

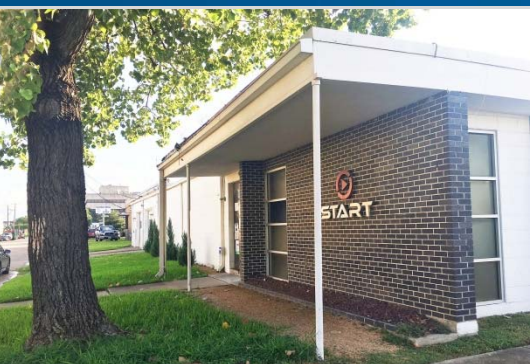
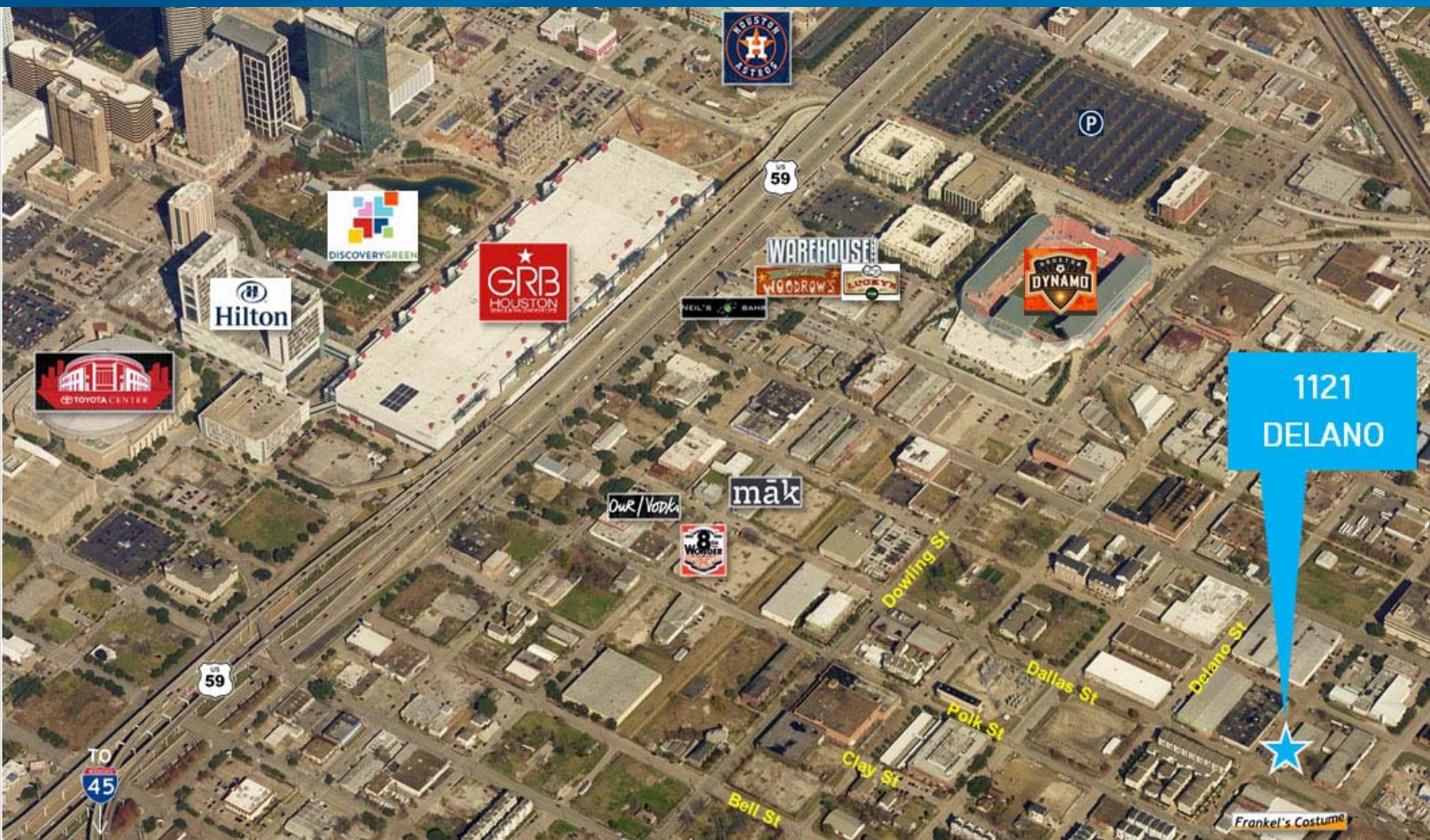
FOR SALE /LEASE > OFFICE



