

2424 W. Holcombe Blvd.
Houston, Texas 77030



PIPELINE REALTY
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT

Office 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:

NEQ W. Holcombe Blvd & Kirby Dr
Houston, Texas 77030

AVAILABLE:

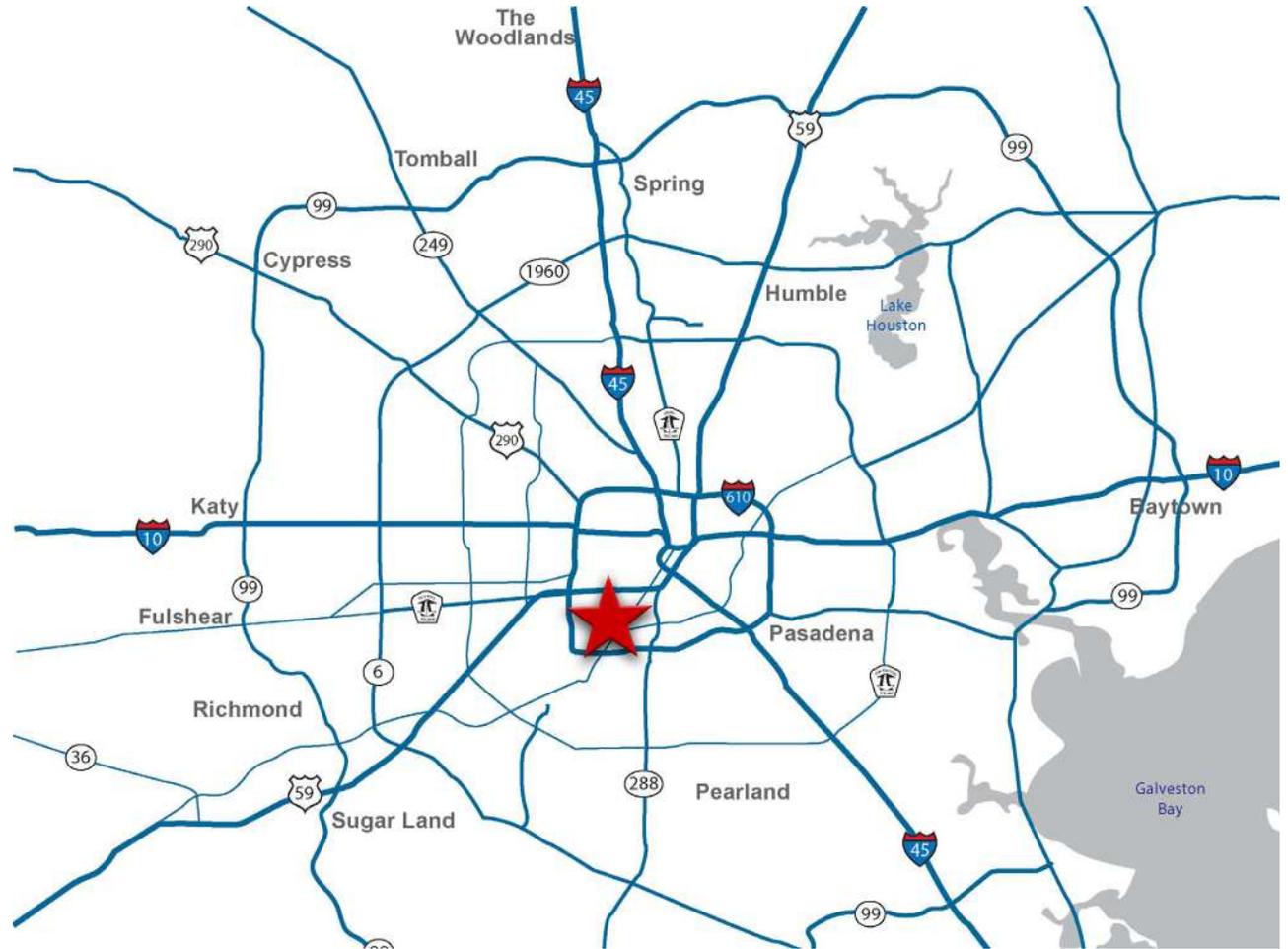
Suite 102: 1,116 SF

RATE:

Call for Pricing

PROPERTY HIGHLIGHTS:

- Located on W. Holcombe Blvd between Kirby Dr & Greenbriar Dr, just west of the Medical District
- High visibility and easy access
- Easy access to Hwy 59/I-69, Loop 610 and Hwy 90
- Nearby Rice Village, Texas Medical Center, Galleria, River Oaks, Montrose & Downtown
- Built out for Medical use
- Abundant surface parking
- ¼ mile to TX Medical Center



TRAFFIC COUNTS:

