

FOR LEASE Office at One Emancipation Center



Ed Ryland, CCIM, MCR

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6464 Savoy Dr, Ste 500 ♦ Houston, TX 77036 ♦ Office: [\(713\) 952-5066](tel:(713)952-5066) ♦ ARVORealtyAdvisors.com

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One Emancipation Center **Asking Price \$18.00 -\$28.00 psf NNN**

Building Features and Amenities

- Panoramic views of the city including, CBD, Midtown, EaDo, Downtown, Minute Maid Park, University of Houston, Texas Southern University, Texas Medical Center, Houston Community College, Greenway Plaza and Galleria;
- Four level covered parking garage with 220 spaces and an additional 15 surface level parking spaces;
- Centralized security station on street level at major entrances;
- Community room for tenant and community events;
- Beautiful outdoor balcony patio for business gatherings and events;
- Walkable work environment, with close proximity to walk/bike trails;
- Tenant access to recreation, exercise and swimming facilities at Emancipation Park, and;
- Tenant access to cultural events at Emancipation Park and the El Dorado Ballroom

Demographics 2020	1 MILE	2 MILE	3 MILE	Demographics 2025	1 MILE	2 MILE	3 MILE
Total Population	18,876	68,913	99,366	Total Population	21,793	77,590	111,808
Employees	12,499	204,551	169,388	Total Households	9,902	39,543	45,009
Total Households	8,351	34,293	38,464	Avg. Household Income	\$92,132	\$115,481	\$119,810
Avg. Household Income	\$81,861	\$106,035	\$108,129				



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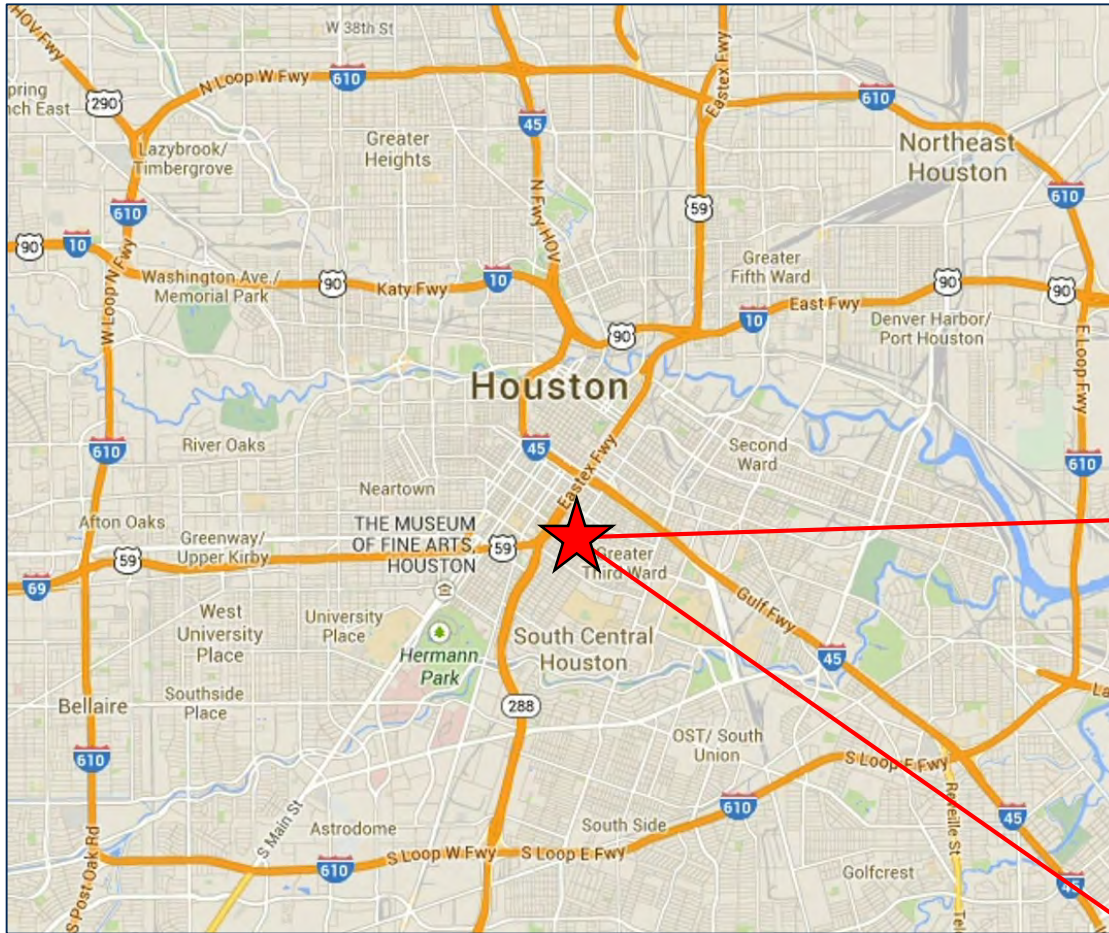
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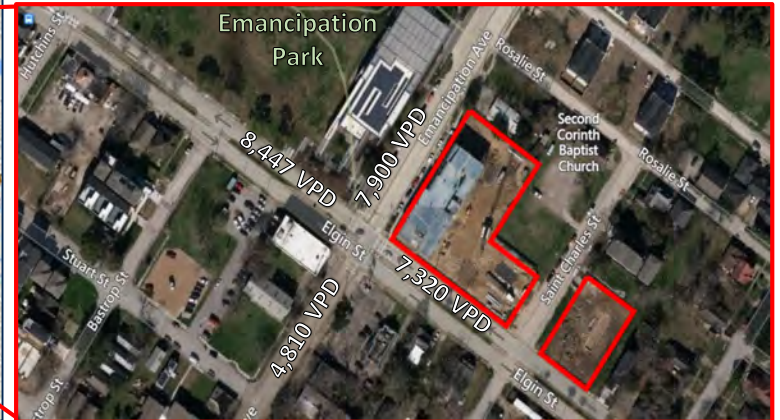
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Location