East Downtown (EaDo)

Collaborative/Creative +/- 4,300-SF Work Space

1121 Delano Street, Houston, TX 77003



Unique opportunity to purchase or lease a property situated in the heart of Houston's most up-and-coming neighborhood – EaDo (East Downtown)

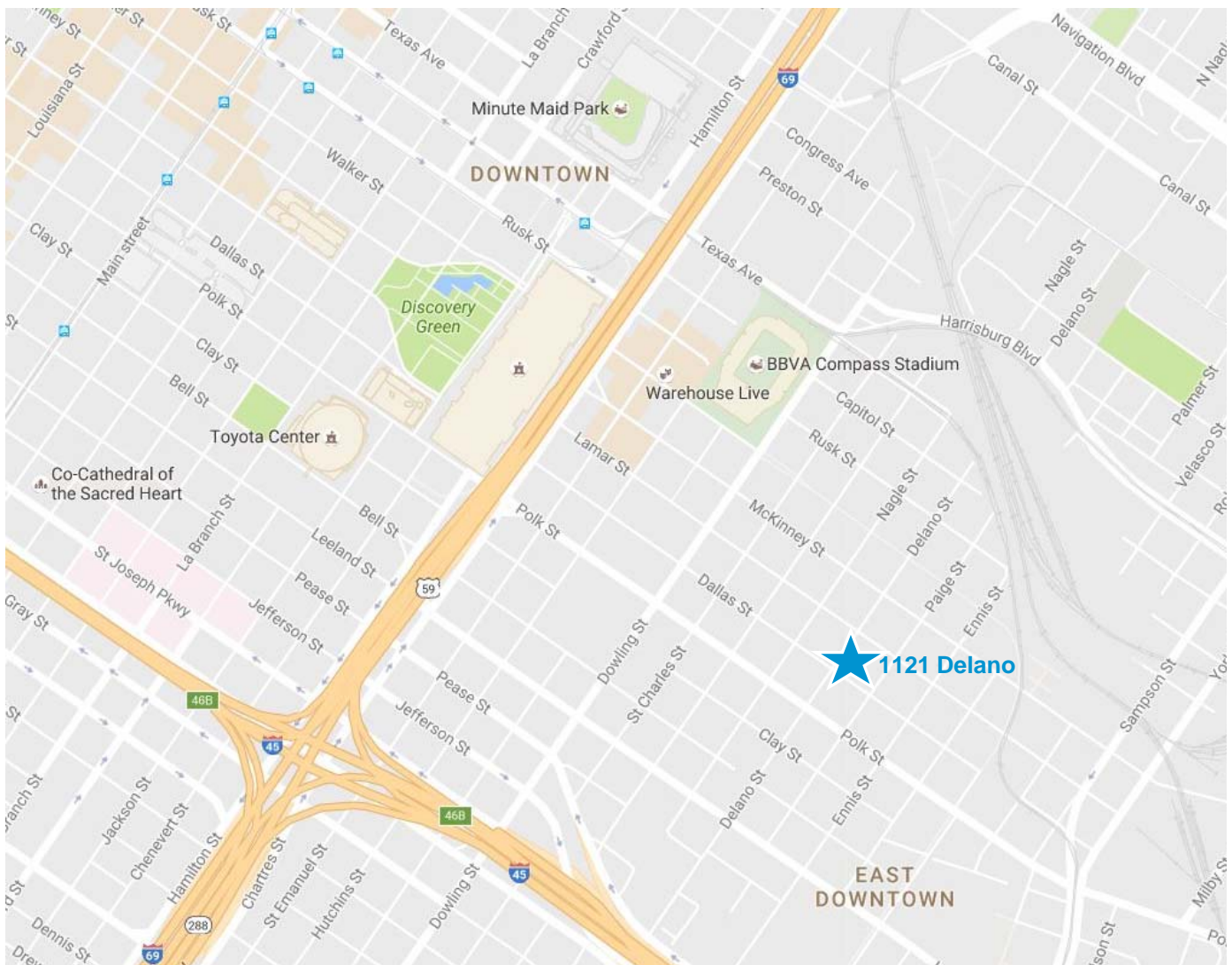
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LOCATION AND WALKABILITY!



Unique opportunity to purchase or lease a property situated in the heart of Houston's most up-and-coming neighborhood – EADO (East Downtown). Many of Houston's most famous attractions and venues are within a 1-mile walking distance. Existing office building boasts ultra-modern finishes that would be the envy of even the most well-known start-ups. Floor plan is ideal for a company that fosters a creative, collaborative environment. Property is immediately surrounded by numerous existing and proposed mixed-use developments combining residential, office and retail in a walkable environment.



