



**FRITSCHÉ ANDERSON**  
REALTY PARTNERS

# MONTROSE AREA LEASE OPPORTUNITY

4500 YOAKUM BLVD. / 3RD FLOOR / HOUSTON, TEXAS 77006



4500 Yoakum Blvd. is newly built-out office space on the quiet top floor of a beautifully remodeled building with a prestigious Montrose address. Enjoy three large offices, three private baths, elevator and stairs, kitchen, ample support staff area and storage, and upgraded carpet throughout.

<b>Building Age:</b>	Built in 1935
<b>Availability:</b>	Immediate
<b>Available Space:</b>	+/- 2,200 SF
<b>Quoted Rate (Gross):</b>	\$28.00 / RSF
<b>Parking:</b>	Approximately 1.5/1,000 SF

**Amenities Include:**

- CAT 6 cable throughout
- Kitchen with stainless steel appliances
- One full bath with shower
- On-site ownership
- Conference room with wet bar



**LIVING ROOM**



**BATHROOM**



**KITCHEN**



**KITCHEN**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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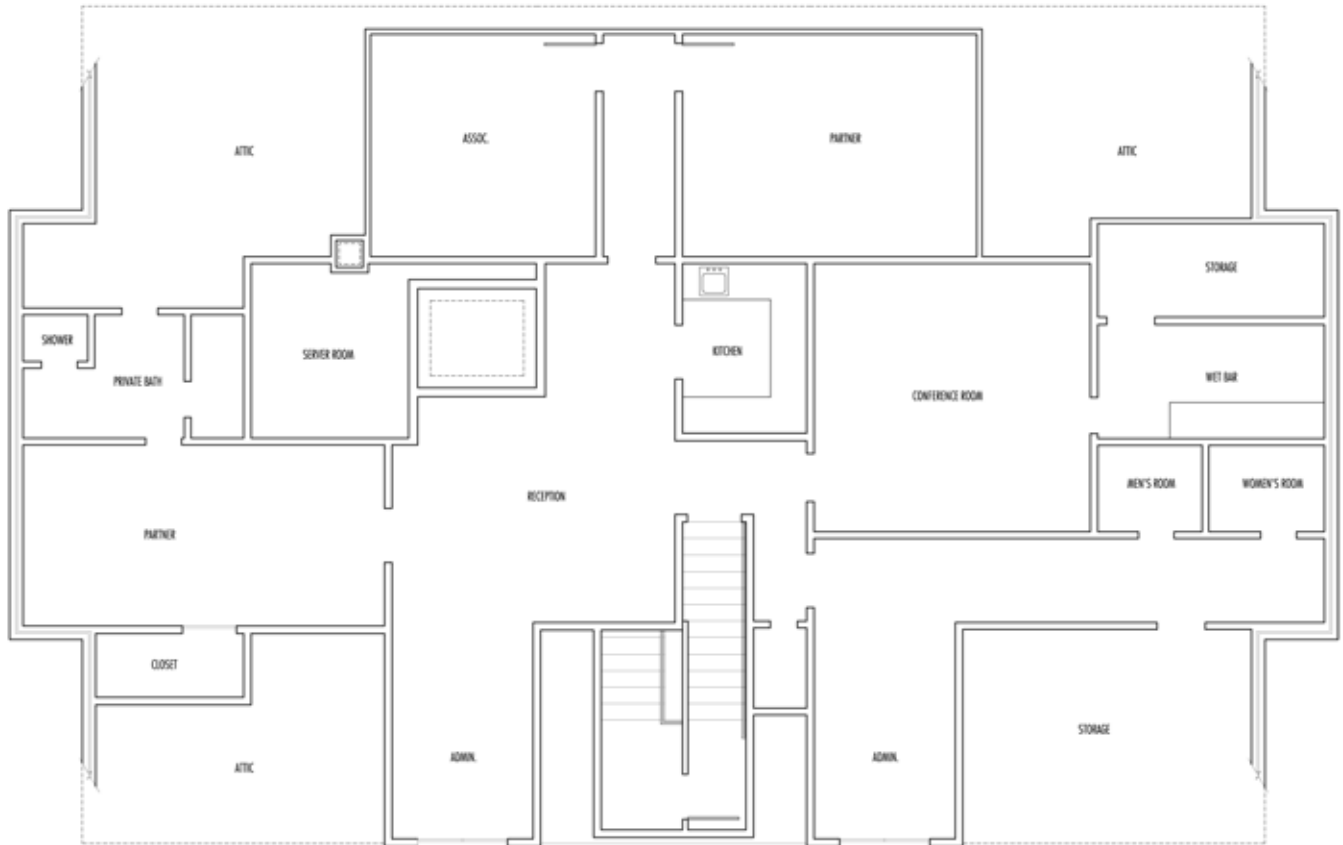
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