

FOR LEASE: 2ND GENERATION OFFICE BUILDING IN MIDTOWN

808 WINBERN ST. | HOUSTON, TX 77006



**AVAILABLE
3,096 SF**

**Also
Available
7,854 SF**

**MID MAIN
LOFTS**



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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

S&P INTERESTS

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

808 Winbern St. | Houston, TX 77006



AVAILABLE

2nd Gen Office | 3,096 SF



PARKING

3/1,000 Spaces



SECURITY

Private Gated Parking



POPULATION

216,295 within 3 miles



INCOME

\$120,309 within 3 miles



2 COVERED PARKING SPACES



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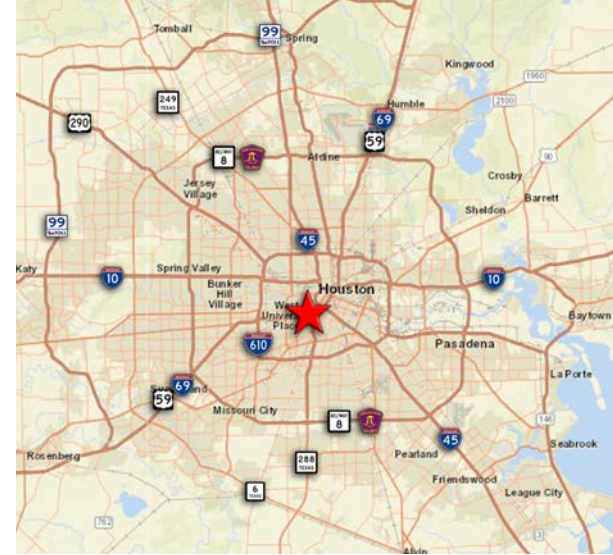
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PROPERTY FEATURES:

- 2nd Gen Office
- 3,096 SF Available
- Prime Midtown Location
- Private Gated Parking
- 3/1,000 parking
- 2 covered parking spaces
- Call Broker For Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	31,502	216,295	496,889
Households	17,523	100,621	216,660
Daytime Employment	24,706	366,901	559,988
Average HH Income	\$113,049	\$120,309	\$112,860

TRAFFIC COUNTS:

Travis St: 13,613 VPD (TXDOT 2022)



