



**PIPELINE REALTY**  
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT

**2201 W. Holcombe Blvd.  
Houston, Texas 77030**



## Space for Lease

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

# PROPERTY INFORMATION

## LOCATION:

SWC of W. Holcombe Blvd &  
Montclair Dr, Houston, Texas 77030

## AVAILABLE:

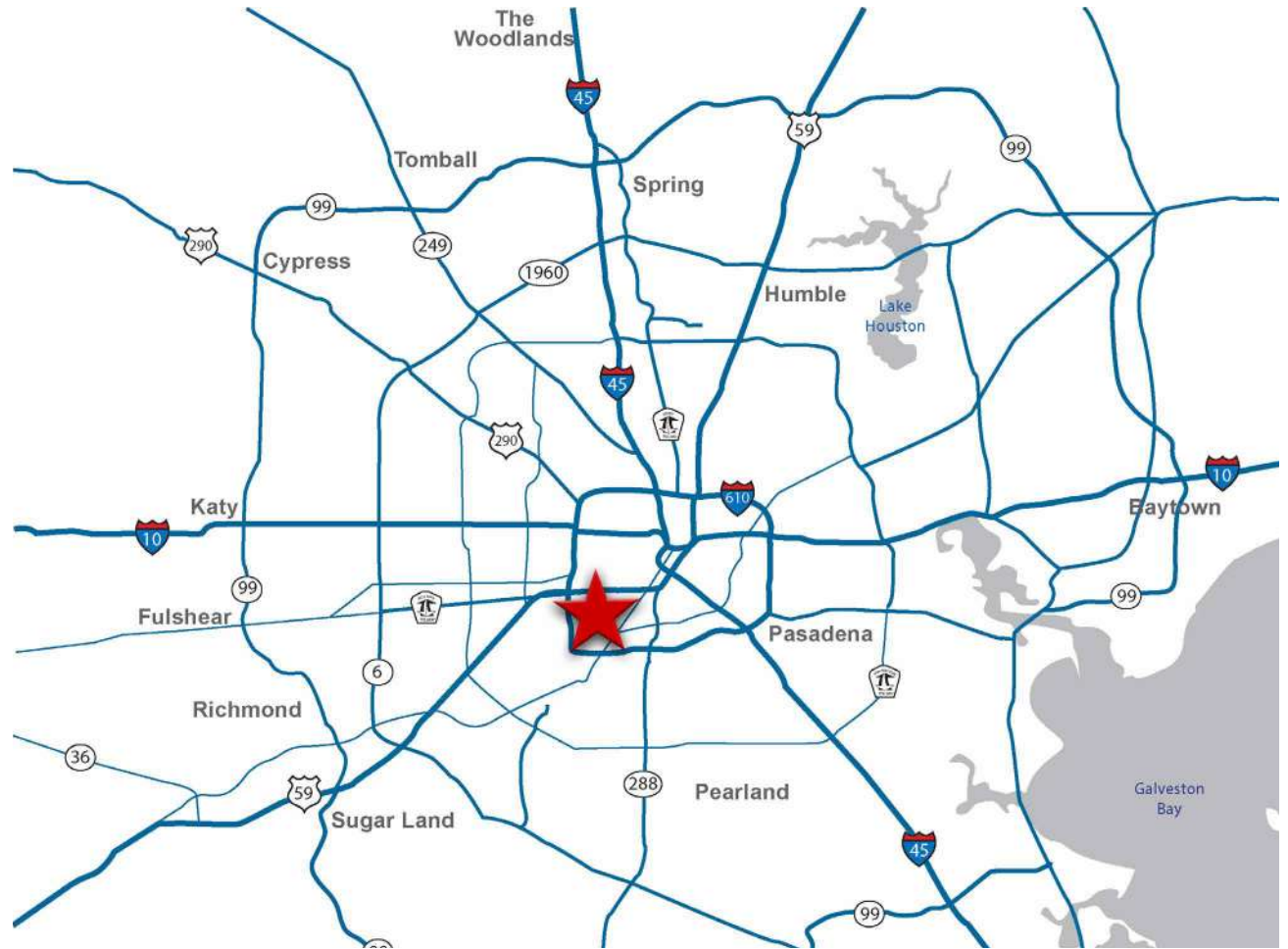
Suite 310 - 1,583 SF  
Suite 325 - 1,845 SF

