



PIPELINE REALTY
COMMERCIAL INVESTMENT, DEVELOPMENT & MANAGEMENT



±2,875 SF Restaurant + 2,590 SF Office Space Available
4916 Kelvin Drive, Houston, Texas 77005

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

PROPERTY INFORMATION

LOCATION:

NWC of Kelvin Dr & Quenby St
4916 Kelvin Dr, Houston, Texas 77030

AVAILABLE:

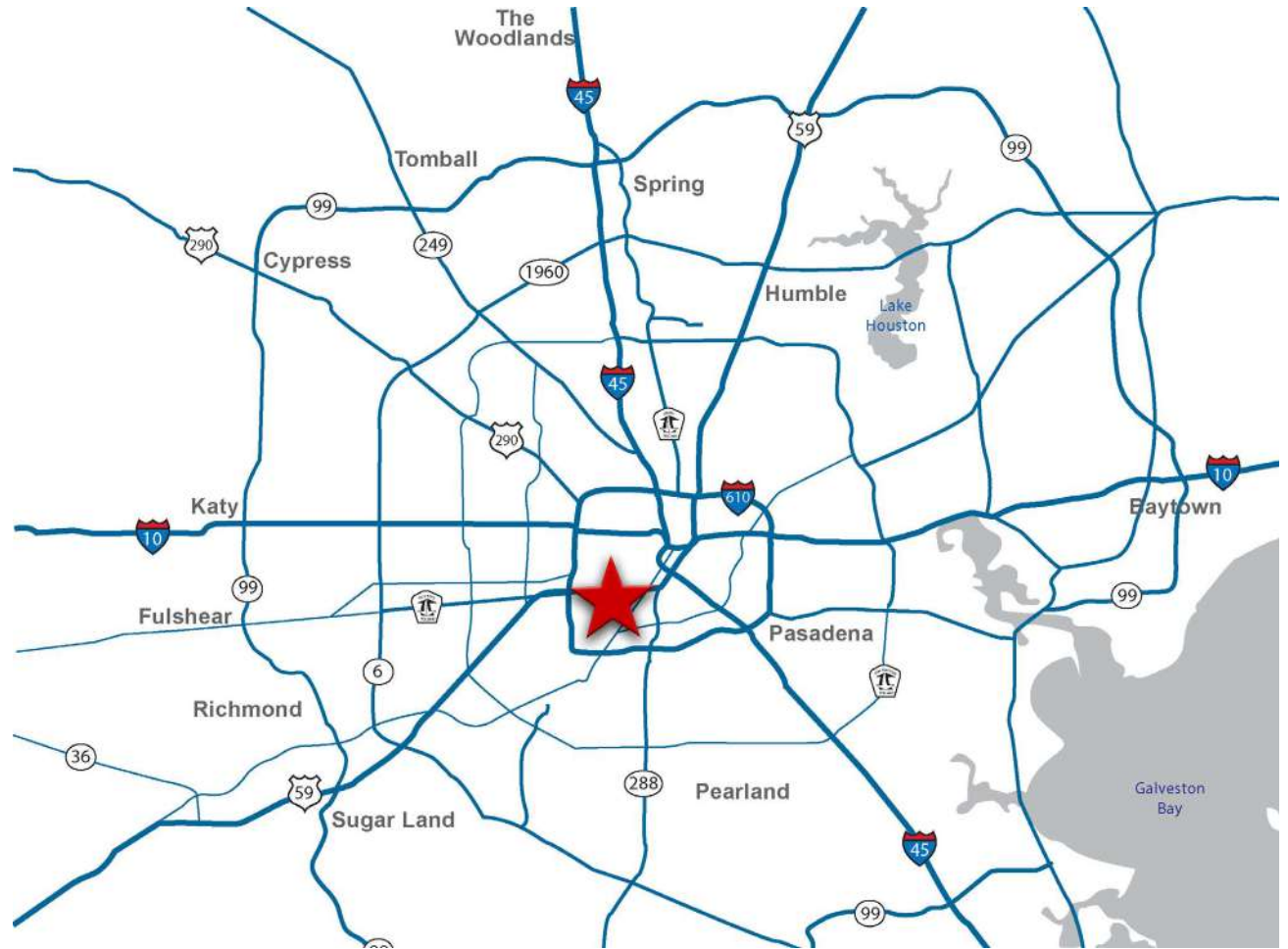
1st Floor: 2,875 SF Restaurant
2nd Floor: 2,590 SF Office

RATE:

Call for Pricing

PROPERTY HIGHLIGHTS:

