

**FOR LEASE — RETAIL & FLEX SPACE**



# 9931 Harwin Plaza

## Shopping Center

9931 Harwin Dr, Houston, TX 77036

*Prime retail & flex space in Houston's renowned Harwin International District — steps from New Chinatown, minutes from Downtown.*



**Polo Sun**

American SMS Real Estate LLC

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**49,990 SF**

Total Building

**3 Suites**

Available Now

**\$12-\$15.60**

SF/YR NNN



9931 Harwin Dr. — storefront view

The 9931 Harwin Plaza is a prime mixed-use facility located in the heart of Houston's Harwin Drive Shopping District. Positioned at the center of the largest wholesale district in the Southern USA, the property offers a blend of retail, office, and flex space just one block from Houston's New Chinatown — giving tenants direct access to a vast, multicultural network of suppliers and customers.

PROPERTY HIGHLIGHTS

- One block from Houston's New Chinatown
- 10 mi to Downtown, 25 mi to IAH, 40 mi to Port of Houston
- 100% air-conditioned building
- Ample on-site parking for customers & employees
- Ground-floor retail with excellent Harwin Drive frontage
- Convenient access to Beltway 8, US-59/I-69 & Westpark Tollway
- Walking distance to Chinese supermarket
- High daytime population, strong commercial activity

PROPERTY INFORMATION

|                        |                          |
|------------------------|--------------------------|
| Property Type          | Retail                   |
| Property Subtype       | Retail / Flex            |
| Rentable Building Area | 49,990 SF                |
| Year Built             | 1981                     |
| Rental Rate            | \$12.00 – \$15.60 /SF/YR |
| Rate (Monthly)         | \$1.30 /SF/MO            |
| Service Type           | Triple Net (NNN)         |
| Submarket              | Harwin / Westchase       |

*“Located at the center of the largest wholesale district in the Southern USA.”*



## 1st Floor — Suite 102

SF AVAILABLE

**9,600 SF**

RENTAL RATE

**\$15.60 /SF/YR**

AVAILABLE

**Now**

LEASE TERM

**Negotiable**

Storefront suite with direct customer access and excellent frontage and visibility along Harwin Drive — ideal for retail, showroom, office, or professional services with strong walk-in traffic.

*Triple Net (NNN) • Relet • Flex Use*



## 1st Floor — