



# 2016 W Alabama St

15,000 SF, three story building available **for sale**  
in one of Houston's most affluent areas



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Jones Lang LaSalle Americas, Inc

# Project Highlights



## FOR SALE

15,000 SF, three-story building on 0.24 acres



Includes access to:

## ELEVATOR AND DUAL STAIRCASE



HVAC system approximately:

## 3 YEARS OLD



## FOUR TOTAL

restrooms (two per floor on second and third floors) plus **break room** on second floor



Parking spaces including one ADA-compliant space

## 12 TOTAL



Signage:

## PYLON SIGNAGE INCLUDED



15,000 sf  
available

Strategically positioned at the intersection of three of Houston's most distinguished neighborhoods, this property offers unparalleled access to the city's cultural and commercial epicenter. Montrose's vibrant arts scene and eclectic charm blend seamlessly with the sophisticated dining and shopping of Upper Kirby and Greenway Plaza, while the tree-lined elegance of River Oaks provides a backdrop of established prestige. This prime location places your business at the crossroads of creativity, commerce, and affluence.

# Ideally Located

## 3 Mile Demographics



**213,151**  
Population



**1.08%**  
Annual growth rate



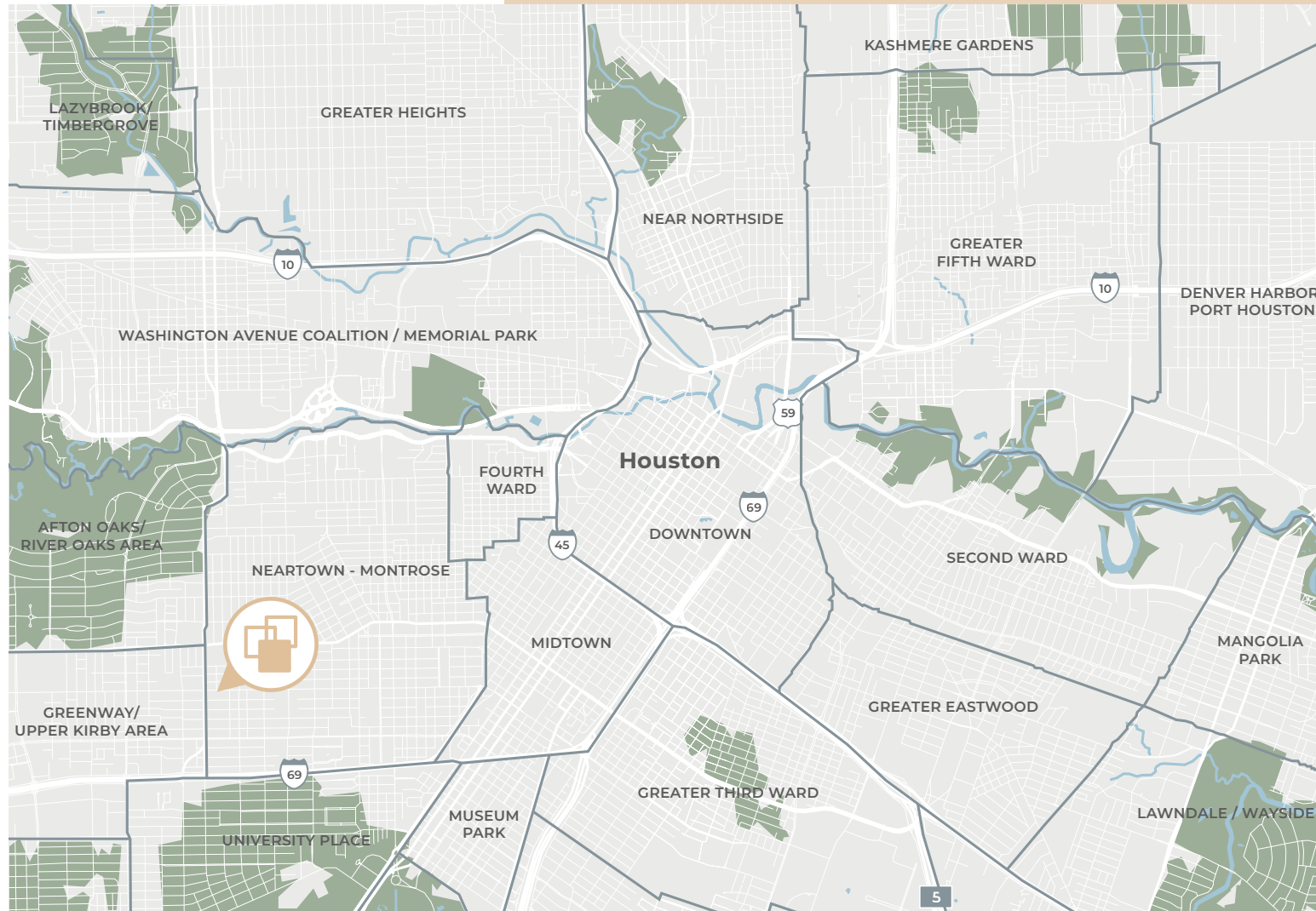
**553,586**  
Daytime Population

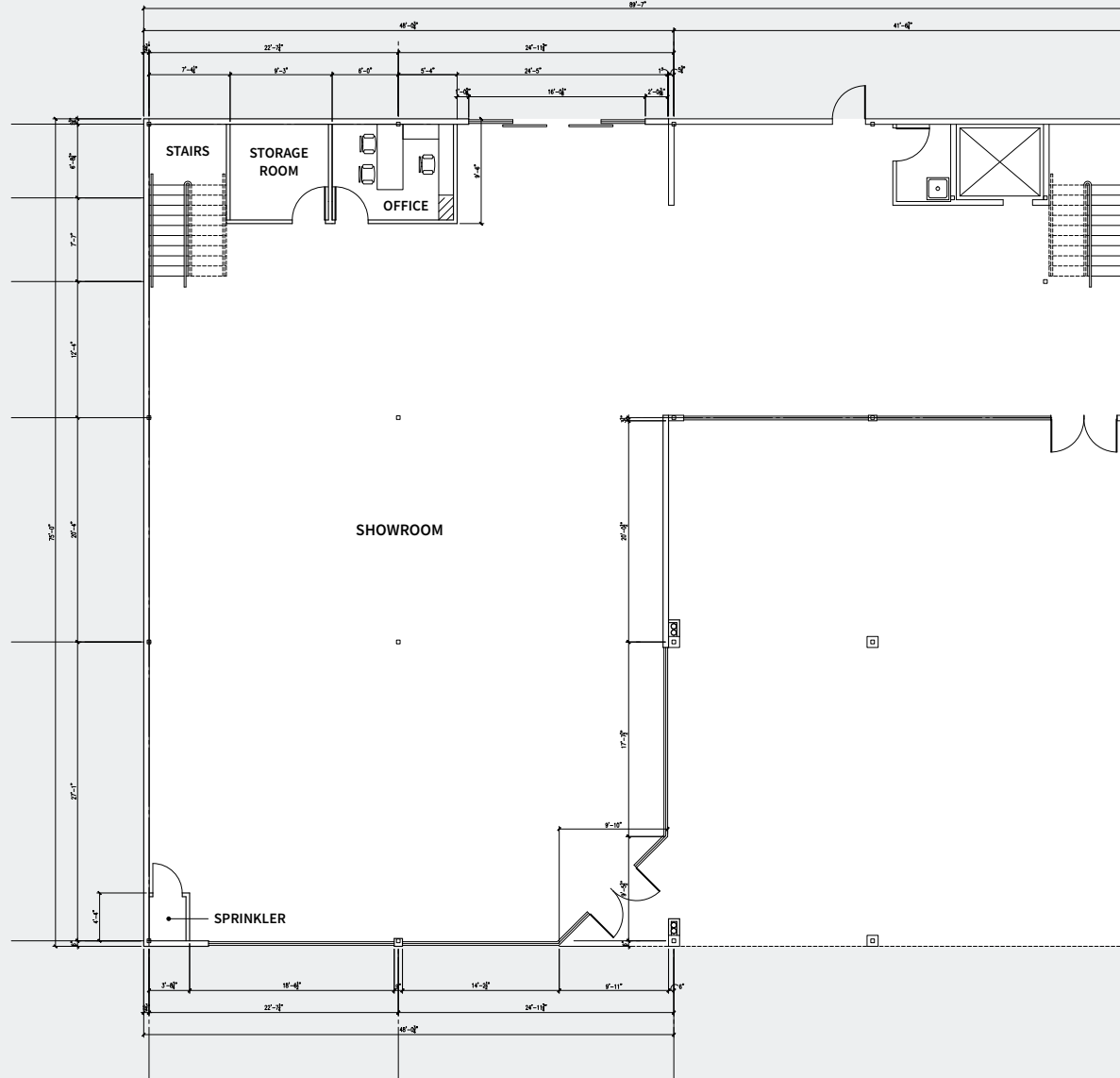


**\$183,456**  
Avg. Household Income



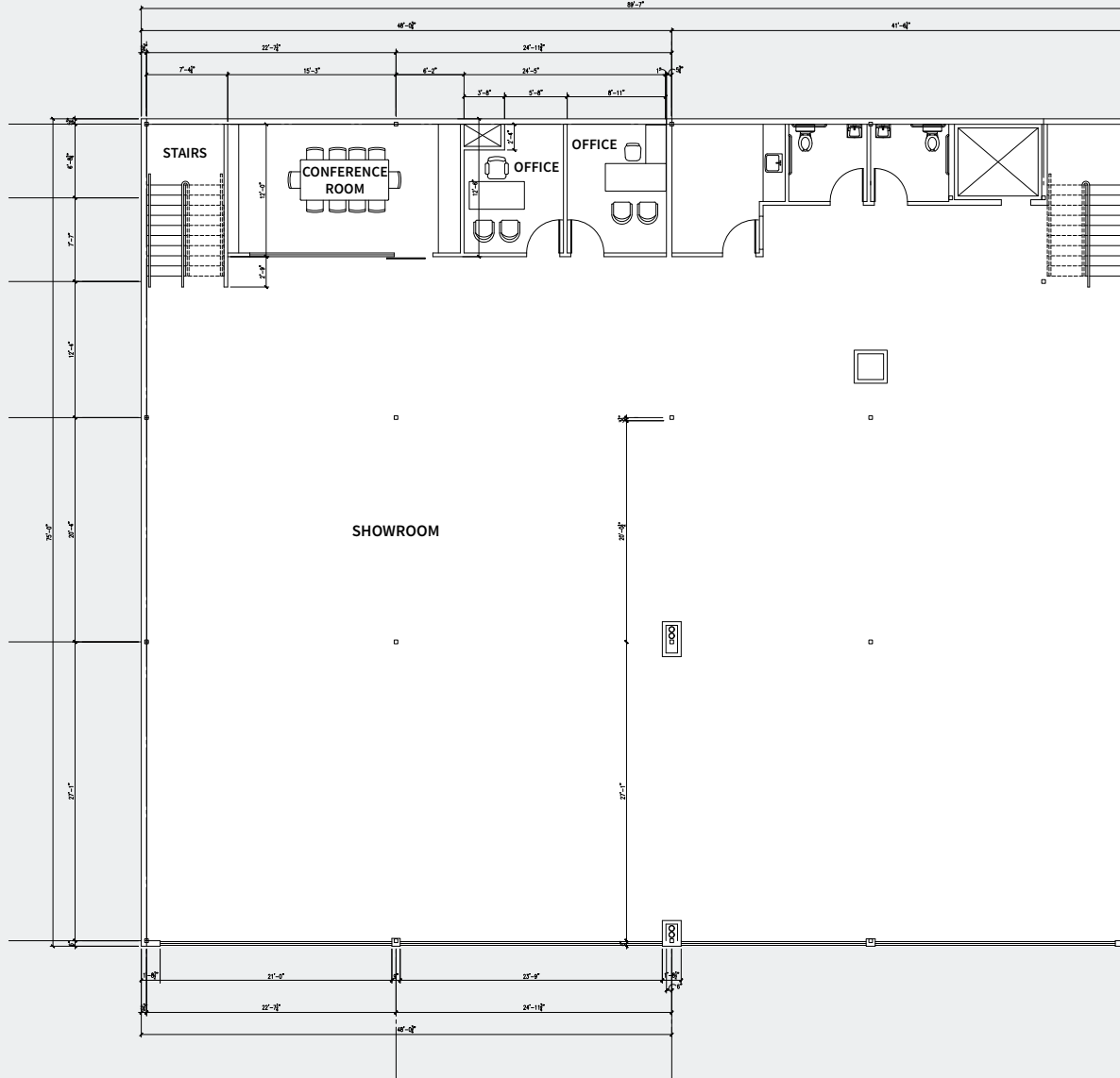
