

FOR LEASE Office/Retail at One Emancipation Center

View to the East, Front of One Emancipation Center.



Emancipation Ave.

One Emancipation Center

3131 Emancipation Ave, Houston, TX 77004

View to the Northwest, Downtown Houston visible.



Elgin St.

Saint Charles St.



Contact Broker for Pricing



Ed Ryland, CCIM, MCR

• Ed.Ryland@ARVOREaltyAdvisors.com ♦ George Wyche, Jr. • George.WycheJr@ARVOREaltyAdvisors.com

DAVID COOK • David.Cook@cushwake.com ♦ Chip Horne • Chip.Horne@cushwake.com

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Estimated Delivery: January 2021



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One Emancipation Center

Building Features and Amenities

- Panoramic views of the city including, CBD, Midtown, EaDo, Downtown, Minute Maid Park, University of Houston, Texas Southern University, Texas Medical Center, Houston Community College, Greenway Plaza and Galleria;
- Four level covered parking garage with 220 spaces and an additional 15 surface level parking spaces;
- Centralized security station on street level at major entrances;
- Community room for tenant and community events;
- Beautiful outdoor balcony patio for business gatherings and events;
- Walkable work environment, with close proximity to walk/bike trails;
- Tenant access to recreation, exercise and swimming facilities at Emancipation Park, and;
- Tenant access to cultural events at Emancipation Park and the El Dorado Ballroom

Demographics 2020	1 MILE	2 MILE	3 MILE	Demographics 2025	1 MILE	2 MILE	3 MILE
Total Population	18,876	68,913	99,366	Total Population	21,793	77,590	111,808
Employees	12,499	204,551	169,388	Total Households	9,902	39,543	45,009
Total Households	8,351	34,293	38,464	Avg. Household Income	\$92,132	\$115,481	\$119,810
Avg. Household Income	\$81,861	\$106,035	\$108,129				



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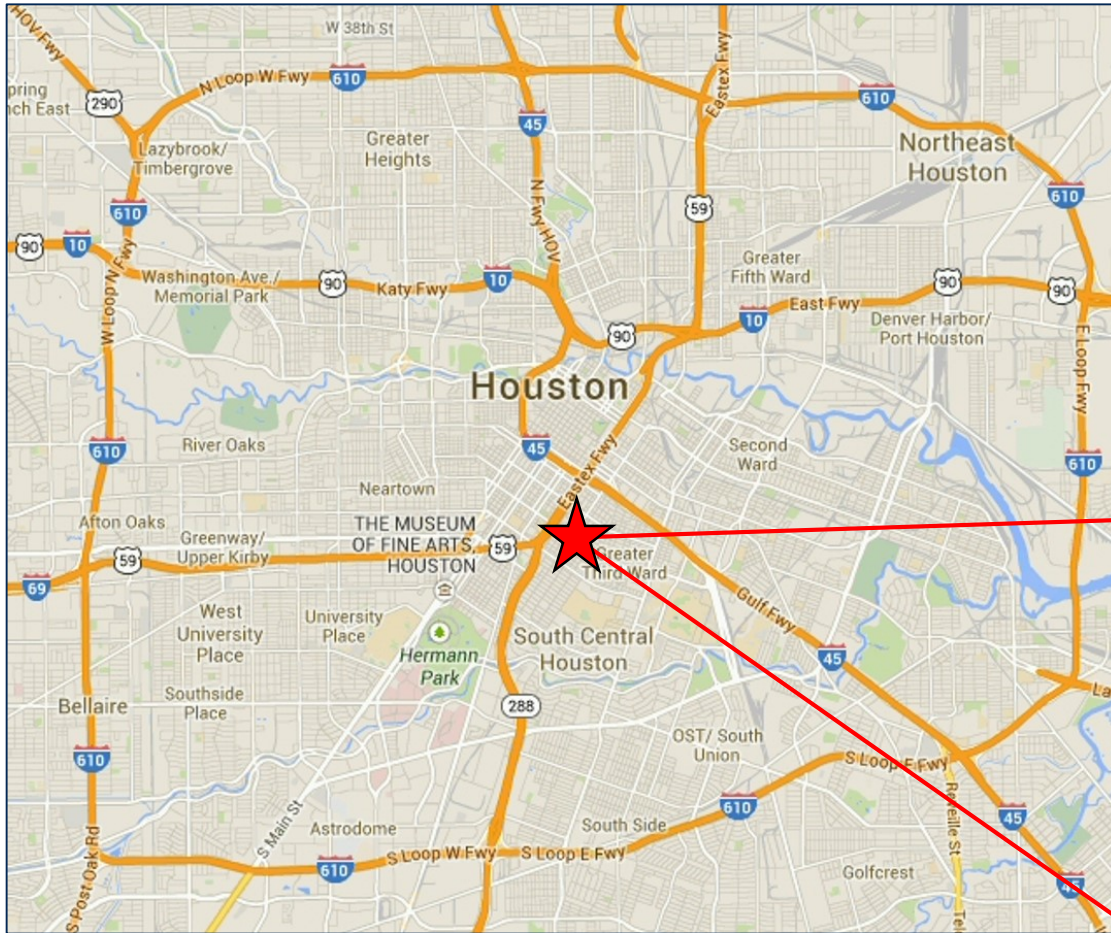
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Location



