

402 ARLINGTON ST.

Move-in Ready Office for Lease

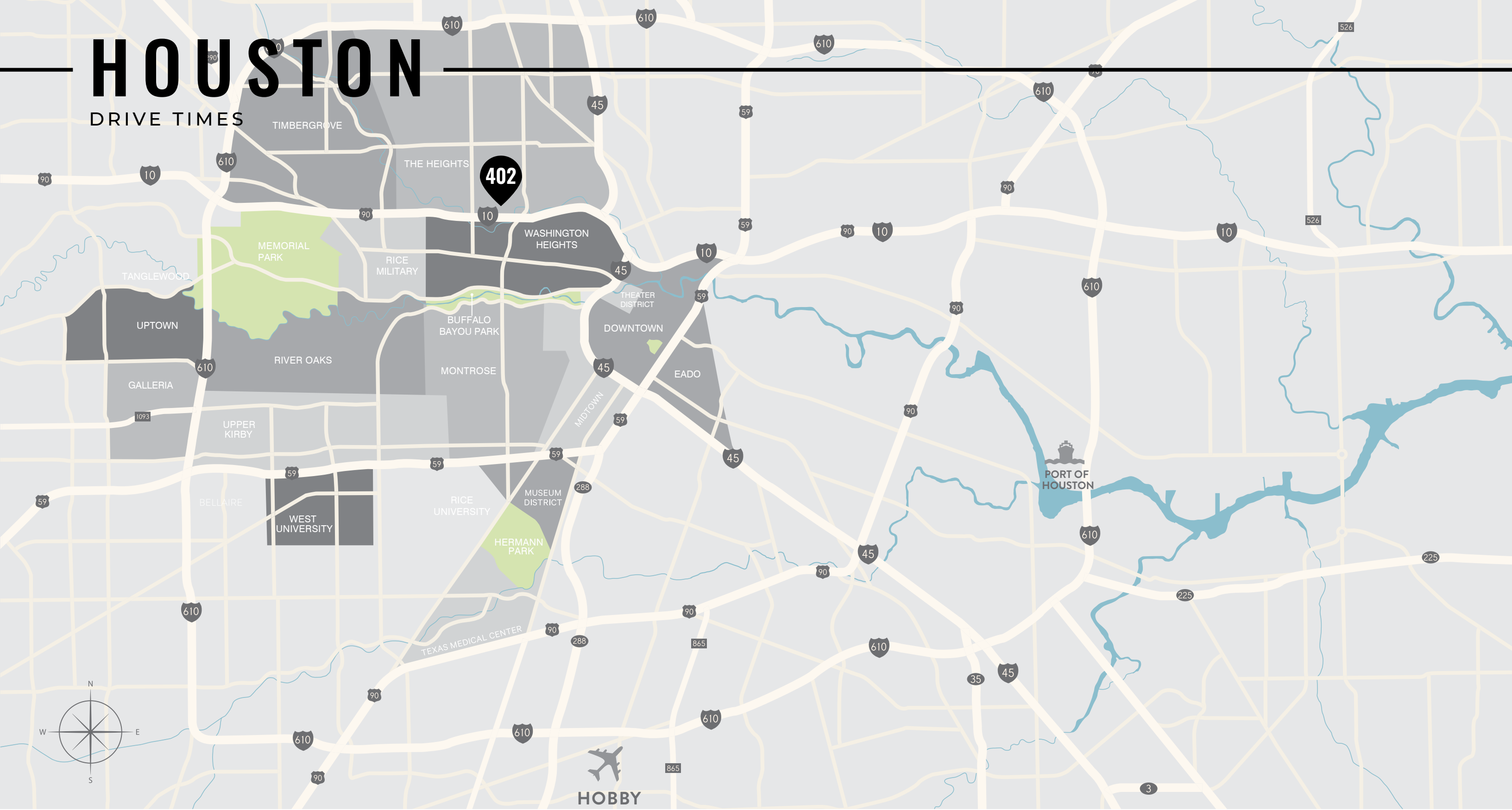


HOUSTON | HEIGHTS

 TRANSWESTERN

HOUSTON

DRIVE TIMES



The Heights	2 mins	Downtown	13 mins	Sugar Land	23 mins	Katy	26 mins
Memorial	4 mins	West University Place	16 mins	Hobby Airport	23 mins	Baybrook	28 mins
The Galleria	11 mins	The Medical Center	18 mins	George Bush Intercontinental (IAH)	23 mins	The Woodlands	33 mins
River Oaks	11 mins	Port of Houston	19 mins	Cypress	23 mins	Kingwood	38 mins



HOUSTON | HEIGHTS

Northwest of Downtown sits a section of historic neighborhoods that date back to the late 1800s. Residents once flocked to the area to escape the big city, but today it's home to diverse Houstonians that are drawn to its rich and character-filled architecture, mom and pop-type shops a rich restaurant scene and funky restaurants.

POPULATION

471,530

Total Population

854,901

Daytime Population

INCOME

\$160,264

Average HH income

\$105,278

Median HH income

HOUSEHOLDS

220,675

Households

60.4%

Residents have bachelors degree or higher

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

THE HEIGHTS

402 Arlington St not only sits in the vibrant Heiths neighborhood, it is also within close proximity to Washington/Heights, Downtown and the Inner Loop fine restaurants and offers some of the city's local boutique Hotels.