W. Holcombe Blvd: 32,510 VPD west of site & 30,000 VPD east of site
Kirby Dr: 24,846 VPD | Greenbriar Dr: 10,980 VPD (Kalibrate 2020)

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles
2020 Population	25,455	87,913	184,509	481,503
Average Household Income	\$147,844	\$145,814	\$133,296	\$118,342
Daytime Population	43,731	205,685	338,360	784,682





FLOOR PLAN

May 2022
2424 W. HOLCOMBE
SUITE 102

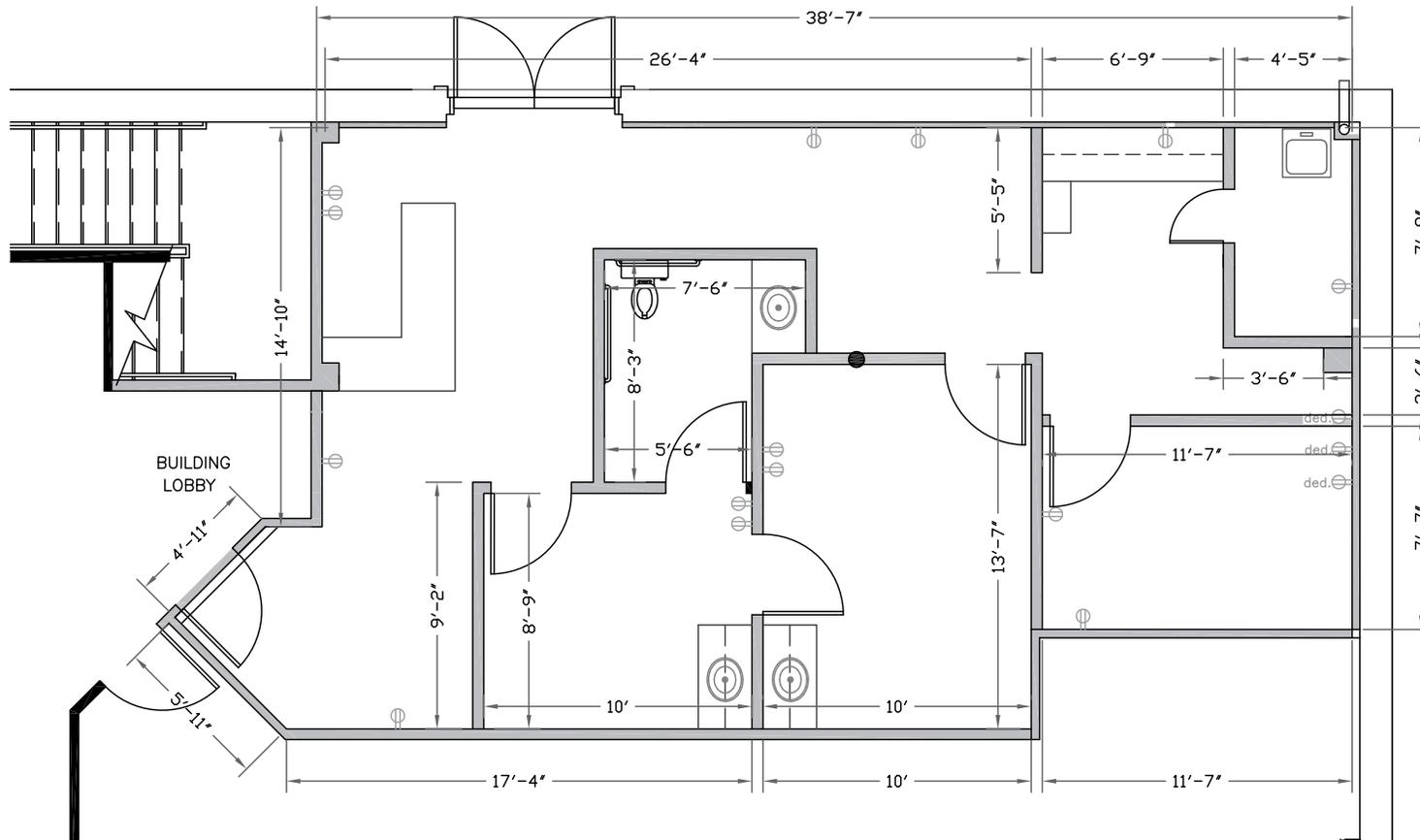
SUITE 102

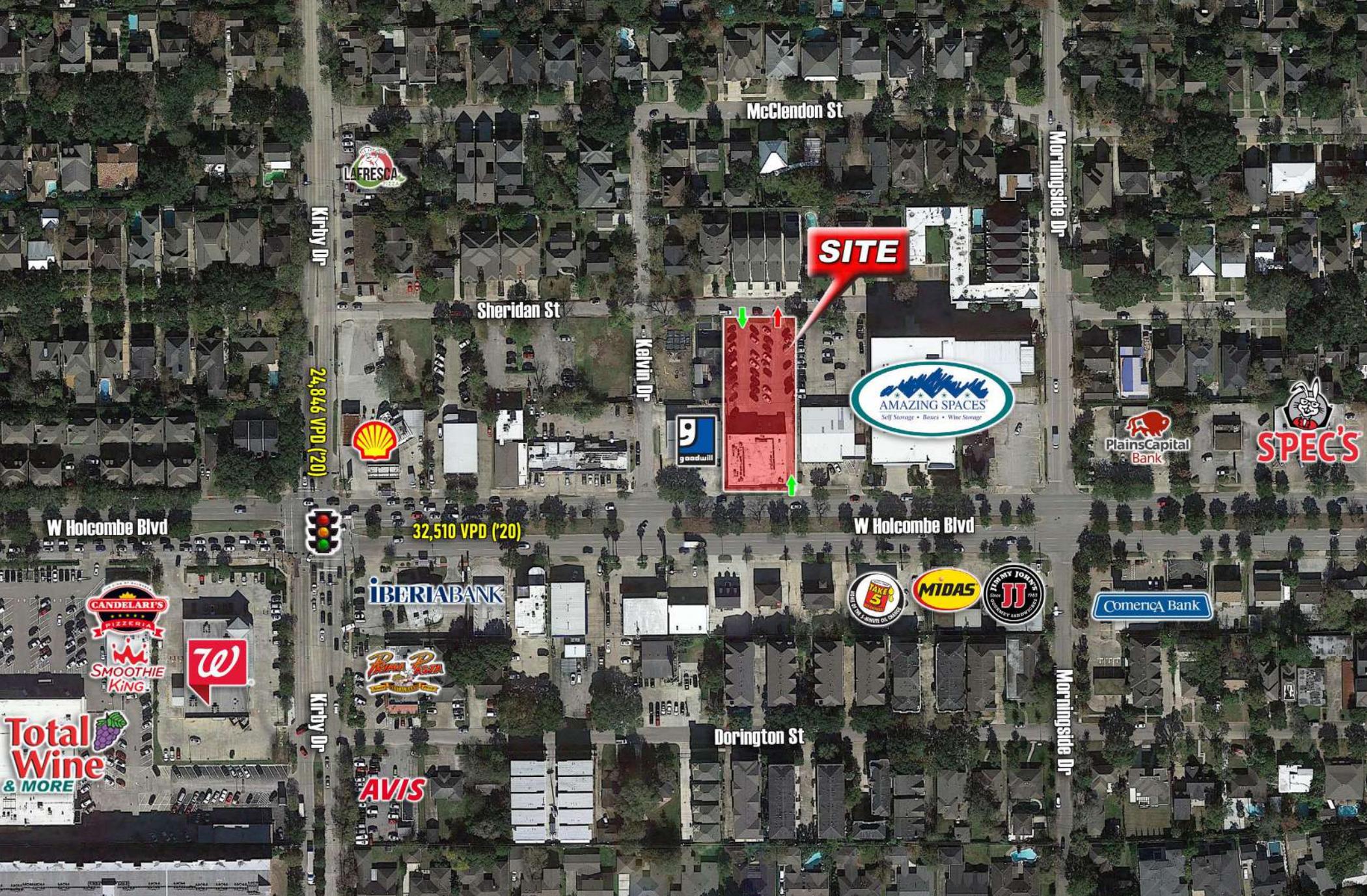
PIPELINE

REALTY VENTURES, LTD.
2330 HOLMES ROAD
HOUSTON, TEXAS 77051-1098

3/16" = 1'-0"

1,116 S.F. NET RENTABLE AREA







Downtown Houston
158,000+ Employees

TSU
9,730 Students

HOUSTON MUSEUM DISTRICT
20 Museums within Walking Distance

Hermann Park
6 million Visitors
445 Acres
2.5M Visitors

RICE
7,124 Students

petco, SPEC'S, ROSS, Michaels, Randalls, Famous Footwear

Rice Village
GAP, ATHLETA, VICTORIA'S SECRET, Bath & Body Works, TATBOYS LOFT, ANN TAYLOR, SEPHORA, chico's

SITE

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. DeBaley VA Medical Center

Future Site of TMC3
BCM

MD Anderson Cancer Center Corporate Offices

MD Anderson Cancer Center Proton Therapy Center

UTHealth The University of Texas Health Science Center at Houston

The Woman's Hospital of Texas

Old Spanish Trail

Office DEPOT

Fiesta BIG LOIS, ROSS, PET SMART

nrg park
TEXANS NRG Training Stadium Facility
NRG Center
NRG Astrodome
NRG Arena

TARGET

CVS

Kroger

CVS

CVS



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