Prime Location

- Located within an Opportunity Zone;
- Directly across the street from the \$33.6 Million recently restored and newly developed Emancipation Park;
- Within the path of growth proximate to new residential and commercial development;
- Located along a recently designated Main Street Corridor, headlining anticipated commercial development in the area, and;
- Proximity to Highway 288, Interstate 69/US 59, Loop 610, Interstate 10 and Interstate 45 provides convenient access to major business districts, airports and city amenities



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Renderings



View eastbound along Elgin St.



Northeast corner of Emancipation Ave. and Elgin St.



View from Emancipation Park



Front Entrance



Outdoor Seating along Emancipation Ave.



Garage Walkway

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Renderings



Community Room



Elevators/Stairway in Lobby



Community Event Configuration



Lobby and Entrance



Garage Elevation

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Site Plan



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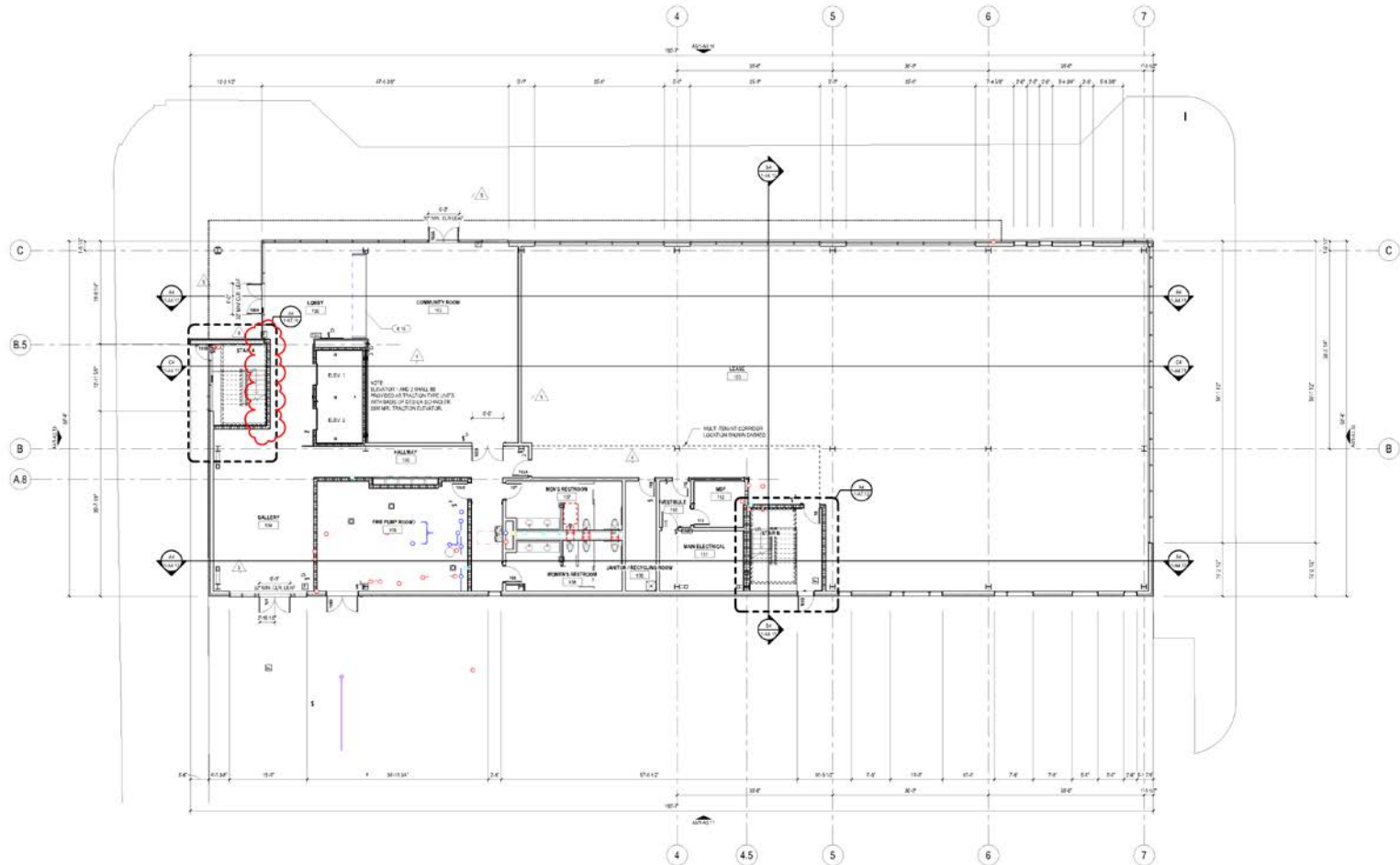
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First Floor



