

# Washington Centre

4601 Washington Avenue

Office/Retail for Lease



**Opening Fall 2009**

*This 3-story project is located in the heart of the revitalized area of Washington Avenue between Shepherd and Heights Blvd. The reemergence of this area includes redevelopment of upscale housing, restaurants, retail and office projects. Washington Centre is a mixed use project that offers quality retail and office space.*

#### **Building features:**

- Retail and office parking provided in adjoining garage with access to the building via covered walkway and skywalk
- Elevators service the building and garage
- Retail end cap with drive-thru lane
- 10 minutes to the CBD and only minutes to I-10/Katy Freeway
- Secured access

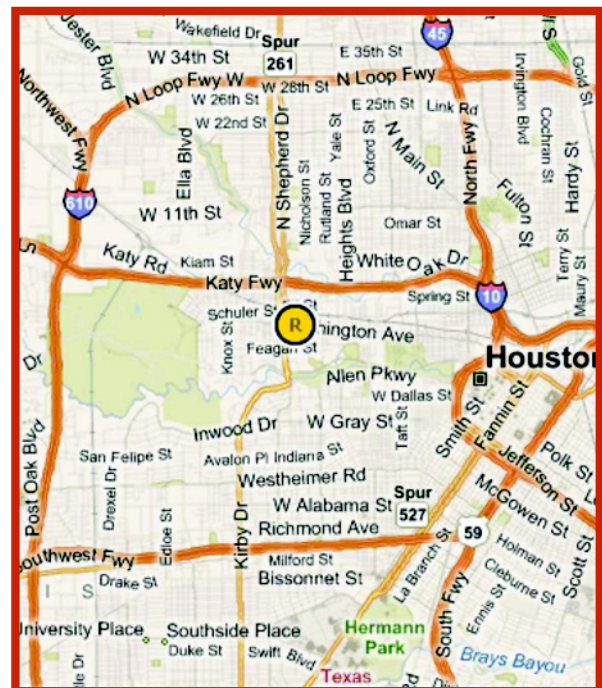
#### **Building availability:**

1st floor, retail - 15,648 s.f. - **4,800 s.f. leased**

2nd floor, office - 16,927 s.f.

3rd floor - office - 16,927 s.f. - **leased**

**44% Leased**



## SENTERRA

For more information call  
Barbara Richey - 713/965-2955  
or email  
barbarar@senterra.com

# Washington Centre

4601 Washington Avenue

Office/Retail

## FACTS

- 3-Story Building - 49,502 square feet/total
- 1st floor/retail - 15,648 square feet
- 2nd & 3rd floors/office - 16,927 square feet/floor

## ACCESSIBILITY

- Minutes from I-10W/Katy Freeway
- 10 minutes from Central Business District
- On Metro transit lines

## AVAILABILITY

- 1st floor/retail - 12,325 square feet, minimum square footage - 1,200 square feet; maximum - 7,824 square feet w/drive-thru on east end cap
- 2nd floor/office - 16,927 square feet (entire floor), minimum - 4,000 square feet

## RENTAL RATES

- Retail - \$32-33/NNN
- Office - \$20/NNN

## AMENITIES

- Retail and office parking provided in adjoining garage with access to the building via covered walkway and skywalk
- Elevators service building and garage
- Covered walkway on 1st floor with skywalk from garage to the building on 2nd floor
- Banking within minutes of the building
- Secured Access

## OWNERSHIP

Washington 4600, Ltd.

## MANAGEMENT & LEASING

Senterra Real Estate Group, L.L.C.  
12 Greenway Plaza, Suite 1400  
Houston, TX 77046

