



FOR LEASE

EADO BUSINESS PARK

SUITES FROM 5840-30K SF AVAILABLE
3503 POLK STREET | HOUSTON, TX 77003

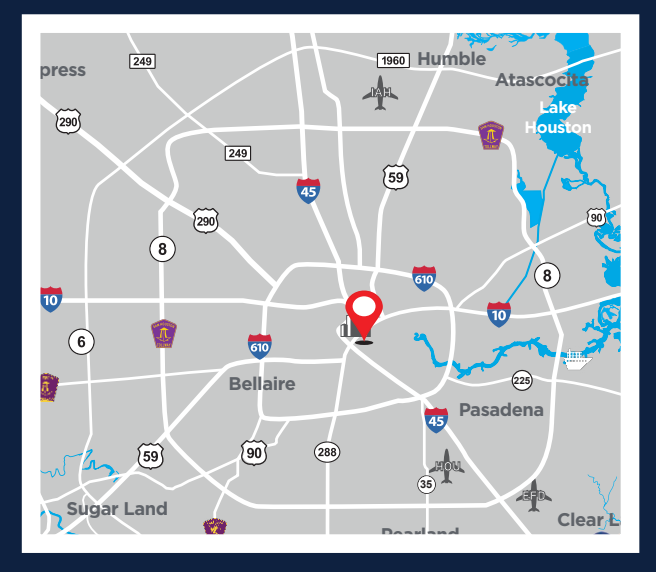


Suite	Total SF	Notes
B	28,840	AVAILABLE
C	7,330	AVAILABLE
F	6,388	AVAILABLE
H	5,840	AVAILABLE

EXCLUSIVELY LISTED BY ALPINE:

Derick Perkins | Partner
(432) 296-2994
derickp@alpinecre.net

Kyle Fischer | Managing Partner
(281) 627-0834
kylef@alpinecre.net



The information contained herein was obtained from sources believed reliable; however, Alpine Partners, LLC., makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease or withdrawal without notice.



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PROPERTY HIGHLIGHTS

- Warehouse & Creative Studio Space
- 5840 - 30k SF Suites Available
- Dock-High Loading
- 3 Phase Power
- 13' Clear Height
- Call Broker for Lease Rates