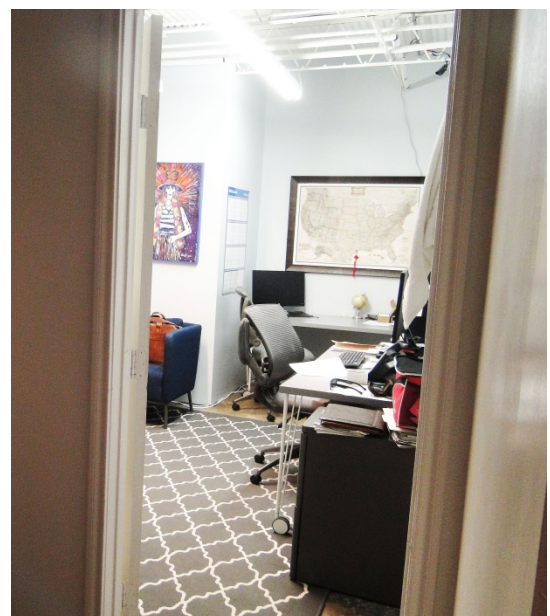
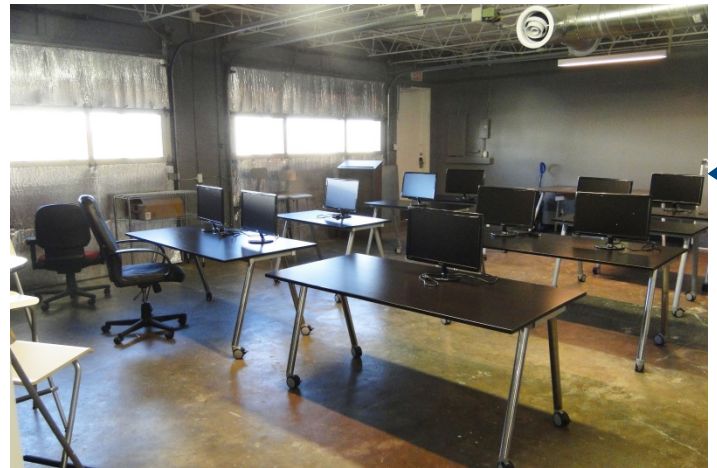
Property Photos



Property Photos



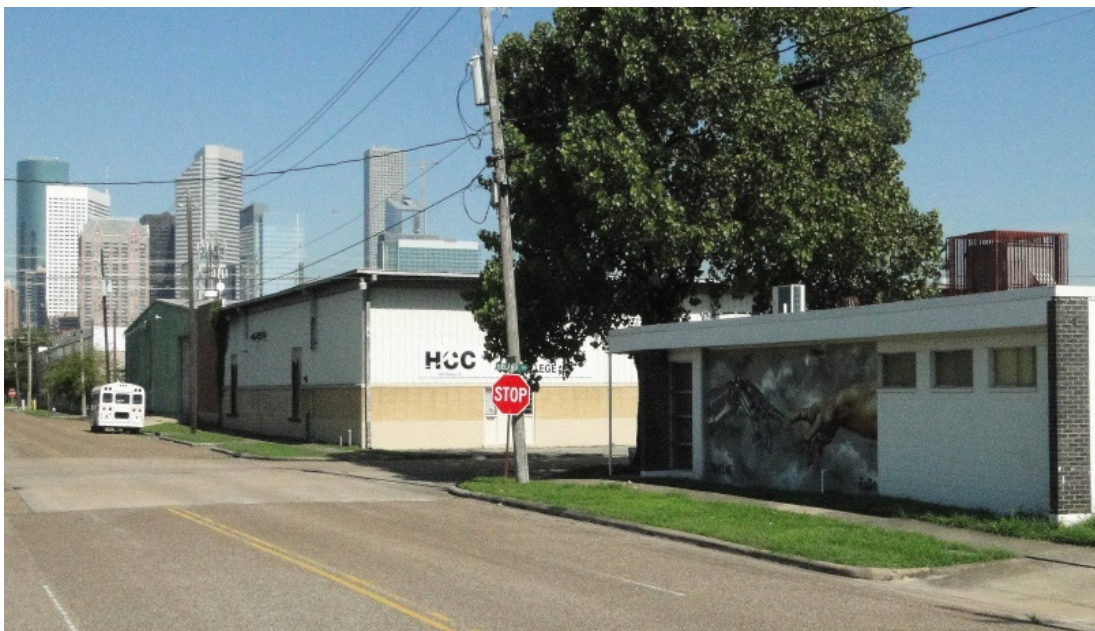
Property Photos



Surrounding Area Development



NEARBY RECENT RESIDENTIAL DEVELOPMENT



VIEW OF DOWNTOWN HOUSTON SKYLINE FROM PROPERTY

Property Location

East Downtown (EaDo) District



BOUNDARIES OF THE NEW EAST DOWNTOWN DISTRICT



PRIME LOCATION

1121 Delano is strategically located within the rapidly gentrifying East Downtown (EaDo) District.

Iconic Area Attractions



Area Amenities

> BBVA Compass Stadium

A 22,000-seat stadium that is home to the Houston Dynamo professional men's soccer team.