Management      Bill Carey  
713/965-2920

Leasing:            Barbara Richey  
713/965-2955



WOMAN

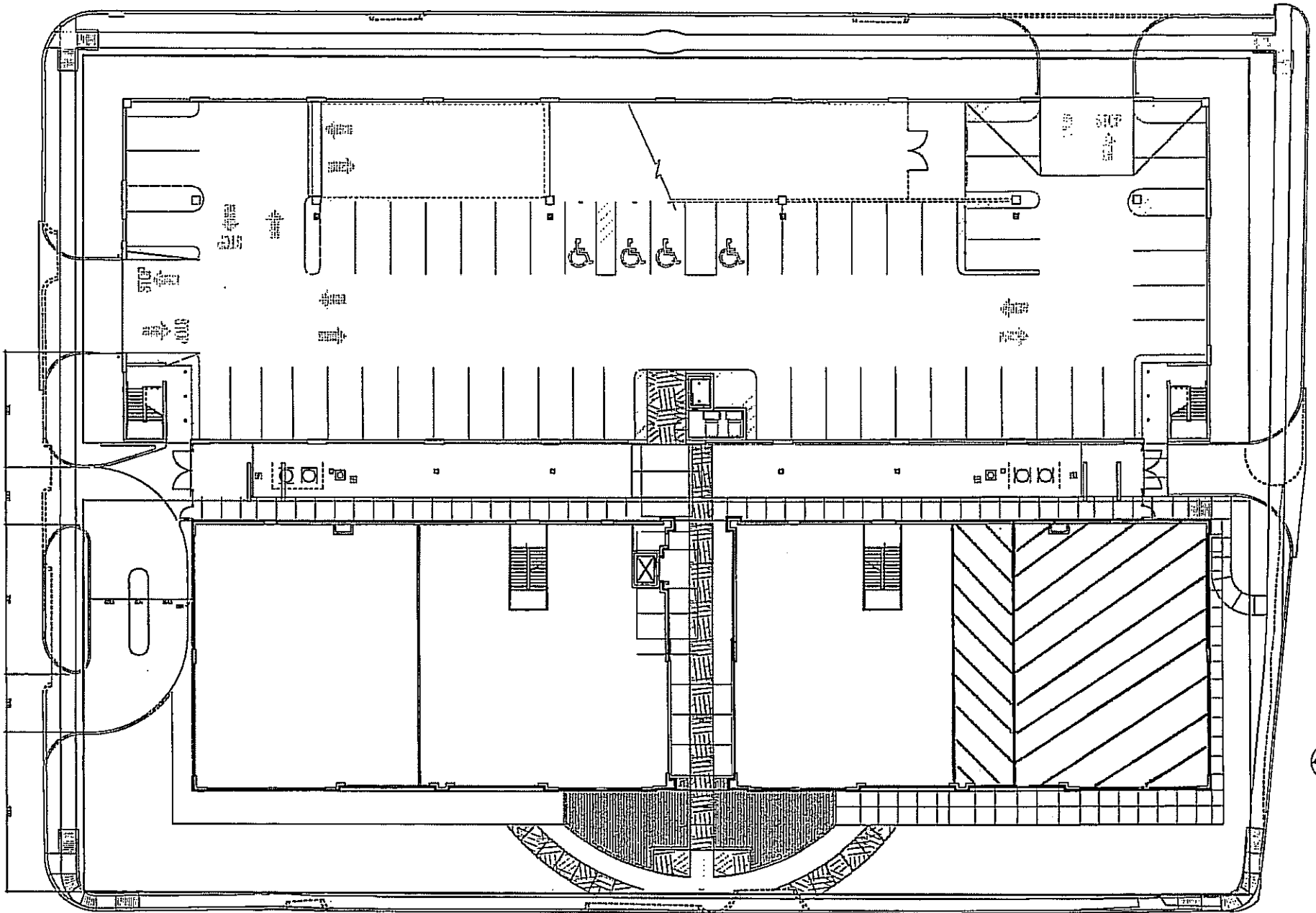