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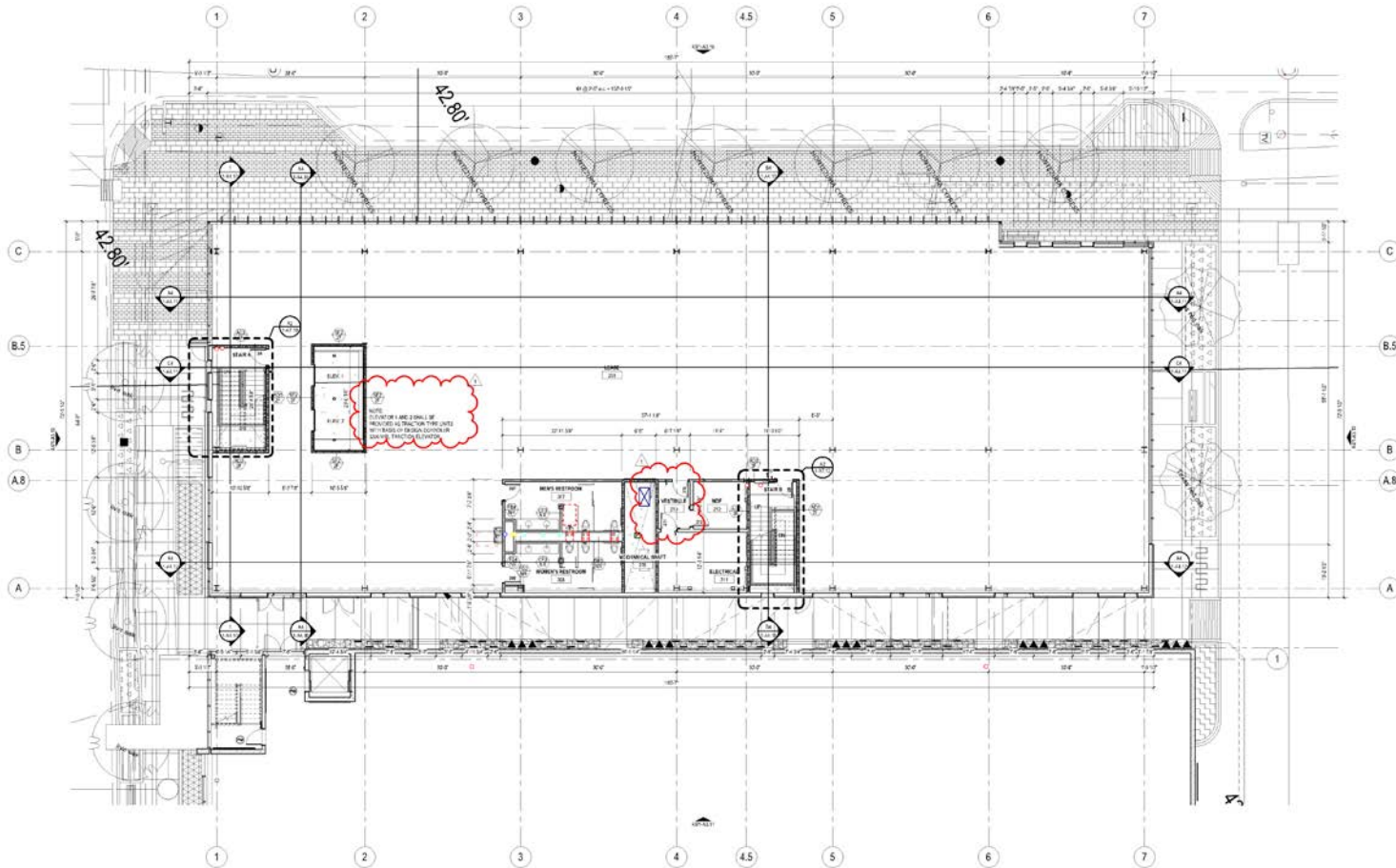
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Second Floor