**115,436**  
Households





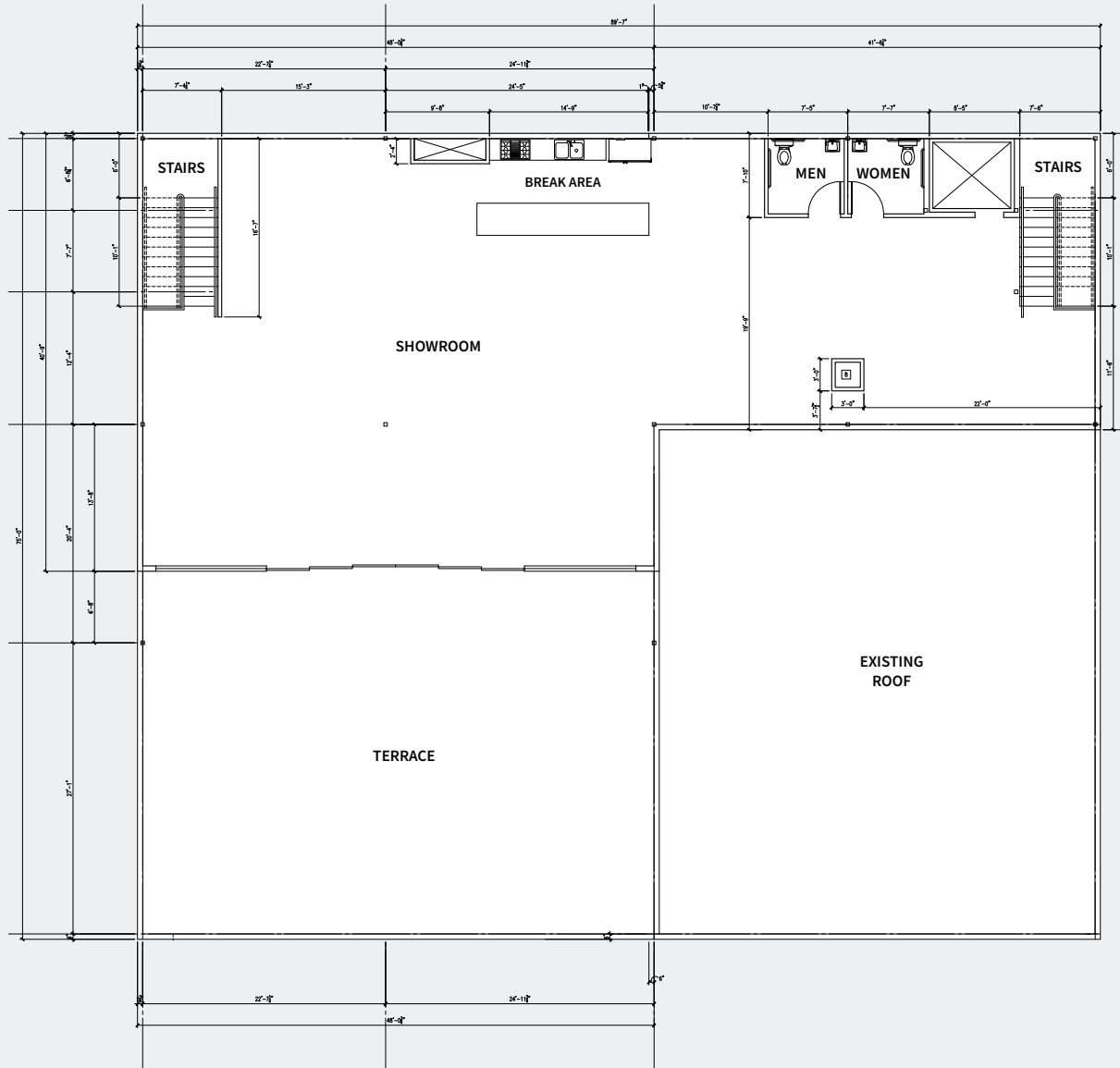
# First Floor

FLOOR PLAN



# Second Floor

FLOOR PLAN

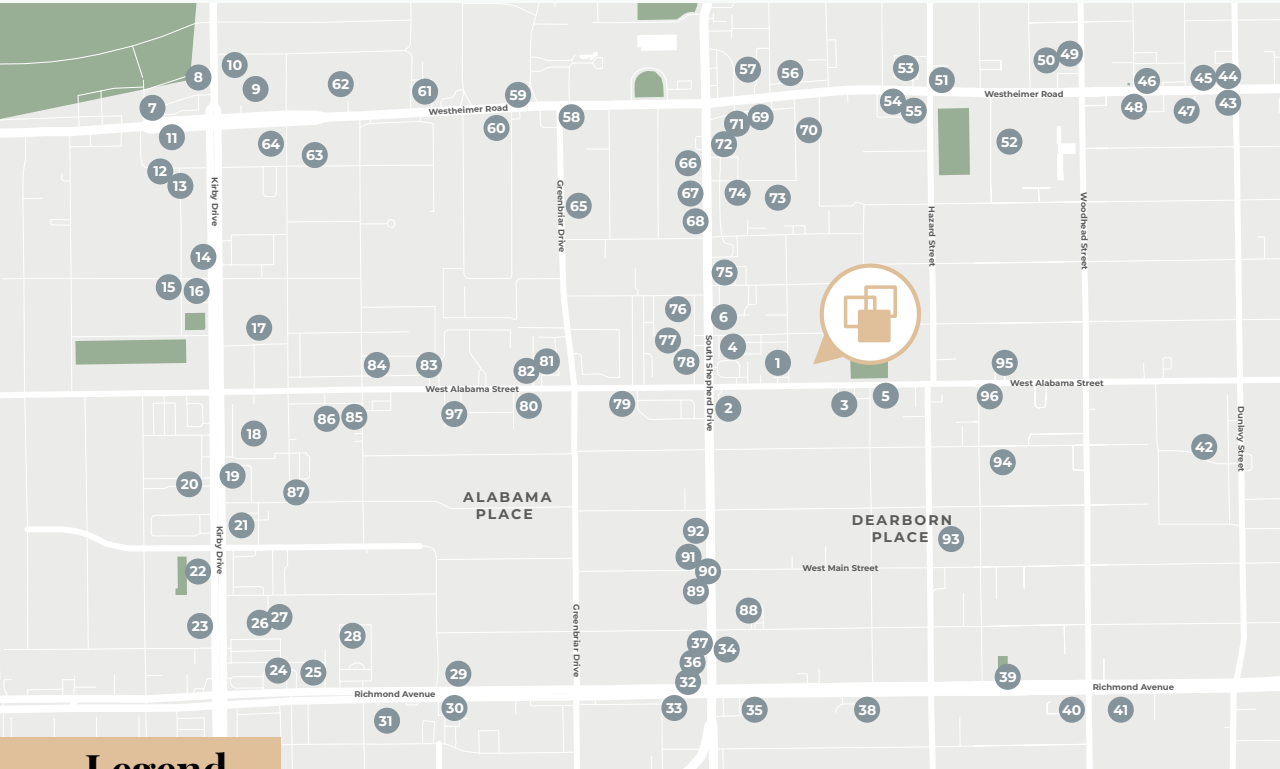


# Third Floor

FLOOR PLAN



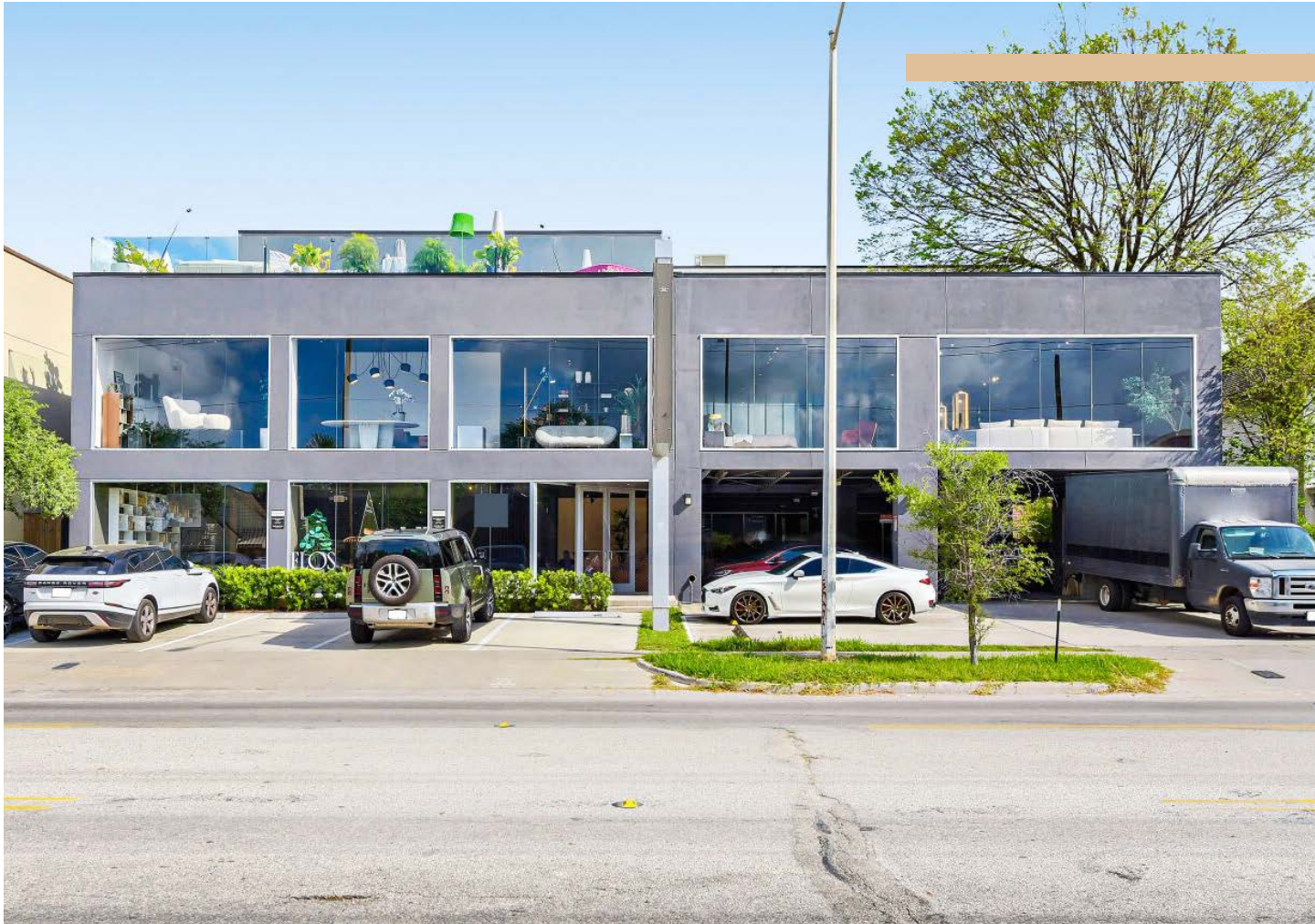
# The Neighborhood



## Legend

- |   |  |   |  |   |
|---|--|---|--|---|
| <ul style="list-style-type: none"> <li>1. LAM - Upper Kirby</li> <li>2. Jenni's Noodle House</li> <li>3. B&amp;T Cafe</li> <li>4. Little's Oyster Bar</li> <li>5. West Alabama Ice House</li> <li>6. Demeris Bar-B-Q</li> <li>7. ARMANDOS</li> <li>8. Lulu's</li> <li>9. Local Foods</li> <li>10. Richard's Liquors &amp; Fine Wines</li> <li>11. Suitsupply Houston</li> <li>12. Pondicheri</li> <li>13. Kira</li> <li>14. Eddie V's Prime