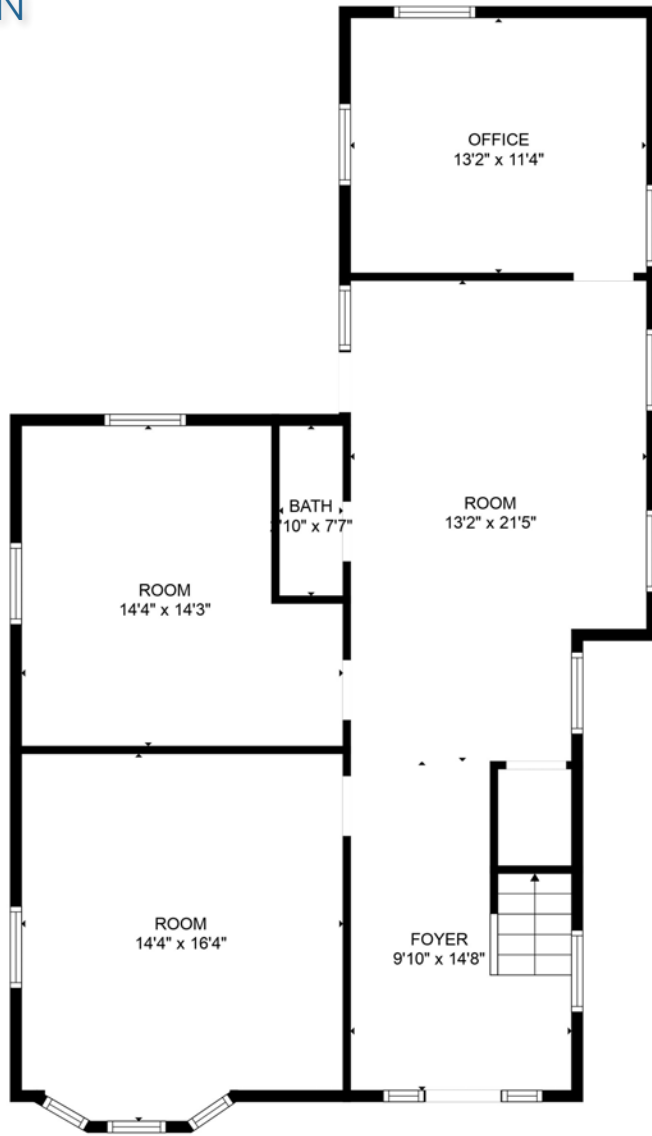
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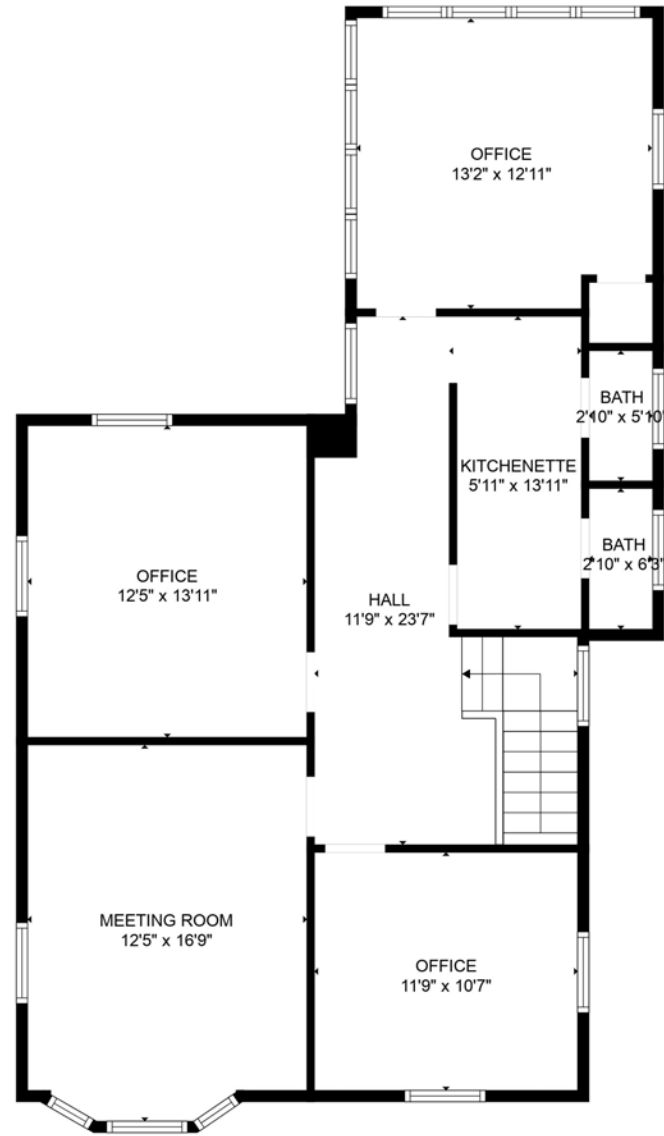
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FLOOR PLAN



FLOOR 1



FLOOR 2

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	32,557	223,146	507,625
2023 Estimate	31,502	216,295	496,889
2010 Census	22,826	160,544	396,547
Growth 2023 - 2028	3.35%	3.17%	2.16%
Growth 2010 - 2023	38.01%	34.73%	25.30%