## RATE:

Call for Pricing

## PROPERTY HIGHLIGHTS:

- Located at the southwest corner of W. Holcombe Blvd and Montclair Dr, just west of the Medical District
- High visibility and easy access at an intersection
- Plentiful parking
- Easy access to Hwy 59/I-69 and Loop 610
- Nearby Rice Village and only ¼ mile from Texas Medical Center



## TRAFFIC COUNTS:

W. Holcombe Blvd: 26,831 VPD west of site & 24,432 VPD east of site  
Greenbriar Dr: 9,283 VPD north of W. Holcombe & 7,589 VPD south of W. Holcombe  
(TXDOT 2021)

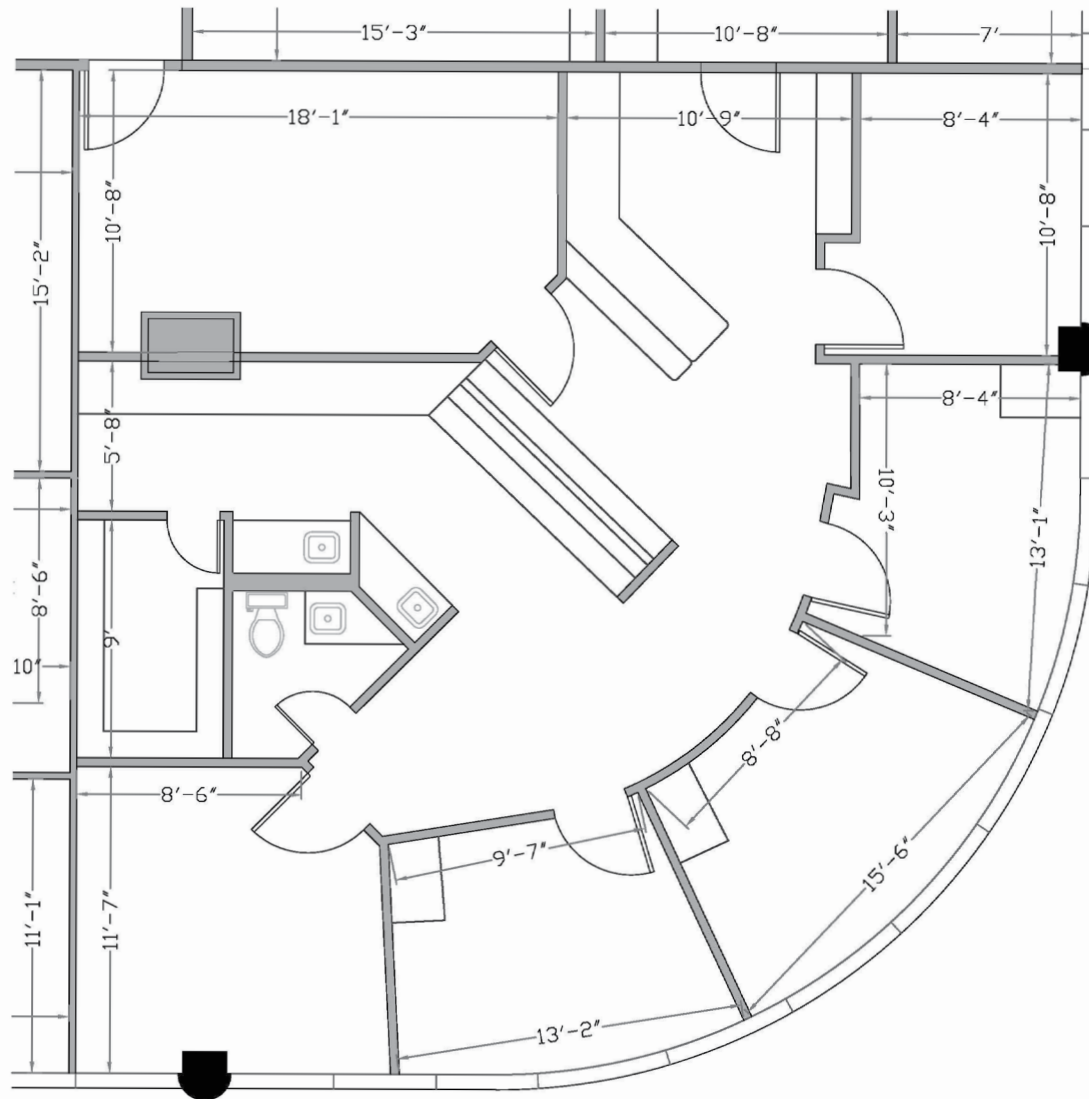
## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles
2021 Population	22,298	82,910	179,607	465,043
Average Household Income	\$151,095	\$151,894	\$146,244	\$135,315
Daytime Population	166,019	273,577	402,989	898,705





