

URBAN
PROPERTIES

5316

WASHINGTON AVENUE

FREESTANDING BUILDING

FOR LEASE

HOUSTON, TEXAS 77007

713-868-7226

THE OPPORTUNITY

A freestanding 2019 build on prime Washington frontage with a dedicated parking lot and an expansive private courtyard. Fully built out and in excellent condition, a turnkey stage for a restaurant, bar, or entertainment flagship, with architectural plans available for further customization.

LEASING DETAILS

RENT	\$20,000 /MO
PARKING	\$2,000 /MO
NNN EXPENSES	\$9,233 /MO
TOTAL	\$31,233 /MO

\$51.24 /SF/YR NNN · 5,152 SF

PERFECT FOR

- Restaurant flagship
- Bar & lounge
- Entertainment venue
- Event space
- Nightlife concept

AT A GLANCE

- Freestanding 2019 construction
- Expansive private courtyard
- Excellent condition, full build-out
- Dedicated on-site parking lot
- Architectural plans available
- 8.9 / 1,000 SF parking ratio

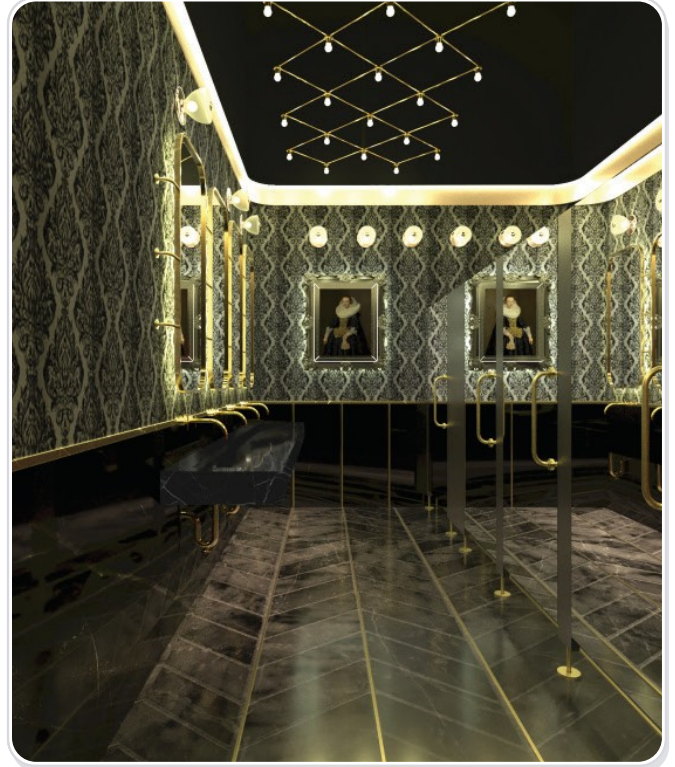
THE PROPERTY



THE COURTYARD

An expansive outdoor courtyard designed for gatherings and events.

GALLERY



WHY WASHINGTON AVENUE

- Houston's most active nightlife corridor
- Surrounded by top bars, restaurants, breweries & lounges
- 5 minutes to Downtown · 10 minutes to The Heights, Montrose & Memorial Park
- Frequenting by young professionals, tourists, and weekend crowds
- Food truck park & neighboring venues drive constant traffic



THE HOUSTON DISTRICT

A bold redevelopment vision for Houston's city scene.

Discover the epitome of culinary and nightlife excellence at The Houston District, nestled in the vibrant Washington Avenue / Memorial Park neighborhood. A pet-friendly food truck park, luxurious lounges, and bars contribute to the area's revitalized energy, an unmatched blend of flavors and urban excitement for a curated group of lifestyle-forward businesses.

DIMENSIONS & SPECS

CONDITIONED	5,152 SF	YEAR BUILT	2019
BUILDING	7,930 SF w/ Courtyard	PARKING	Dedicated Lot
LAND	11,413 SF	CONDITION	Excellent · Built Out



THE SITE The freestanding building and private courtyard from above.

URBAN PROPERTIES

ALSO AVAILABLE ON WASHINGTON AVENUE

5023 · FLOOR ONE

6,369 SF · \$28,147 /MO TOTAL

5110 · INDOOR + PATIO VENUE

2,549 SF + 4,651 SF PATIO · \$25,590 /MO TOTAL

5317B · SUITE B

3,651 SF · \$30,760 /MO TOTAL

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PROPERTIES@THEHOUSTONDISTRICT.COM

THE HOUSTON DISTRICT · WASHINGTON AVENUE, HOUSTON, TEXAS