2023 Population by Age	31,502	216,295	496,889
Age 0 - 4	2,093 6.64%	14,551 6.73%	33,585 6.76%
Age 5 - 9	1,970 6.25%	13,829 6.39%	33,523 6.75%
Age 10 - 14	1,520 4.83%	11,444 5.29%	30,686 6.18%
Age 15 - 19	1,029 3.27%	8,833 4.08%	25,926 5.22%
Age 20 - 24	972 3.09%	8,816 4.08%	24,339 4.90%
Age 25 - 29	1,684 5.35%	13,367 6.18%	31,176 6.27%
Age 30 - 34	2,788 8.85%	19,467 9.00%	41,114 8.27%
Age 35 - 39	3,339 10.60%	21,852 10.10%	45,075 9.07%
Age 40 - 44	3,148 9.99%	20,064 9.28%	42,017 8.46%
Age 45 - 49	2,639 8.38%	16,729 7.73%	36,080 7.26%
Age 50 - 54	2,248 7.14%	14,288 6.61%	31,603 6.36%
Age 55 - 59	1,997 6.34%	12,720 5.88%	28,502 5.74%
Age 60 - 64	1,850 5.87%	11,767 5.44%	26,479 5.33%
Age 65 - 69	1,589 5.04%	10,165 4.70%	22,962 4.62%
Age 70 - 74	1,201 3.81%	7,864 3.64%	18,035 3.63%
Age 75 - 79	745 2.36%	5,087 2.35%	12,016 2.42%
Age 80 - 84	393 1.25%	2,890 1.34%	7,110 1.43%
Age 85+	299 0.95%	2,563 1.18%	6,662 1.34%
Age 65+	4,227 13.42%	28,569 13.21%	66,785 13.44%

Median Age	40.60	39.10	38.10
Average Age	39.50	38.60	37.80

2023 Population By Race	31,502	216,295	496,889
White	20,730 65.81%	134,858 62.35%	323,127 65.03%
Black	7,149 22.69%	56,599 26.17%	119,367 24.02%
Am. Indian & Alaskan	220 0.70%	1,312 0.61%	3,764 0.76%
Asian	2,580 8.19%	18,785 8.68%	40,603 8.17%
Hawaiian & Pacific Island	23 0.07%	126 0.06%	376 0.08%
Other	801 2.54%	4,615 2.13%	9,651 1.94%

Population by Hispanic Origin	31,502	216,295	496,889
Non-Hispanic Origin	25,011 79.39%	162,349 75.06%	325,019 65.41%
Hispanic Origin	6,491 20.61%	53,945 24.94%	171,870 34.59%

2023 Median Age, Male	42.30	40.00	38.50
2023 Average Age, Male	40.90	39.10	37.80

2023 Median Age, Female	38.40	38.00	37.70
2023 Average Age, Female	37.80	37.90	37.80

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	25,712	174,716	393,909
Civilian Employed	19,026 74.00%	113,583 65.01%	254,098 64.51%
Civilian Unemployed	816 3.17%	4,575 2.62%	11,929 3.03%
Civilian Non-Labor Force	5,870 22.83%	56,491 32.33%	127,721 32.42%
Armed Forces	0 0.00%	67 0.04%	161 0.04%

Households by Marital Status	3,453	25,612	65,965
Married	3,453	25,612	65,965
Married No Children	2,551	17,665	40,565
Married w/Children	902	7,946	25,400

2023 Population by Education	25,585	167,711	368,378
Some High School, No Diploma	1,068 4.17%	11,792 7.03%	43,234 11.74%
High School Grad (Incl Equivalency)	1,859 7.27%	19,087 11.38%	51,372 13.95%
Some College, No Degree	4,402 17.21%	29,566 17.63%	65,386 17.75%
Associate Degree	1,668 6.52%	8,887 5.30%	19,546 5.31%
Bachelor Degree	8,349 32.63%	52,066 31.05%	100,618 27.31%
Advanced Degree	8,239 32.20%	46,313 27.61%	88,222 23.95%