- Planned Re-development, Delivery Q4 2024
- Vintage mid-Century Modern building in Rice Village
- Located just 1 block east of Kirby Drive
- Easy access to US-59/I-69
- Close proximity to Rice University, The Medical Center and the Museum District



TRAFFIC COUNTS:

Kirby Dr: 31,704 VPD | Greenbriar Dr: 14,283 VPD | Bissonnet St: 13,871 VPD
Rice Blvd: 7,364 VPD | University Blvd: 7,860 VPD (TXDOT 2022)

DEMOGRAPHICS

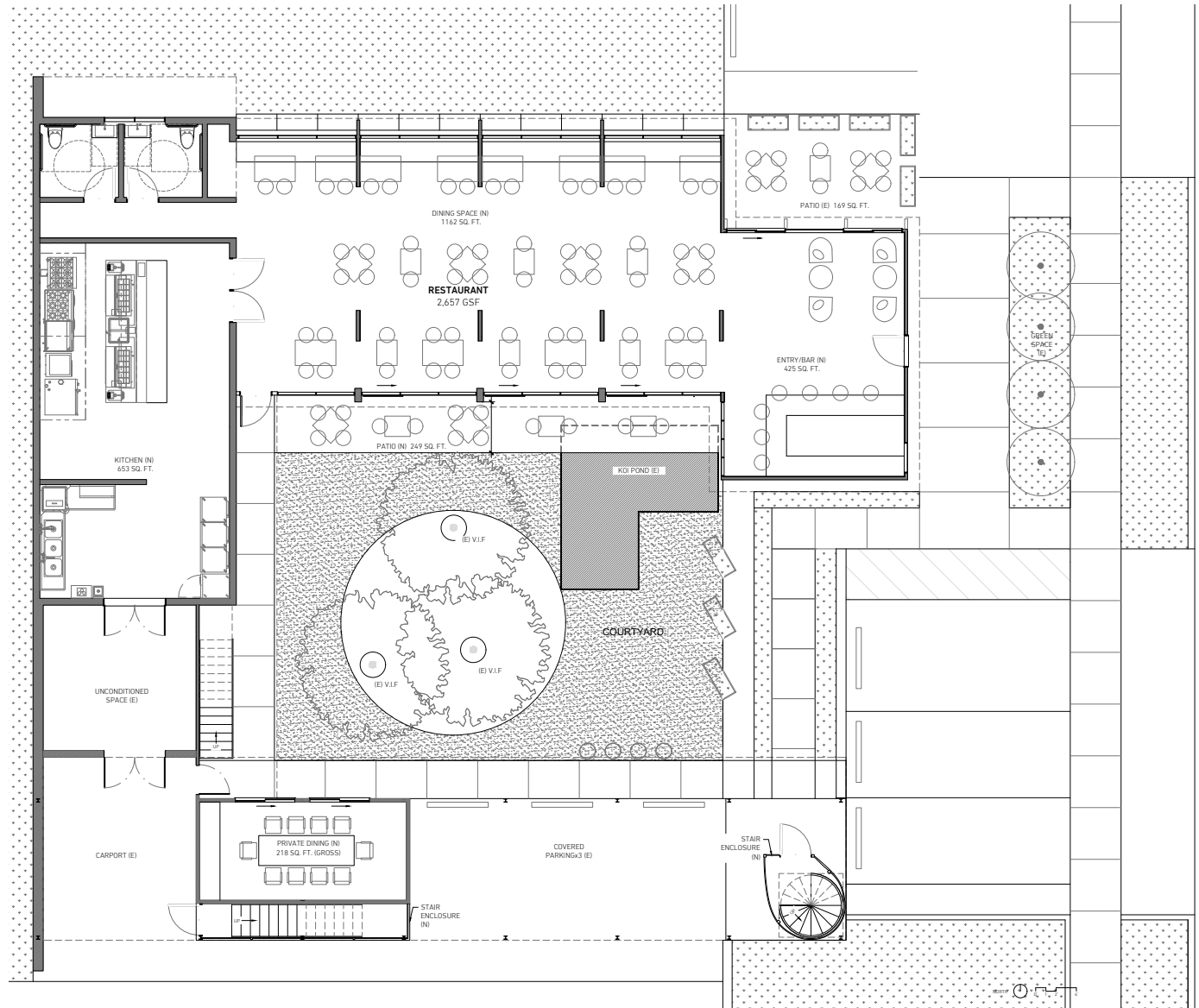
	1 Mile	2 Miles	3 Miles	5 Miles
2023 Population	22,367	96,895	206,851	511,652
Daytime Population	34,798	300,218	455,721	990,450
Average Household Income	\$223,227	\$183,136	\$161,814	\$141,752



