

7,500 SF OFFICE OPPORTUNITY

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

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

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5050 Westheimer, Ste. 200
Houston, TX 77056

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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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	

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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 2010 US Census*

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