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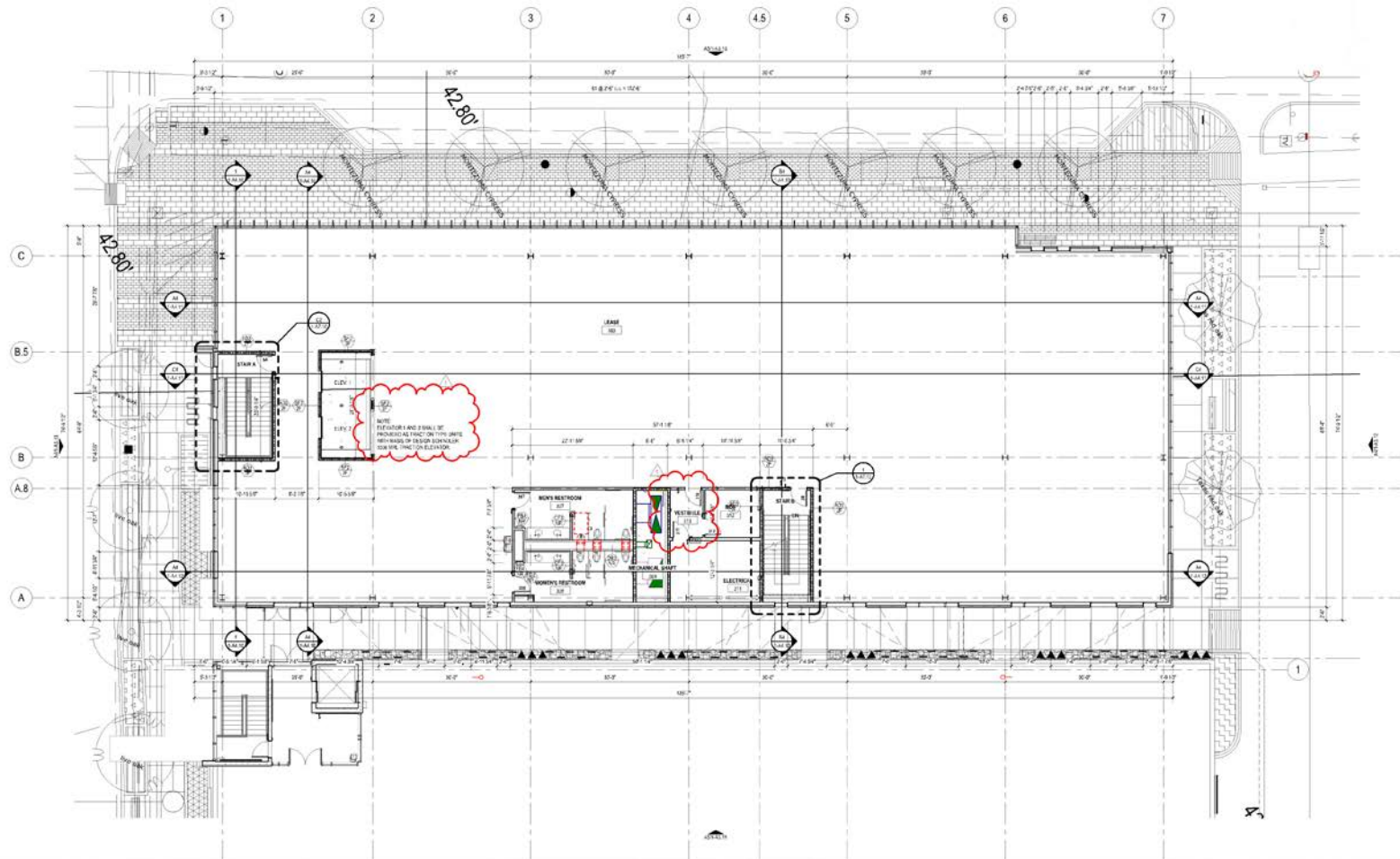
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Third Floor



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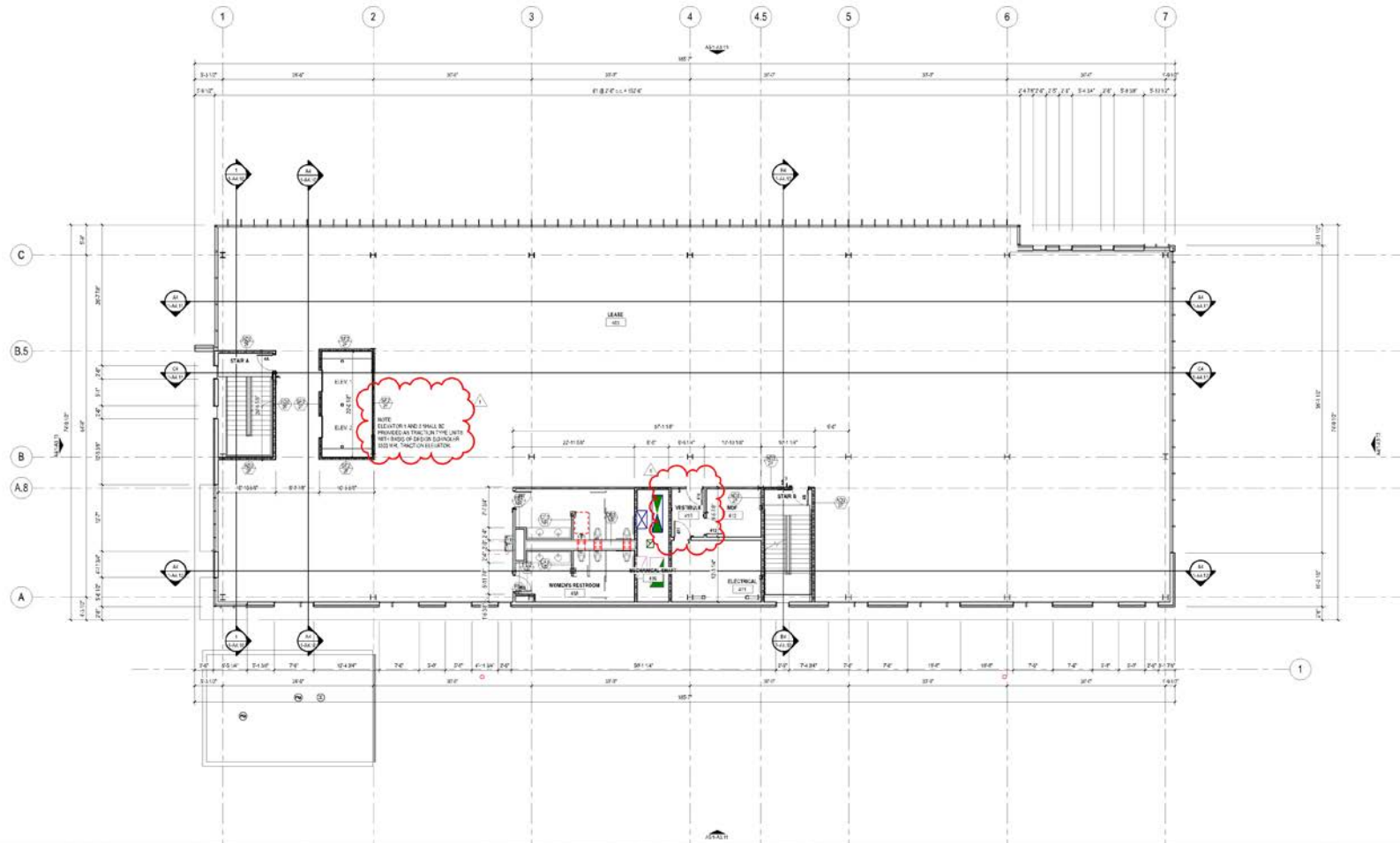
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Fourth Floor



