

**2424 W. Holcombe Blvd.  
Houston, Texas 77030**



## **Office Space for Lease**

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

# PROPERTY INFORMATION

## LOCATION:

NEQ W. Holcombe Blvd & Kirby Dr  
Houston, Texas 77030

## AVAILABLE:

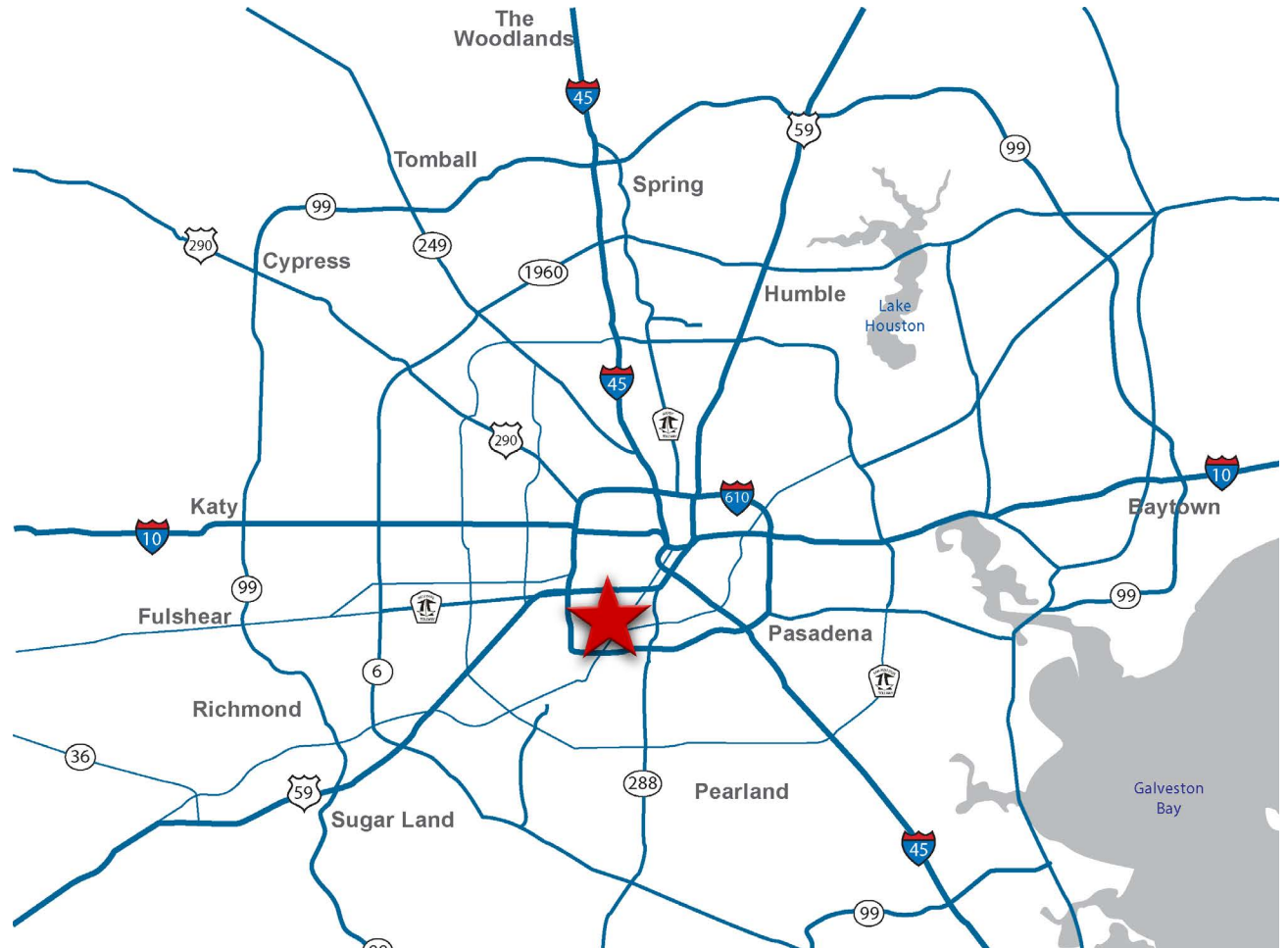
Suite 105: 1,182 SF (1st floor space)

## RATE:

Call for Pricing

## PROPERTY HIGHLIGHTS:

- Located on W. Holcombe Blvd between Kirby Dr & Greenbriar Dr, just west of the Medical District
- High visibility and easy access
- Easy access to Hwy 59/I-69, Loop 610 and Hwy 90
- Nearby Rice Village, Texas Medical Center, Galleria, River Oaks, Montrose & Downtown
- Built out for Medical use
- Abundant surface parking
- ¼ mile to TX Medical Center