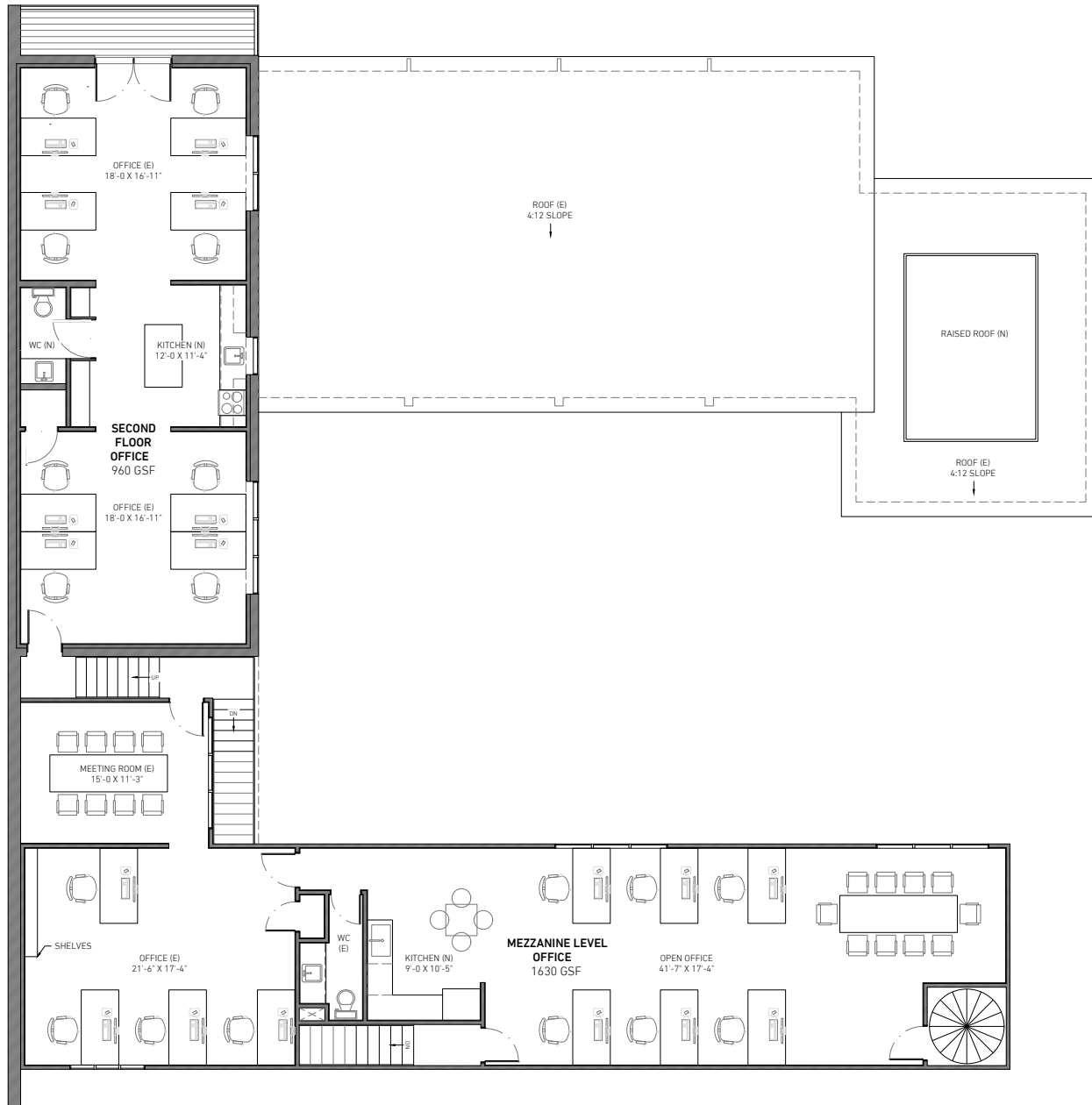
FLOOR PLAN - LEVEL 1

OCCUPANCY SUMMARY

LOCATION	PROGRAM TYPE	SQ FT
Ground Floor	Restaurant	2,875
Mezzanine	Office	1,630
Second Floor	Office	960
TOTAL		5,465



