



841 YALE

841 Yale Street | Houston, Texas 77007

7,591 s.f. of Medical Office Serving The Heights



Jones Lang LaSalle Brokerage, Inc.

Property Overview



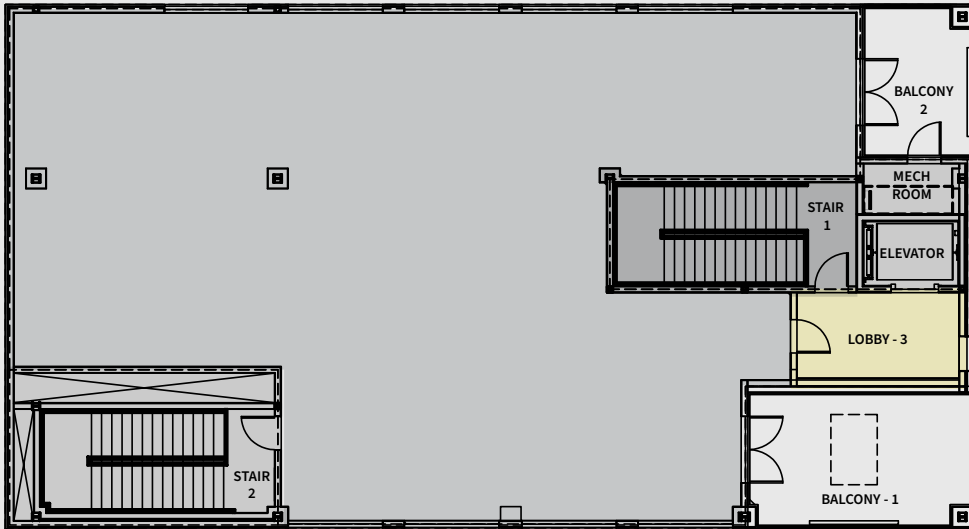
7,591 s.f. of Medical Office Serving The Heights

- Class A Medical Office Building
- Delivers 2020
- 3-Stories
- 2,072 s.f. available
- High End Finishes
- High Ceilings
- Glass Storefront Glazing
- Covered Cutout Balcony
- Two Main Entrances
- Parking Ratio: 3.5 per 1,000 s.f.