CHROMA

WASHINGTON CENTRE  
4500

CAFÉ MADRID

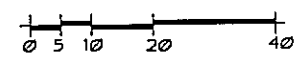
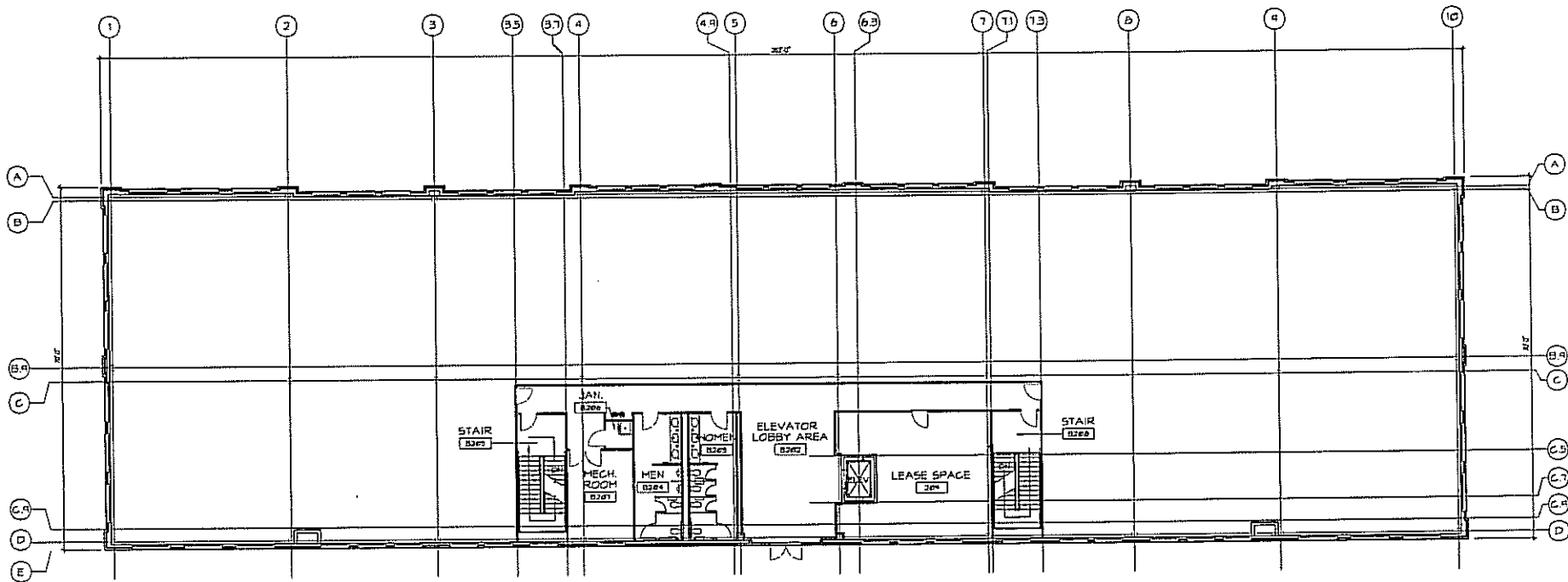
ECCELL

