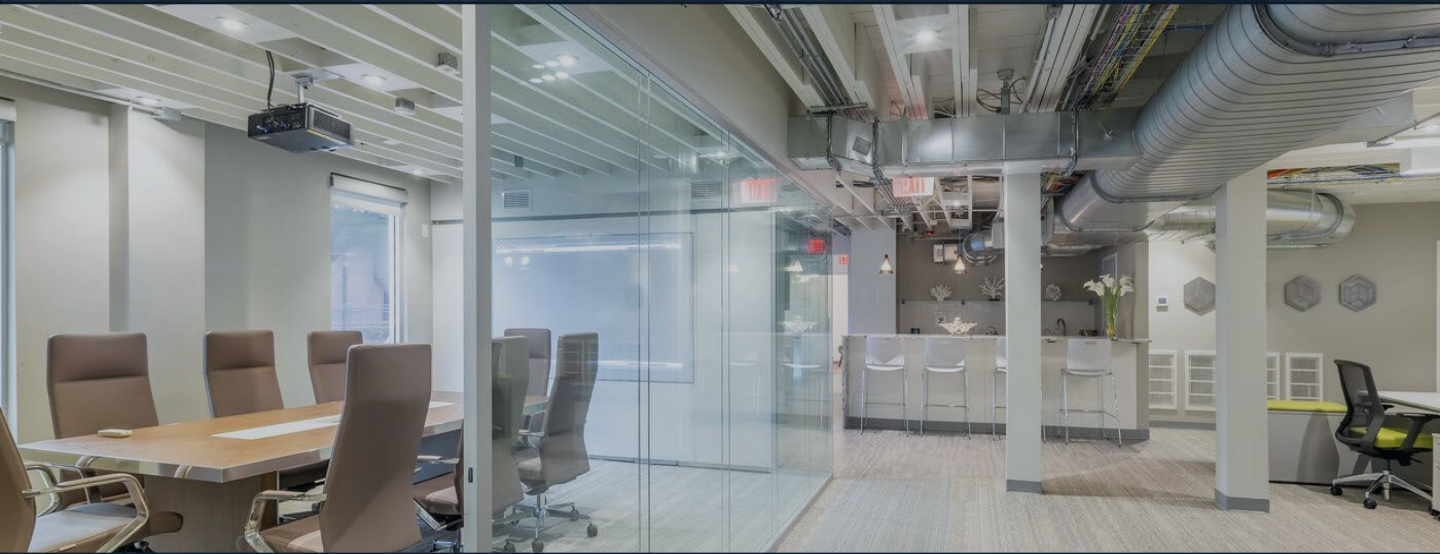


For Sale: \$3,700,000



2301 CAROLINE STREET

HOUSTON, TEXAS 77004 | MIDTOWN

9,778 SF

BUILDING SIZE

2

STORIES

1961 / 2023

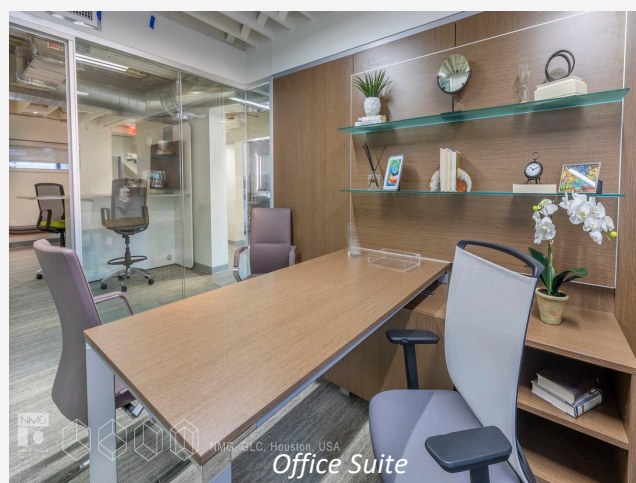
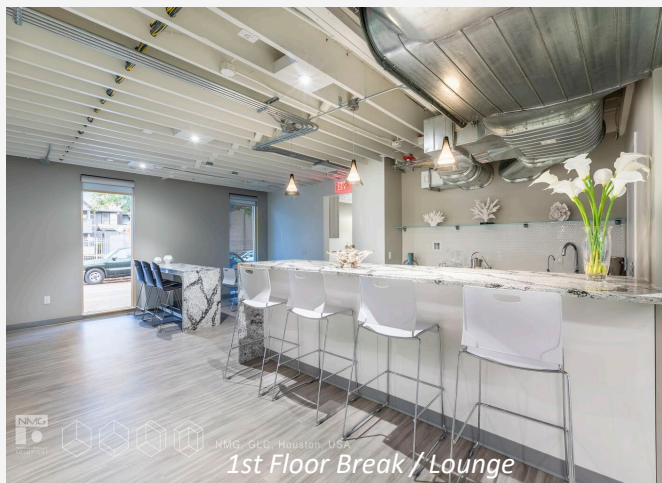
YEAR BUILT

