

# Summit Plaza Office Space

**Luxury 3rd Floor Office Space for Lease**

3800 Southwest Freeway | Houston, Texas 77027



For More Information:

**David K. Ferguson | BPI Realty Services**  
david@bpirealty.com | 713-350-2783

**Available:** 638 SF - 1,708 SF

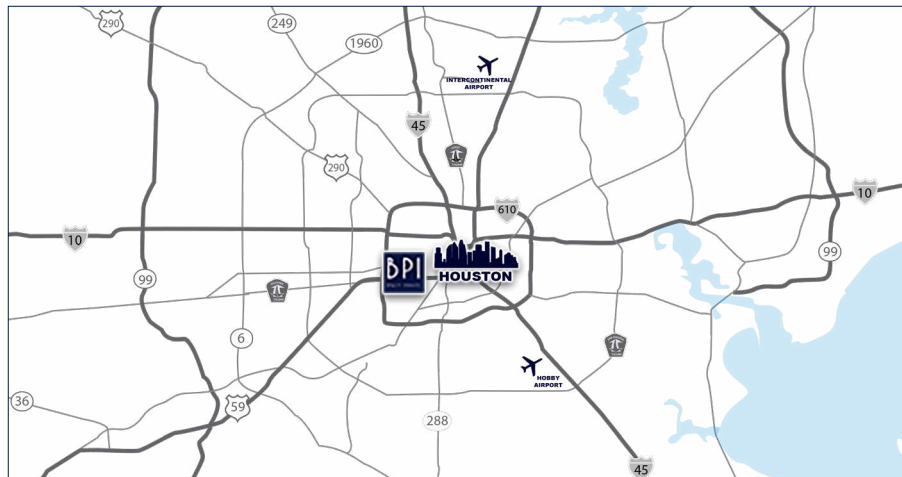
**Pricing:** Call for Pricing

**Description:**

- Luxury Office Space located on the 3rd Floor of the Summit Plaza Shopping Center
- Convenient Access to Greenway Plaza, Galleria and Downtown
- Shared Conference Room available for all 3rd floor office Tenants
- Covered Parking and Reserved Parking available on 2nd Floor Parking Garage

**Traffic Counts:** Southwest Fwy: 308,366 VPD (TXDOT 2018)

<b>Demographics:</b>	1 mile	2 mile	3 mile
2019 Population	25,453	88,074	200,906
Daytime Population	63,934	197,566	520,466
Average HH Income	\$161,254	\$165,209	\$148,913







REALTY SERVICES

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3800 Southwest Freeway | Houston, Texas 77027