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**4601 Washington Avenue**

**1st floor - Retail**  
 **Indicates Leased**





**SECOND FLOOR PLAN - BUILDING**  
 SCALE: 1/8" = 1'-0"

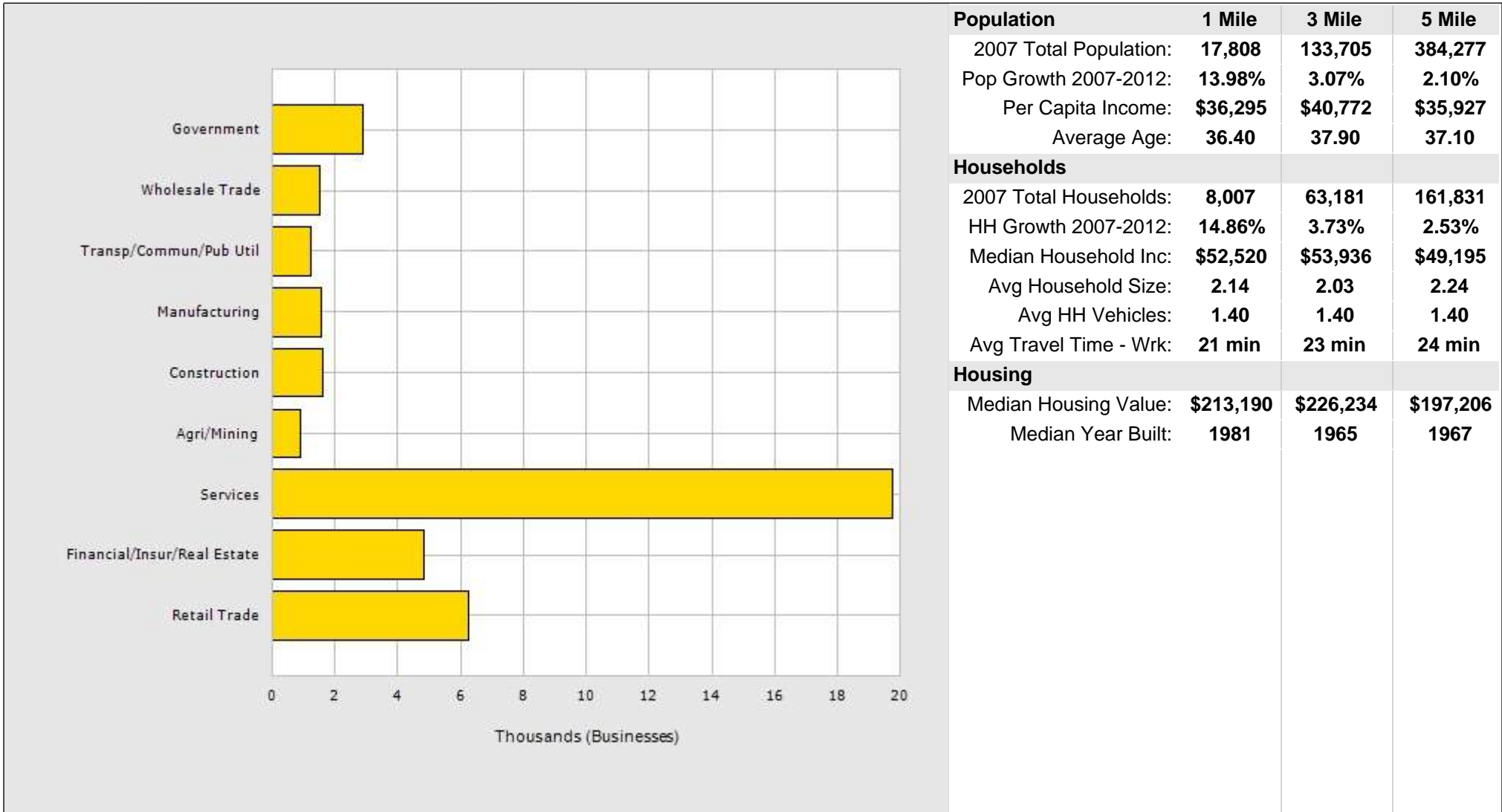
# 4601 Washington Avenue

**Hermes Architects**

DRAWN BY PROJECT NO. DATE	ARCHITECT REGISTERED ARCHITECT DATE
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# Daytime Employment-#Businesses for 5 Mile Radius