> George R Brown Convention Center

With nearly 1.8M SF of space, the convention center is one of the country's busiest and sought-after convention destinations.



> Toyota Center

A 18,000-seat indoor arena and home of the Houston Rockets basketball team.



> Minute Maid Park

A 40,000-seat, retractable roof stadium that is home to the Houston Astros baseball team.

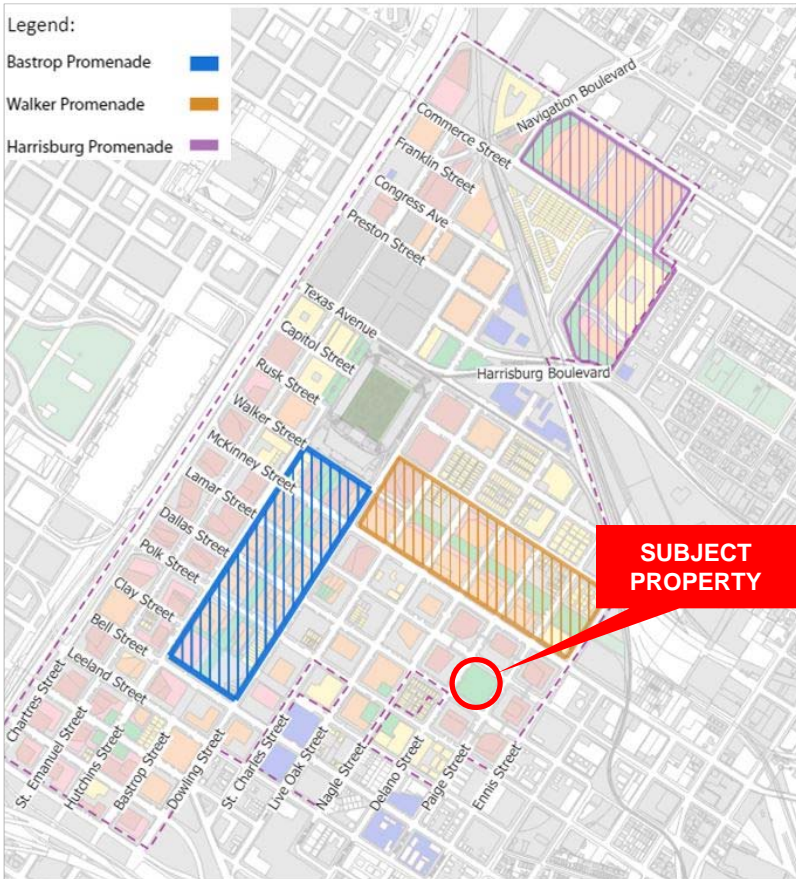


> Discovery Green

A 12-acre urban park that is the site for numerous year-round activities and special events.