# Suite 310 - 1,583 SF



FLOOR PLAN

SEPTEMBER 10, 2002  
2201 W. HOLCOMBE  
SUITE 310

**SIMI**

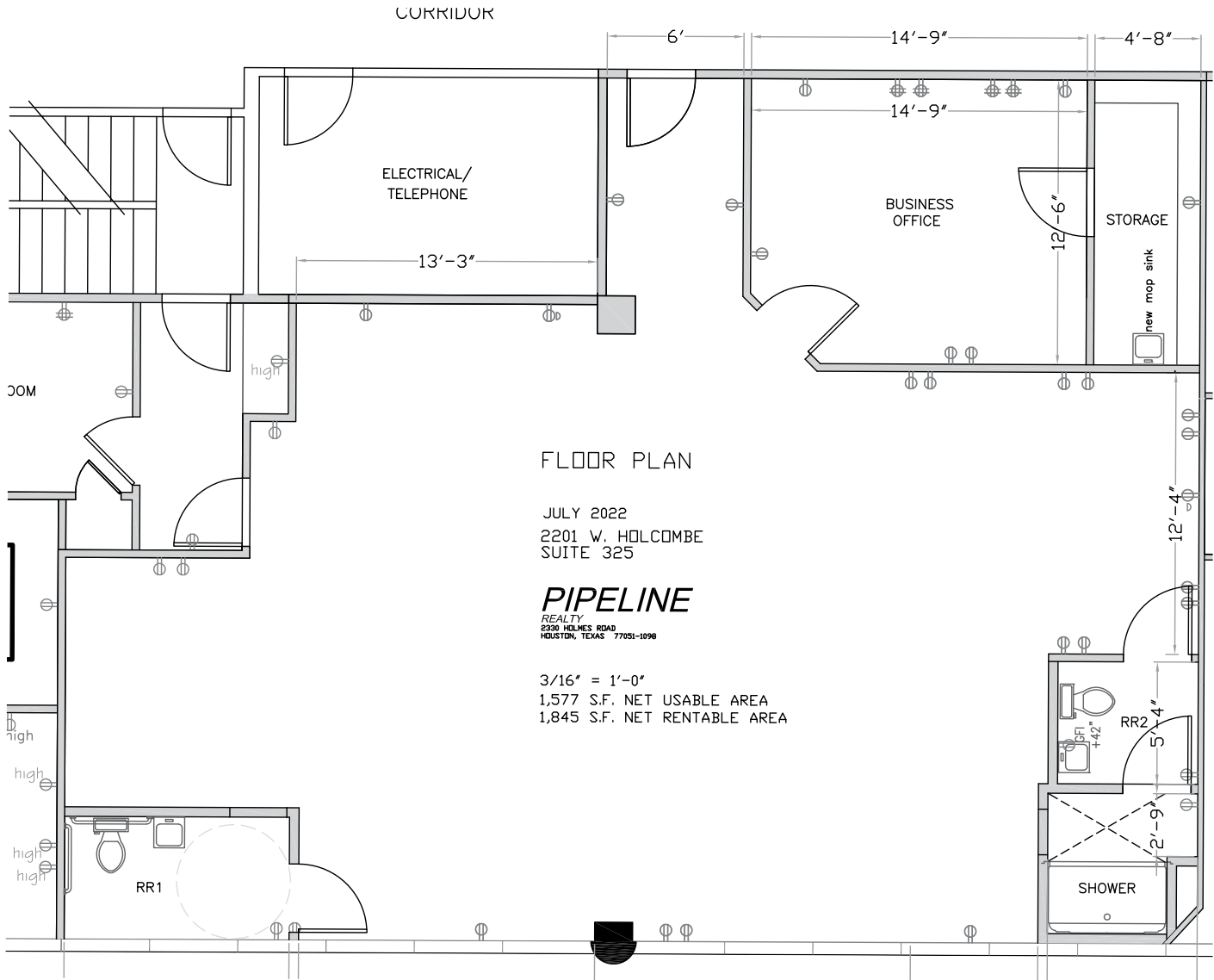
INVESTMENT COMPANY, INC.  
2333 HOLMES ROAD  
HOUSTON, TEXAS 77055-1098

3/16" = 1'-0"

