

# 5023

WASHINGTON AVENUE

FLOOR ONE



URBAN  
PROPERTIES

713-868-7226

# DESCRIPTION

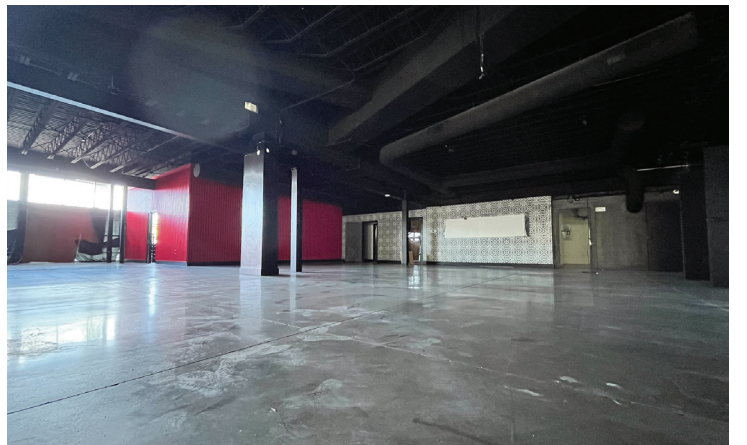
5023 WASHINGTON AVENUE –  
FLOOR ONE

Discover exceptional visibility and opportunity at 5023 Washington Avenue, floor one, located in the heart of Houston’s bustling Washington Corridor. This premier first-floor commercial floor offers an unbeatable location surrounded by some of the city’s most popular dining, nightlife, and retail destinations.

## PERFECT FOR:

- BOUTIQUE RETAILERS
- SPECIALTY FOOD & BEVERAGE CONCEPTS
- PROFESSIONAL SERVICES
- ART GALLERIES OR DESIGN STUDIOS
- HEALTH & WELLNESS OPERATORS