W 11th St



267

RETAILERS



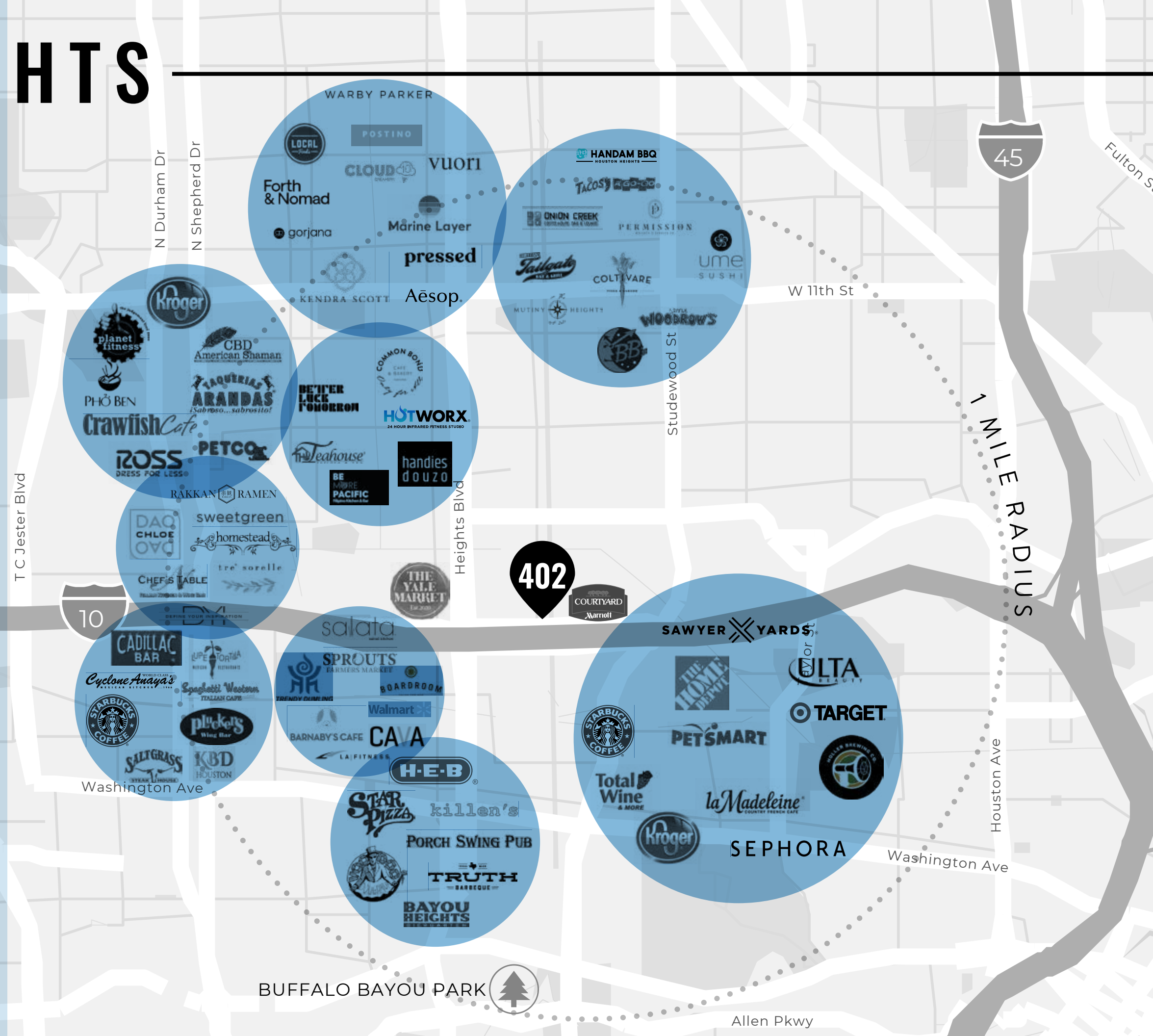
306

RESTAURANTS



50

HOTELS/
ACCOMODATIONS

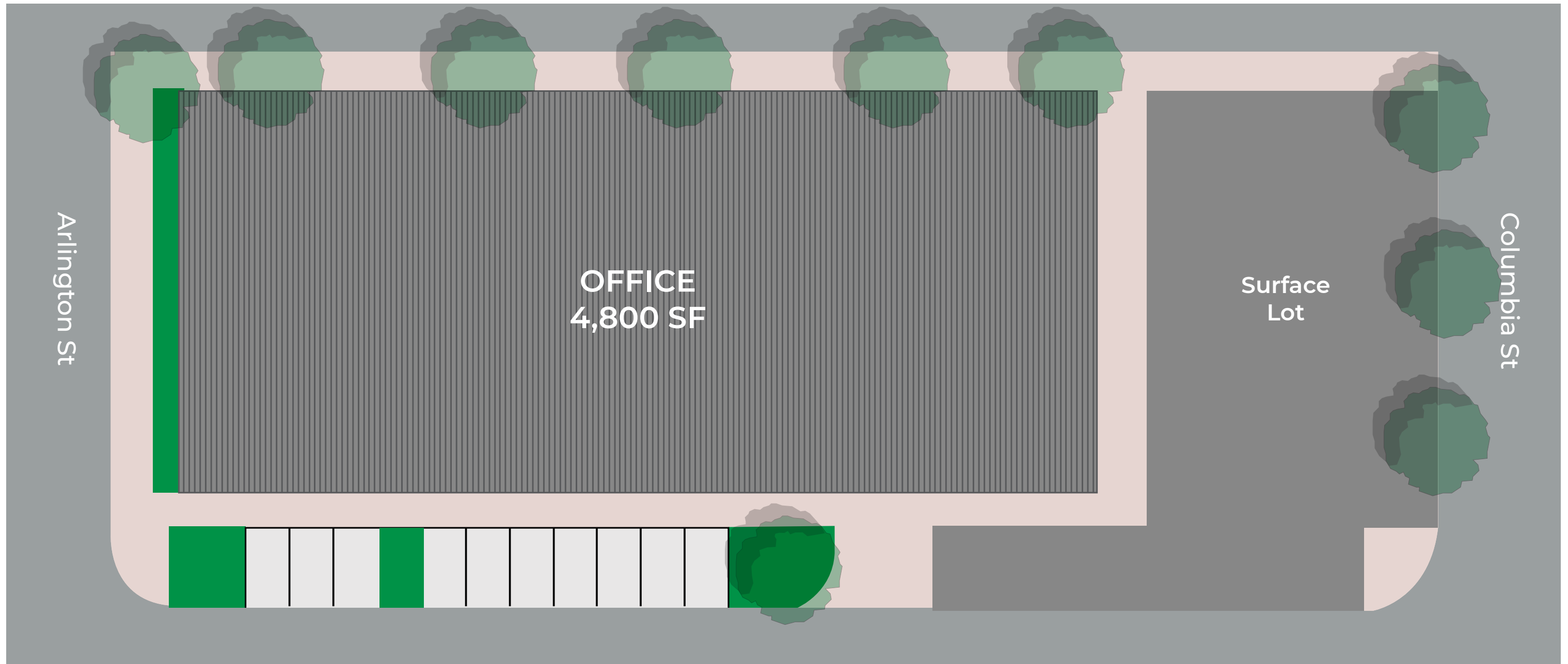


BUFFALO BAYOU PARK

Allen Pkwy

SITE PLAN

6,700 SF OFFICE | MOVE IN READY



- Move-in ready creative office
- Free standing building with tons of natural light
- Head-in & surface parking with available overflow across 4th street
- Built in 2022

- Available immediately
- Minutes away from Downtown, Memorial Park, The Galleria, and White Oak Entertainment District.
- In a rapidly growing and dense area with a projected 5.3% population growth rate over the next five years.

- Great access to I-10 between on and off ramps next to the Marriott Hotel.
- The property is surrounded by new residential construction, single family and multi-family.

THE VISION



HOUSTON | HEIGHTS

