



2100 TRAVIS ST AT MIDTOWN

2100 TRAVIS STREET, SUITE 105 | CENTRAL SQUARE | HOUSTON, TEXAS

**SECOND-GENERATION FITNESS STUDIO FOR LEASE
IN THE MIDTOWN DISTRICT CLASS A+ BUILDING**



PROJECT HIGHLIGHTS

2100 Travis Street at Midtown

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AVAILABLE

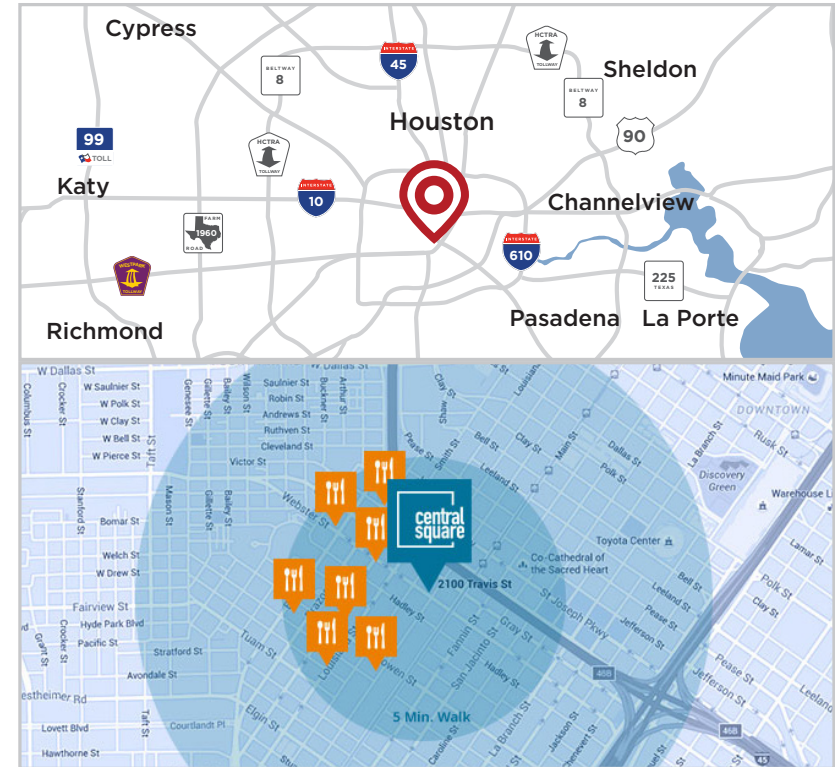
- Unique downtown investment property **in the bustling Midtown “mixed use” district**
- **Located in the newly-revitalized Central Square, a 15-story, 300K-SF Class A+ building**
- **Regional site located off two major freeways: I-35E and Sam Rayburn Tollway**
- **2nd-generation fitness space, previous yoga studio with hot yoga room, for lease**
- ±6,100-SF building with 3 shower rooms
- Rate: \$29 psf + \$8 psf NNN

SUSTAINABILITY & SECURITY

- Energy Star certified with solar glare control and efficient lighting and plumbing
- Onsite 24-hour security personnel with perimeter-access control system and CCTV

CONSTRUCTION & DESIGN

- **Exterior:** concrete perimeter and slabs; glass façade with painted aluminum mullions, brick and cast stone details; landscaping for native flora and fauna
- **Lobby:** ground floor lobbies with stone veneer walls and back painted glass and wood panels; acoustic ceilings; low-profile LED fixtures
- **Offices:** finished concrete floors and exposed steel structures with 9’10”-high exposed ceilings
- **Decor:** painted ceilings with edge wood panels, pendant fixtures, recessed LEDs, and perimeter floor lights; revolving doors with stainless steel frames; elevators with stone-clad frames
- **Restrooms:** porcelain tile floors and walls; cradle-shaped Dyson faucets; granite countertops with backlit mirrors for enhancement and visibility
- **Elevators:** 5 building and 2 garage ThyssenKrupp 3,500-lb capacity elevators with 700 fpm speed; stone floors with custom painted panels and stainless steel trim; security card readers and two-way intercoms in each cab
- **HVAC:** Daikin HVAC with variable air volume and dedicated outdoor units per floor controlled by a state-of-the-art digital system