## TRAFFIC COUNTS:

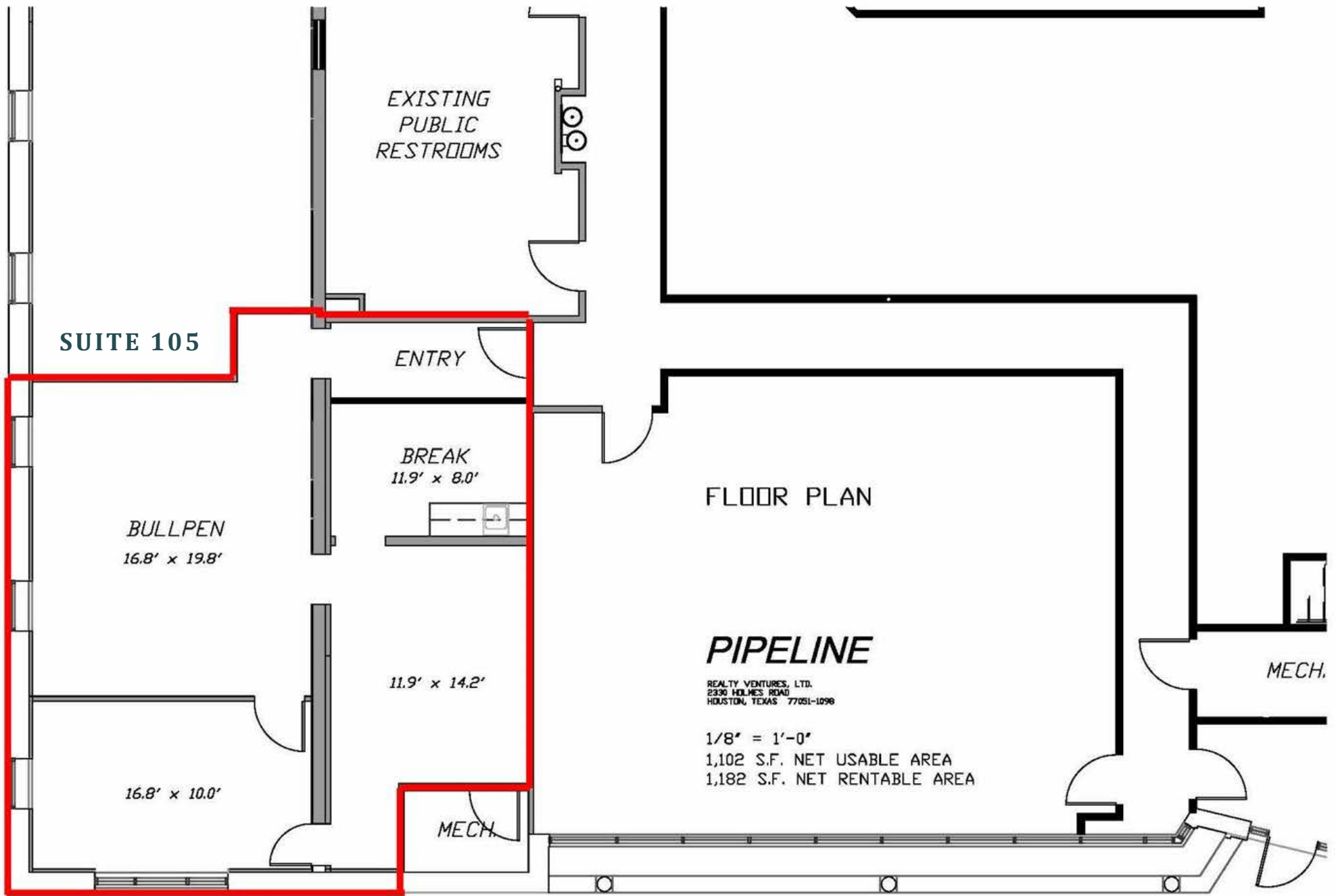
W. Holcombe Blvd: 32,510 VPD west of site & 30,000 VPD east of site  
Kirby Dr: 24,846 VPD | Greenbriar Dr: 10,980 VPD (Kalibrate 2020)