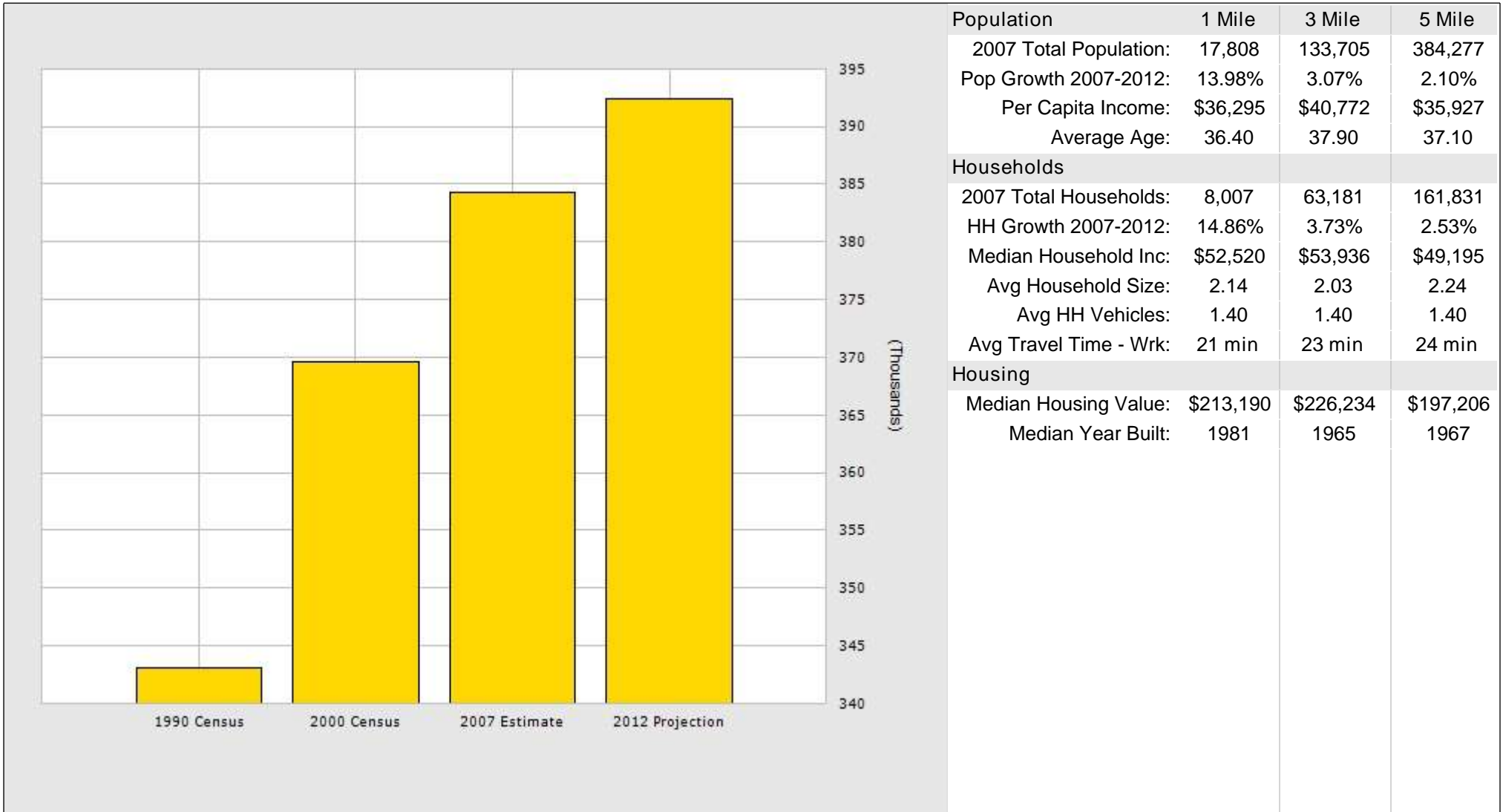
4601 Washington Ave, Houston, TX 77007



Population	1 Mile	3 Mile	5 Mile
2007 Total Population:	17,808	133,705	384,277
Pop Growth 2007-2012:	13.98%	3.07%	2.10%
Per Capita Income:	\$36,295	\$40,772	\$35,927
Average Age:	36.40	37.90	37.10
Households			
2007 Total Households:	8,007	63,181	161,831
HH Growth 2007-2012:	14.86%	3.73%	2.53%
Median Household Inc:	\$52,520	\$53,936	\$49,195
Avg Household Size:	2.14	2.03	2.24
Avg HH Vehicles:	1.40	1.40	1.40
Avg Travel Time - Wrk:	21 min	23 min	24 min
Housing			
Median Housing Value:	\$213,190	\$226,234	\$197,206
Median Year Built:	1981	1965	1967

