



CONFIDENTIALITY AGREEMENT

NON-DISCLOSURE AGREEMENT

The information contained in the following document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Covington Development and should not be made available to any other person or entity without the written consent of Covington Development.

This document has been prepared to provide advertising and general information only to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

By receipt of this document, you agree that this document and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this document you agree to release Covington Development and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





COVINGTON
COMMERCIAL

FOR
SALE OR LEASE

GREENWAY PLAZA/ UPPER KIRBY
OFFICE BUILDING

3306 MERCER ST
HOUSTON, TX 77027

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Covington Development is pleased to exclusively offer for sale or lease the 4,513 SF 3306 Mercer Building located in the heart of Greenway Plaza and Upper Kirby. The clean and modern new build follows suit with Covington Development's existing properties at 3415 and 3419 Mercer St.

The property is situated off West Alabama and Buffalo Speedway with easy access to Highway 59 and Loop 610. It is nestled between two of Houston's most prominent and mature neighborhoods - River Oaks and West University.

3306 Mercer would be perfect for a medical practice which is looking for a prime location with easy parking and walk-up access for patients. The property is currently under construction which will allow future tenants the ability to build out office space to their specific needs if contracted early.

PROPERTY PROFILE

BUILDING	3306 Mercer
ADDRESS	3306 Mercer St. Houston, TX 77027
NRA	4513 SF
YEAR BUILT	2021
# OF FLOORS	2
LAND AREA	5456 SF
TENANCY	Single (Multi Option)
PROPERTY TYPE	Office
SUBTYPE	Medical Office
LEASE PRICE/SF	\$35.00/SF + NNN <i>*Inquire for sale price</i>



PROPERTY RENDERINGS



PROPERTY HIGHLIGHTS

- Prominent location in Greenway Plaza/ Upper Kirby
- Architecturally appealing new build with clean modern finishes
- Surrounded by high-end residential, retail, and dining
- Ability to build out desired office space to suit tenants needs if contracted early
- Near major thoroughfares including Hwy 59 and 610 Loop
- Ample parking and walk-up access
- Kitchenette and Men's and Women's Restrooms on both floors
- ADA accessible elevator

3306 MERCER ST. HOUSTON, TX 77027



PROPERTY FLOOR PLANS

FIRST FLOOR



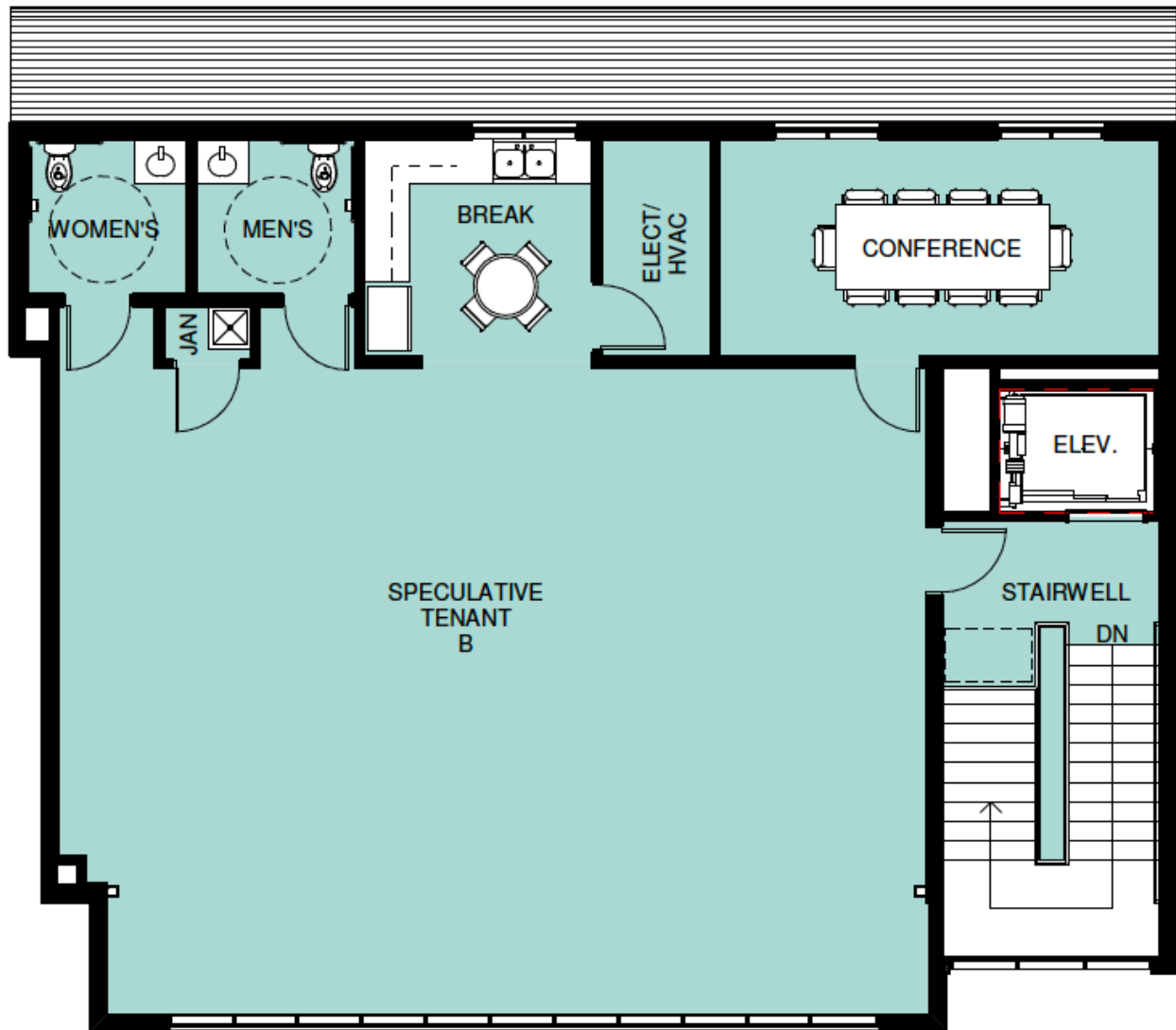
1/8" = 1'-0"

