

NEW PRICING

4511 YOAKUM BLVD.

HOUSTON, TX

±8,060 SF Office Building



KRISTEN MCDADE

Managing Director
T: +1 713 331 1796
kristen.mcdade@cushwake.com

MATTHEW DAVIS

Senior Director
T: +1 713 331 1798
matthew.davis@cushwake.com

CHARLIE MCGAHREN

Associate
T: +1 713 331 1772
charlie.mcgaehren@cushwake.com





Yoakum Blvd.



Montrose Blvd.



Richmond Ave.



Graustark St.

Yoakum Blvd.

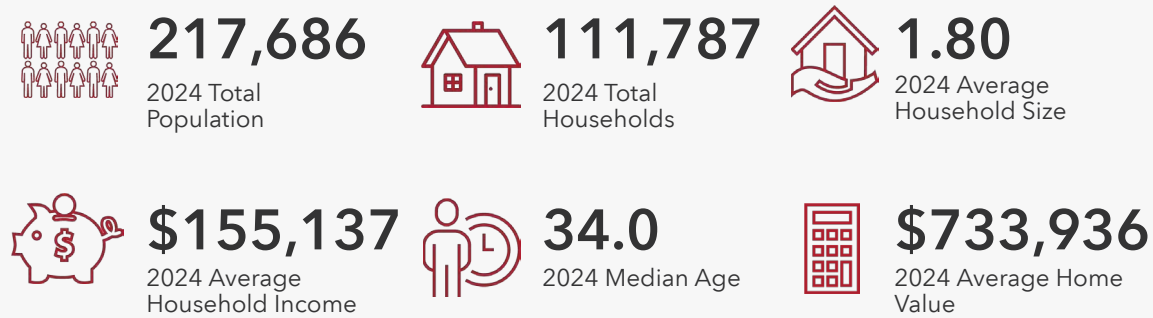
Montrose Blvd.