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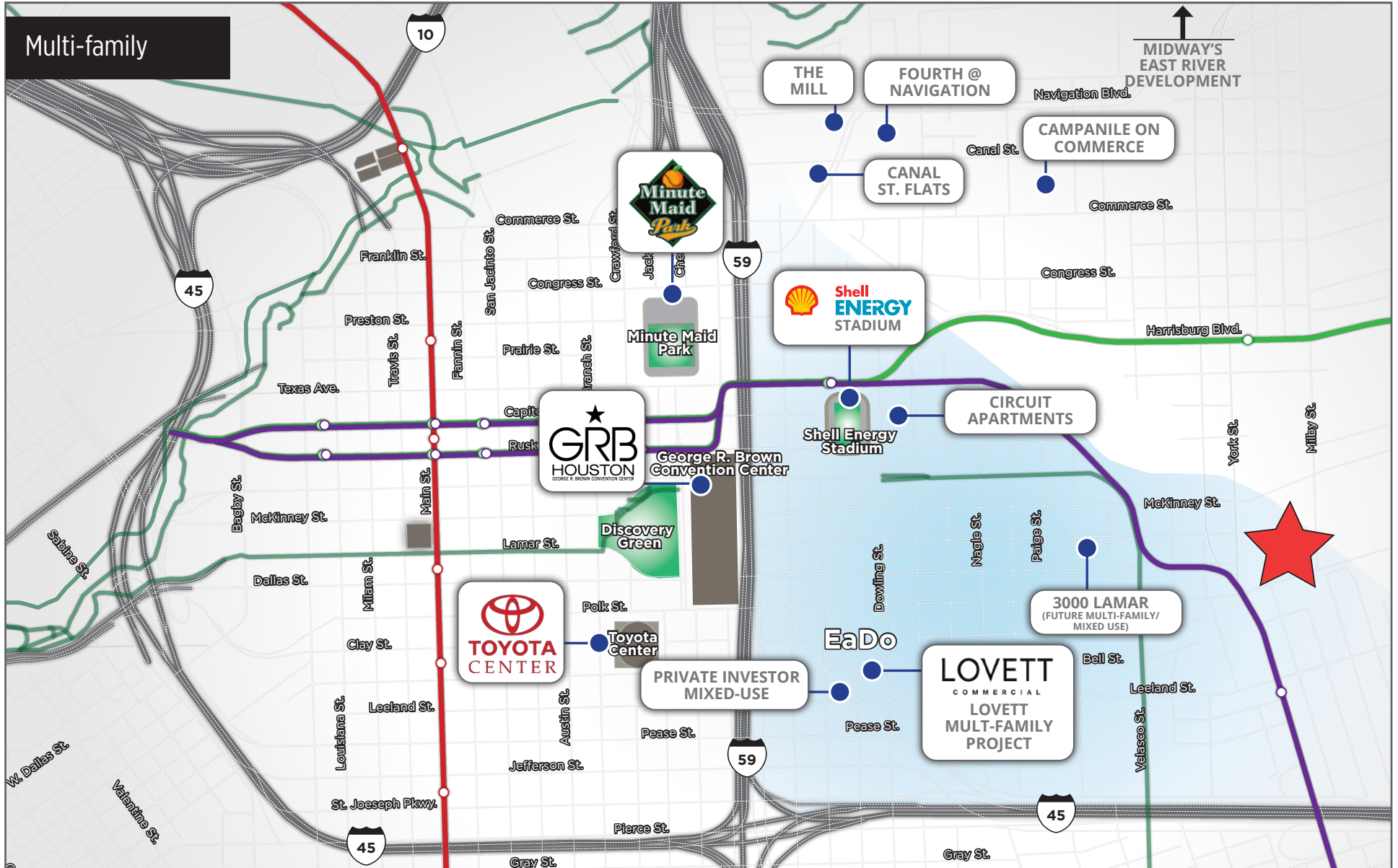
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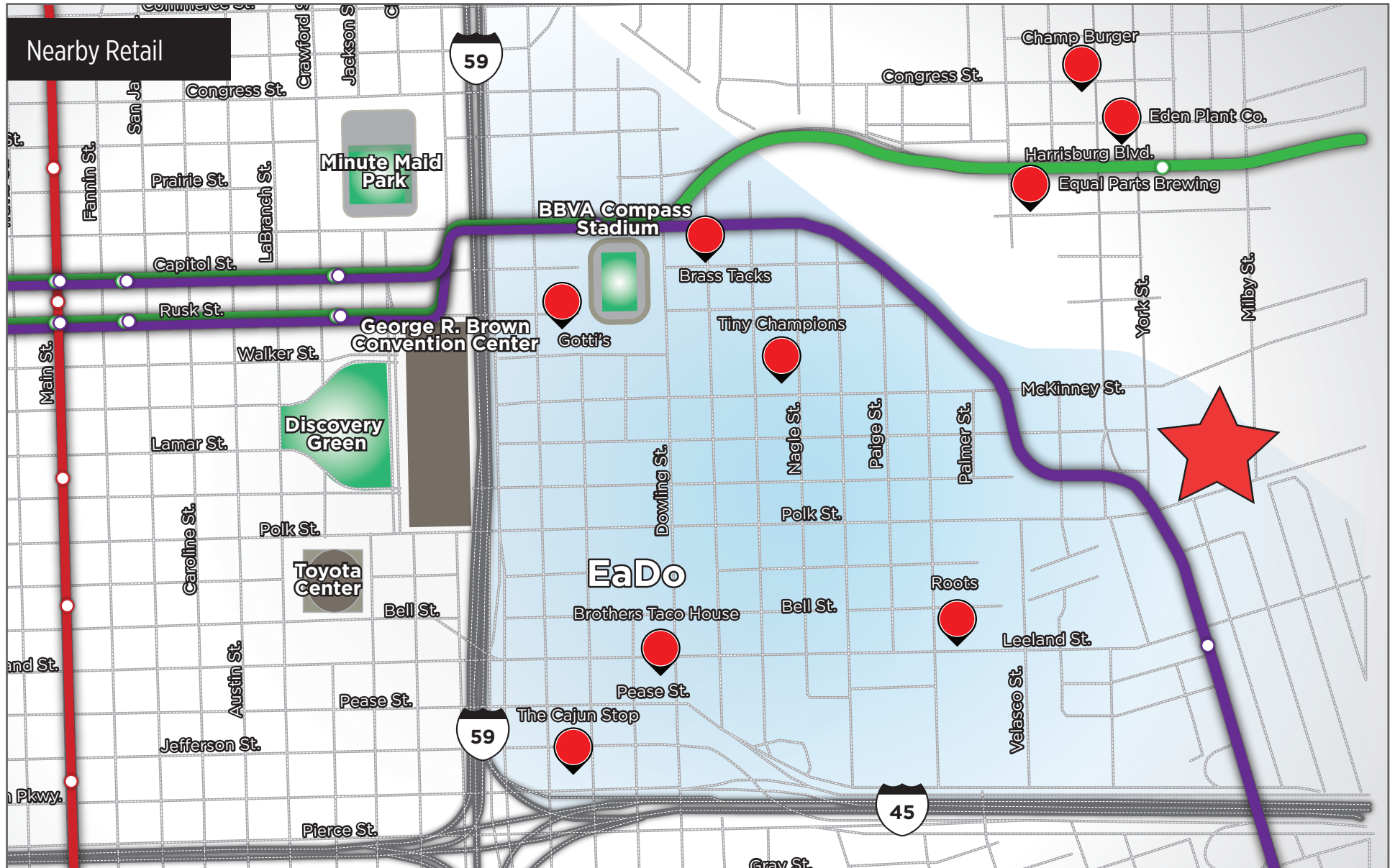




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Property Overview:

Conveniently located in East Downtown Houston, with excellent proximity to I-45 & I-10, EaDo Business park provides tenants with suites ranging from 5840 - 30k SF, including: Dock-High Loading, Heavy Power, Restroom, and Office Build-Out.

Demographics



Avg. HH Size: 2.0



Median Age: 35.1



Households: 2,109



Median Home Value: \$323,717

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PROXIMITY

 **0.7 MILES**

 **1.1 MILES**

 **1.2 MILES**

 **1.7 MILES**

 **METRO SERVED**

DOWNTOWN	1.5 MILES 8 MIN
PORT OF HOUSTON	4.4 MILES 15 MIN
MEDICAL CENTER	7.7 MILES 15 MIN
HOBBY AIRPORT	8.3 MILES 20 MIN
IAH AIRPORT	21.9 MILES 27 MIN
BARBOUR'S CUT	25.8 MILES 40 MIN

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