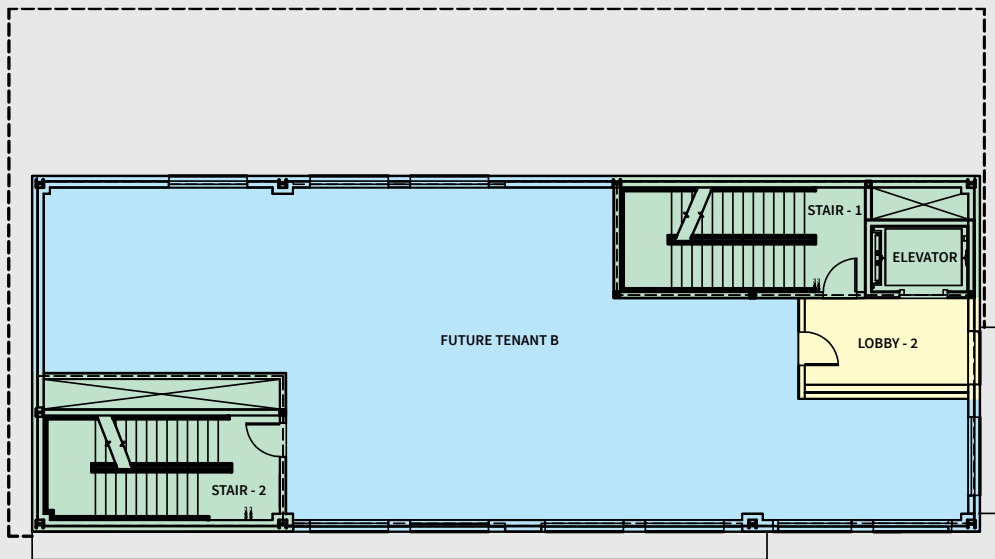
Site Plan



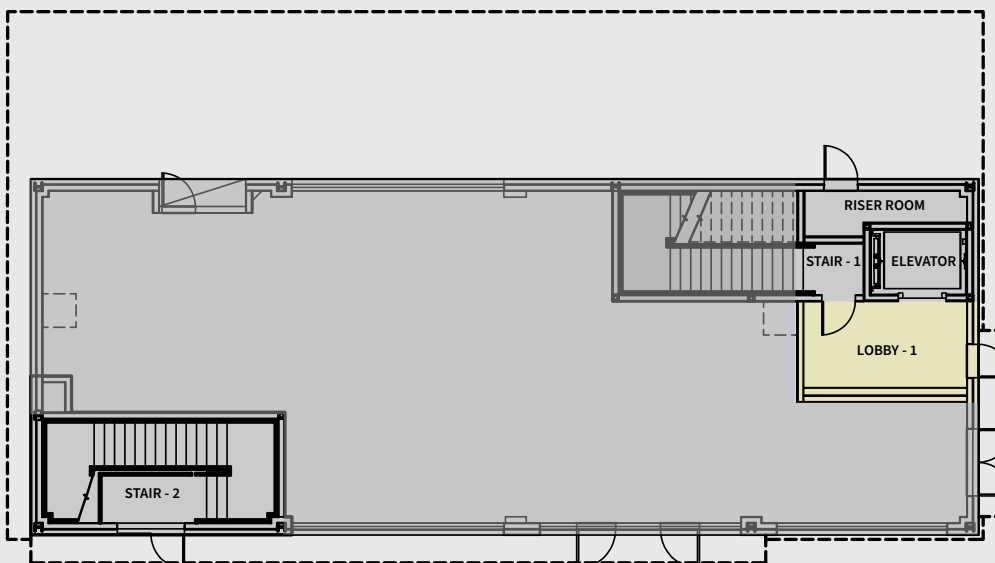
Floor Plans



Level 3 | 3,551 s.f.
LEASED - Plastic Surgery

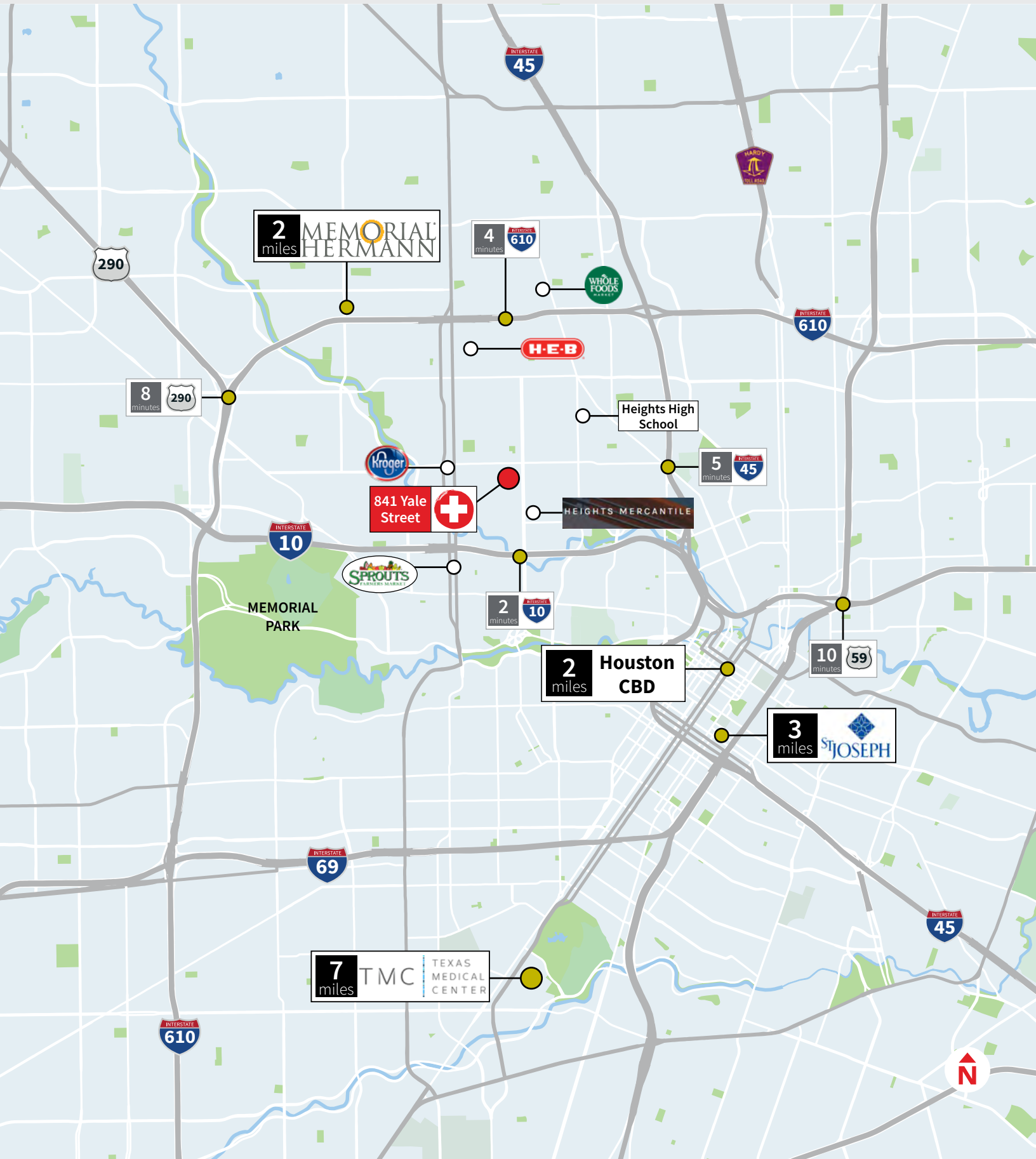


Level 2 Available
2,072 s.f.