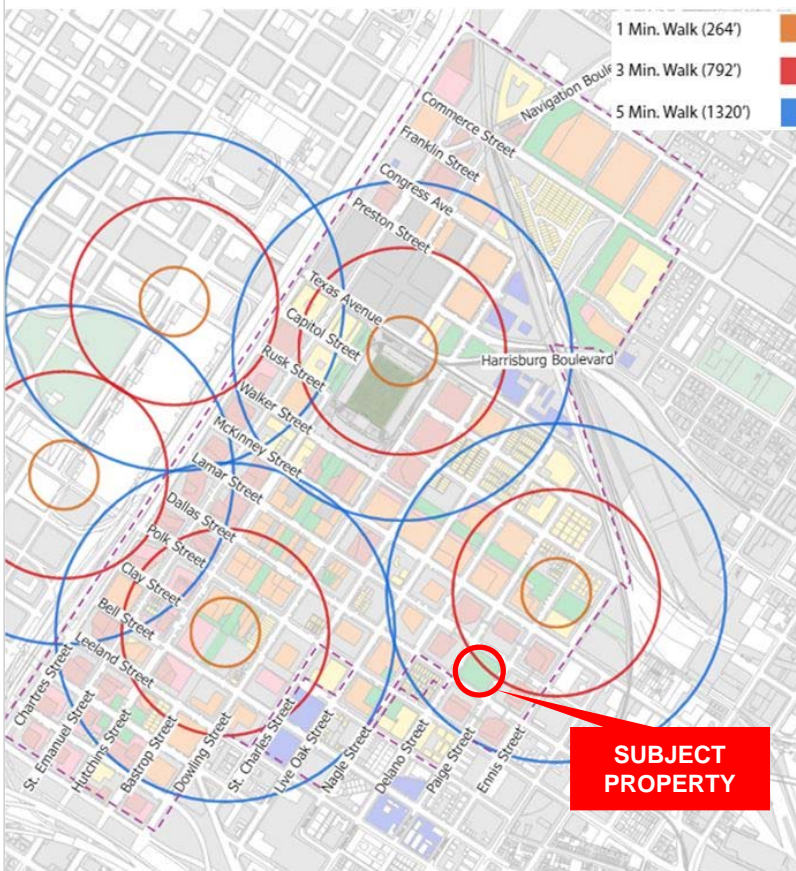
Walking Distance from 1121 Delano St

BBVA Stadium	0.45 miles
George R Brown Convention Center	0.65 miles
Toyota Center	0.75 miles
Minute Maid	1.00 miles



Walkability

With the growing urban development trend of walkable communities, 1121 Delano's pedestrian-friendly location is an outstanding asset.



For more information on walkable communities:

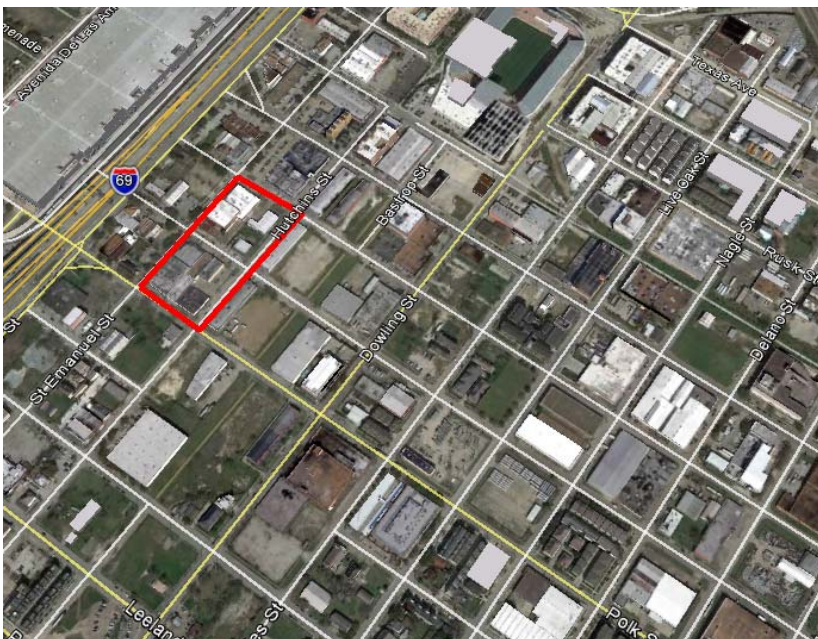
“Growing Demand for Walkable Places Opening Door to More Mixed-Use Development”

(NAIOP, Spring 2015)

East Village

East Village, a proposed mixed-use development within the East Downtown (EaDo) District, is approximately 0.40 miles from the subject property.

- 60,000-SF Mixed Use Complex
- Developed by Ancorian
- Located along St. Emanuel and Hutchins Streets Between Polk and Lamar
- 0.40 miles from 1121 Delano
- Mix of Retail, Office, and Residential
- Across from 8th Wonder Brewery





Courtesy of Llewelyn-Davies Sahni

CONCEPTUAL VIEW OF REDEVELOPMENT ON DALLAS AND BASTROP STREETS

Walking Distances (Miles)

8 th Wonder Brewery	0.40
East Village	0.40
BBVA Compass Stadium	0.45
Warehouse Live	0.55
GRB Convention Center	0.65
Toyota Center	0.75
Discovery Green	0.80
Minute Maid Park	1.00

Helpful Links

[9 Reasons Why EaDo Is the Place to Be](#)
[EaDo Management District](#)
[Houston Downtown District](#)
[Greater East End District](#)
[George R Brown Convention Center](#)
[Toyota Center](#)
[Houston Dynamo](#)
[Minute Maid Park](#)

Sale Price: \$699,000

Lease Rate: \$19.00/SF NNN

Contact Us

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Information About Brokerage Services

11-2-2015

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



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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