

# WASHINGTON AVENUE

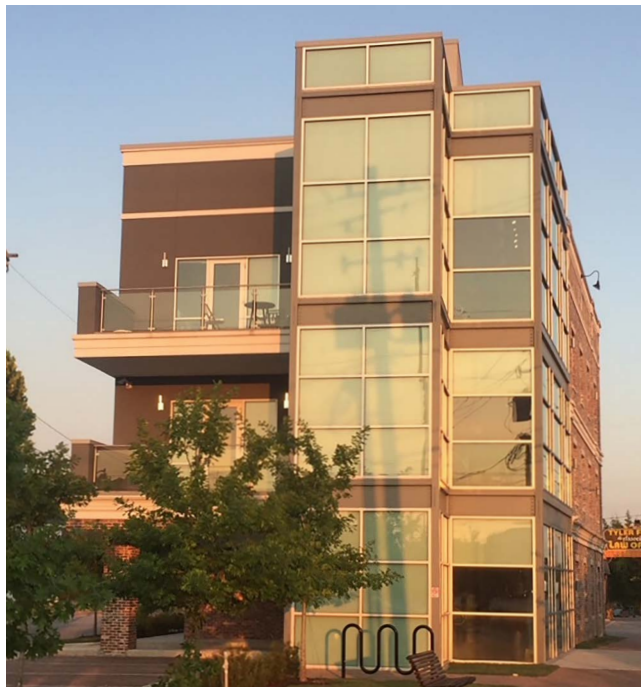
EASY ACCESS TO I-10, I-45 AND DOWNTOWN

# Vista

2019 Washington Avenue  
Houston, Texas 77007

## PROPERTY HIGHLIGHTS

- 8,885 SF Office Building
  - 1st Floor: 2,063 SF Available - \$34.00 NNN
  - 2nd Floor: Full Service Individual Executive Offices Available - Prices Vary
- On-Site Parking: 2.5/1000 SF
- Located at the southeast corner of Washington Avenue and Henderson Street, between Sawyer Street and Houston Avenue.



## DEMOGRAPHICS

	Total Population	Average HH Income	Daytime Population
1-mile	18,197	\$106,375	92,038
2-mile	101,592	\$112,740	253,933
3-mile	209,160	\$112,586	349,167

## AREA RETAILERS



TARGET



POLISH



## TRAFFIC COUNTS

Washington Ave 21,848 VPD ('16)	Sawyer Street 12,674 VPD ('16)	Houston Avenue 22,449 VPD ('16)
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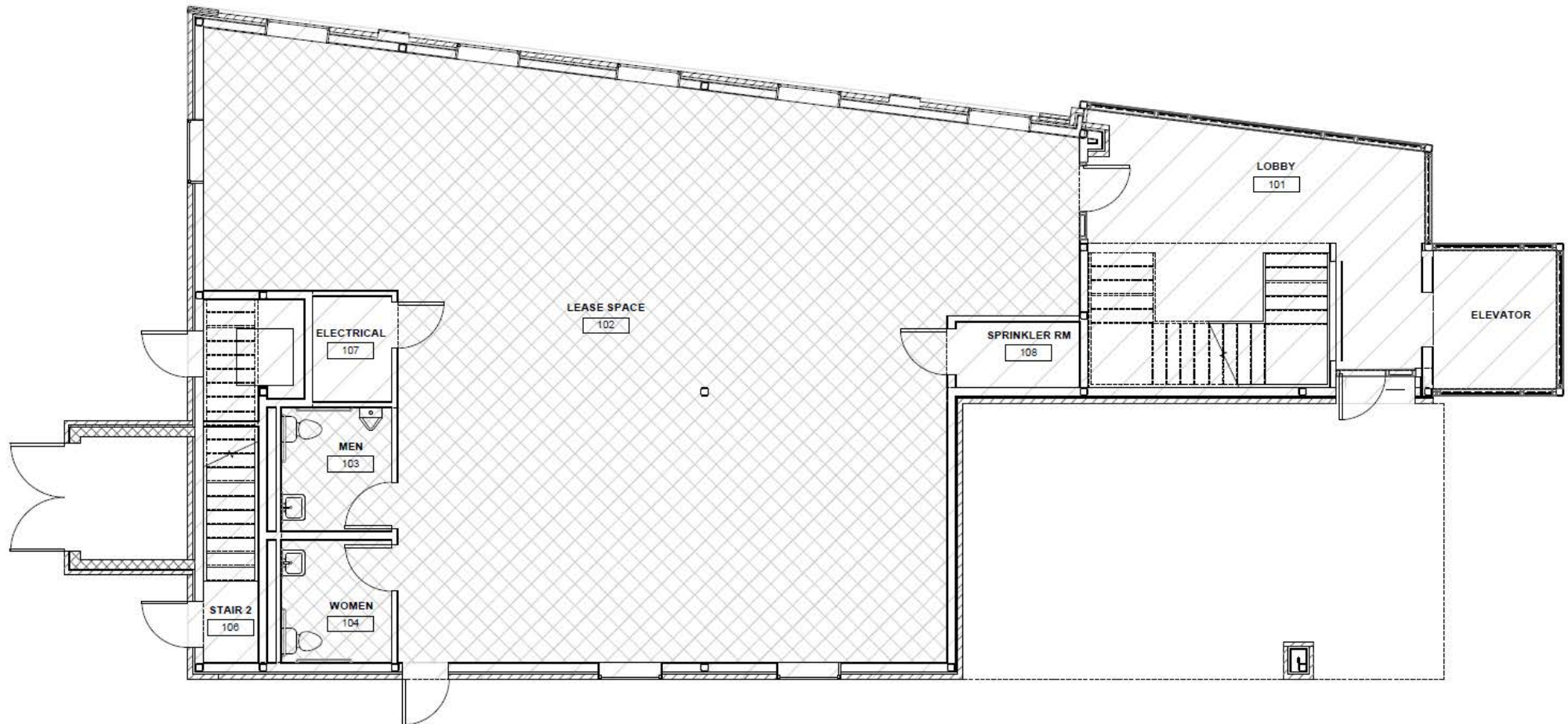