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

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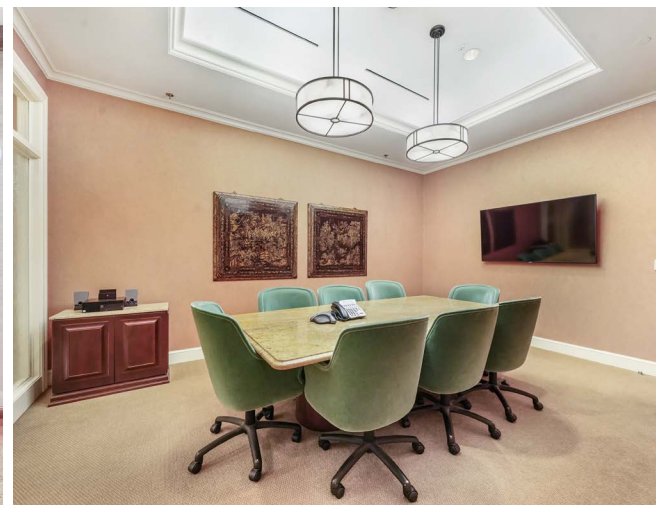
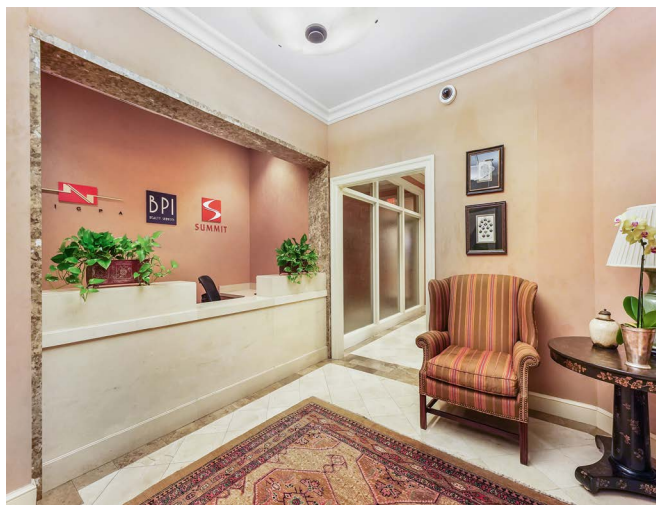
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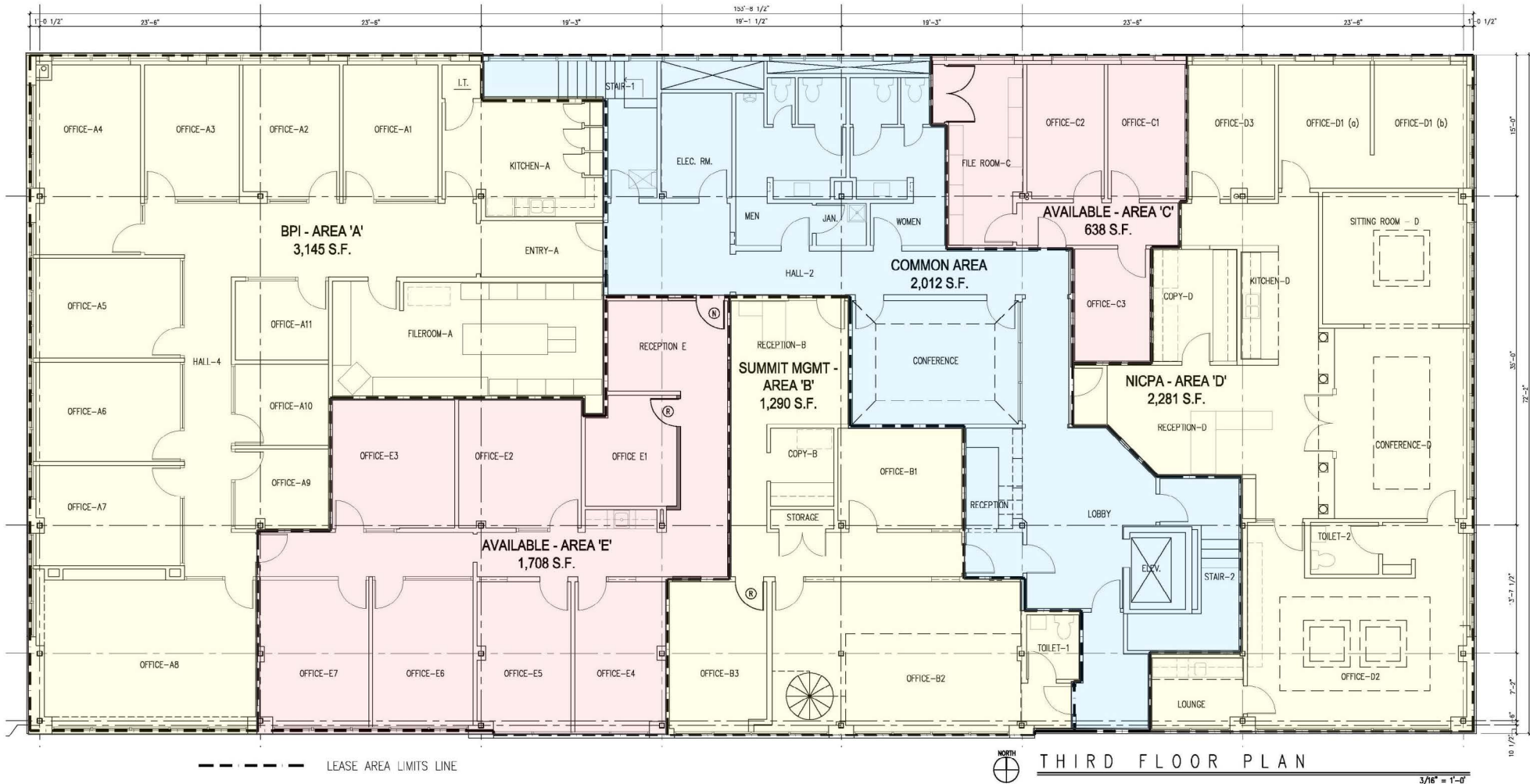