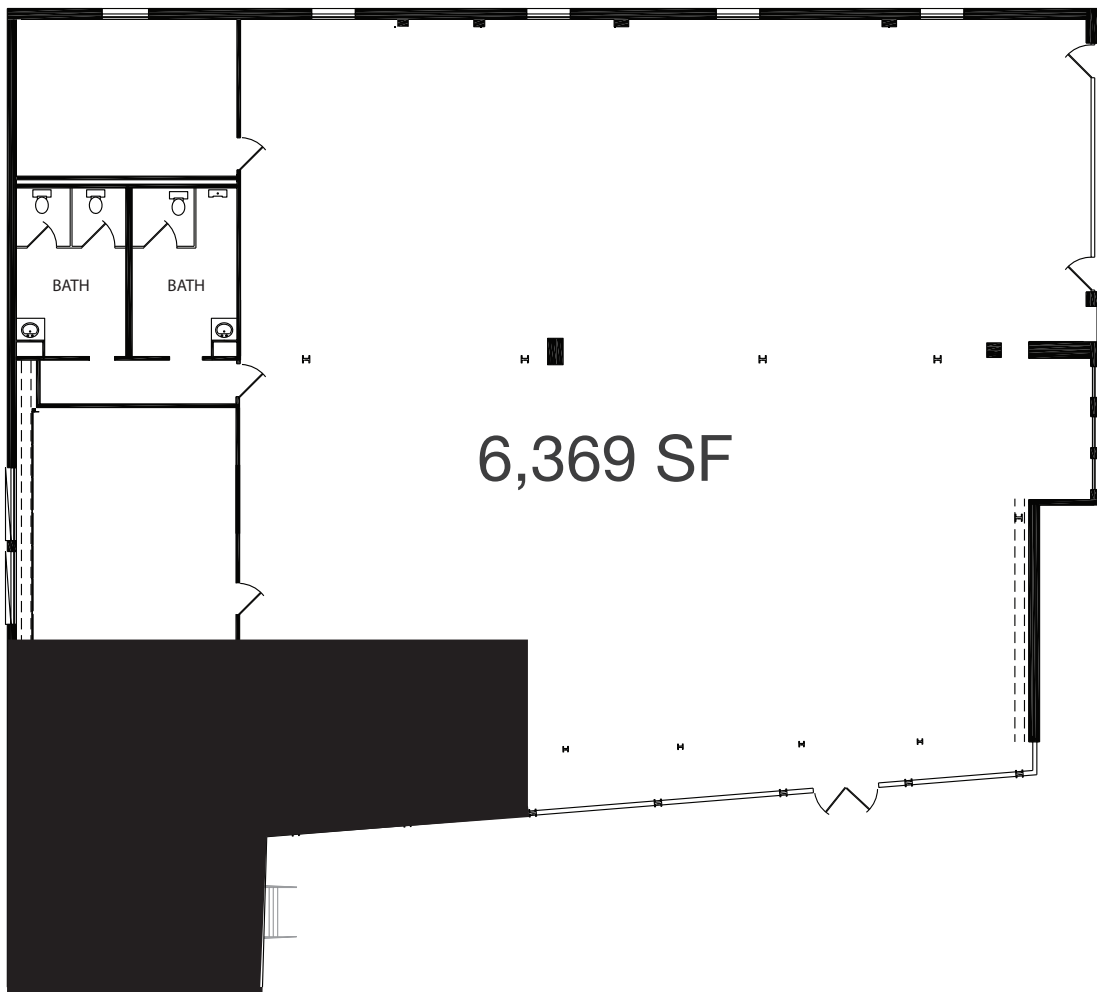
## KEY FEATURES

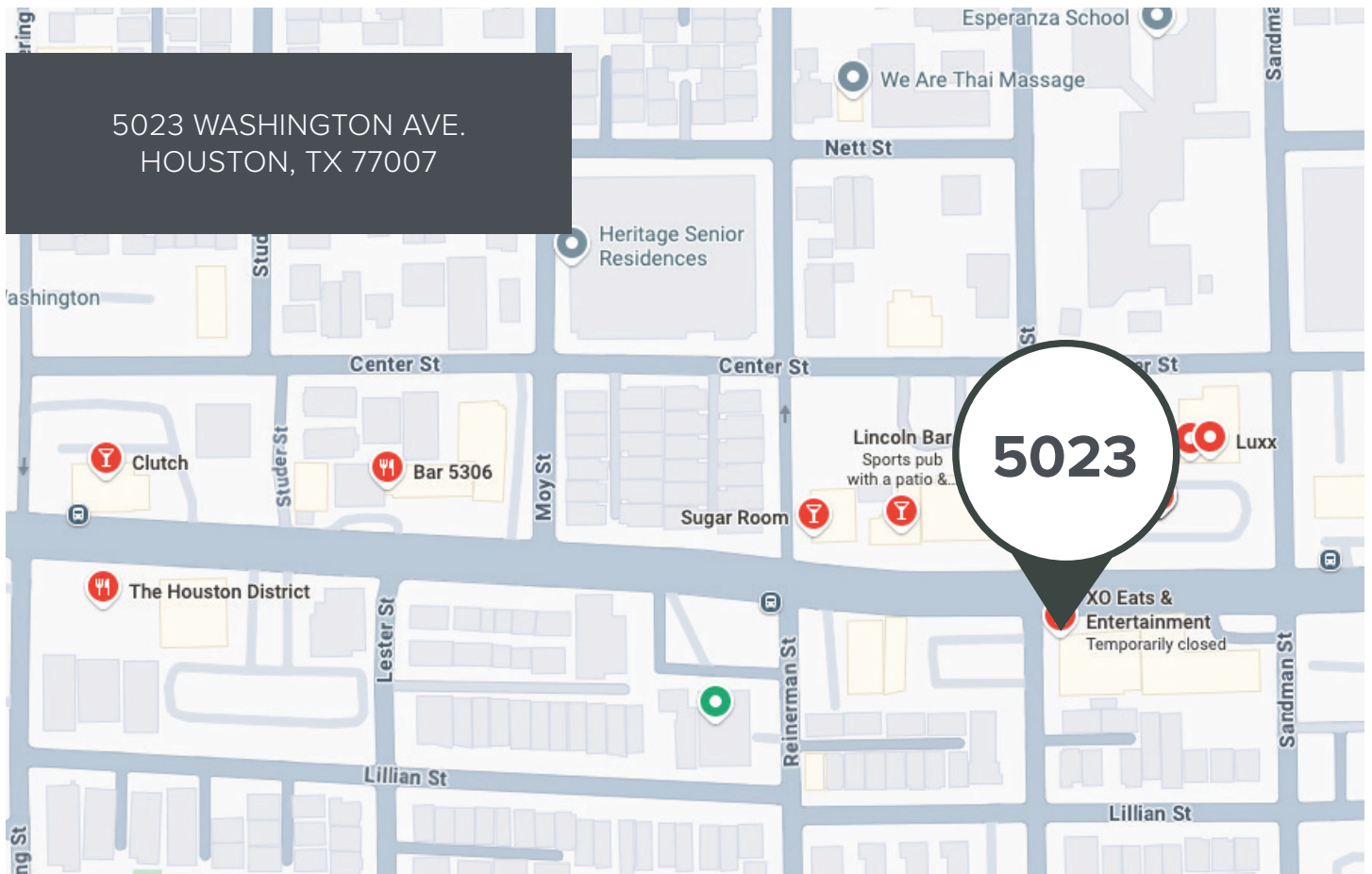
- **HIGH-EXPOSURE LOCATION:**  
Positioned directly on Washington Avenue with constant vehicle and pedestrian traffic, providing maximum visibility for retail, restaurant, or showroom concepts.
- **CONTEMPORARY STREET-LEVEL DESIGN:**  
Expansive front windows flood the interior with natural light and create a welcoming storefront presence ideal for attracting customers.
- **AMPLE SHARED PARKING:**  
On-site surface parking and nearby street parking ensure convenience for both tenants and guests.
- **VIBRANT SURROUNDINGS:**  
Steps away from established restaurants, entertainment venues, and retail attractions, fostering strong foot traffic and business synergy.
- **ACCESSIBLE AND CONNECTED:**  
Easy access to major thoroughfares including I-10, Memorial Drive, and Shepherd Drive, providing quick routes to Downtown, the Heights, and River Oaks.