Seafood</li> <li>15. Makiin Thai</li> <li>16. Becks Prime</li> <li>17. Whole Foods Market</li> <li>18. First Watch</li> <li>19. Grace's</li> <li>20. House of Pies</li> </ul> | <ul style="list-style-type: none"> <li>21. Carrabba's - The Original On Kirby</li> <li>22. A Ma Maniere Eats</li> <li>23. Confessions</li> <li>24. Little Pappasito's Cantina</li> <li>25. Khyber North Indian Grill</li> <li>26. Fat Bao</li> <li>27. Luna Pizzeria - Upper Kirby</li> <li>28. Yiayia's Pappas Greek Kitchen</li> <li>29. McClain Gallery</li> <li>30. Rim Tanon</li> <li>31. MorningStar Senior Living at River Oaks</li> <li>32. Wingbay</li> <li>33. The Davenport</li> <li>34. Rock 'N Roll It</li> <li>35. Trill Burgers</li> <li>36. Cigar Emporium</li> <li>37. La La Land</li> <li>38. Land Sea &amp; Sky</li> <li>39. Trusted Kicks</li> <li>40. Starbucks Coffee Company</li> </ul> | <ul style="list-style-type: none"> <li>41. La Tapatia</li> <li>42. H-E-B</li> <li>43. Brasil</li> <li>44. Common Bond Bistro &amp; Bakery</li> <li>45. Agora</li> <li>46. Empire Café</li> <li>47. Jeni's Splendid Ice Creams</li> <li>48. The Bins</li> <li>49. The Nichols Venue</li> <li>50. DEFINE: barre, cycle, yoga   River Oaks</li> <li>51. milk + sugar</li> <li>52. Lanier Middle School</li> <li>53. Raising Cane's Chicken Fingers</li> <li>54. Phoenix on Westheimer</li> <li>55. The Upper Hand Salon: River Oaks</li> <li>56. Goodwill Thrift Store &amp; Donation Center - River Oaks</li> <li>57. Crumb!