

URBAN
PROPERTIES

5110

WASHINGTON AVENUE

FOR LEASE

HOUSTON, TEXAS 77007

713-868-7226

THE OPPORTUNITY

A high-visibility restaurant and entertainment venue in Houston's most active nightlife corridor. 2,549 SF of enclosed space with a full bar build-out opens onto 4,651 SF of fenced outdoor patio, a turnkey canvas for the next standout concept on Washington Avenue.

LEASING DETAILS

RENT	\$15,000 /MO
PARKING	\$2,000 /MO
NNN EXPENSES	\$8,590 /MO
TOTAL	\$25,590 /MO

\$80.03 /SF/YR NNN · 2,549 SF INDOOR

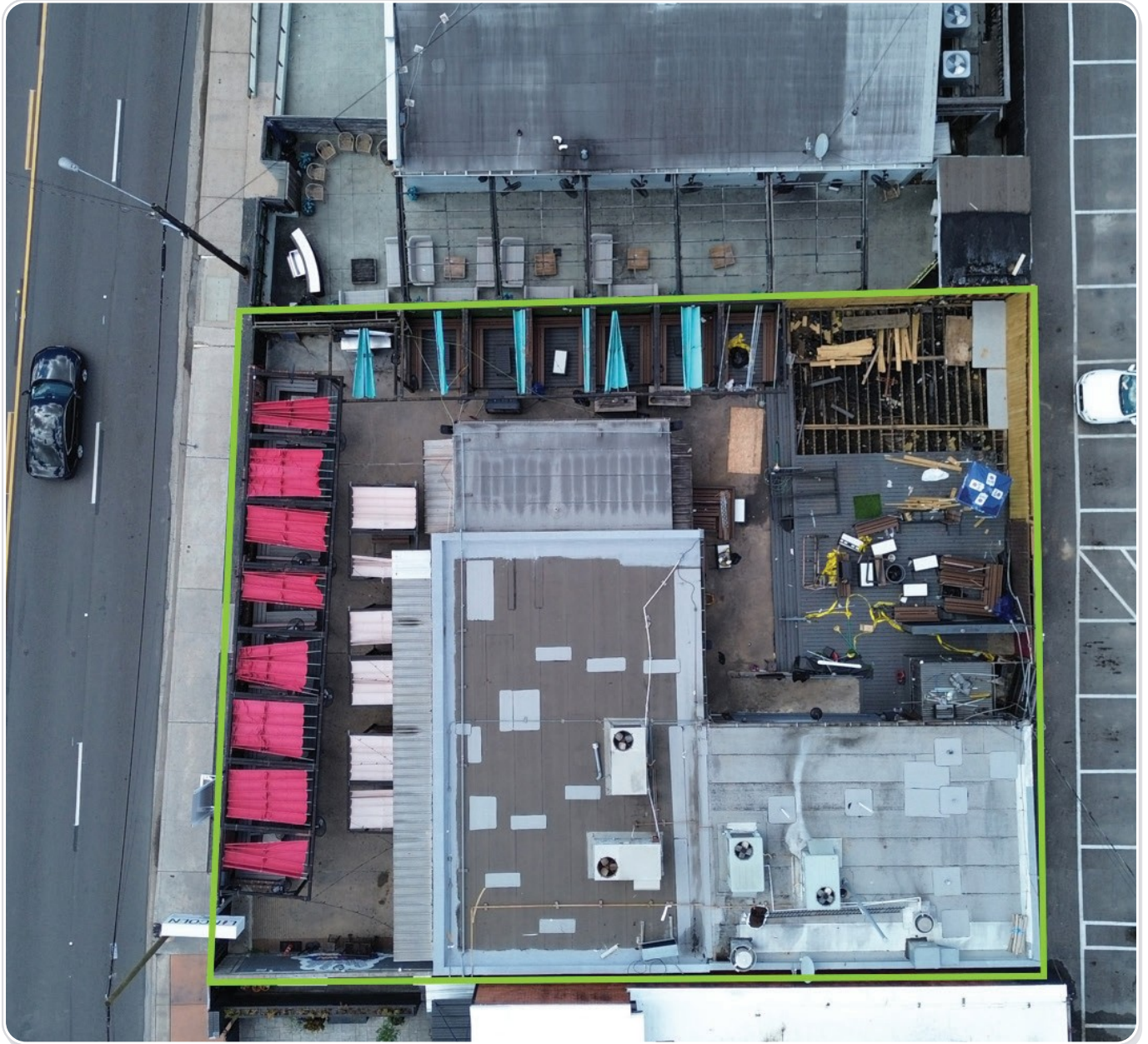
PERFECT FOR

- Nightclubs & dance halls
- Upscale cocktail lounges
- Themed bars & billiards
- Event & performance spaces
- Live DJ & music concepts

AT A GLANCE

- 2,549 SF indoor · 4,651 SF patio
- Existing dual-bar build-out
- Freezer & cooler space in place
- Fenced courtyard with covered seating
- High exposed ceilings
- Adjacent parking lot included

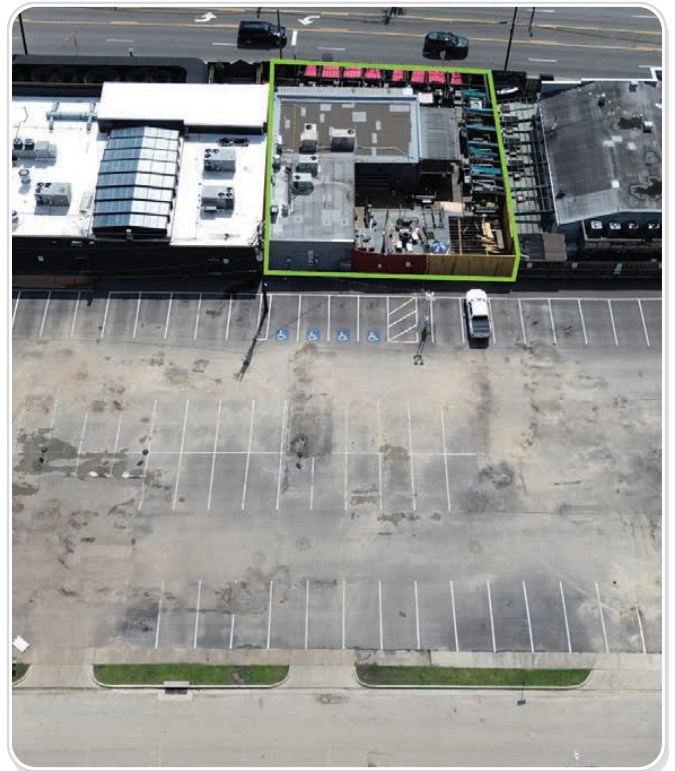
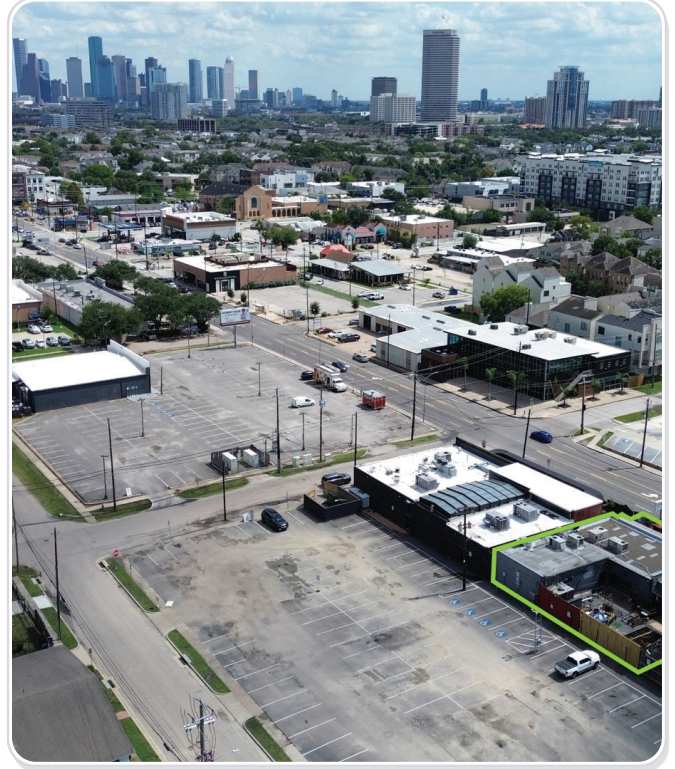
THE PROPERTY