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Area Summary				
Suite #	Tenant	Net Usable s.f.	% of Total	Net Rentable s.f.
304	A. BPI Realty	3,145	28.39%	3,716
302	B. Summit Mgmt.	1,290	11.64%	1,524
301	C. Available	638	5.76%	753
300	D. NICPA	2,281	20.58%	2,695
303	E. Available	1,708	15.42%	2,018

Sub-Total	9,062	
Common Areas	2,012	18.16% (net rentable factor)
TOTAL	11,074	100.00%



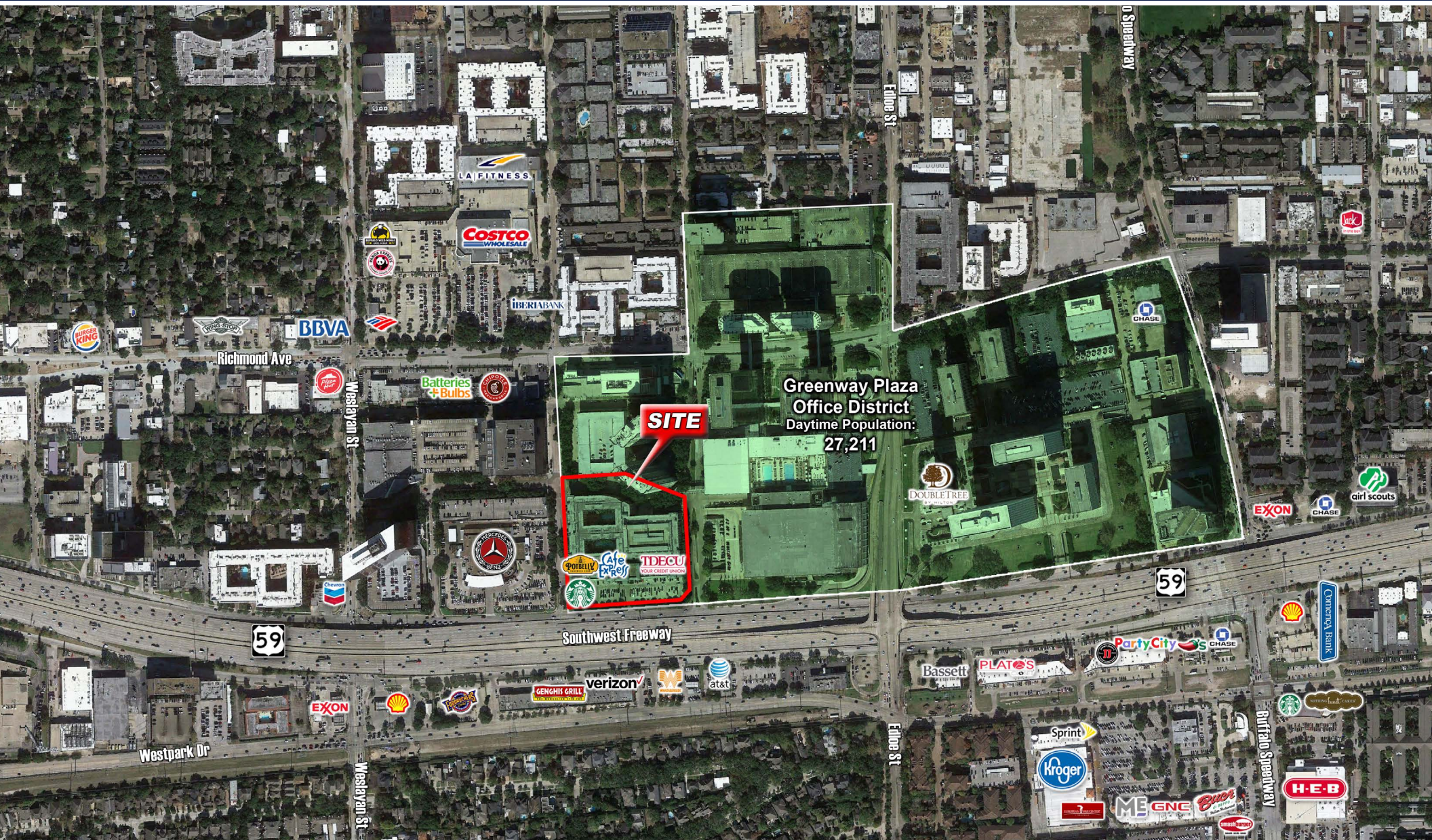


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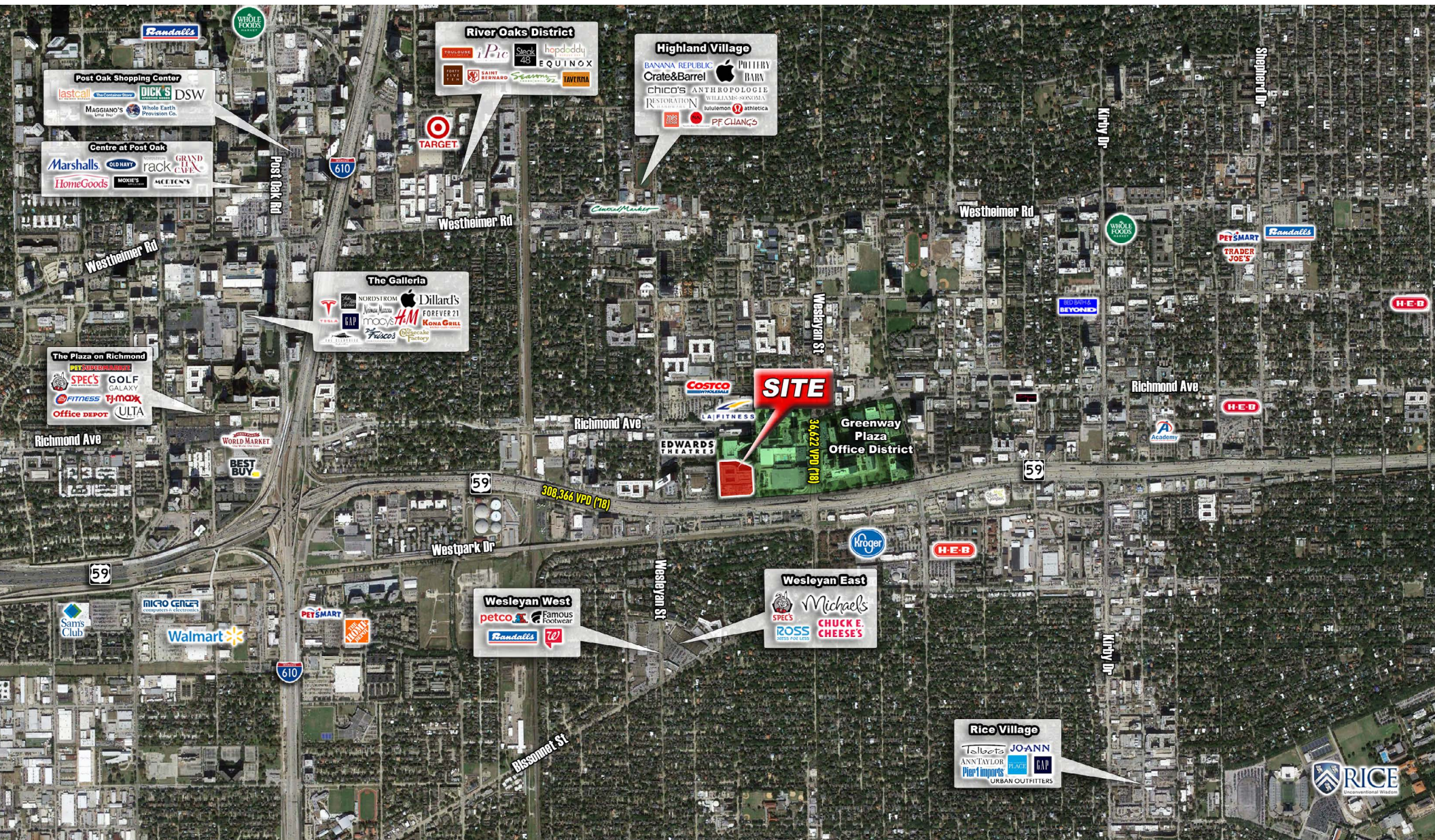