2023 Population by Occupation	36,562	218,521	484,462
Real Estate & Finance	1,445 3.95%	10,177 4.66%	20,353 4.20%
Professional & Management	16,638 45.51%	95,599 43.75%	191,868 39.60%
Public Administration	363 0.99%	2,460 1.13%	5,526 1.14%
Education & Health	4,312 11.79%	28,037 12.83%	60,728 12.54%
Services	1,839 5.03%	11,586 5.30%	30,655 6.33%
Information	234 0.64%	1,766 0.81%	4,005 0.83%
Sales	3,354 9.17%	19,013 8.70%	45,099 9.31%
Transportation	1,111 3.04%	4,723 2.16%	11,282 2.33%
Retail	1,602 4.38%	7,219 3.30%	18,796 3.88%
Wholesale	483 1.32%	3,327 1.52%	7,391 1.53%
Manufacturing	1,416 3.87%	8,176 3.74%	18,677 3.86%
Production	605 1.65%	6,448 2.95%	19,157 3.95%
Construction	448 1.23%	2,998 1.37%	13,542 2.80%
Utilities	848 2.32%	6,567 3.01%	14,173 2.93%
Agriculture & Mining	1,170 3.20%	6,820 3.12%	13,592 2.81%
Farming, Fishing, Forestry	0 0.00%	8 0.00%	122 0.03%
Other Services	694 1.90%	3,597 1.65%	9,496 1.96%

2023 Worker Travel Time to Job	17,642	105,749	239,366
<30 Minutes	12,783 72.46%	75,935 71.81%	161,186 67.34%
30-60 Minutes	4,310 24.43%	26,341 24.91%	67,972 28.40%
60+ Minutes	549 3.11%	3,473 3.28%	10,208 4.26%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	12,537	72,308	169,941
1-Person Households	7,097 56.61%	35,066 48.50%	70,735 41.62%
2-Person Households	3,871 30.88%	23,367 32.32%	51,949 30.57%
3-Person Households	913 7.28%	7,015 9.70%	20,088 11.82%
4-Person Households	413 3.29%	4,015 5.55%	13,940 8.20%
5-Person Households	135 1.08%	1,612 2.23%	6,955 4.09%
6-Person Households	54 0.43%	685 0.95%	3,354 1.97%
7 or more Person Households	54 0.43%	548 0.76%	2,920 1.72%

2023 Average Household Size	1.60	1.90	2.10
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Households			
2028 Projection	18,126	104,023	221,599
2023 Estimate	17,523	100,621	216,660
2010 Census	12,537	72,309	169,940
Growth 2023 - 2028	3.44%	3.38%	2.28%
Growth 2010 - 2023	39.77%	39.15%	27.49%

2023 Households by HH Income	17,522	100,622	216,659
<\$25,000	2,752 15.71%	16,713 16.61%	41,778 19.28%
\$25,000 - \$50,000	2,361 13.47%	12,878 12.80%	33,692 15.55%
\$50,000 - \$75,000	3,168 18.08%	15,545 15.45%	32,285 14.90%
\$75,000 - \$100,000	1,850 10.56%	11,369 11.30%	22,628 10.44%
\$100,000 - \$125,000	1,369 7.81%	9,029 8.97%	17,500 8.08%
\$125,000 - \$150,000	1,595 9.10%	6,390 6.35%	12,475 5.76%
\$150,000 - \$200,000	1,797 10.26%	9,872 9.81%	17,963 8.29%
\$200,000+	2,630 15.01%	18,826 18.71%	38,338 17.70%

2023 Avg Household Income	\$113,049	\$120,309	\$112,860
2023 Med Household Income	\$81,486	\$86,379	\$75,635

2023 Occupied Housing	17,523	100,621	216,659
Owner Occupied	5,908 33.72%	37,876 37.64%	91,359 42.17%
Renter Occupied	11,615 66.28%	62,745 62.36%	125,300 57.83%
2010 Housing Units	19,991	113,768	246,639
1 Unit	6,413 32.08%	47,112 41.41%	119,854 48.59%
2 - 4 Units	1,905 9.53%	8,621 7.58%	17,183 6.97%
5 - 19 Units	2,448 12.25%	10,434 9.17%	27,393 11.11%
20+ Units	9,225 46.15%	47,601 41.84%	82,209 33.33%

