RICE VILLAGE RETAIL SPACE

FOR LEASE > RICE VILLAGE RETAIL SPACE

2408 Rice Blvd.

Houston, TX 77005

Available: 3628 SF



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2408 Rice Blvd



Property Highlights

Location & Attributes

- · Located in the heart of Rice Village; an 18 block mixed use pedestrian focused shopping destination with over 300+ national and boutique retail stores.
- Closest shopping and dining to the Texas Medical Center, the 8th largest business district in the US with over 106,000 employees and over 7.2 million visitors per year.
- Two blocks west from the #14th ranked Rice University with a total enrollment of 6,855 undergraduate and graduate students.
- Surrounded by the high income demographic neighborhoods of West University Place, Southside Place, Southampton, and Southgate; over 3,000 single family homes with values ranging from \$650K to \$5 million.

Improvements

- Three contiguous multi-tenant retail buildings totaling approx. 19,982 SF of rentable area.
- · Tenancy includes a diverse mix of food and retail services including Sweet Paris Creperie & Cafe, Tea Bar, H&R Block, J. Landa Jewelry, and Purple Mango children's boutique.
- 35 uncovered parking spaces.

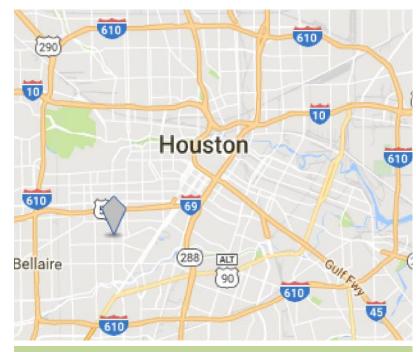
Available Spaces

2408 Rice Blvd 3,628 SF

Rent: Negotiable

\$9.21 PSF - \$11.00 PSF NNN:

• TIs: Negotiable



1 mile

21,285

\$209,466

2017 Demographics

Avg. HH Income

Population

3 mile

\$138,293

186,313

5 mile

\$116,708

475,107

Location Highlights









Texas Medical Center

Located approximately 1.25 miles from Rice Village, the Texas Medical Center employs over 106,000 professionals, has 160,000 visitors per day and 180,000+ surgeries per year. The Texas Medical Center holds the title for the largest medical complex in the world with 50 million developed square feet and \$3 billion in construction projects underway. It is home to the world's largest children's hospital, Texas Children's Hospital, and cancer hospital, The University of Texas MD Anderson Cancer Center.*

Rice University

A world renown university currently ranked #14 by USA News is a leading private research university located 0.5 miles away from Rice Village. Rice University's student body consists of 6,740 students as well as 2,152 academic and administrative staff.

Rice Village District

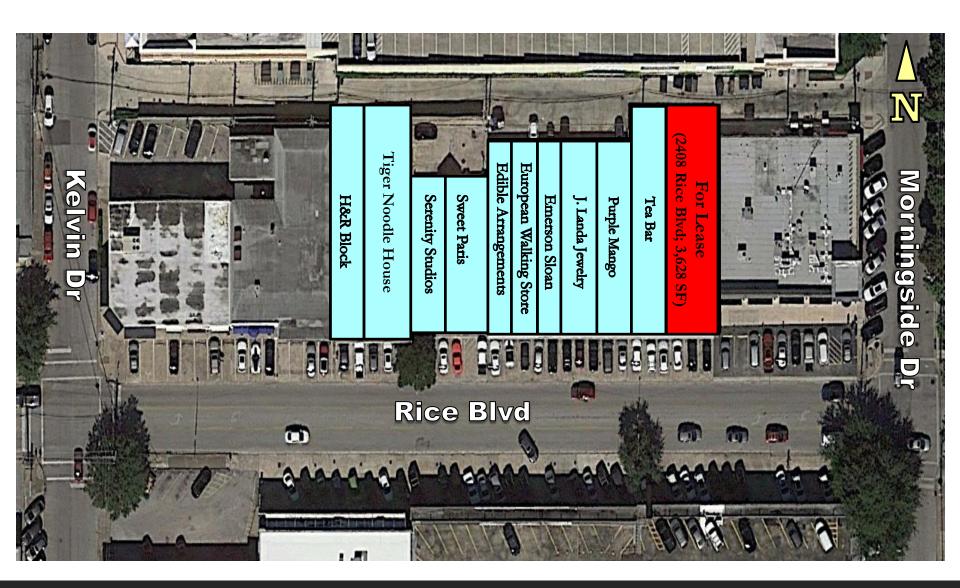
296,000 SF mixed-use retail center 1 block south from the property. Tenancy includes Gap, Express, Shake Shack, Starbucks, Banana Republic, Urban Outfitters, Victoria's Secret, Athleta, and Ann Taylor.



Aerial







INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or

or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