16 Spaces

PARKING

WELL-LOCATED POTENTIAL CORPORATE HEADQUARTERS

Prime boutique corporate headquarters opportunity in the heart of Midtown Houston. Former national showroom and office for a prefabrication interiors company, comprehensively renovated in 2023 with high-end finishes, exposed ceilings, rooftop patio and kitchen, and 16 on-site parking spaces — ready for immediate occupancy.



| | |
|-------------------------------|------------------------------|
| Building Type | Office |
| Year Built / Renovated | 1961 / 2023 |
| Building Height | 2 Stories with Outdoor Patio |
| Building Size | 9,778 SF |
| Typical Floor Size | 5,114 SF |
| Ceiling Height | 10' (Unfinished) |
| Surface Parking | 10 Spaces |
| Covered Parking | 6 Spaces |

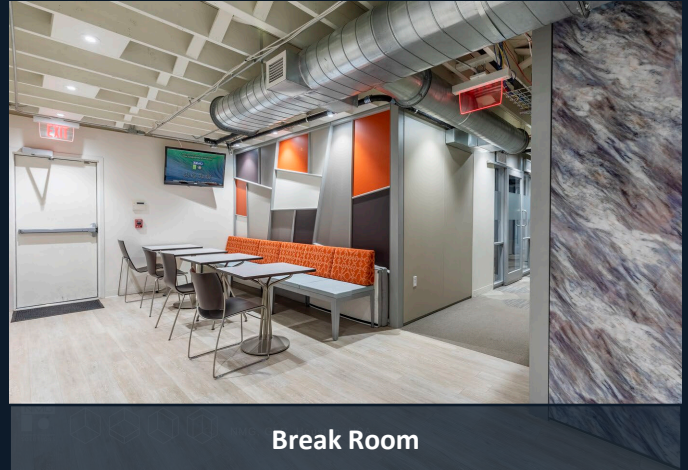
* Adjacent street parking available

WHY 2301 CAROLINE

- Fully renovated in 2023 — move-in ready with high-end finishes throughout
- Rare outdoor lounge with kitchen, BBQ, and downtown Houston views
- Prime Midtown location near The Ion, Toyota Center, and 40+ dining/retail options
- 16 on-site parking spaces with additional availability nearby
- Seller would make minor modifications to show-room space if requested