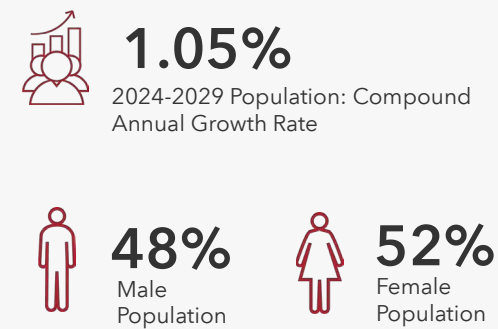
DEMOGRAPHICS

3 MILES
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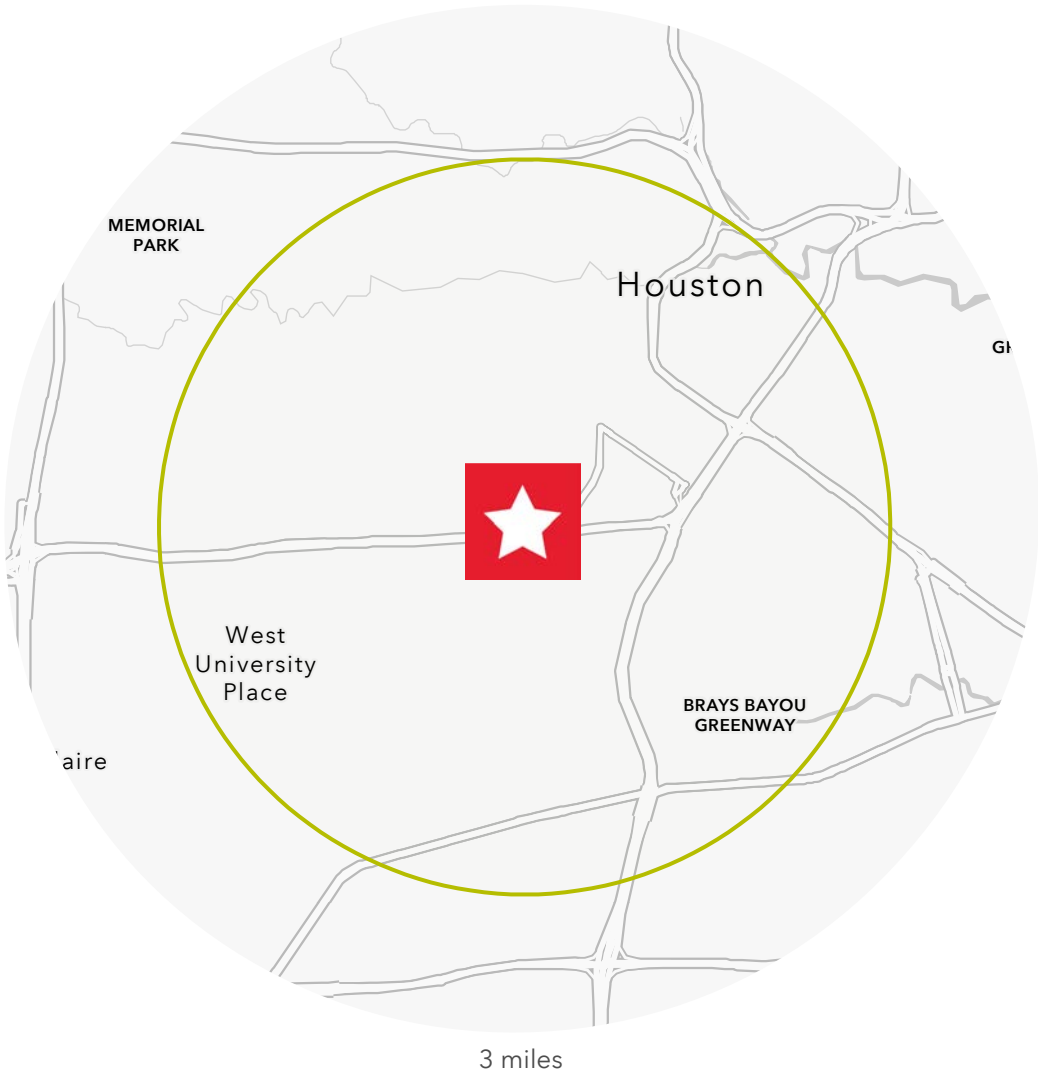
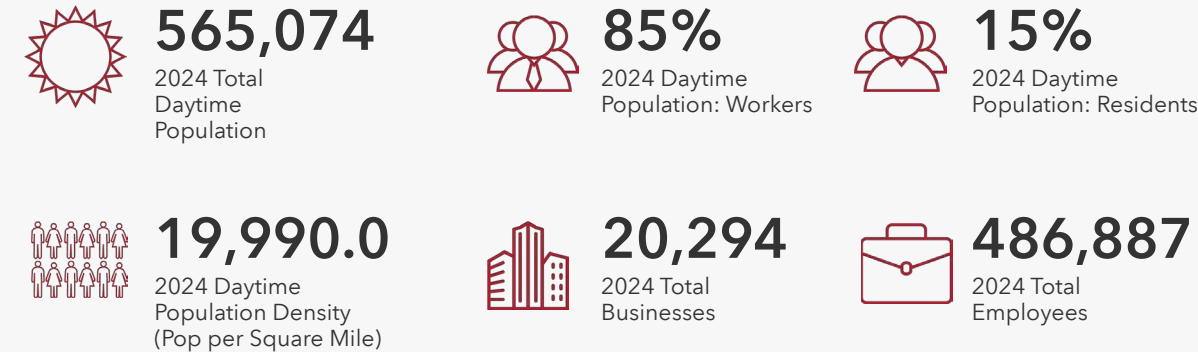
HOUSEHOLDS