THE PATIO

4,651 SF of fenced outdoor seating wrapping the 2,549 SF venue.

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
- Frequented by young professionals, tourists, and weekend crowds
- Food truck park & neighboring venues drive constant traffic



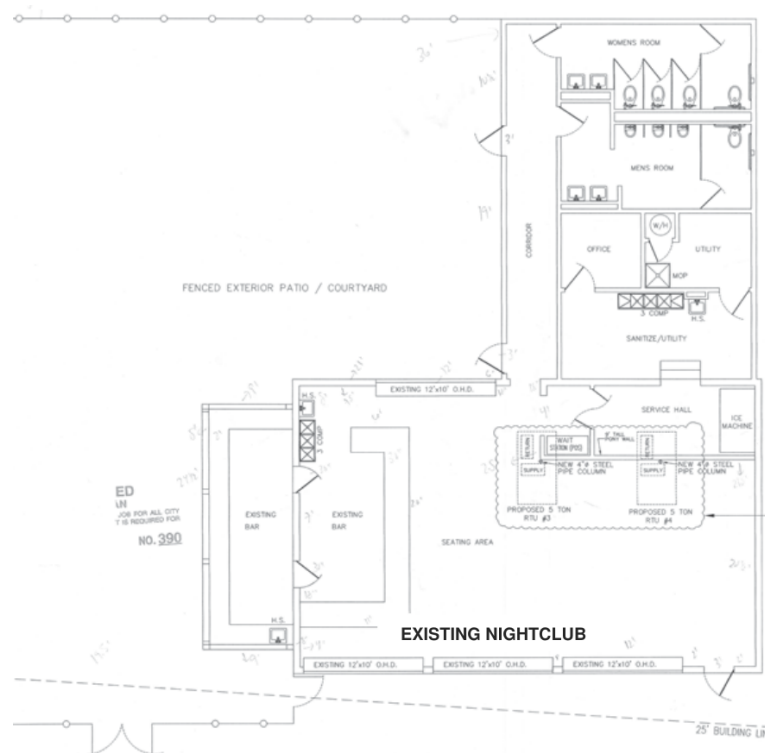
THE HOUSTON DISTRICT

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

INDOOR	2,549 SF	LAND USE	Restaurant Building
OUTDOOR PATIO	4,651 SF	FLOOD ZONE	48201C0670M
LOT	7,200 SF	PARCEL ID	0072340000001



THE LAYOUT

Enclosed venue with dual bars opening to the fenced courtyard.

URBAN PROPERTIES

ALSO AVAILABLE ON WASHINGTON AVENUE

5023 WASHINGTON AVENUE

6,369 SF · \$28,147 /MO TOTAL

5316 WASHINGTON AVENUE

5,152 SF · \$31,233 /MO TOTAL

5317B WASHINGTON AVENUE

3,651 SF · \$30,760 /MO TOTAL

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PROPERTIES@THEHOUSTONDISTRICT.COM

THE HOUSTON DISTRICT · WASHINGTON AVENUE, HOUSTON, TEXAS