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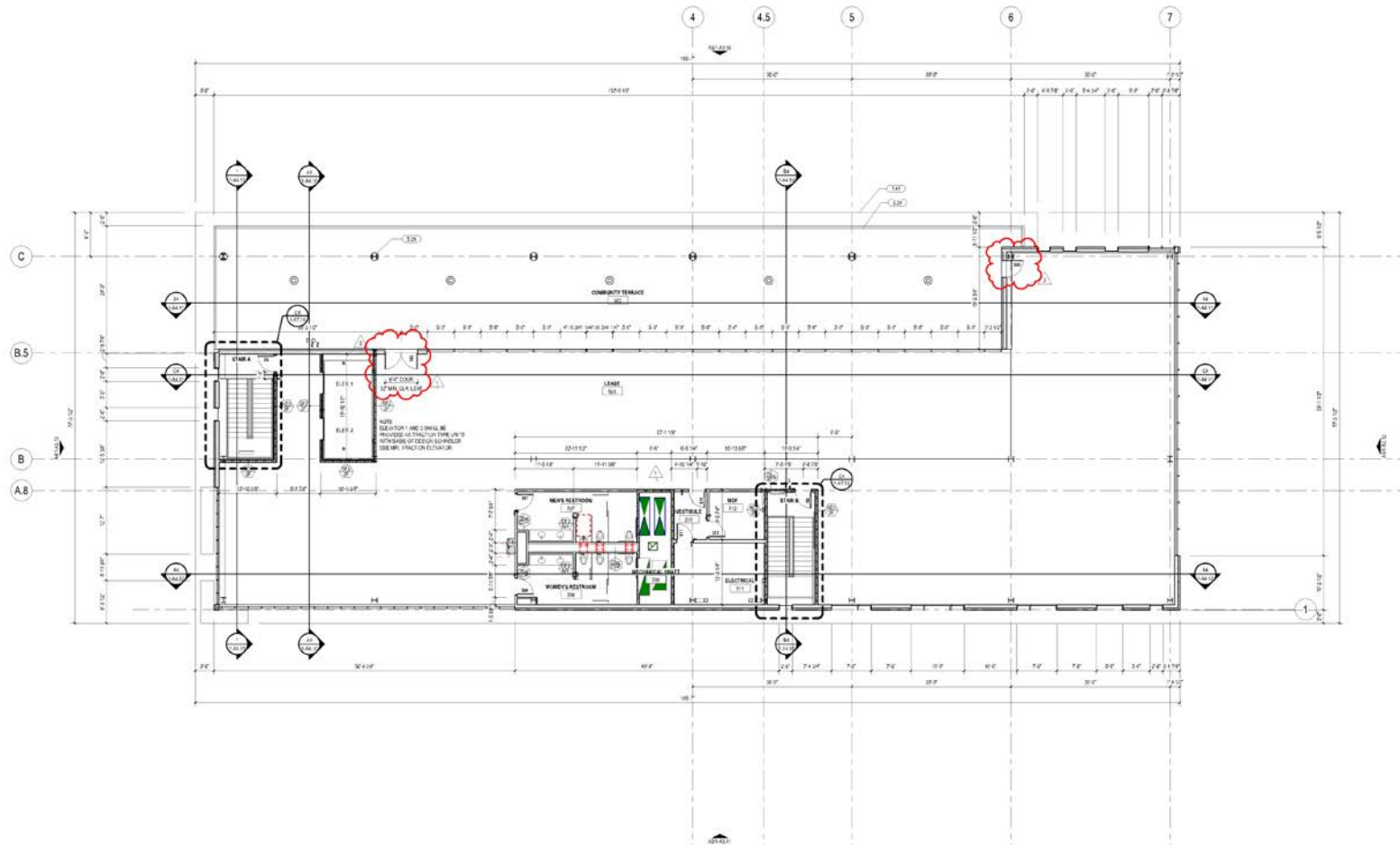
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Fifth Floor



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