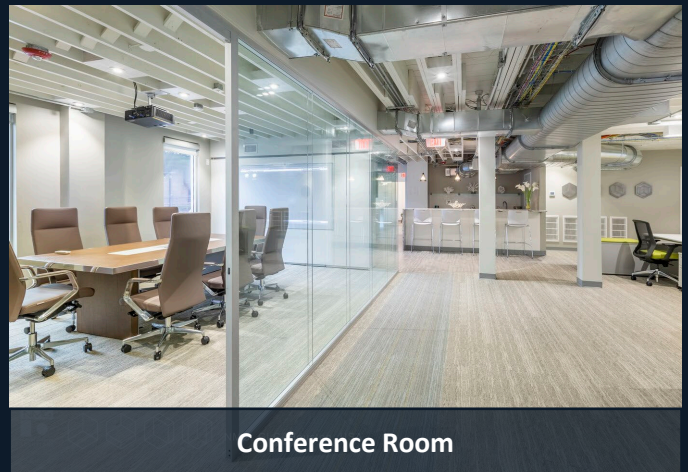
Group Work Area



Break Room



Huddle / Collaboration Room



Conference Room

SPACE FEATURES

- ▶ High-design modern interiors with exposed ceilings
- ▶ Glass-walled conference room with projector
- ▶ Executive offices with wood panel sound-deadening features
- ▶ Designer break rooms — lounge seating + kitchen bar
- ▶ Flexible open work areas with integrated storage
- ▶ Huddle / collaboration spaces throughout



