

FOR LEASE - 2525A San Jacinto

Rate: \$18 to \$20 PSF/Gross

OFFICE SPACE

Size range 112 SF to 123 SF

Property Information

- Fully furnished – easy access to CBD, Medical Center, Rice University, University of Houston
- 24-hour access & HVAC
- Telephone and internet available
- On-site parking available
- 2 Conference Rooms available – Large (seats 50 +) and Huddle Room (seats 4 - 6)
- Coffee / Break area available

2525A San Jacinto
Houston, Texas 77002



Available Space

Suite	Size
205	112 SF
206	113 SF
207	112 SF
208	113 SF
209	112 SF
210	113 SF
211	112 SF
212	113 SF
213	123 SF



For Leasing Inquiries Please Contact:

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AVAILABLE SPACE



Suite	Space Size
205	112 SF
206	113 SF
207	112 SF
208	113 SF
209	112 SF
210	113 SF
211	112 SF
212	113 SF
213	123 SF



Demographic Summary Report

Career & Recovery Resources Inc

2525 San Jacinto St, Houston, TX 77002

Building Type: Class B Office

Class: B

RBA: 8,000 SF

Typical Floor: 4,000 SF



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	23,967		215,761		511,754	
2019 Estimate	22,112		201,647		479,001	
2010 Census	16,529		162,758		397,386	
Growth 2019 - 2024	8.39%		7.00%		6.84%	
Growth 2010 - 2019	33.78%		23.89%		20.54%	
2019 Population by Hispanic Origin	4,587		58,971		178,757	
2019 Population	22,112		201,647		479,001	
White	13,322	60.25%	132,146	65.53%	322,543	67.34%
Black	6,428	29.07%	50,203	24.90%	109,832	22.93%
Am. Indian & Alaskan	134	0.61%	1,401	0.69%	3,761	0.79%
Asian	1,725	7.80%	13,927	6.91%	34,223	7.14%
Hawaiian & Pacific Island	15	0.07%	163	0.08%	387	0.08%
Other	489	2.21%	3,807	1.89%	8,256	1.72%
U.S. Armed Forces	6		67		98	
Households						
2024 Projection	13,066		97,199		216,355	
2019 Estimate	12,025		90,046		201,772	
2010 Census	8,837		69,913		165,161	
Growth 2019 - 2024	8.66%		7.94%		7.23%	
Growth 2010 - 2019	36.08%		28.80%		22.17%	
Owner Occupied	3,515	29.23%	32,781	36.40%	85,655	42.45%
Renter Occupied	8,509	70.76%	57,265	63.60%	116,117	57.55%
2019 Households by HH Income	12,028		90,047		201,772	
Income: <\$25,000	2,409	20.03%	18,497	20.54%	46,208	22.90%
Income: \$25,000 - \$50,000	1,616	13.44%	13,533	15.03%	35,556	17.62%
Income: \$50,000 - \$75,000	1,985	16.50%	12,506	13.89%	29,173	14.46%
Income: \$75,000 - \$100,000	1,252	10.41%	9,479	10.53%	20,558	10.19%
Income: \$100,000 - \$125,000	1,290	10.72%	7,285	8.09%	14,913	7.39%
Income: \$125,000 - \$150,000	1,003	8.34%	5,910	6.56%	10,845	5.37%
Income: \$150,000 - \$200,000	1,172	9.74%	8,153	9.05%	14,186	7.03%
Income: \$200,000+	1,301	10.82%	14,684	16.31%	30,333	15.03%
2019 Avg Household Income	\$101,295		\$110,685		\$102,075	
2019 Med Household Income	\$75,080		\$76,286		\$65,789	

