

PRICE REDUCTION!



HEIGHTS OFFICE FOR SALE

611 HEIGHTS BLVD | HOUSTON, TX 77007

825 TOWN & COUNTRY WAY | SUITE 1200 | HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

FLEXIBLE OFFICE SPACE IN THE HEART OF THE HEIGHTS!

Discover a contemporary commercial office property perfectly suited for small teams, professional services, and businesses seeking a comfortable and convenient workspace in one of Houston's most desirable neighborhoods.

PROPERTY HIGHLIGHTS

- **Efficient First-Floor Workspace**
 - Thoughtfully designed office layout with seating for up to 7 team members, ideal for collaborative or client-facing operations.
- **Ample On-Site Parking**
 - Enjoy the convenience of 10 dedicated parking spaces, a valuable amenity in the Heights.
- Three Full Bathrooms
- Kitchen + Break Area
- Private Conference Room



ASSET OVERVIEW

OFFERING SUMMARY

ADDRESS	611 Heights Blvd Houston, TX 77007
SALE PRICE	\$1,495,000.00
BUILDING SIZE	3,752 SF
PROPERTY TYPE	Office
YEAR BUILT	1930; Renovated 2023
LOT SIZE	0.17 AC
BUILDING HEIGHT	2 Stories
PARKING	10 Dedicated Parking Spots + Street Parking