Prime Location

- Located within an Opportunity Zone;
- Directly across the street from the \$33.6 Million recently restored and newly developed Emancipation Park;
- Within the path of growth proximate to new residential and commercial development;
- Located along a recently designated Main Street Corridor, headlining anticipated commercial development in the area, and;
- Proximity to Highway 288, Interstate 69/US 59, Loop 610, Interstate 10 and Interstate 45 provides convenient access to major business districts, airports and city amenities



One Emancipation Center, 3131 Emancipation Ave, Houston, TX 77004



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Renderings



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FOR LEASE Office/Retail at One Emancipation Center

Aerial Photos



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Interior Photos



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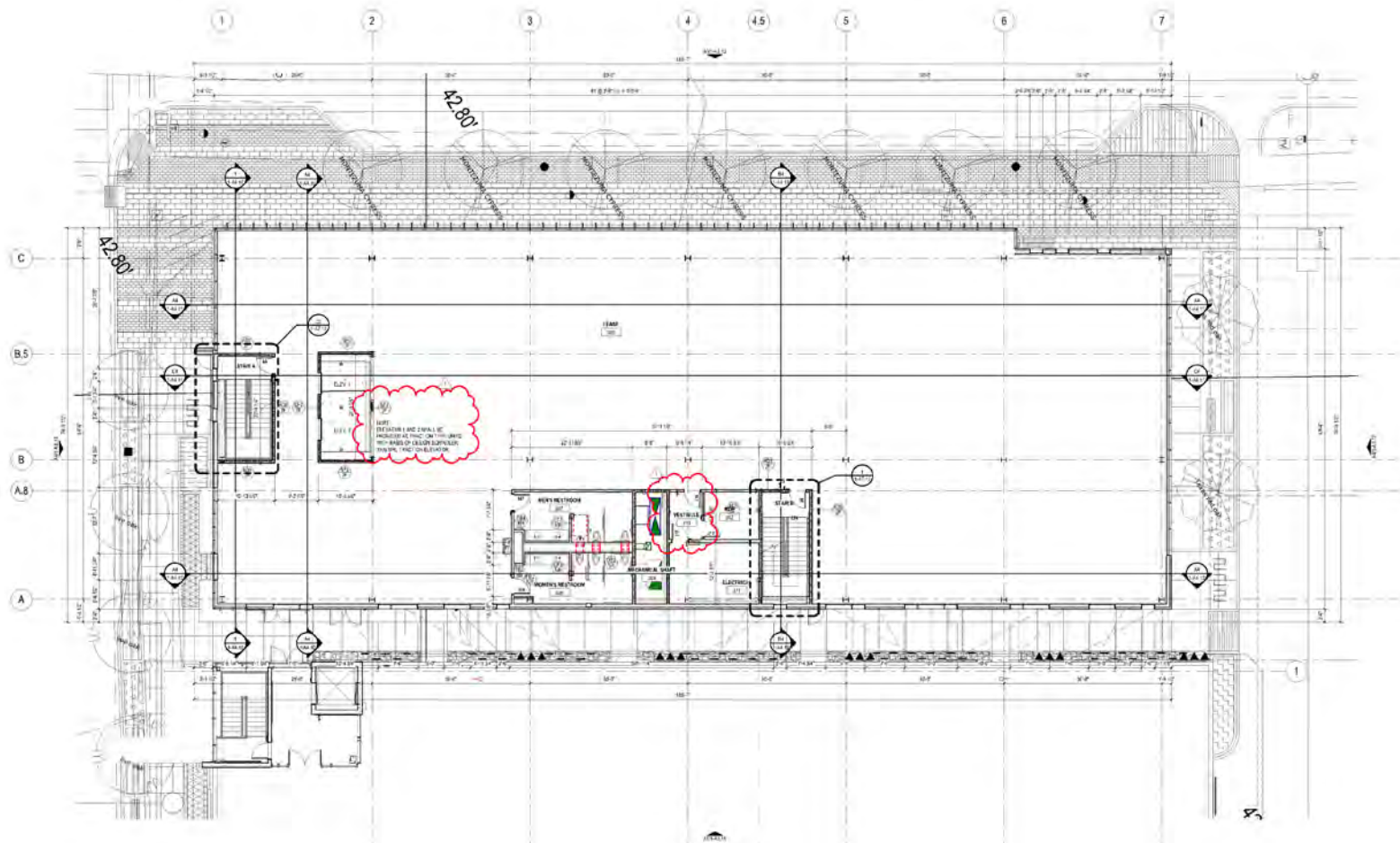
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Third Floor