FIRST FLOOR PLAN | 1



PROPERTY FLOOR PLANS

SECOND FLOOR



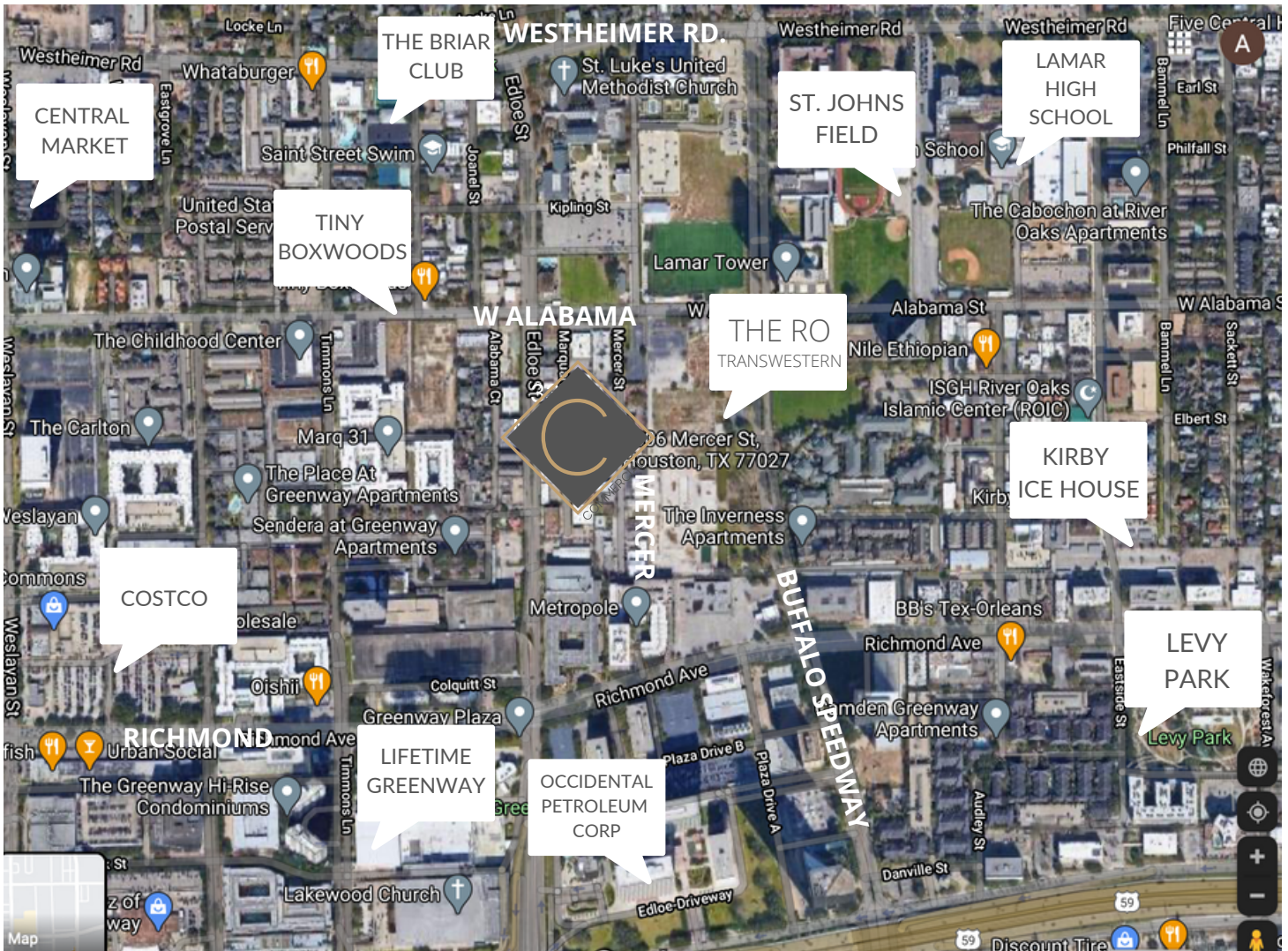
1/8" = 1'-0"

SECOND FLOOR PLAN | **2**

3306 MERCER ST. HOUSTON, TX 77027



AREA MAP



AREA AMENITIES AND ATTRACTIONS

EMPLOYMENT

- Greenway Plaza
- Galleria Uptown District

RESIDENTIAL

- River Oaks
- Afton Oaks
- West University

RETAIL

- River Oaks District
- Highland Village
- The Galleria

POINTS OF INTEREST

- The Briar Club
- Lifetime Greenway
- Levy Park
- The RO

DINING

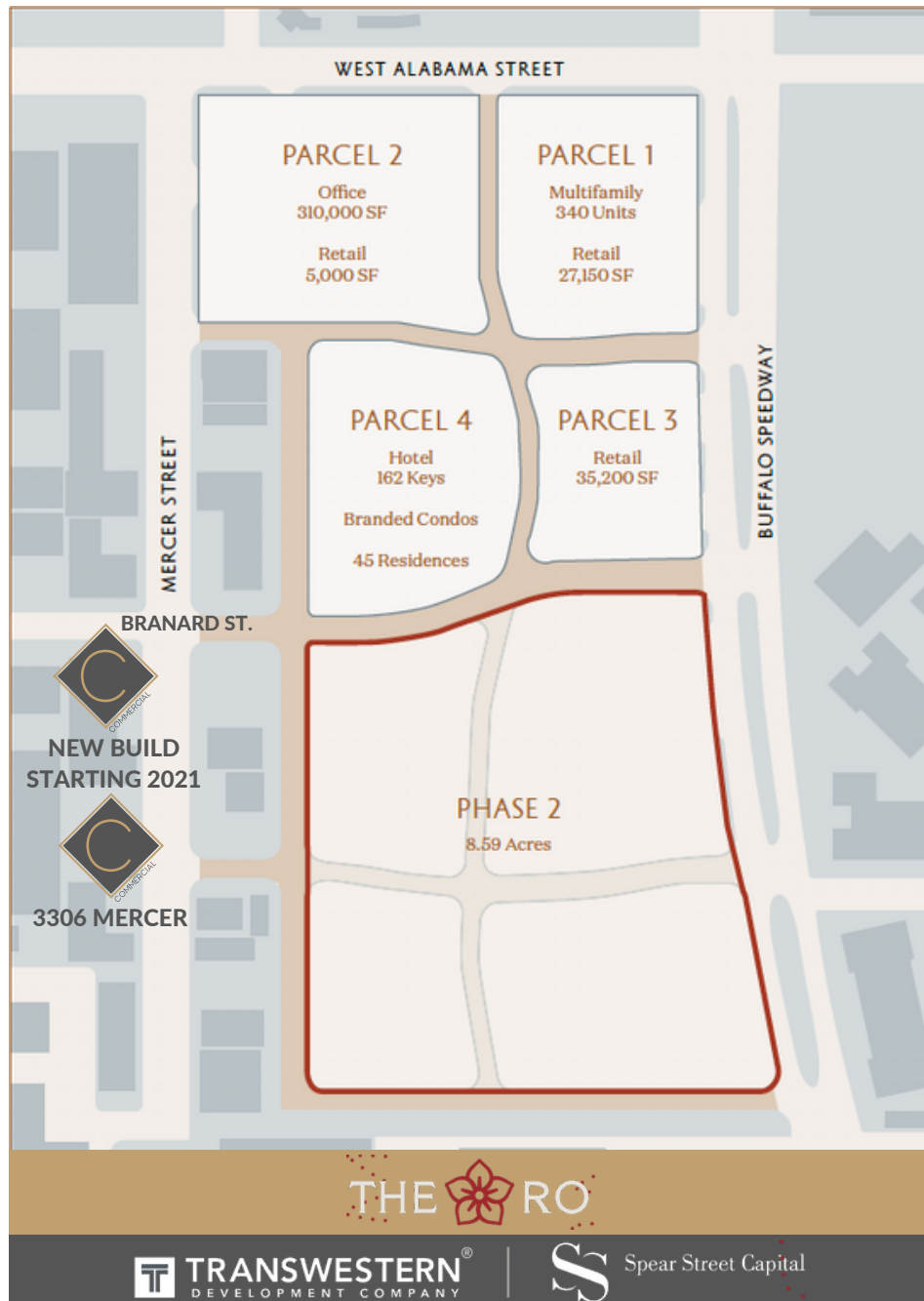
- Tiny Boxwood's
- Eunice
- Bebidas
- Oishi Sushi
- Tres Market
- Kirby Ice House
- El Tiempo



AREA DEVELOPMENT

SURROUNDING DEVELOPMENT

Transwestern is developing The RO a 17-acre commercial campus in Houston's Inner Loop. The RO will be located off West Alabama and Buffalo Speedway just walking distance to Mercer Street. Phase One development will include Luxury Residential Living, a Boutique Hotel, Office Space and Speciality Retail and Restaurants.



COVINGTON CONTACT



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OWNER

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