- **VERSATILE OPEN LAYOUT:**  
The first-floor offers flexible square footage that can be tailored to a variety of uses — from boutique retail and professional offices to upscale café or specialty service concepts.



## 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
- FREQUENTED BY YOUNG PROFESSIONALS, TOURISTS, AND WEEKEND CROWDS
- FOOD TRUCK PARK & NEIGHBORING VENUES DRIVE CONSTANT TRAFFIC





5023 WASHINGTON AVE.  
HOUSTON, TX 77007

5023

## THE HOUSTON DISTRICT

A bold redevelopment vision for Houston's city scene.



HOME TO FOOD TRUCKS,  
LOUNGES, AND PET-FRIENDLY  
COMMUNITY HANGOUTS



PERFECT FOR OPERATORS TARGETING  
HIGH-VOLUME NIGHTLIFE AND  
CULINARY CROSSOVER



OPPORTUNITY TO JOIN A  
CURATED GROUP OF LIFESTYLE-  
FORWARD BUSINESSES

# 5023

WASHINGTON AVENUE  
FLOOR ONE

## LEASING DETAILS

RENT: \_\_\_\_\_ \$28,000/M

NNN EXPENSES: \_\_\_\_\_ \$8,147/M

TOTAL COST: \_\_\_\_\_ \$36,147/M



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