The Moderne on Yale

Office and Retail Space For Lease

NEC Yale St & W 10th St | Houston, TX

www.BlueOxGroup.com

Property Information:

Address:	1009 Yale St Houston, TX 77008
Size:	Unit Size: 3,520 SF • Floor 1: 910 SF • Floor 2: 2,610 SF
Price:	$45.00 PSF + $9.00 NNN

Highlights:

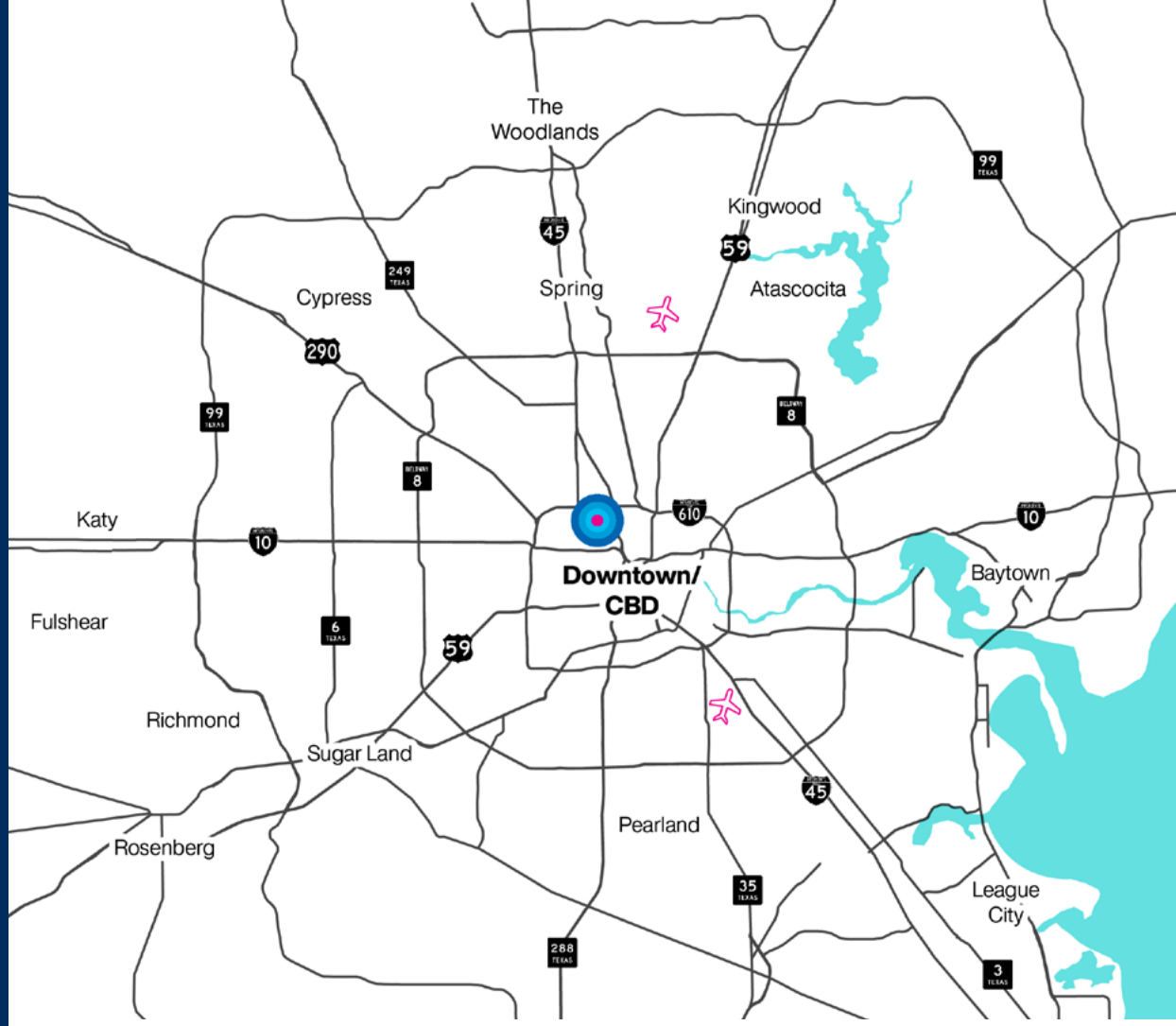
- Prime location within the Heights submarket
- Positioned just off the signalized intersection of Yale St & 11th St, a major intersection for the immediate trade area
- Excellent access and visibility along Yale St with ±100 ft of frontage on Yale St
- Ample on-site parking available
- Easily accessible from Interstate 10

Traffic Counts:

W 11th St:	11,322 CPD '22
Yale St:	12,590 CPD '22

2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	22,883	199,728	490,112
Daytime Pop.	13,338	226,632	583,116
Avg HH Income	$270,573	$197,854	$175,157