Outdoor Kitchen/Lounge



Fenced Parking



Patio Seating

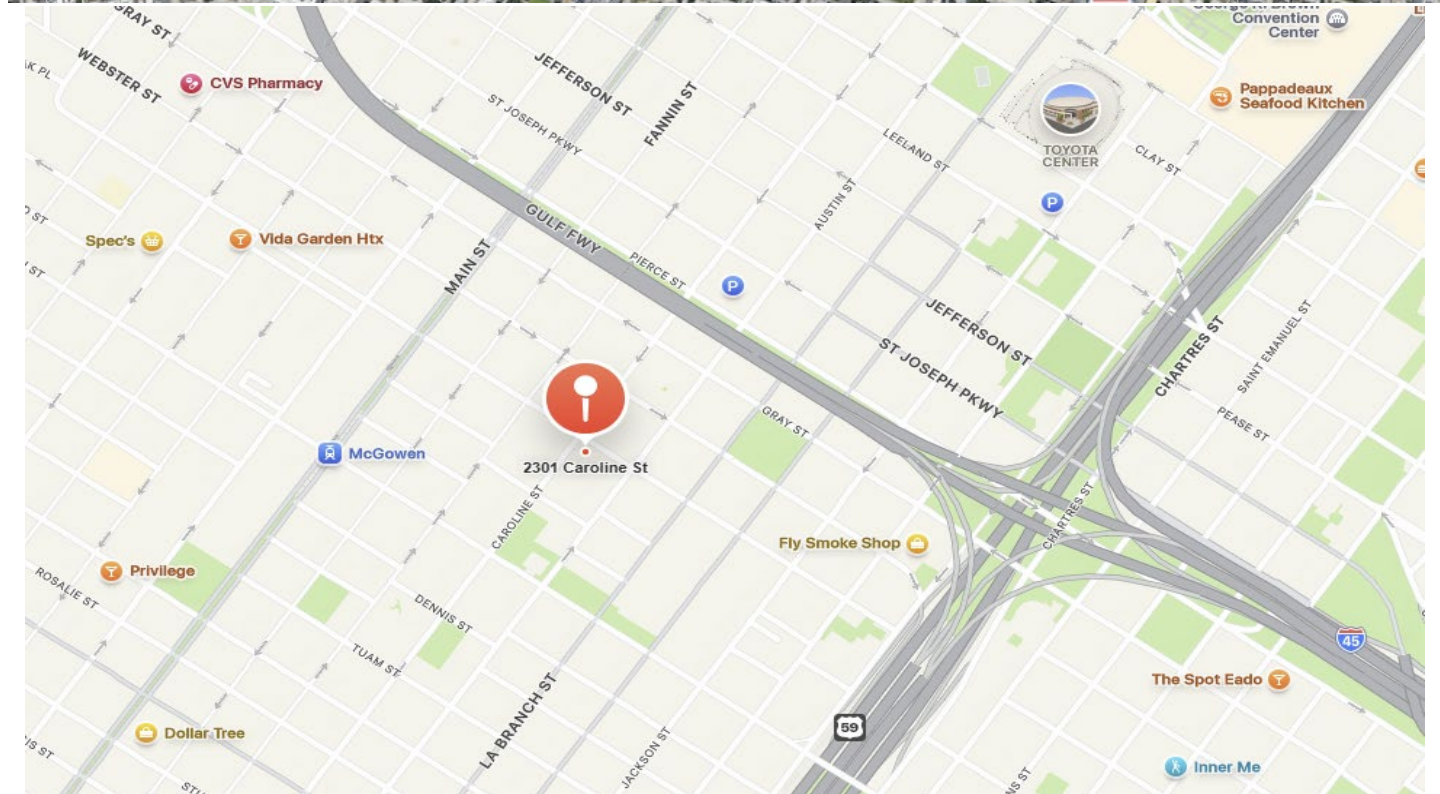
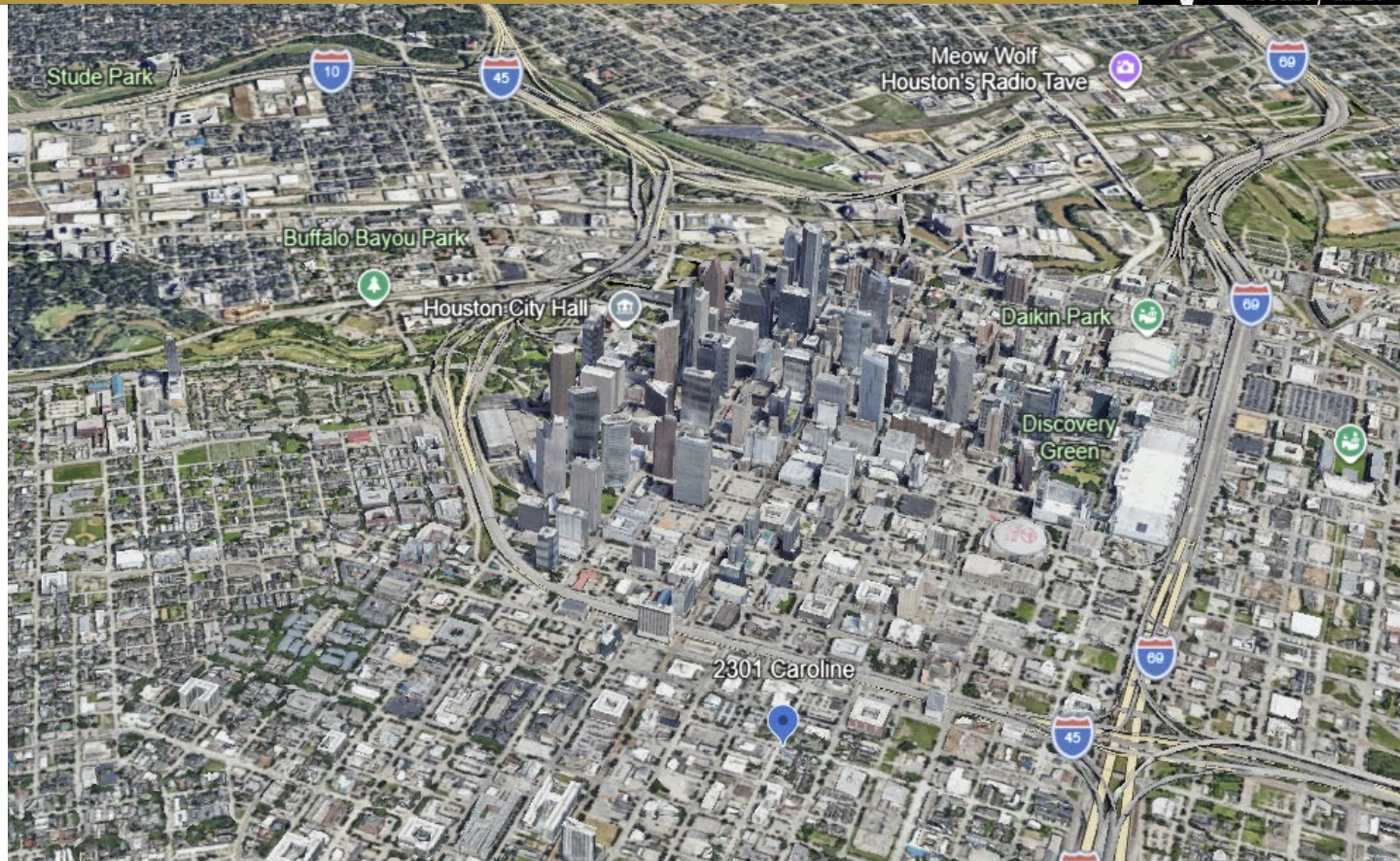