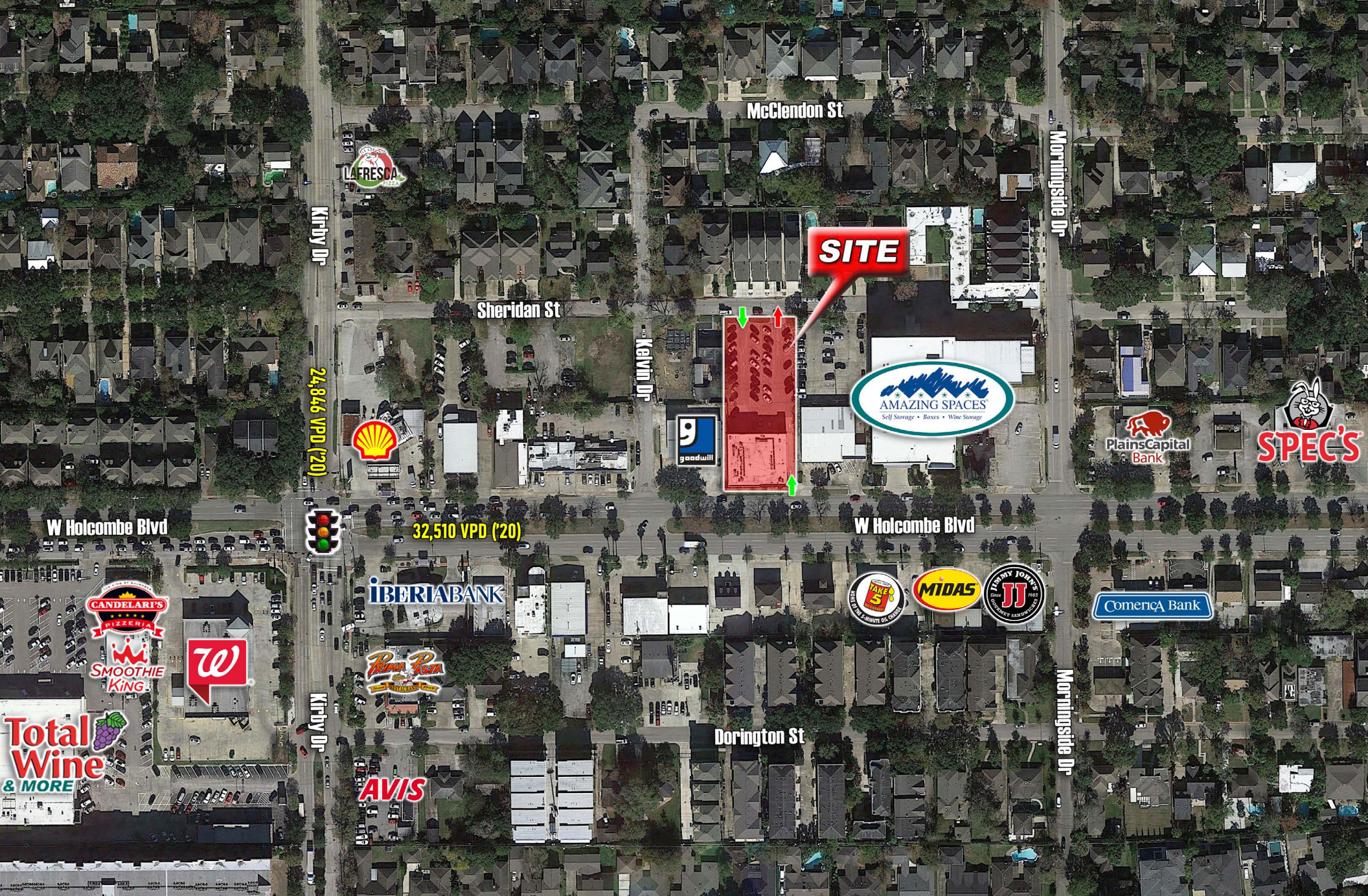
## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles
2020 Population	25,455	87,913	184,509	481,503
Average Household Income	\$147,844	\$145,814	\$133,296	\$118,342
Daytime Population	43,731	205,685	338,360	784,682











Downtown  
Houston  
158,000+  
Employees

TSU  
Texas Southern University  
9,730 Students

HOUSTON  
MUSEUM  
DISTRICT  
20 Museums  
within Walking  
Distance

Hermann Park  
6 million Visitors  
445 Acres  
HOUSTON ZOO  
2.5M Visitors  
Hermann Park  
Golf Course

RICE  
7,124 Students

Rice Village  
GAP ATHLETA VICTORIA'S SECRET  
Bath & Body Works TALBOTS LOFT  
ANN TAYLOR SEPHORA chico's

petco SPEC'S ROSS  
Michaels Rاندalls Famous Footwear

**SITE**

TMC | TEXAS MEDICAL CENTER  
2.1 Square Miles  
54 Medicine Related Institutions  
21 Hospitals & 8 Specialty Institutions  
8 Academic & Research Institutions  
Over 106,000 Employees  
10 Million Patients Annually

Levit Green  
Proposed  
Mixed Use  
Development

Michael E. DeBaley  
VA Medical Center

Future  
Site of  
TMC3  
BCM

MD Anderson  
Cancer Center  
Corporate  
Offices

MD Anderson  
Cancer Center  
Proton Therapy Center

The Woman's Hospital of Texas  
UTHealth  
The University of Texas  
Health Science Center at Houston

NRG Center

NRG park  
TEXANS NRG  
Training Stadium Astrodome

NRG Arena



# 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.



11-3-25

## 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 partners 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 written to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in written 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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