H Cloud 10 Creamery, Local Foods, Mamaka, Melange Creperie, Postino Wine Cafe, Pressed, Forth & Nomad, gorjana, Kendra Scott, Malbon Golf, Marine Layer, Mizzen + Main, Saint Lo Boutique, Vuori, Warby Parker, Yellow Rose, Aesop, Artavi Med Spa, Electric Avenue, The Studio BE, Paloma Beauty

EMT Blue Sushi Sake Grill, Buttermilk Baby, Casa Nomad, Da Gama Canteen, Highline Park, Homestead Kitchen & Bar, Honeychild's Sweet Creams, Hui Lau Shan, La La Land Kind Cafe, Mala Sichuan Bistro, Mendocino Farms, RAKKAN Ramen, Sweetgreen, Anjouil's, BURDLIFE, Cariloha Bamboo, Chloe Dao, J. Aimer Jewelry, LoveSac, Lululemon, Pippa & Pearl, Ray-Ban, SuitShop, The Doll House, The Plant Project

PERMISSION
TACOS Y BURGERS, HANDAM BBQ, ONION CREEK, Salsitas, BBQ

223,000 CPD

196,000 CPD

402



Starbucks, Cadillac Bar, Saltgrass, Cyclone Amaya, Spaghetti Western, LUPE VORTOLA, Pizzeria, The Union Kitchen

Barnaby's Cafe, Taco Cabana, Smash Burger, Crumbl Cookies, Starbucks, Jersey Mike's, Salata

Taco Bell, Mod Pizza, Chick-fil-A, La Madeleine, Freebirds World Burrito

El Tiempo Cantina, Cluck, Pinta Pizzeria

Max's, Soma, Pk1, Underdogs, Lawrence's

Pearl, Underdogs, Lawrence's

Porch Swing Pub, Chick-fil-A, Schlitzsky's, Killen's, CAVA, Star Pizza

Sonic

Sawyer Yards

Washington Ave

Washington Ave

Tacodeli, Platypus, Aiko

Woodrow's, Campero, Pizzeria

Five Guys, Bayou Biscuits

Catalina Coffee

Julep, Gus's Fried Chicken

Federal American Grill

Memorial Dr

Memorial Dr

Starbucks, Kolache Factory, Smoothie King

Brenner's Steakhouse



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HOUSTON | HEIGHTS

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