</li> <li>58. DUO Houston - River Oaks: Coffee &amp; Pilates</li> </ul> | <ul style="list-style-type: none"> <li>59. Reiner's Fine Jewelry Engagement Rings Houston</li> <li>60. Art of the World Gallery</li> <li>61. a'Bouzy</li> <li>62. Avalon Square</li> <li>63. Avalon Diner</li> <li>64. River Oaks Garden Club Forum</li> <li>65. River Oaks Glass Design &amp; Repair</li> <li>66. AT&amp;T Store</li> <li>67. Papa John's Pizza</li> <li>68. Houston Wine Merchant</li> <li>69. Kolache Factory</li> <li>70. Wingstop</li> <li>71. Verizon</li> <li>72. Jason's Deli</li> <li>73. Target</li> <li>74. The Teahouse</li> <li>75. Doris Metropolitan</li> <li>76. PetSmart</li> <li>77. Trader Joe's</li> </ul> | <ul style="list-style-type: none"> <li>78. Whole Earth Provision Co.</li> <li>79. Fabio's Artisan Fresh Pasta</li> <li>80. Velvet Oak Tavern</li> <li>81. Bollo Woodfired Pizza</li> <li>82. PPG Paint Store</li> <li>83. Ramen Moto</li> <li>84. Aka Sushi House</li> <li>85. Fleming's Prime Steakhouse &amp; Wine Bar</li> <li>86. Winfield's Chocolate Bar</li> <li>87. Mia's Table</li> <li>88. Nobie's</li> <li>89. Valvoline Instant Oil Change</li> <li>90. Amore Italian Restaurant</li> <li>91. Gusto Gourmet</li> <li>92. Assgard Games</li> <li>93. Modern B &amp; B</li> <li>94. Chez Shao</li> <li>95. The Sunrise House</li> <li>96. Dogtopia of Houston - W. Alabama Street</li> <li>97. Ruggies Black</li> </ul> |
|---|--|---|--|---|

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