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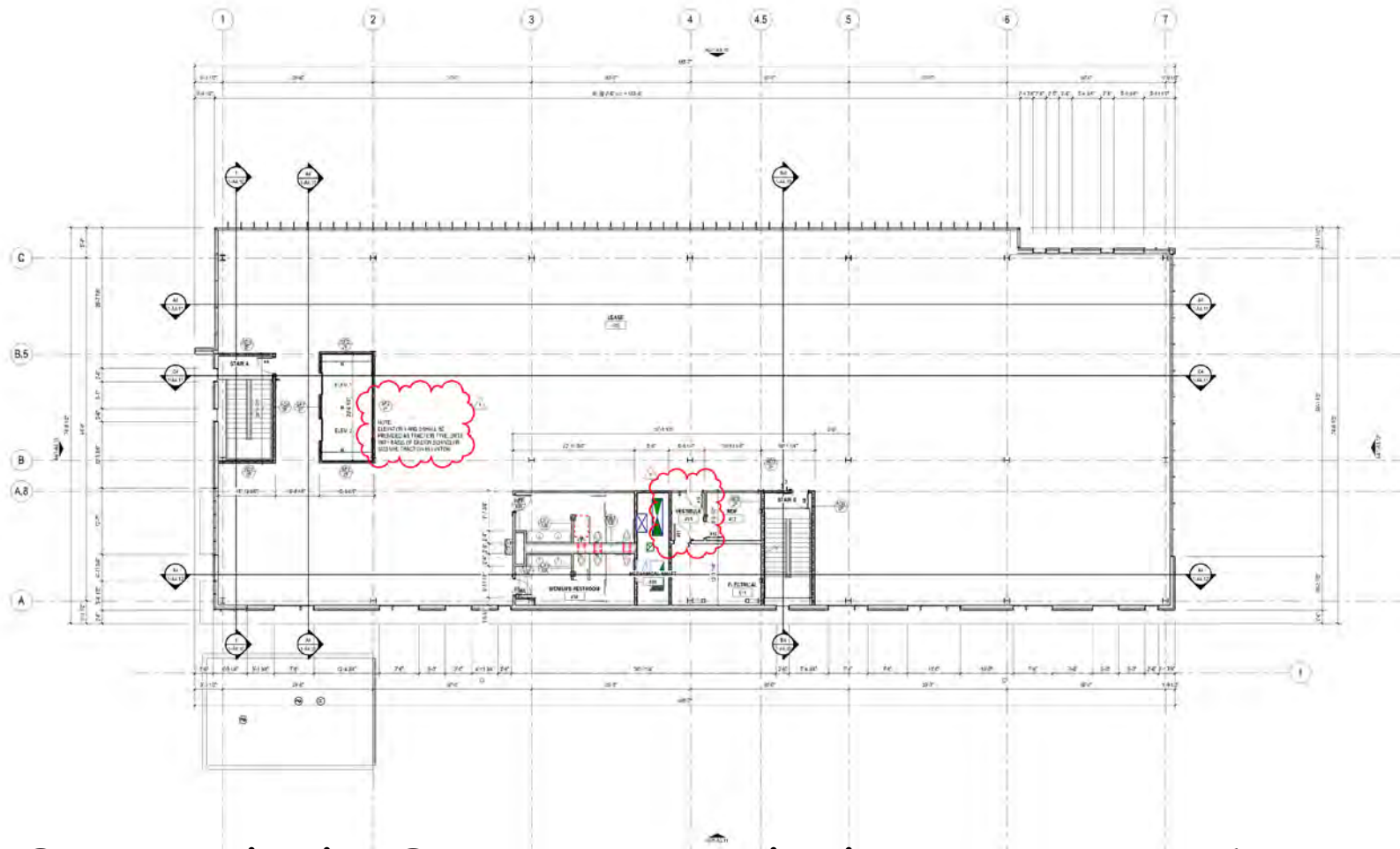
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Fourth Floor