NOTABLE RETAILERS & BUSINESSES



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CHRIS DRAY

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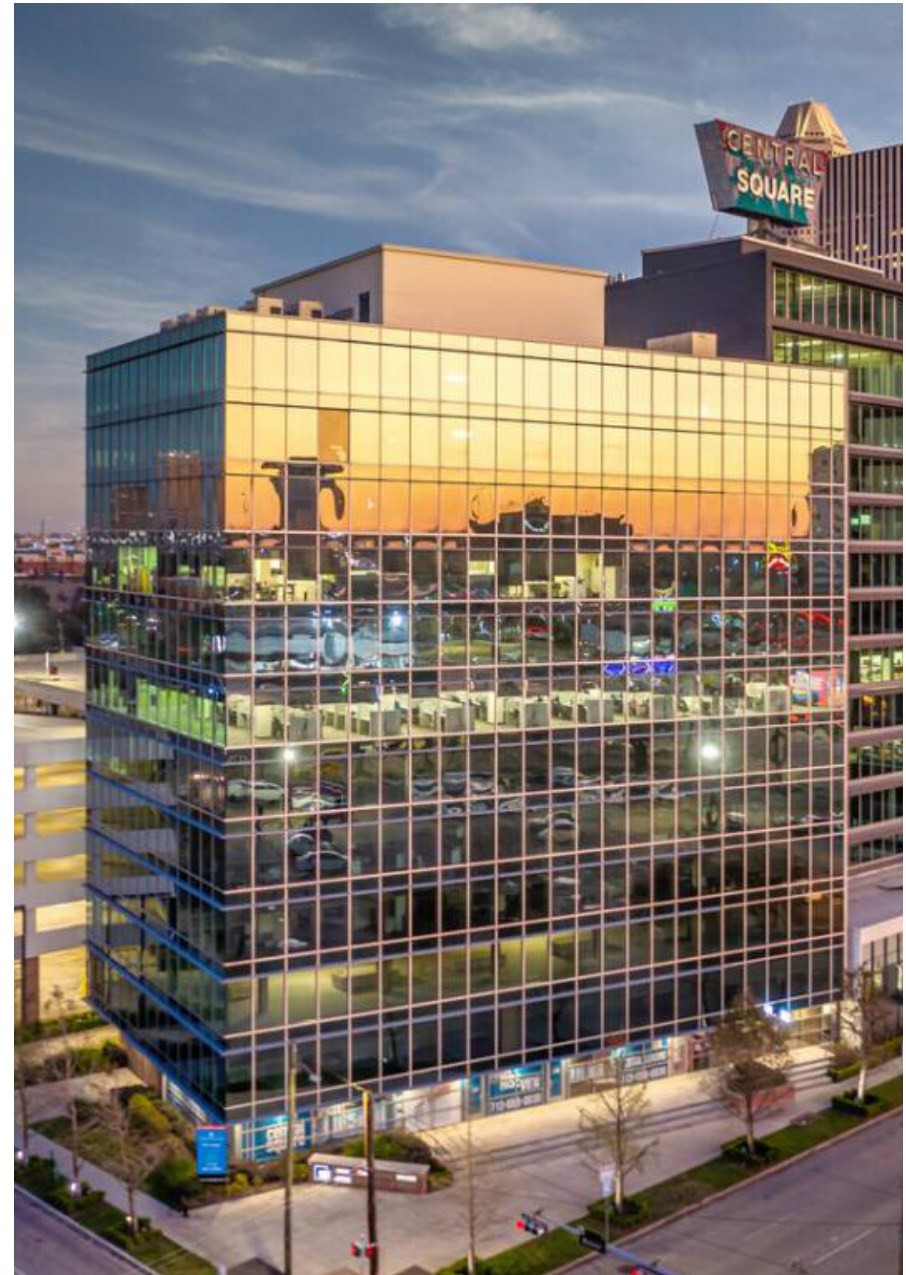
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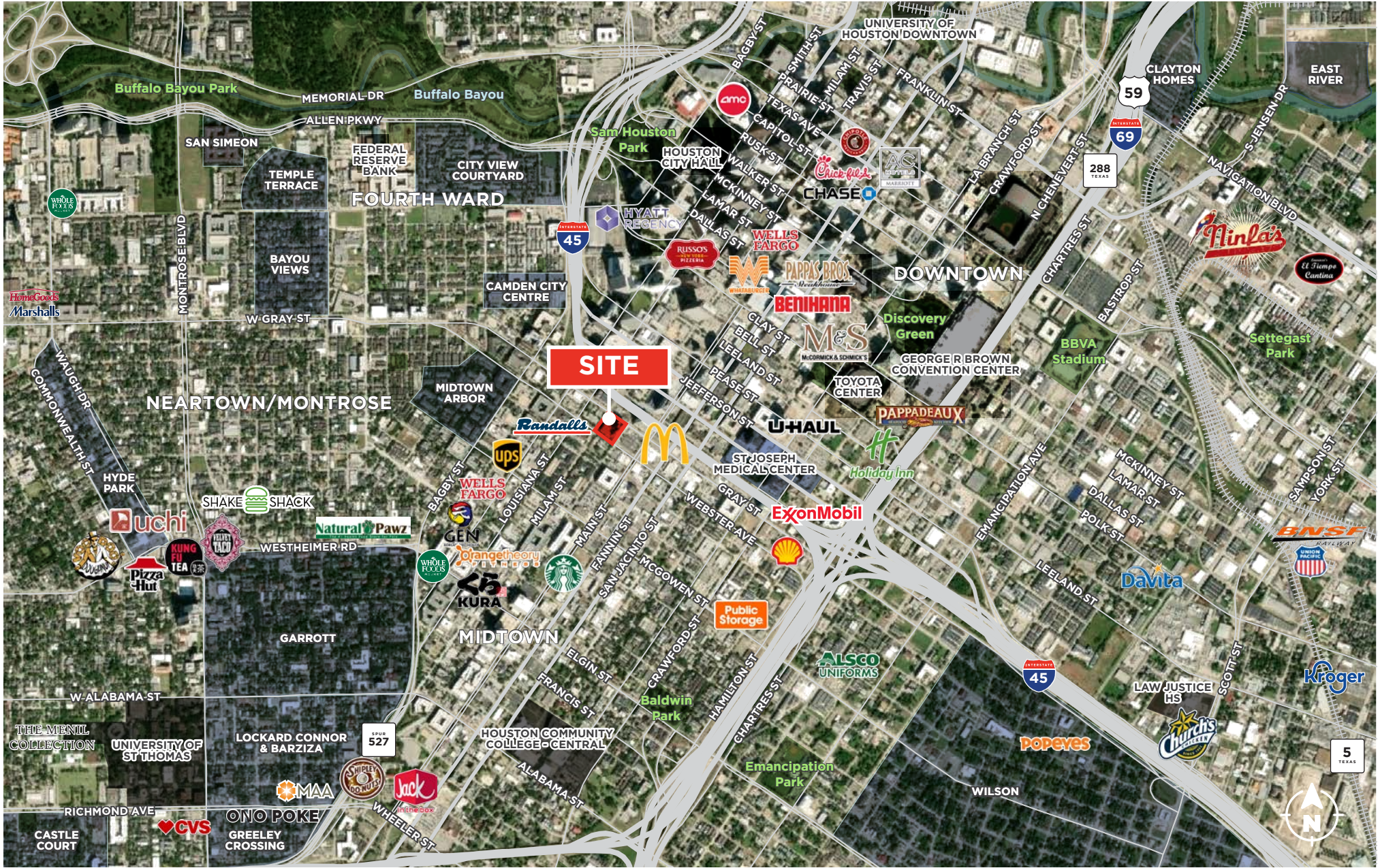
NewQuest
PROPERTIES®