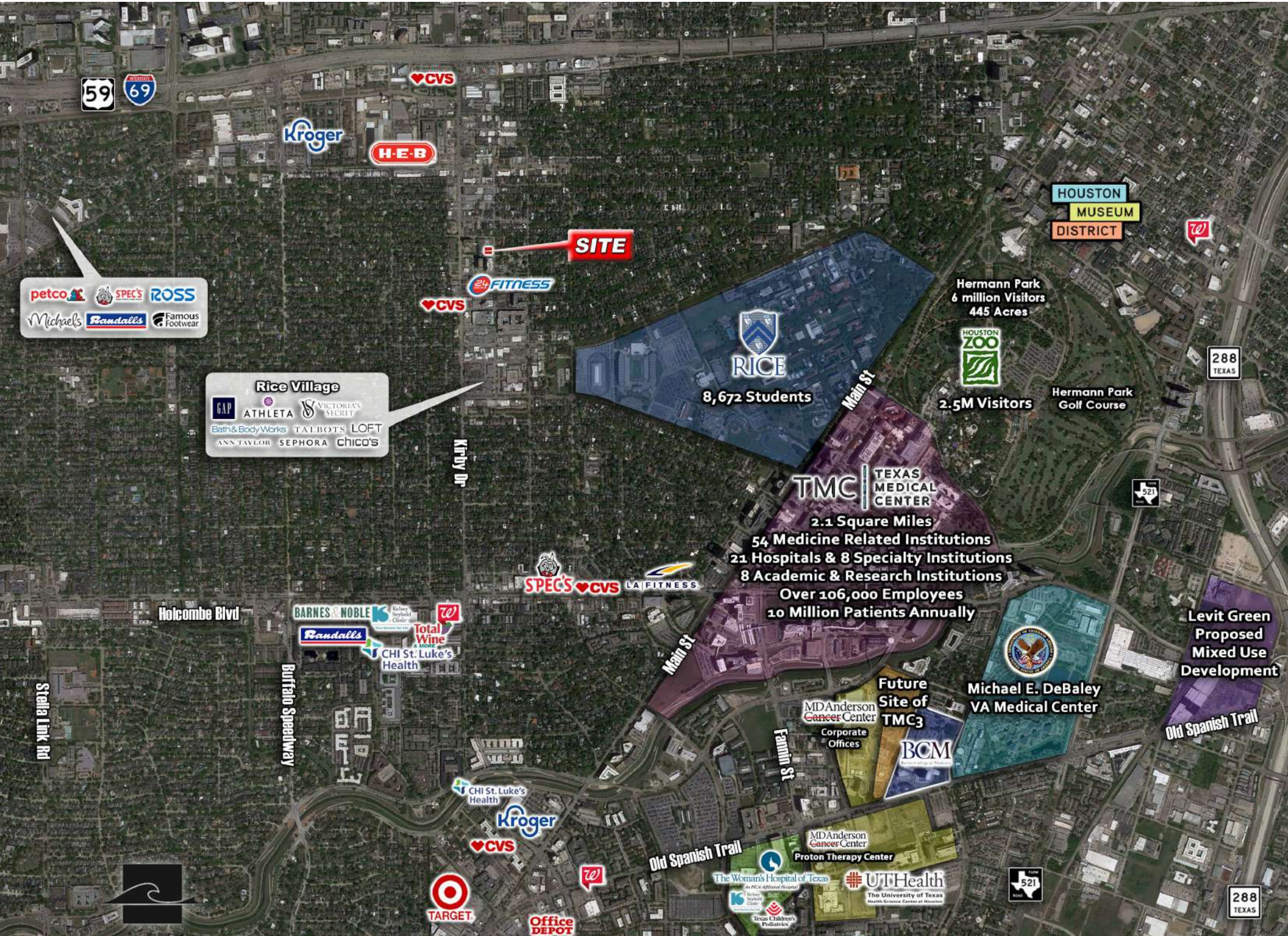
FLOOR PLAN - LEVEL 2











petco SPEC'S ROSS
 Michaels Randal's Famous Footwear

Rice Village
 GAP ATHLETA VICTORIA'S SECRET
 Bath & Body Works TALBOTS LOFT
 ANN TAYLOR SEPHORA chico's

SITE

RICE
 8,672 Students

HOUSTON MUSEUM DISTRICT

Hermann Park
 6 million Visitors
 445 Acres
HOUSTON ZOO
 2.5M Visitors
 Hermann Park Golf Course

TMC | TEXAS MEDICAL CENTER
 2.1 Square Miles
 54 Medicine Related Institutions
 21 Hospitals & 8 Specialty Institutions
 8 Academic & Research Institutions
 Over 106,000 Employees
 10 Million Patients Annually

Michael E. DeBakey VA Medical Center

Levitt Green Proposed Mixed Use Development

Future Site of TMC3
 MD Anderson Cancer Center
 Corporate Offices
BCM

MD Anderson Cancer Center
 Proton Therapy Center
 The Woman's Hospital of Texas
 UTHealth
 The University of Texas Health Science Center at Houston
 Texas Children's Pediatrics



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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