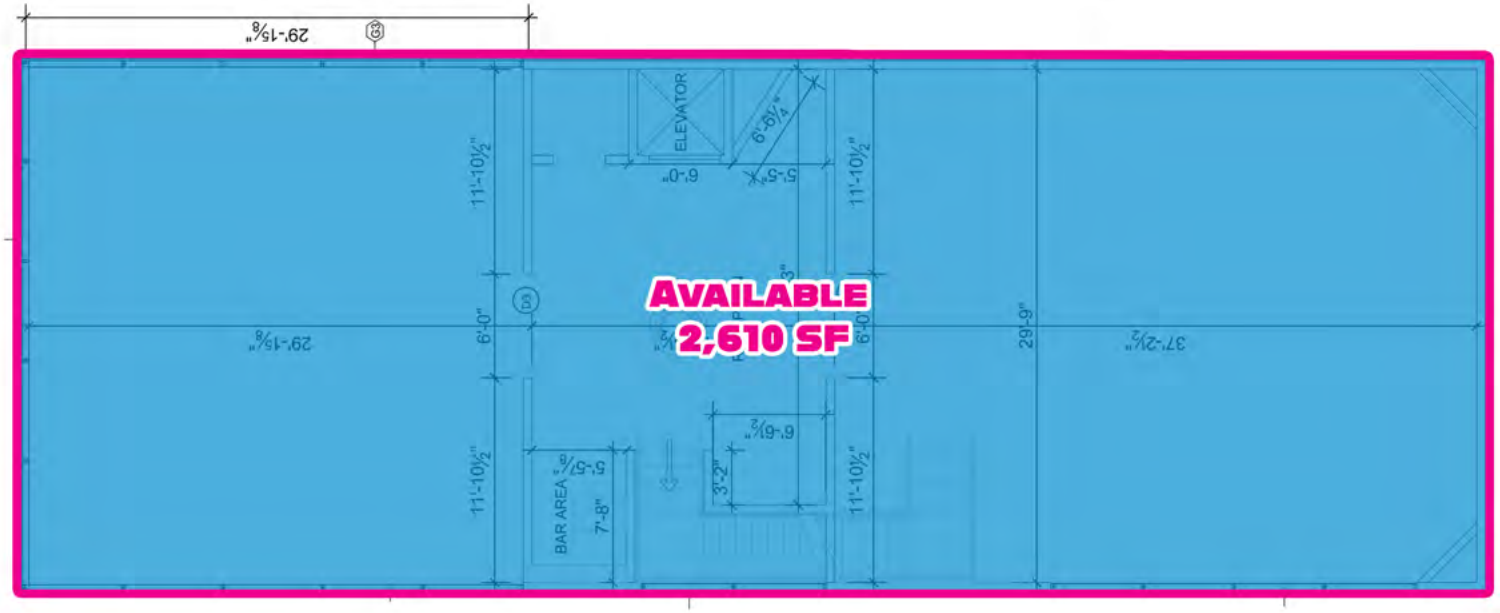
SITE

1ST & 2ND FLOOR SITE PLAN

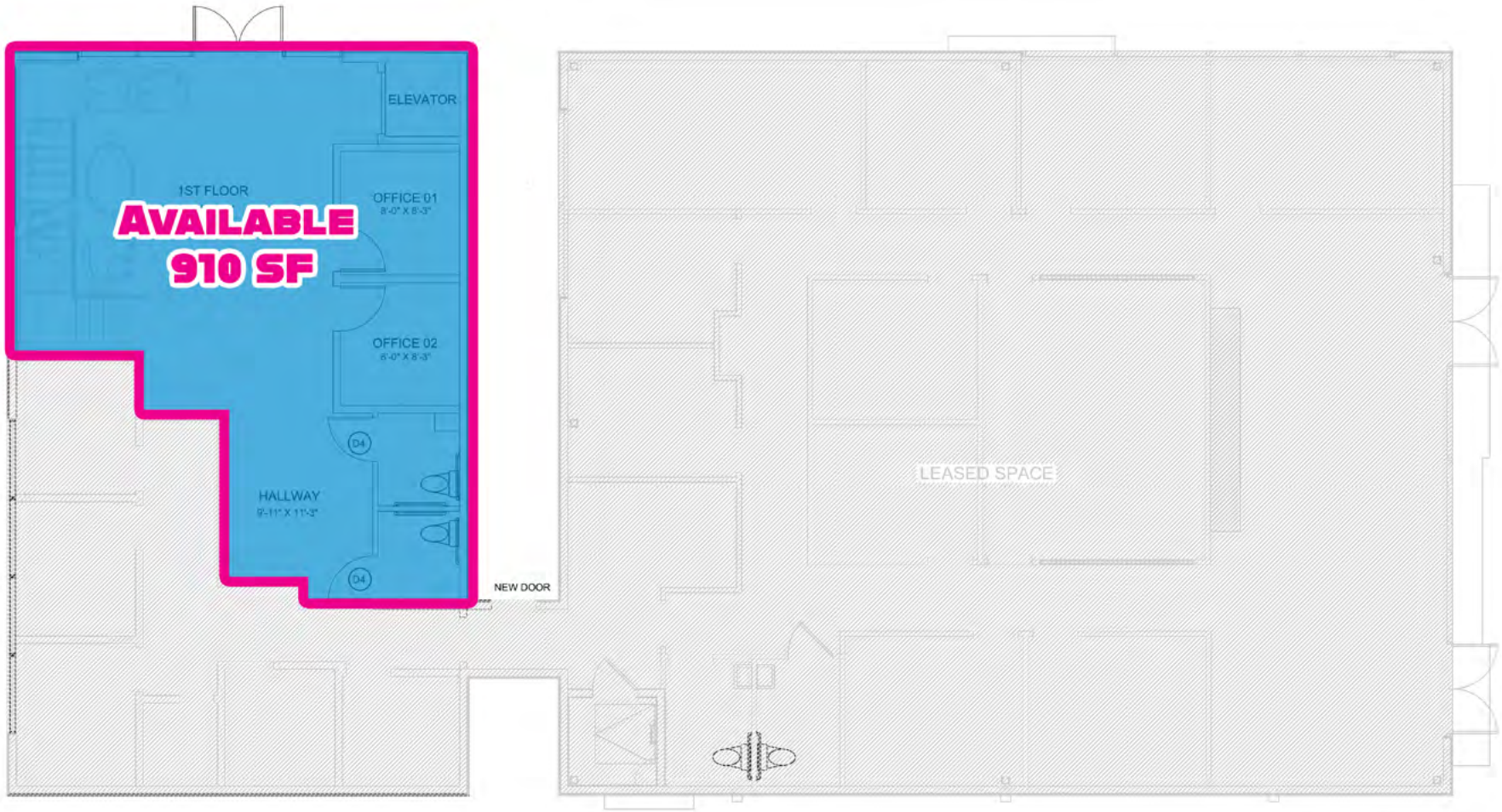
THE MODERNE ON YALE

Unit Size: 3,520 SF

- Floor 1: 910 SF
- Floor 2: 2,610 SF



1ST FLOOR SITE PLAN



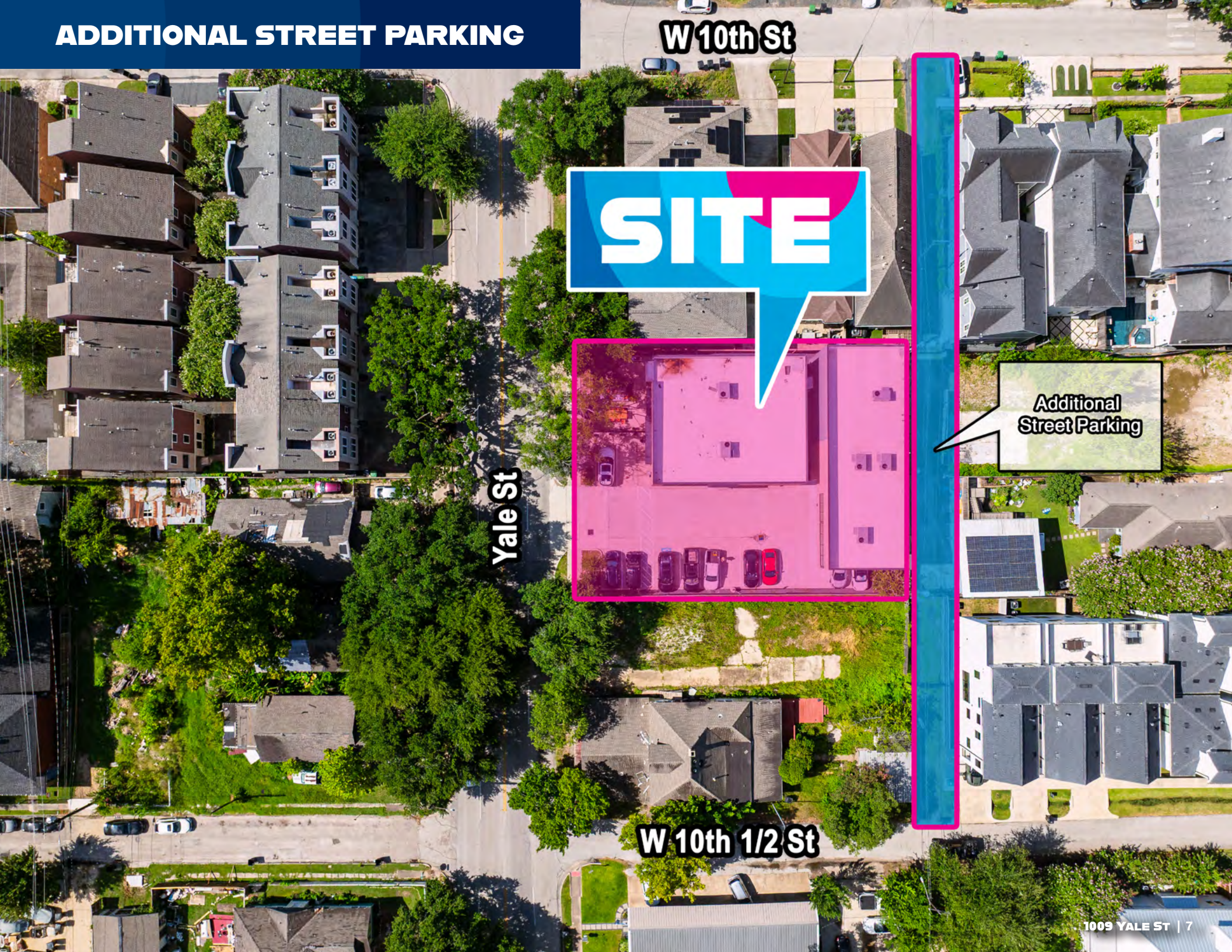
1st floor

1st Floor : 910 SF
2nd Floor: 2,610 SF
Total area: 3,520 SF

2ND FLOOR: CONCEPTUAL FLOOR PLAN

2ND FLOOR
THE MODERNE ON YALE

ADDITIONAL STREET PARKING



SITE
Yale St
11th St
W 10th 1/2 St
W 10th St
Allston St
Tiff's Treats
cookie delivery
KOLACHE SHOPPE
DISH SOCIETY
ENDODONTICS
EIGHT ROW FLINT

Downtown Houston
±5.0 Miles
SITE
Yale Street
12,590 CPD '22
Allston Street

EXIT

EXIT

EXIT

Heights High School
Houston Heights High School
11,775 CPD '22
Yale St
W 11th St
E 11th St
11,322 CPD '22
SITE
17,824 CPD '25
16,771 CPD '22
N Durham Dr
N Shepherd Dr
W 10th St
E 10th St
ExxonMobil
W 9th St
E 9th St