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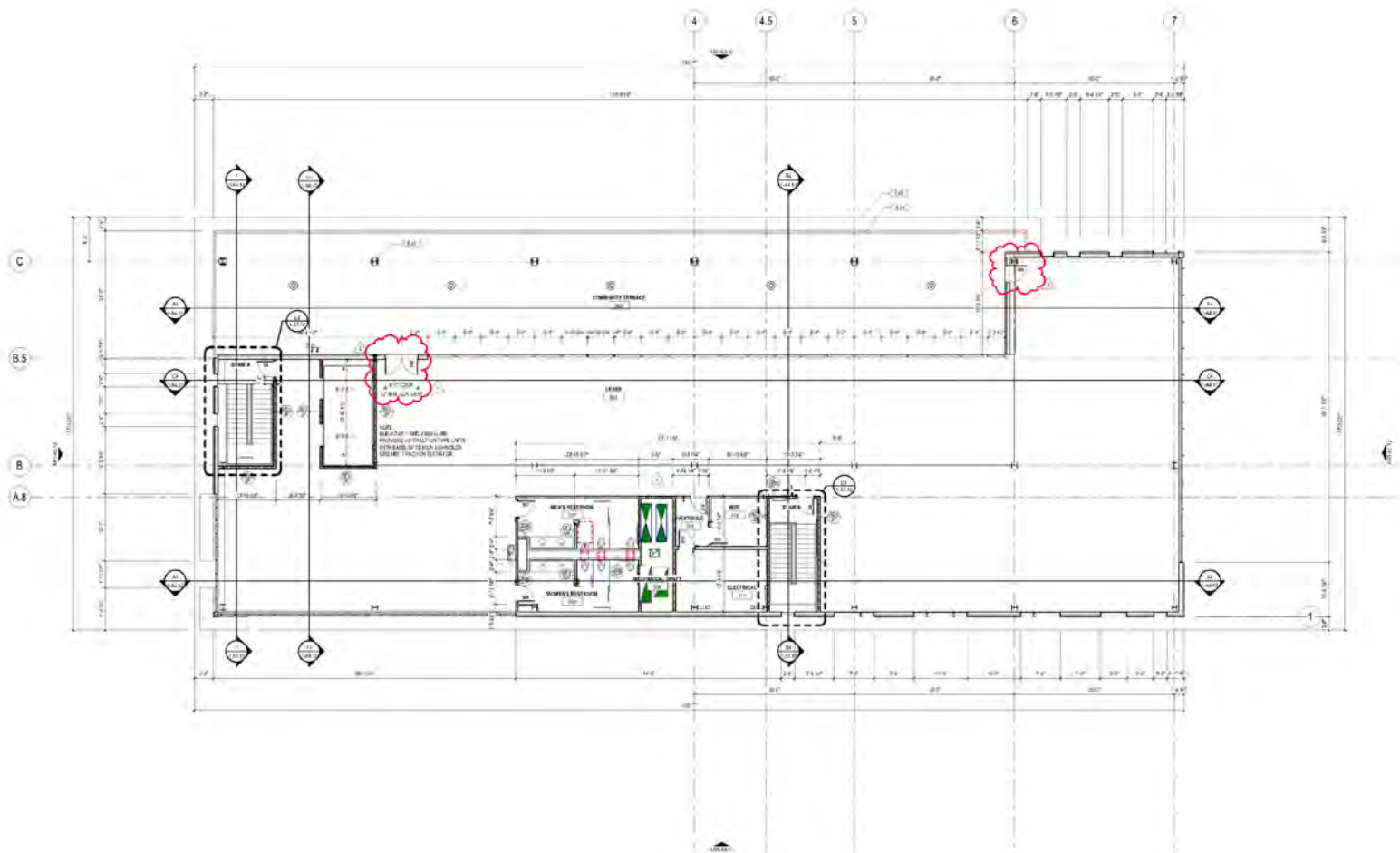
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Fifth Floor



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