Midtown Central Square was designed to seamlessly fit into the Midtown urban space and energize tenants and visitors with on-site amenities. An eight-level parking structure provides secured parking for tenants, first-level garage visitor parking supplements ample street

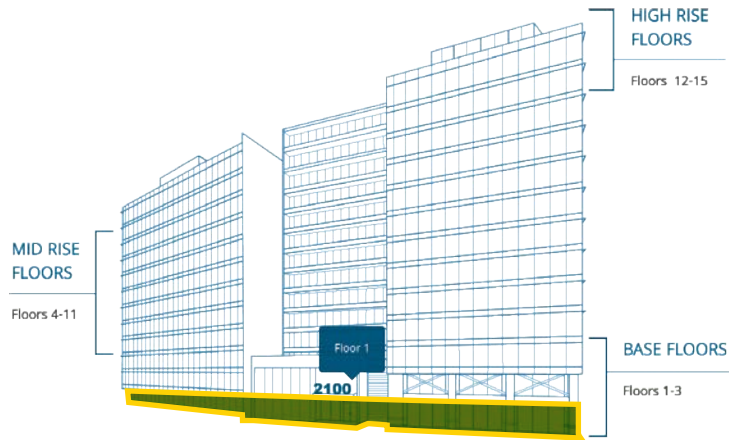
space, and complementary valet service is available guests and tenants alike. An on-site fitness center and sleek wood and marble walkways and lobbies offer the luxurious touches to make it ideal for any professional office setting.