1,583 S.F. NET RENTABLE AREA



# Suite 325 (Potential Remodel) - 1,845 SF



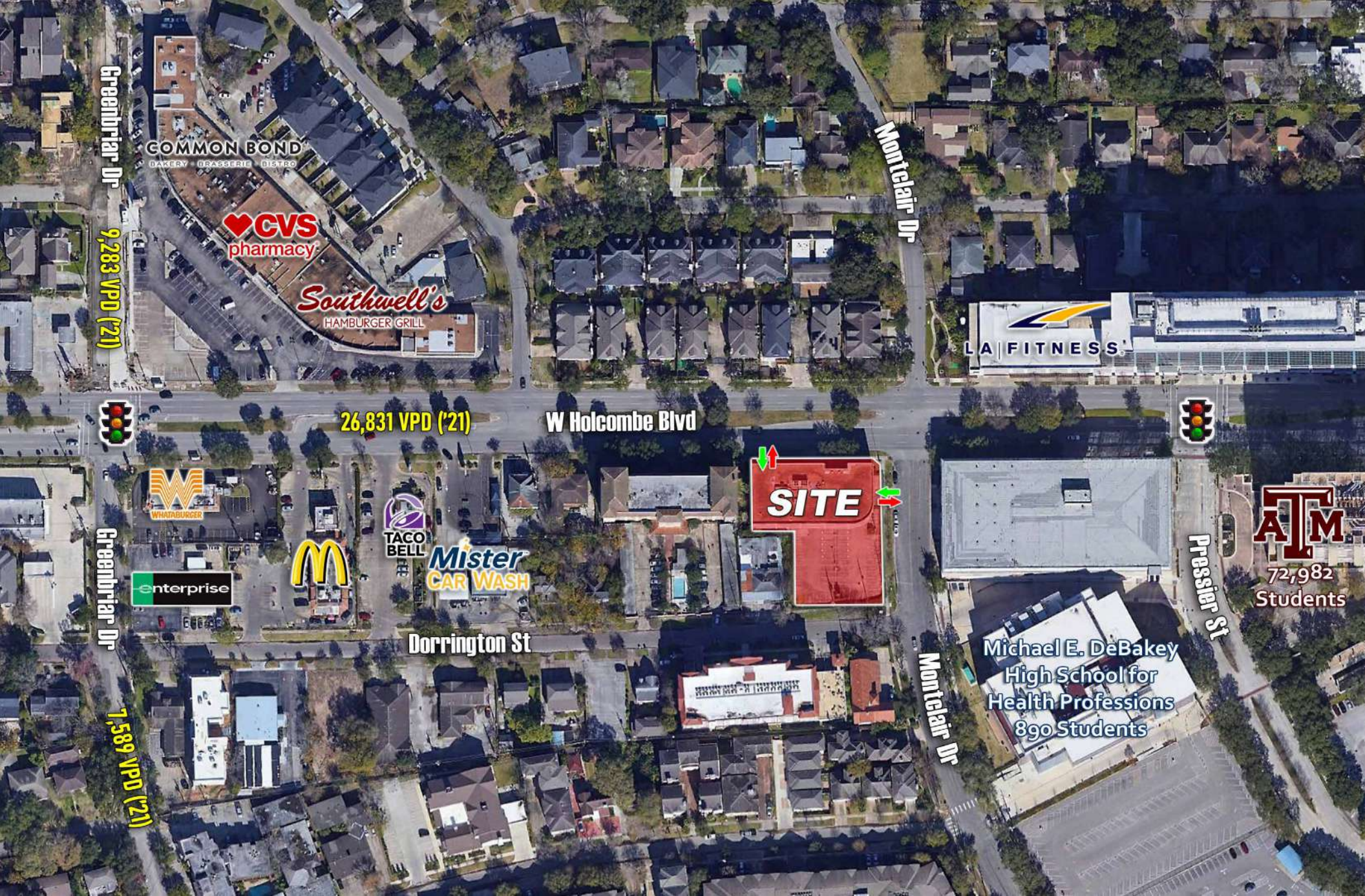
### FLOOR PLAN

JULY 2022  
2201 W. HOLCOMBE  
SUITE 325

**PIPELINE**  
REALTY  
2330 HOLMES ROAD  
HOUSTON, TEXAS 77051-1098

3/16" = 1'-0"  
1,577 S.F. NET USABLE AREA  
1,845 S.F. NET RENTABLE AREA





Greenbriar Dr

9,283 VPD ('21)



26,831 VPD ('21)

W Holcombe Blvd

Montclair Dr



Greenbriar Dr

7,589 VPD ('21)

COMMON BOND  
BAKERY • BRASSERIE • DISTRO

CVS  
pharmacy

Southwell's  
HAMBURGER GRILL

LA FITNESS

WHATABURGER



TACO BELL

Mister  
CAR WASH

enterprise

**SITE**

ATM

72,982  
Students

Dorrington St

Montclair Dr

Pressier St

Michael E. DeBakey  
High School for  
Health Professions  
890 Students





Downtown Houston  
158,000+ Employees

TSU  
9,730 Students

HOUSTON MUSEUM DISTRICT  
20 Museums within Walking Distance

Hermann Park  
6 million Visitors  
445 Acres

Rice Village  
GAP ATHLETA VICTORIAS MACY'S  
Beth & Body Works TATBOYS LOFT  
ANN TAYLOR SEPHORA chico's

petco SPEC'S ROSS  
Michaels Randalls Famous Footwear

**SITE**

RICE  
7,124 Students

TMC | TEXAS MEDICAL CENTER  
2.1 Square Miles  
54 Medicine Related Institutions  
21 Hospitals & 8 Specialty Institutions  
8 Academic & Research Institutions  
Over 106,000 Employees  
10 Million Patients Annually

Levit Green Proposed Mixed Use Development

Michael E. DeBakey VA Medical Center

Future Site of TMC3  
BCM

NRG Center  
NRG Training Stadium  
NRG Astrodome  
NRG Arena



# 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.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)