMMARY

| NUMBER OF UNITS: | 1 - 2nd Floor |
|------------------|----------------------|
| AVAILABLE SF: | 7,500 SF |
| LEASE RATE: | \$0.95 SF/month (MG) |
| LOT SIZE: | 0.24 Acres |
| YEAR BUILT: | 1963 |
| BUILDING SIZE: | 14,000 SF |
| RENOVATED: | 2019 |
| ZONING: | Commercial |
| MARKET: | Pearland |
| SUBMARKET: | South |

KW COMMERCIAL

5050 Westheimer, Ste. 200 Houston, TX 77056

PROPERTY OVERVIEW

7,500 SF of office space located on the 2nd floor of 4205 Broadway St. 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 in the back of the property with access to Washington and Texas Ave. Great Broadway/FM 518 frontage with very high traffic counts.

PROPERTY HIGHLIGHTS

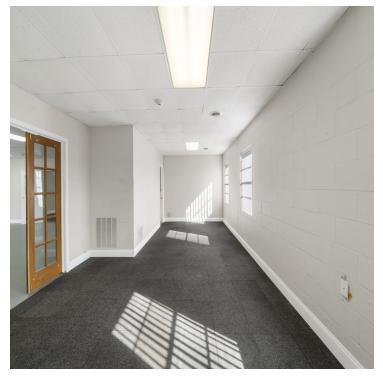
- 6-8 Offices
- · Kitchen area and break room
- 2 separate restrooms
- Large parking lot
- · Centrally located in the Heart of Pearland

BO FABER

Director 0: 281.670.1844 C: 281.908.3122 bfaber@kwcommercial.com TX #657051

4205 W. Broadway, Pearland, TX 77581











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

BO FABER Director 0: 281.670.1844 C: 281.908.3122 bfaber@kwcommercial.com TX #657051

4205 W. Broadway, Pearland, TX 77581











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

BO FABER Director 0: 281.670.1844 C: 281.908.3122 bfaber@kwcommercial.com TX #657051

4205 W. Broadway, Pearland, TX 77581





LEASE RATE: \$0.95/SF/MONTH TOTAL SPACE: 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 | 7,500 SF | Negotiable | |

KW COMMERCIAL

5050 Westheimer, Ste. 200 Houston, TX 77056

BO FABER

Director 0: 281.670.1844 0: 281.908.3122 bfaber@kwcommercial.com TX #657051

OFFICE FOR LEASE

7,500 SF OFFICE OPPORTUNITY

4205 Broadway, Pearland, TX 77581





| 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 2010 US Census

KW COMMERCIAL

5050 Westheimer, Ste. 200 Houston, TX 77056

BO FABER

Director
0: 281.670.1844
C: 281.908.3122
bfaber@kwcommercial.com TX #657051

4205 Broadway, Pearland, TX 77581







KW COMMERCIAL

5050 Westheimer, Ste. 200 Houston, TX 77056

BO FABER

Director 0: 281.670.1844 C: 281.908.3122 bfaber@kwcommercial.com TX #657051

OFFICE FOR LEASE

7,500 SF OFFICE OPPORTUNITY

4205 Broadway, Pearland, TX 77581





| 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 2010 US Census

KW COMMERCIAL

5050 Westheimer, Ste. 200 Houston, TX 77056

BO FABER

Director
0: 281.670.1844
C: 281.908.3122
bfaber@kwcommercial.com TX #657051