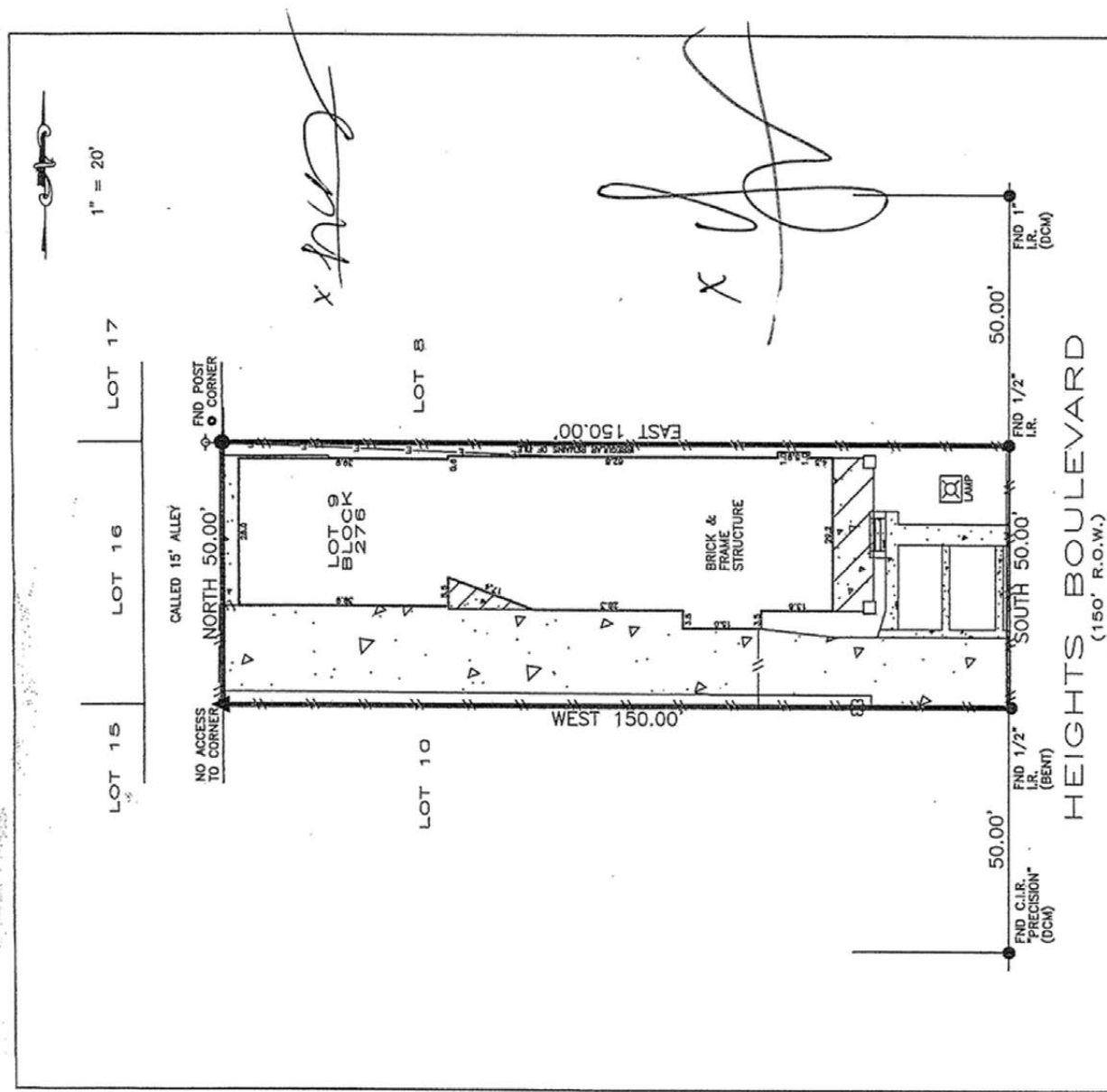
PROPERTY AERIAL



PROPERTY PHOTOS



PROPERTY SURVEY



BEARINGS BASED ON SUBDIVISION PLAT Fence locative ties are approximate and may not be used for boundary determination.

DCM = DIRECTIONAL CONTROL MONUMENT

B.L. = BUILDING LINE

U.E. = UTILITY EASEMENT

A.E. = AERIAL EASEMENT

S.S.E. = SANITARY SEWER EASEMENT

ST.M.S.E. = STORM SEWER EASEMENT

REALTOR:

- OVERHEAD ELECTRIC COVER
- EASEMENT
- BUILDING LINE
- FENCE
- GAS

<p>BEARINGS BASED ON SUBDIVISION PLAT Fence locative ties are approximate and may not be used for boundary determination.</p> <p>DCM = DIRECTIONAL CONTROL MONUMENT</p> <p>B.L. = BUILDING LINE</p> <p>U.E. = UTILITY EASEMENT</p> <p>A.E. = AERIAL EASEMENT</p> <p>S.S.E. = SANITARY SEWER EASEMENT</p> <p>ST.M.S.E. = STORM SEWER EASEMENT</p> <p>REALTOR:</p>		<p>SURVEYOR INFORMATION:</p> <p>LAPLANT SURVEYORS, INC. 17150 BUTTE CREEK 135 Houston, Texas, 77060 281-440-8880 orders@houstonlantsurveying.com</p>	<p>CERTIFICATION</p> <p>The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, or claims, title conflicts, visible encroachments overlapping of improvements, and interests, that might affect the rights-of-way, except as shown, that have been discovered, and agree to and from dedicated roadway, excepting as indicated.</p> <p>ROBERT A. LAPLANT, JR. PROFESSIONAL SURVEYOR 5234</p> <p><i>Robert A. Laplant, Jr.</i></p>
<p>JOB NUMBER: 190223</p> <p>CERTIFIED TO:</p> <p>Whiterfish Montana, LLC</p>	<p>LEGAL DESCRIPTION:</p> <p>Lot 9, Block 276 of Houston Heights Volume 1, Page 114 Map Records of Harris County 611 Heights Boulevard Houston, Texas 77007</p> <p>FLOOD ZONE</p> <p>SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE 1.0. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.</p>	<p>SURVEYOR'S NAME AND AUTHENTICATED SEAL</p> <p>ROBERT A. LAPLANT, JR. PROFESSIONAL SURVEYOR 5234</p>	<p>DATED: 2-21-2019</p> <p>FIRM NO. 10145800</p>

SURROUNDING AMENITIES



PROPERTY LOCATION



DRIVETIMES

2 MIN

I-10 E via Heights Blvd

8 MIN

I-610 via I-10 W

11 MIN

Downton Houston CBD

14 MIN

Beltway 8 /Sam Houston Tollway via I-10 W

20 MIN

Hobby P William Airport via I-45 S

25 MIN

George Bush Intercontinental Airport (IAH)

HOUSTON - MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2023 the Houston metro added 1,500,000 people, which is a 25.3% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



4th largest city

Houstonians: nearly **1.4** in **4** have official government representation here

90 countries

7th largest metro economy

Top 3 Metro in the nation for the number of consular offices

5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

Race/Ethnicity
Houston today mirrors the U.S. in four decades

19 Foreign banks from 10 nations

1,700+ Houston firms report foreign ownership

PORT OF HOUSTON:
BUSIEST PORT IN TEXAS

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS
George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT
Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015

16th Busiest in the world by tonnage

1st in U.S. import & export tonnage | **2nd** in total tonnage in the U.S.

188 nonstop destinations to **37** countries

2018 Passenger Volume (Pre COVID)

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

DOMESTIC 46.5 Million

58.3 Million total passengers

INTERNATIONAL 11.8 Million

66 International Destinations

37 Countries

FOR MORE INFORMATION:

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SVN J. Beard Real Estate - Greater Houston	0519836	jeff.beard@svn.com	281-367-2220
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Jeffery Beard	0400693	jeff.beard@svn.com	281-367-2220
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date