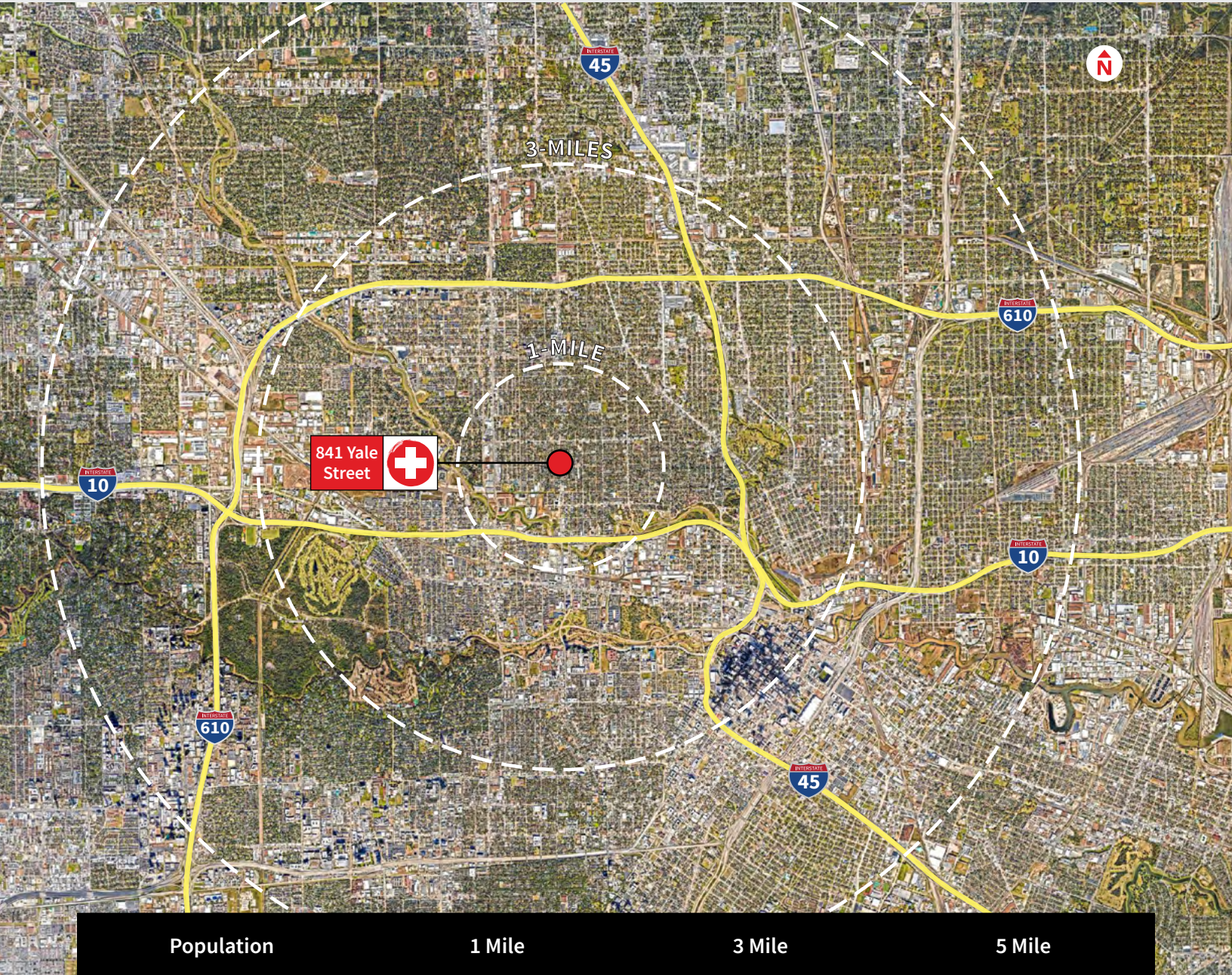
Level 1 | 1,968 s.f.
LEASED - Pain Management

Location Highlights



Prestigious Location

841 YALE is located in The Heights, one of Houston’s most prevalent and walkable neighborhoods. The site sits on the corner of Yale and 9th Street, commanding over 21,000 cars per day. Located in the center of Houston’s major thoroughfares including I-10, I-45 and I-610, offering easy access to Downtown, the Texas Medical Center, The Galleria, Midtown and Memorial Park.



Population	1 Mile	3 Mile	5 Mile
Average Household Income	\$118,714	\$119,484	\$110,082
Number of Households	10,956	83,663	199,679
2019 Total Population	22,756	177,835	458,647
2024 Population	25,476	198,689	502,296
Population Growth 2019-2024	12.0%	11.7%	9.5%

Building Photos





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For leasing information contact:



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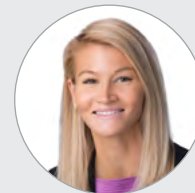
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