12,590 CPD '22
Lawrence Park
Donovan Park
Gables at the Heights
MAA Greater Heights
Assembly At Historic Heights
East Bend Apartments
POSTINO
Better Luck Tomorrow
COMMON BOND
CareNow Urgent Care
ANYTIME FITNESS
everywine
SHARKEY'S CUTS FOR KIDS
Tiff's Treats
IKE'S
KOLACHE SHOPPE
DISH SOCIETY
mkt
lululemon
Color Me Mine
PIPPA & PEARL
BURDLIFE
FedEx
BLUE
CASA NOMAD
Tight Squeeze
LOCAL
CLOUD 10
Mizzen+Main
Forth & Nomad
urbn dental
PAPA JOHNS
BURGER KING
Popeyes
petco
Kroger
No Forks
DASH MART
IEC INDEPENDENT ELECTRICAL CONTRACTORS
SKYLINE
bittersweet
CHEF'S TABLE
Elite
DATTERSON PARK

VALUE WORLD
H-E-B
jeni's
harold's
TORCHYS
Kroger
DUNKIN'
SUBWAY
CVS
Heights Marketplace
JINYA
FLOYD'S
COMMON BOND
hopdoddy
AT&T
Ainsley Heights
HOUSTON DAIRYMAIDS
WOKKER
SHREDDERS
Cielito
NAPA
N Main St
10,995 CPD '22
213,495 CPD '25
Heights High School
PAPA JOHNS
BURGER KING
Popeyes
petco
Pepperoni's
Crawfish
Kroger
No Forks
SITE
17,824 CPD '25
N Shepherd Dr
N Durham Dr
Tiff's Treats
KOLACHE SHOPPE
DISH SOCIETY
ExxonMobil
Yale St
Lawrence Park
POSTINO
Better Luck Tomorrow
COMMON BOND
mkt
BLUE
lululemon
Color Me Mine
PIPPA & PEARL
BURDLIFE
trainingmate
BAKLEY
FedEx
CASA N MAD
Tight Squeeze
The Park at White Oak
213,361 CPD '25
45
10

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 o ff er to or counter-o ff er from the client; and
- Treat all par ties 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the wri∑en asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng 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 du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	**651377-SA**	**aa@blueoxgroup.com**	**713-324-8954**
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

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