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**2019 Population**  
(2 mi Radius)

**88,074**

**Households**  
(2 mi Radius)

**36,108**

**Daytime Population**  
(2 mi Radius)

**197,566**

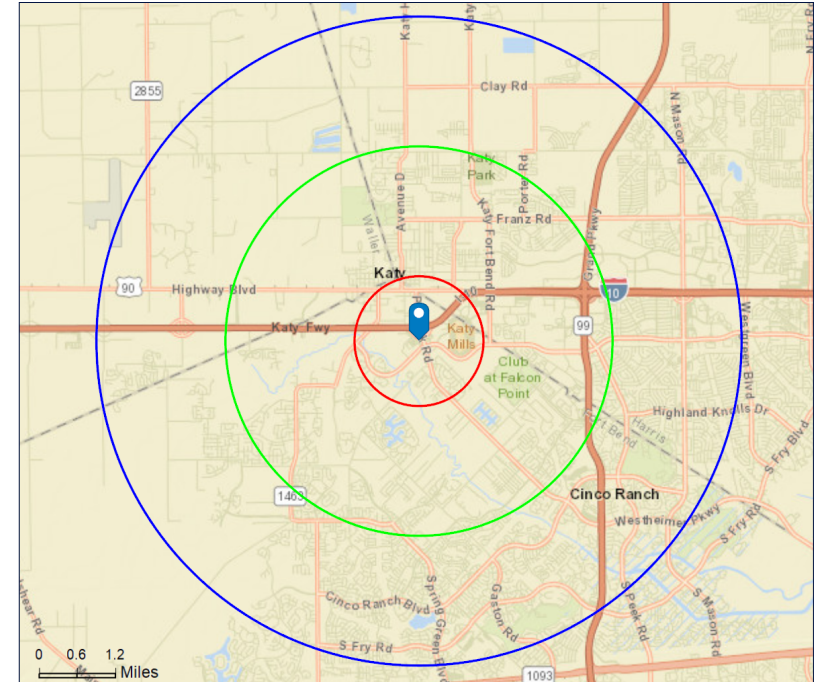
**Average HH Income**  
(2 mi Radius)

