



MIDTOWN RETAIL/OFFICE FOR LEASE

2117 CHENEVERT @ GRAY, WEBSTER & US 59
HOUSTON, TEXAS 77003

MIDTOWN RETAIL FOR LEASE

In the Heart of Midtown
between Downtown & the
Medical Center/Museum
District

Property has access from
Gray, Webster, Hamilton &
Chenevert Streets, & is at the
Entrance & Exit Ramps to
Hwy 59 & SH 288, one
Block from IH 45

LEASE RATES

\$36.00 PSF NNN

NNN's: \$9.00 PSF

(Office Space Negotiable)

2025 Population Est.

2 Mile: 117,413

5 Mile: 523,928

10 Mile: 1,536,732

2025 Avg. Est. HH Income

1 Mile: \$118,797

3 Mile: \$117,780

5 Mile: \$101,355

DAYTIME EMPLOYMENT

2 Mile: 152,889

5 Mile: 503,854

10 Mile: 944,041

Excellent Downtown Views

Great Access & Visibility
From Major Freeways

NO Bar/Nightclub Uses
Permitted

Please Contact:

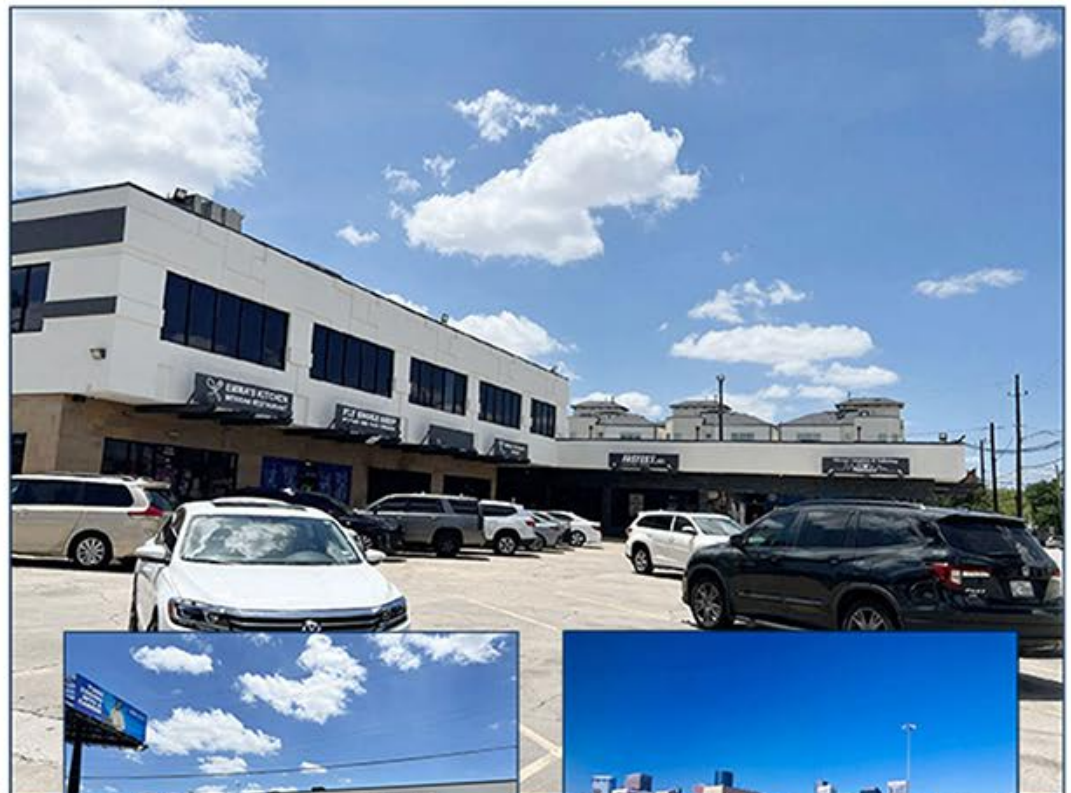
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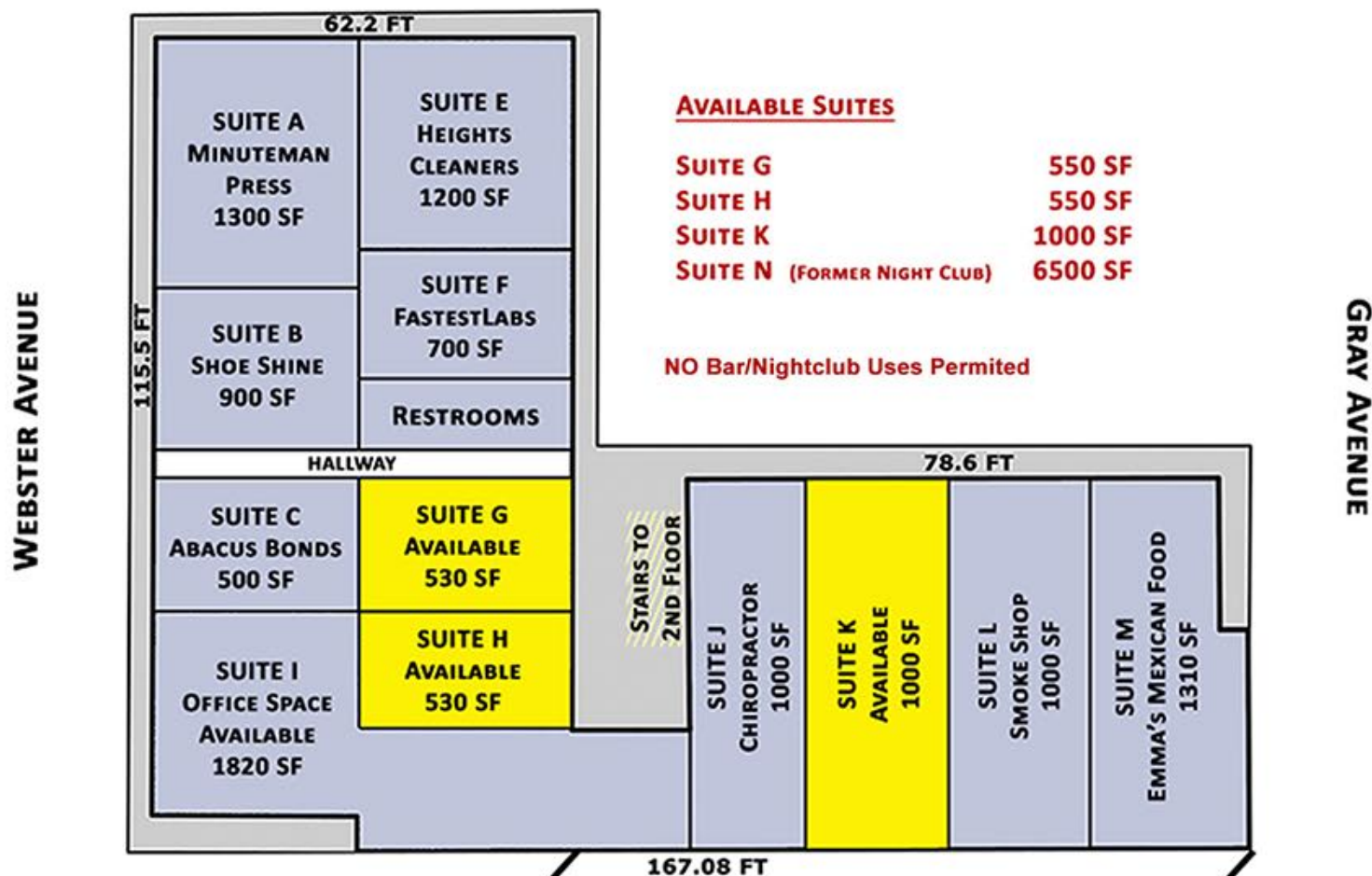
VIEW FROM SECOND FLOOR



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CHENEVERT STREET



HIGH TRAFFIC AREA

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