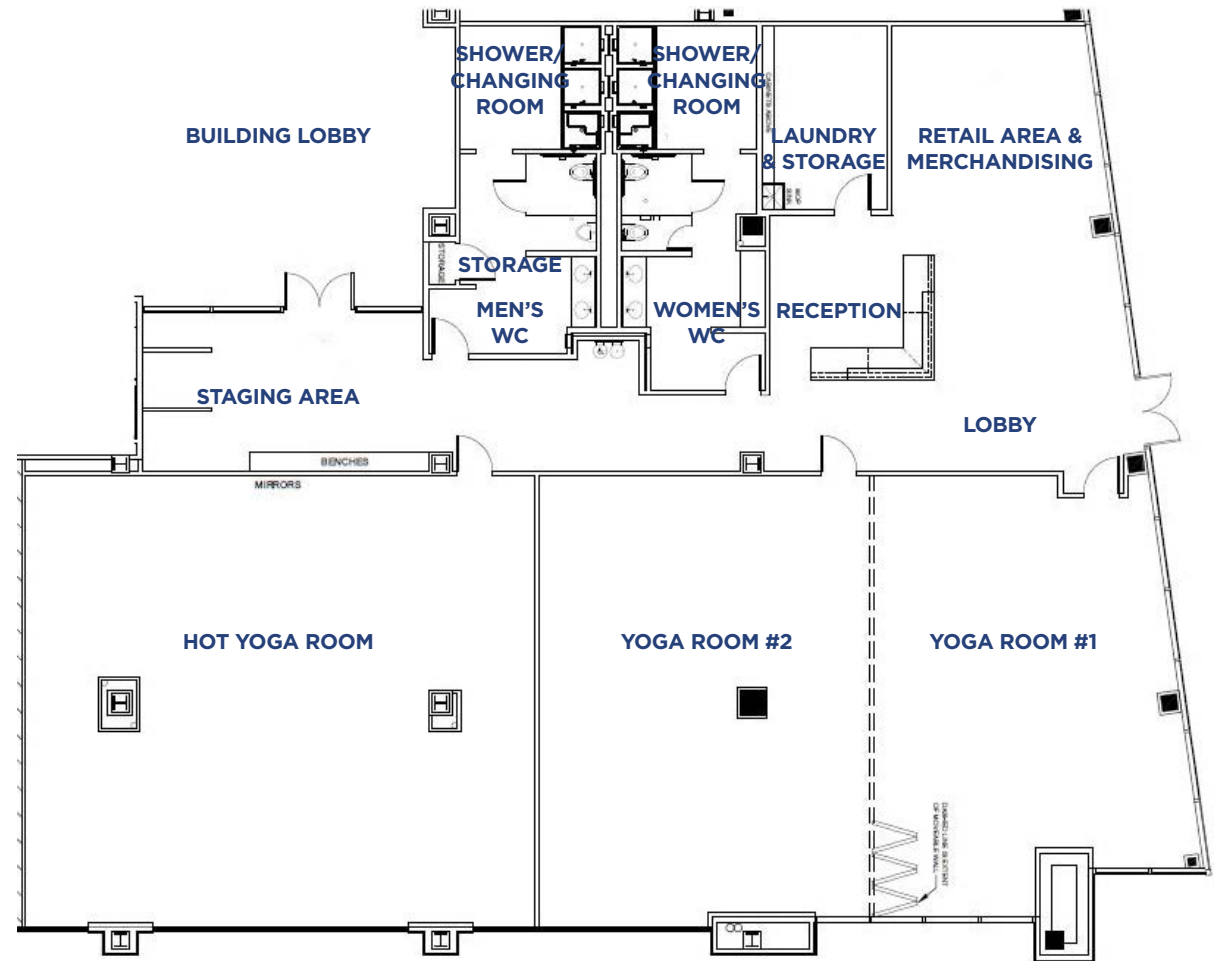
BUILDING PLAN



SITE PLAN

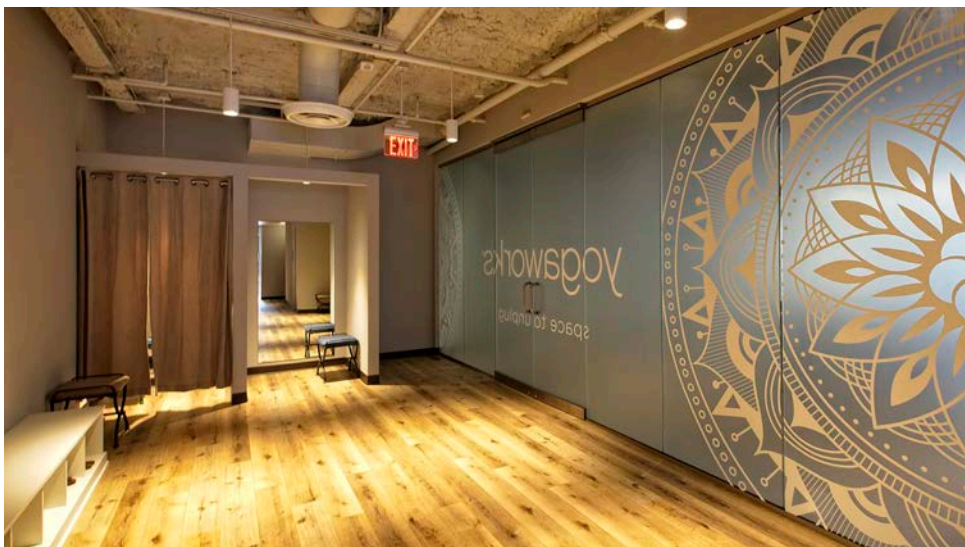


FLOOR PLAN





\$130K
AVERAGE HHI
WITHIN 3 MILES



DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 04/21



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POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	10,039	71,955	166,679
Current Population	126,001	199,453	454,076
2010 Census Population	118,801	166,709	397,866
Population Growth 2021 to 2026	2.20%	0.90%	0.60%
2020 Median Age	33.4	33.9	34.8

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$125,843	\$130,202	\$126,614
Median Household Income	\$80,180	\$84,533	\$83,503
Per Capita Income	\$74,973	\$62,274	\$57,474

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	56.20%	54.60%	53.60%
Black or African American	24.80%	25.10%	23.50%
Asian or Pacific Islander	6.80%	6.00%	6.80%
Hispanic	28.50%	34.40%	40.10%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	63.90%	53.10%	45.90%
2 Person Households	25.09%	27.90%	28.40%
3+ Person Households	5.70%	8.80%	10.50%
Owner-Occupied Housing Units	24.60%	33.50%	39.20%
Renter-Occupied Housing Units	75.40%	66.50%	60.80%

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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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