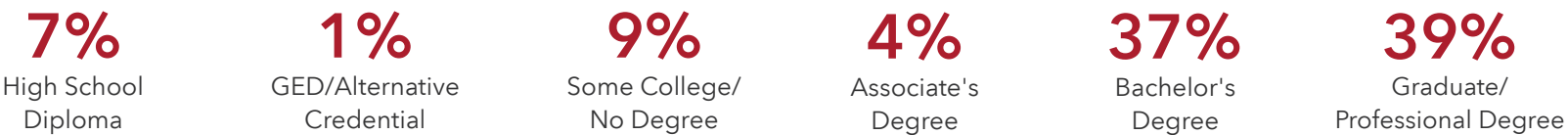
POPULATION



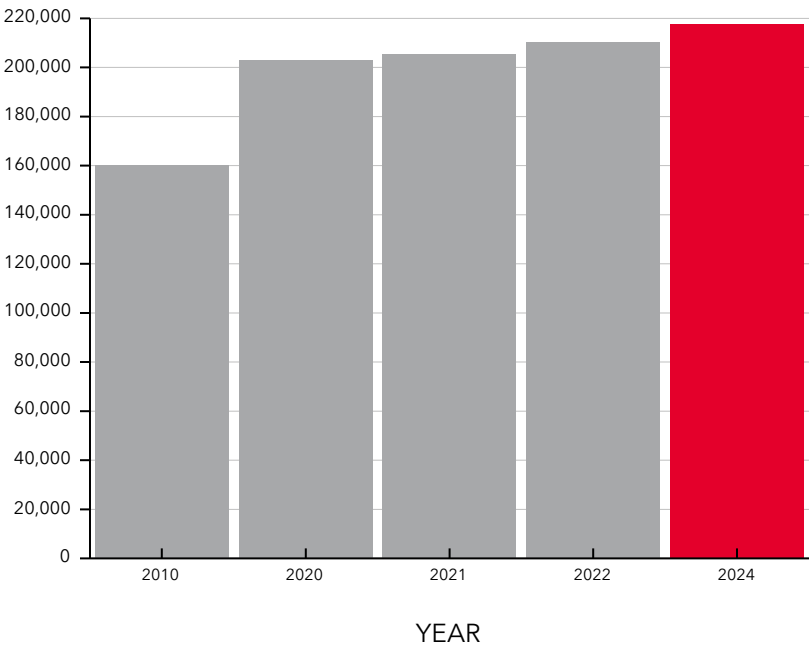
EMPLOYMENT



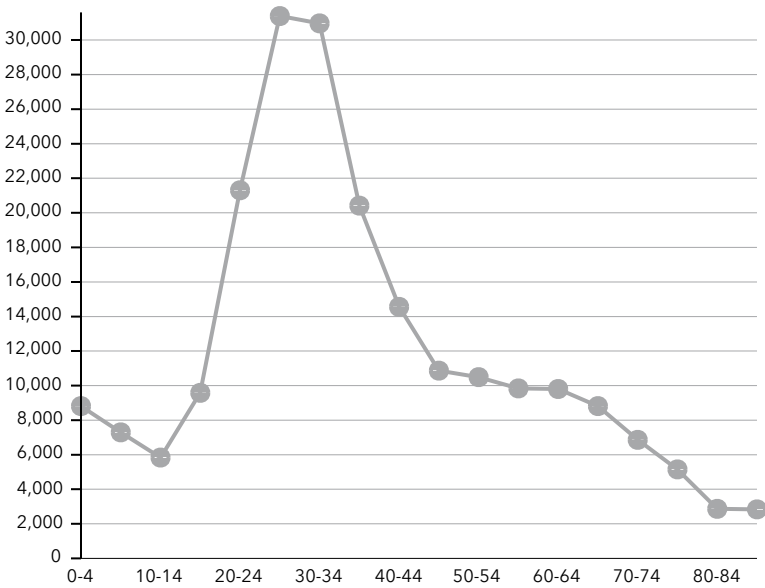
EDUCATIONAL ATTAINMENT



POPULATION TIME SERIES 2010-2024



POPULATION BY AGE GROUP



NEW PRICING

4511 YOAKUM BLVD. HOUSTON, TX ±8,060 SF Office Building



Constructed in 2011, this 2-story office building with high end decorator finishes is situated in the heart of Montrose. The location offers easy access to I-59, 288, and 610, ensuring convenient connectivity to all major interstates. The Property is located on one of the oldest streets in the area, a cul-de-sac lined with beautiful old oak trees.

- Current Owner is a tenant for the 2nd floor of the building and may consider continuing to lease space or vacate. Building is set up to support multiple tenants
- Located minutes from Downtown, Med Center and River Oaks and nestled in the Montrose area blocks from the University of St Thomas
- Total of 19 regular parking spaces and 2 handicap spaces split between the front and back of property. Additional street parking is also available
- Building is ADA compliant
- **Contact Brokers for Updated Pricing**

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