Traffic Count Report

Career & Recovery Resources Inc

2525 San Jacinto St, Houston, TX 77002

Building Type: Class C Office

Class: C

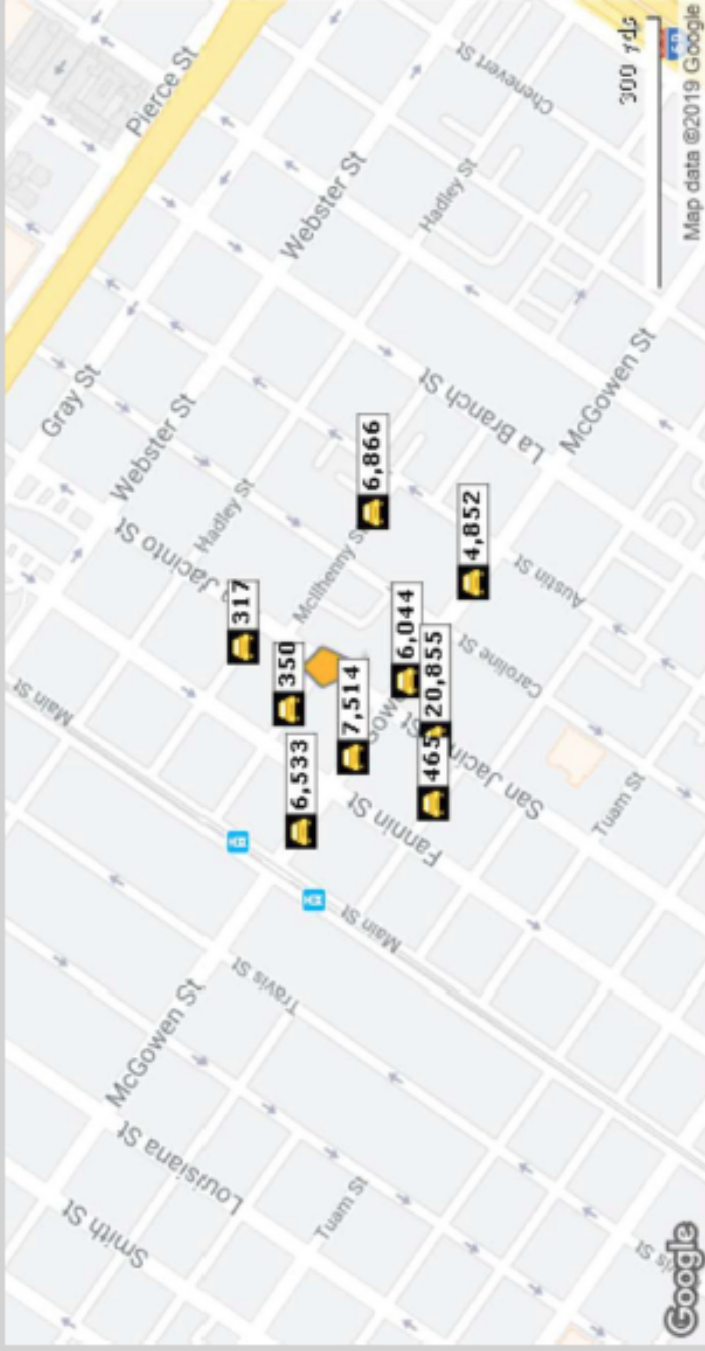
RBA: 8,000 SF

Typical Floor: 4,000 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McGowen St		0.00	2018	6,787	MPSI	.02
2 McGowen St		0.00	2017	6,044	MPSI	.02
3 Bremond St	Fannin St	0.03 NW	2018	350	MPSI	.06
4 McGowen St	Fannin St	0.02 NW	2018	7,514	MPSI	.06
5 San Jacinto St	Dennis St	0.03 SW	2018	20,855	MPSI	.06
6 McIlhenny St	San Jacinto St	0.02 SE	2018	317	MPSI	.08
7 McGowen St	Austin St	0.03 SE	2018	4,852	MPSI	.09
8 Dennis St	Dennis	0.03 NW	2018	465	MPSI	.10
9 McIlhenny St	Austin St	0.03 E	2013	6,866	ADT	.10
10 McGowen St	Main St	0.03 NW	2018	6,533	MPSI	.11



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date