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1ST FLOOR - 2,063 SF





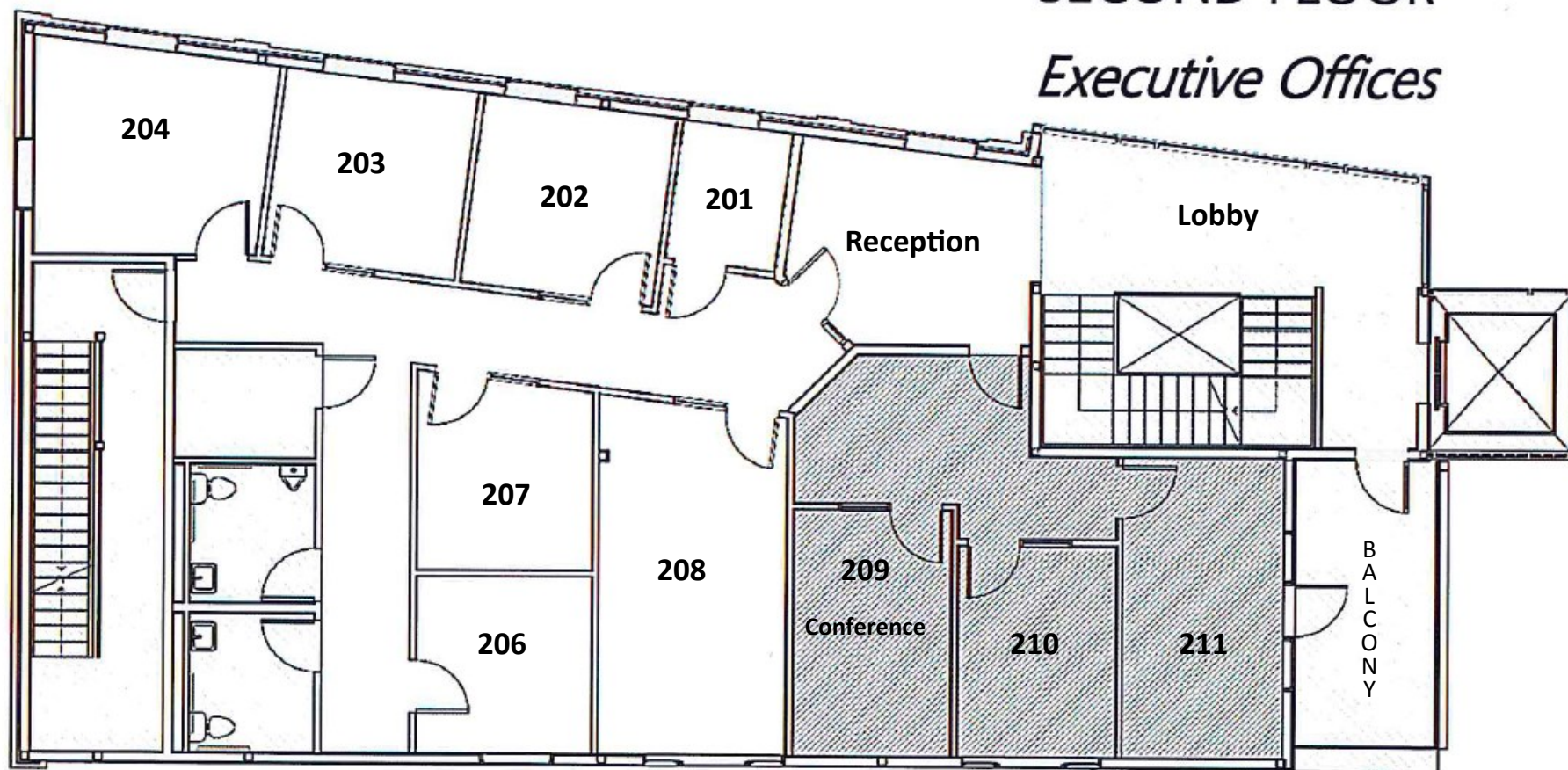
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## SECOND FLOOR