2023 Housing Value	5,909	37,876	91,361
<\$100,000	40 0.68%	866 2.29%	9,125 9.99%
\$100,000 - \$200,000	538 9.10%	3,270 8.63%	12,893 14.11%
\$200,000 - \$300,000	904 15.30%	5,338 14.09%	10,395 11.38%
\$300,000 - \$400,000	1,522 25.76%	7,543 19.91%	13,901 15.22%
\$400,000 - \$500,000	1,287 21.78%	5,969 15.76%	10,892 11.92%
\$500,000 - \$1,000,000	1,318 22.30%	10,260 27.09%	21,460 23.49%
\$1,000,000+	300 5.08%	4,630 12.22%	12,695 13.90%
2023 Median Home Value	\$396,747	\$432,183	\$395,442

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	20,029	114,026	247,561
Built 2010+	5,081 25.37%	29,109 25.53%	50,554 20.42%
Built 2000 - 2010	3,464 17.29%	20,055 17.59%	33,712 13.62%
Built 1990 - 1999	1,904 9.51%	11,170 9.80%	23,608 9.54%
Built 1980 - 1989	749 3.74%	5,397 4.73%	16,842 6.80%
Built 1970 - 1979	1,294 6.46%	6,593 5.78%	19,696 7.96%
Built 1960 - 1969	2,126 10.61%	9,333 8.18%	23,594 9.53%
Built 1950 - 1959	1,537 7.67%	9,375 8.22%	28,597 11.55%
Built <1949	3,874 19.34%	22,994 20.17%	50,958 20.58%

2023 Median Year Built	1991	1992	1980
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Demographic Trend Report

Description	2010	2023	2028
Population	22,826	31,502	32,557
Age 0 - 4	816 3.57%	2,093 6.64%	1,794 5.51%
Age 5 - 9	483 2.12%	1,970 6.25%	1,983 6.09%
Age 10 - 14	403 1.77%	1,520 4.83%	1,872 5.75%
Age 15 - 19	792 3.47%	1,029 3.27%	1,518 4.66%
Age 20 - 24	2,379 10.42%	972 3.09%	1,186 3.64%
Age 25 - 29	3,673 16.09%	1,684 5.35%	1,270 3.90%
Age 30 - 34	2,749 12.04%	2,788 8.85%	1,894 5.82%
Age 35 - 39	1,987 8.70%	3,339 10.60%	2,673 8.21%
Age 40 - 44	1,747 7.65%	3,148 9.99%	3,091 9.49%
Age 45 - 49	1,690 7.40%	2,639 8.38%	3,008 9.24%
Age 50 - 54	1,769 7.75%	2,248 7.14%	2,649 8.14%
Age 55 - 59	1,561 6.84%	1,997 6.34%	2,275 6.99%
Age 60 - 64	1,203 5.27%	1,850 5.87%	1,991 6.12%
Age 65 - 69	668 2.93%	1,589 5.04%	1,742 5.35%
Age 70 - 74	337 1.48%	1,201 3.81%	1,432 4.40%
Age 75 - 79	249 1.09%	745 2.36%	1,037 3.19%
Age 80 - 84	172 0.75%	393 1.25%	633 1.94%
Age 85+	148 0.65%	299 0.95%	511 1.57%
Age 15+	21,124 92.54%	25,921 82.28%	26,910 82.66%
Age 20+	20,332 89.07%	24,892 79.02%	25,392 77.99%
Age 65+	1,574 6.90%	4,227 13.42%	5,355 16.45%
Median Age	35	41	43
Average Age	37.70	39.50	41.30

Population By Race	22,826	31,502	32,557
White	16,439 72.02%	20,730 65.81%	21,382 65.68%
Black	4,368 19.14%	7,149 22.69%	7,430 22.82%
Am. Indian & Alaskan	163 0.71%	220 0.70%	228 0.70%
Asian	1,408 6.17%	2,580 8.19%	2,667 8.19%
Hawaiian & Pacific Islander	17 0.07%	23 0.07%	23 0.07%
Other	403 1.77%	801 2.54%	828 2.54%



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.

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:
 - 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 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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 Buyer/Tenant/Seller/Landlord Initials Date