# Population for 5 Mile Radius

4601 Washington Ave, Houston, TX 77007


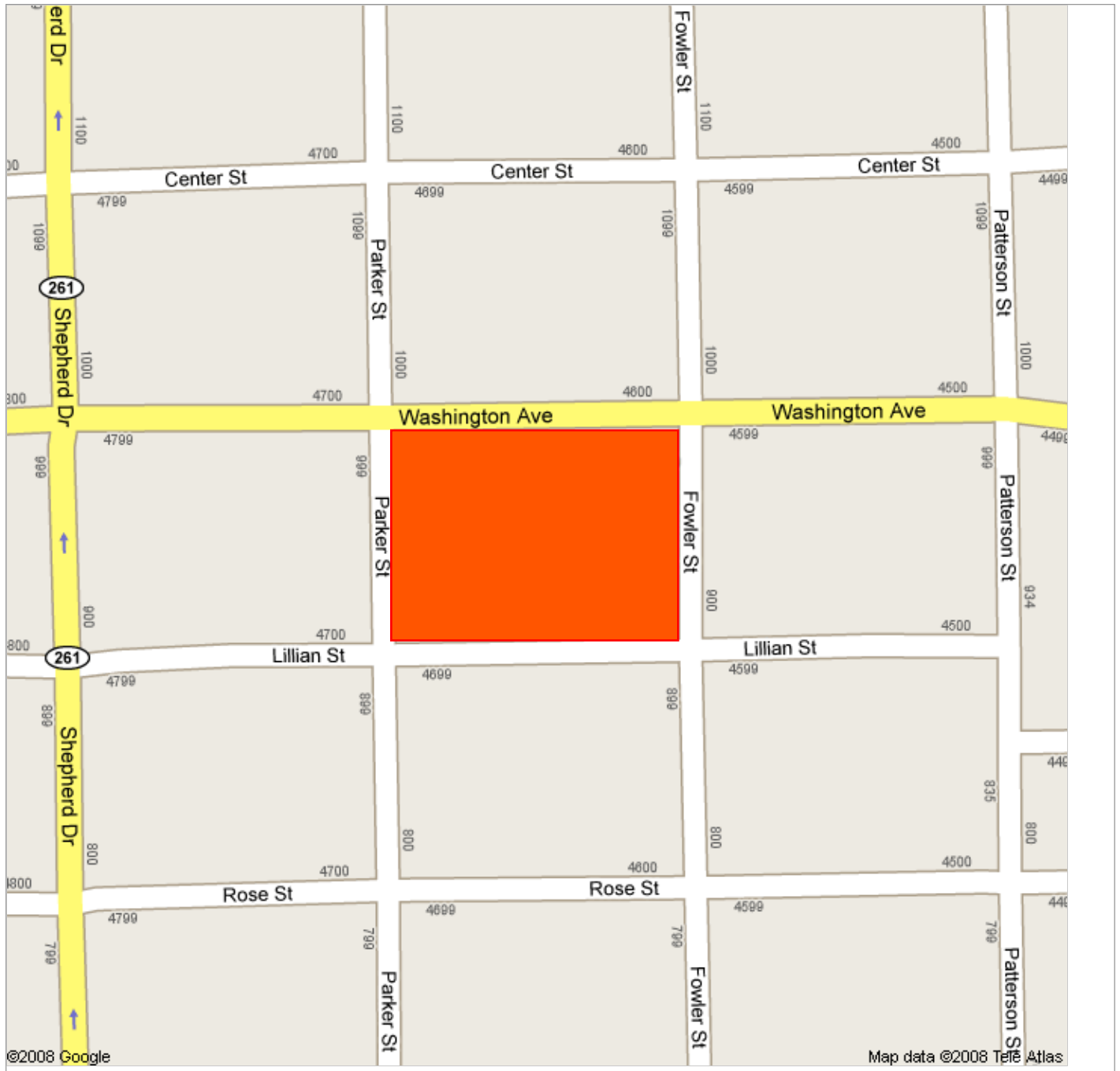


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Address **4601 Washington Ave**  
**Houston, TX 77007**

Get Google Maps on your phone  
Text the word "GMAPS" to 466453

Houston Chronicle Sunday edition.... [December 20, 2008](#)  
By NANCY SARNOFF

<http://www.chron.com/disp/story.mpl/business/sarnoff/6174851.html>

Excerpt on Washington Centre:



The former site of Clark Motors on Washington Avenue's trendy stretch of restaurants and wine bars is being redeveloped as a 50,000-square-foot retail and office project.

Construction has started on the three-story development, called Washington Centre, just east of Shepherd Drive.

Despite a challenging economic climate, we were able to get this deal done, which is a testament to our belief in the long term viability of the Washington Corridor, said Richard Orintas, project manager with developer Senterra Real Estate Group.

The project was almost 45 percent leased before groundbreaking. Downtown law firm Dobrowski LLP has leased 17,000 square feet of office space and Les Givrals Kahve, a French Vietnamese restaurant, and home furnishings store Cosa Nostra will occupy a portion of the first-floor retail space.

Washington Centre will be built close to the street, with the parking behind the building in a 160-car garage -- a design element unlike most shopping centers in Houston. To build a structured parking garage is a premium, but we think it's worth it, said Neil Tofsky, Senterra's president and CEO.

The project should be completed in the fall.