### *Executive Offices*



INDIVIDUAL EXECUTIVE OFFICES FROM \$1,000/mth

INCLUDES: INTERNET, COPIER, PHONE, COFFEE  
BAR, CONFERENCE ROOM ACCESS

204— Leased

203—Vacant \$1,000

202—Vacant \$1,200

201—Vacant \$1,500

207—Vacant \$1,000

206—Vacant \$1,250

208—Vacant \$1,800

209—Conference

210—Leased

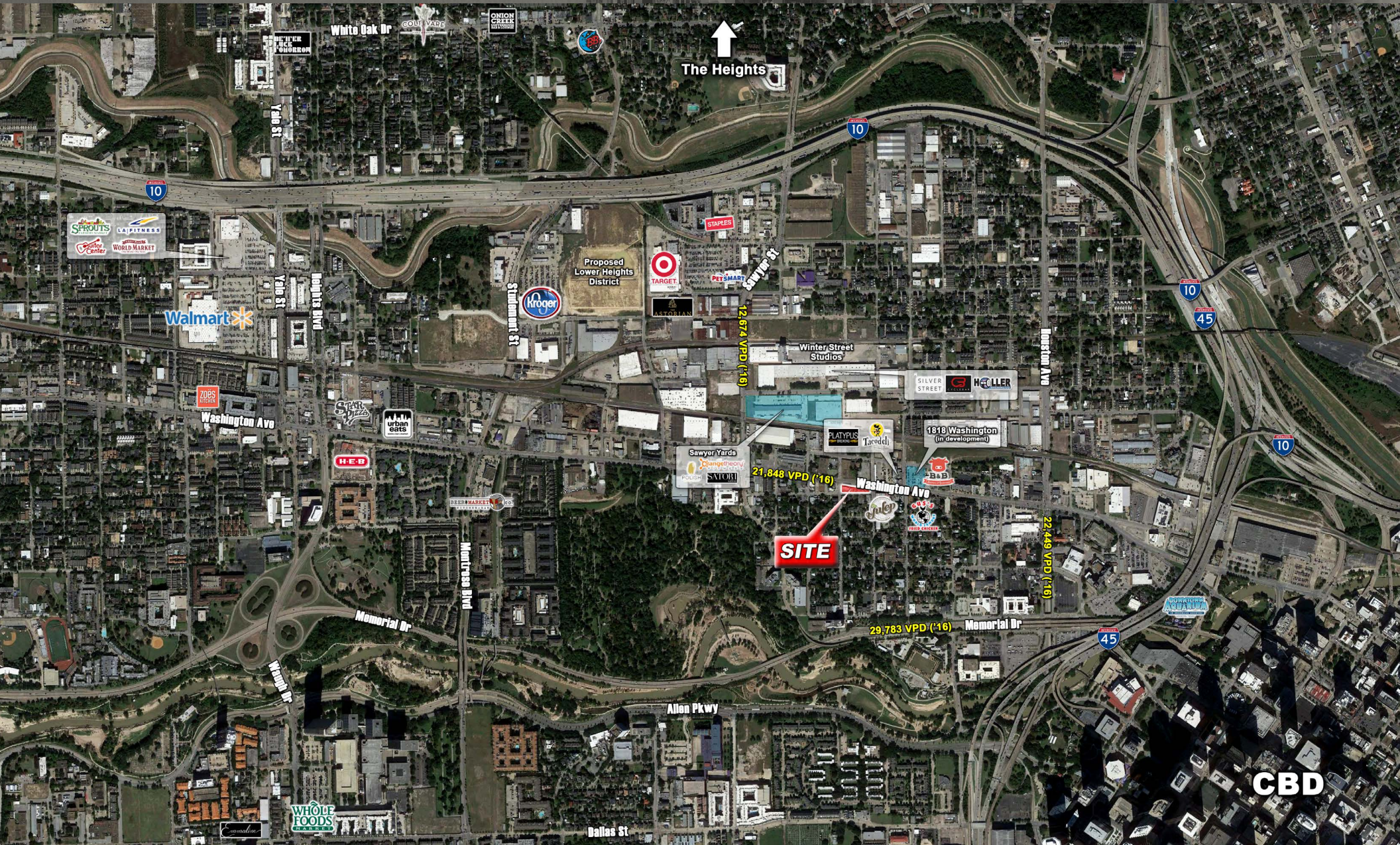
211—Vacant \$2,200



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This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

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**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.

Vista Management	369220	Woody@VistaHouston.com	281-560-7308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann Jr	203603	Woody@VistaHouston.com	281-560-7308
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	n/a
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