**\$165,209**

**Median Home Value**  
(2 mi Radius)

**\$780,180**

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	17,925	63,789	147,919
2010 Total Population	20,519	70,784	165,152
2019 Total Population	25,453	88,074	200,906
2019 Group Quarters	0	483	4,293
2024 Total Population	28,209	96,791	220,190
2019-2024 Annual Rate	2.08%	1.91%	1.85%
2019 Total Daytime Population	63,934	197,566	520,466
Workers	54,427	162,147	438,432
Residents	9,507	35,419	82,034
<b>Household Summary</b>			
2000 Households	9,748	32,789	74,285
2000 Average Household Size	1.83	1.93	1.95
2010 Households	11,190	36,108	81,000
2010 Average Household Size	1.83	1.95	1.99
2019 Households	13,799	45,542	99,374
2019 Average Household Size	1.84	1.92	1.98
2024 Households	15,290	50,282	109,412
2024 Average Household Size	1.84	1.92	1.97
2019-2024 Annual Rate	2.07%	2.00%	1.94%
2010 Families	4,595	16,477	37,057
2010 Average Family Size	2.75	2.82	2.86
2019 Families	5,629	19,994	44,248
2019 Average Family Size	2.78	2.82	2.87
2024 Families	6,199	21,777	48,253
2024 Average Family Size	2.78	2.82	2.87
2019-2024 Annual Rate	1.95%	1.72%	1.75%
<b>Housing Unit Summary</b>			
2000 Housing Units	10,761	36,256	83,130
Owner Occupied Housing Units	39.1%	42.2%	38.0%
Renter Occupied Housing Units	51.5%	48.2%	51.4%
Vacant Housing Units	9.4%	9.6%	10.6%
2010 Housing Units	12,910	41,267	92,295
Owner Occupied Housing Units	36.0%	40.6%	39.1%
Renter Occupied Housing Units	50.7%	46.9%	48.6%
Vacant Housing Units	13.3%	12.5%	12.2%
2019 Housing Units	15,685	50,343	110,104
Owner Occupied Housing Units	34.8%	36.6%	35.7%
Renter Occupied Housing Units	53.2%	53.9%	54.6%
Vacant Housing Units	12.0%	9.5%	9.7%
2024 Housing Units	17,339	55,360	120,574
Owner Occupied Housing Units	34.2%	35.7%	34.9%
Renter Occupied Housing Units	54.0%	55.1%	55.8%
Vacant Housing Units	11.8%	9.2%	9.3%
<b>Median Household Income</b>			
2019	\$101,811	\$102,010	\$89,416
2024	\$108,041	\$108,354	\$97,877
<b>Median Home Value</b>			
2019	\$727,914	\$780,180	\$655,082
2024	\$748,187	\$799,193	\$672,332
<b>Per Capita Income</b>			
2019	\$86,635	\$85,437	\$73,867
2024	\$92,221	\$91,051	\$79,570
<b>Median Age</b>			
2010	36.8	37.8	36.0
2019	37.9	39.0	37.8
2024	38.0	39.5	38.2



	1 mile	2 miles	3 miles
<b>2019 Households by Income</b>			
Household Income Base	13,799	45,542	99,370
<\$15,000	5.8%	6.1%	7.6%
\$15,000 - \$24,999	4.1%	4.1%	5.4%
\$25,000 - \$34,999	5.7%	4.6%	5.5%
\$35,000 - \$49,999	6.6%	7.5%	9.0%
\$50,000 - \$74,999	14.7%	14.9%	15.2%
\$75,000 - \$99,999	12.2%	11.9%	11.4%
\$100,000 - \$149,999	17.0%	15.7%	15.0%
\$150,000 - \$199,999	8.9%	8.6%	7.9%
\$200,000+	25.0%	26.6%	23.0%
Average Household Income	\$161,254	\$165,209	\$148,913
<b>2019 Population 25+ by Educational Attainment</b>			
Total	19,287	66,682	148,904
Less than 9th Grade	1.2%	1.1%	2.7%
9th - 12th Grade, No Diploma	0.5%	0.8%	1.6%
High School Graduate	2.6%	3.1%	5.8%
GED/Alternative Credential	0.7%	0.5%	0.8%
Some College, No Degree	9.9%	10.7%	11.2%
Associate Degree	5.4%	4.0%	3.9%
Bachelor's Degree	39.8%	39.2%	36.7%
Graduate/Professional Degree	40.0%	40.5%	37.3%





## 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.

_____ 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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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