Entrance

EXTERIOR FEATURES

- ▶ Outdoor lounge with kitchen, TV, and counter tops
- ▶ Gated parking area
- ▶ 10 Surface parking and 6 covered parking spaces
- ▶ Street parking available
- ▶ Secure entrance

Site Location and Orientation



LOCATION & DEMOGRAPHICS



Prime Midtown Location

Midtown is conveniently located between CBD and Texas Medical Center, near Toyota Center, St. Joseph Medical Center, and The Ion innovation hub



METRO Rail Access

METRO Red Line through Midtown; McGowen Station ~4 blocks away



Highway Connectivity

Direct access to I-45, US-59/I-69, and Hwy 288; downtown minutes away



Walkable & Growing

Surrounded by new multi-family, retail & restaurant development

MIDTOWN DEMOGRAPHICS (1–5 Mile Radius)

| METRIC | 1 MILE | 2 MILE | 5 MILE |
|------------------------------|-----------|-----------|-----------|
| Daytime Employees (1 mi) | 39,449 | 196,920 | 593,846 |
| Population (2020) | 23,700 | 102,581 | 474,376 |
| Projected Growth (2020–2025) | 1.3% | 1.0% | 0.8% |
| Bachelor's Degree or Higher | 52% | 45% | 43% |
| Avg Household Income | \$101,161 | \$106,264 | \$103,147 |
| Median Age | 37.8 | 36.7 | 35.7 |

WALK SCORE - VERY WALKABLE — 77

TRANSIT SCORE - EXCELLENT — 78

Midtown Houston has seen 50%+ population growth since 2012 and is projected to receive over \$30 million in Midtown Redevelopment Authority investment — creating walkable streetscapes, new parks, and a live/work/play urban environment surrounding this property.

NEW & PLANNED MIDTOWN STREETS & PARKS



COMPLETED PROJECTS

- Main Street Enhancement Project
- Holman Streetscape
- Caroline Street Reconstruction
- Baldwin Park
- Bagby Park / Bagby Greenroads
- Midtown Park & Parking Garage

IN DESIGN / CONSTRUCTION

- Brazos Street Reconstruction

PLANNED

- Midtown pedestrian enhancements
- Alabama Street Reconstruction

CAROLINE ST RECONSTRUCTION

This \$15M reconstruction includes safety enhancements, rain gardens, a dedicated bicycle lane, and custom furnishings. Construction complete.

MIDTOWN GROWTH

Property values: \$211M → \$1.6B+ since 1990s
50%+ population growth since 2012
\$30M+ MRA investment in streets & parks

LEGEND

- METRORail Red Line
- Completed Projects

Source: Midtown Redevelopment Authority | midtownhouston.com | TIRZ No. 2 | Graphic: Brauman Realty, Inc.

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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:
 - 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.

| | | | |
|--|----------------------|-----------------------|----------------|
| Brauman Realty, Inc | 9004980 | rgarcia@braumanco.com | 303-520-2955 |
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| Robert Garcia | 609746 | rgarcia@braumanco.com | 303-520-2955 |
| 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