## COMMERCIAL REAL ESTATE

# Washington Avenue project gets off the ground despite credit crisis

BY MARY ANN AZEVEDO  
HOUSTON BUSINESS JOURNAL

Senterra Real Estate Group LLC has snagged a downtown law firm as the first office tenant in a mixed-use development that has broken ground along the burgeoning Washington Ave. corridor.

When its lease expires in 2009, Houston-based firm Dobrowski LLP will vacate its current Central Business District office at 1010 Lamar in favor of leasing the top floor of Senterra's new 50,000-square-foot Washington Centre development.



Paul Dobrowski, a partner in the commercial litigation firm, says that after searching for alternative Class A space in downtown Houston, the decision to relocate was easy.

"This way, we're getting the best of both worlds," he says. "A Class A operator, new construction and lower costs."

Dobrowski LLP has leased 16,700 square feet of space in Washington Centre, which is located at 4601 Washington Ave. near Shepherd Drive.

Houston-based Senterra broke ground on Washington Centre on Dec. 15. The three-story retail and office building will be the first in the area to provide parking in an adjacent 160-space garage, as opposed to street parking, according to Neil Tofsky, president and CEO of Senterra.

The project is scheduled for completion this coming fall.

Founded in 1989, Senterra has deep roots in Houston. The company worked on the development of the Greenway Plaza complex in Houston and is currently developing residential, retail and commercial office developments such as The Vistas of Las Campanas in Santa Fe, N.M., and Villas Del Mar in Cabos San Lucas, Mexico.

Tofsky says Washington Centre had been in the works for some time, but

was delayed because the financial crisis made funding the project more difficult.

"I'm not saying it was easy to secure financing, but we did it," he says. "We waited until we had a significant pre-leasing commitment and at that point decided to forge ahead with the development. We wanted to make sure the market responded favorably to what we were trying to accomplish there."

Indeed, Senterra has already pre-leased 45 percent of the project.

Besides Dobrowski, Senterra has signed on furniture retailer Cosa Nostra Home Couture and French-Vietnamese restaurant Les Grivals Kahve.

"A large number of retailers have also approached us," Tofsky says.

The ground level of Washington Centre will be occupied by retail, representing one-third of the space, and the second and third levels will be devoted to office space.

Visitors to Washington Centre, which Tofsky describes as "pedestrian friendly," will have access to the first floor via a covered walkway and to the second floor via a skywalk.

"Washington Ave. is a retail and residential hotbed, so bringing a mixed-use urban development including structured parking only makes sense," Tofsky says. "People who live in the area can walk directly to the facility. It's different from what's currently out there."

For Dobrowski, the ease of access to the downtown courthouses was another factor that was appealing. Washington Centre is located along Metro transit lines.

"Growth on Washington has been impressive," says Dobrowski, whose firm includes 10 lawyers among its 30-person staff. "It seems to be headed in the right direction."

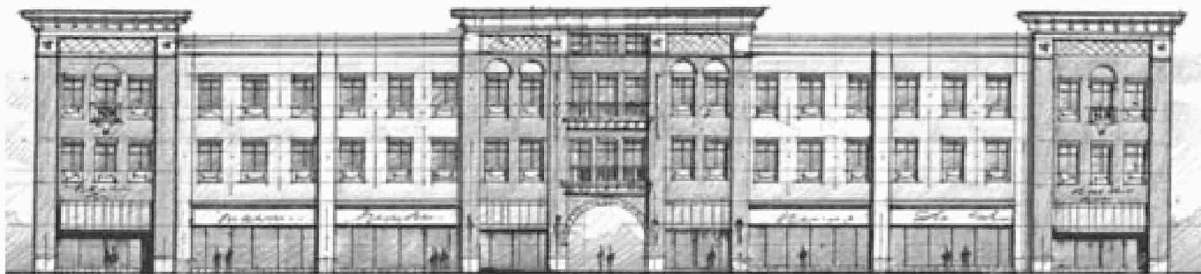
Tofsky believes Dobrowski is the first of many firms that will be making the move from the Central Business District to Washington Centre.

"It's an easy jump to get back to downtown and a different environment from major downtown office buildings," he says. "We think we have the opportunity to get



a number of professional firms already in the Central Business District to seriously consider us as an alternative.” ■

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**Washington Centre is scheduled for completion in Fall 2009.**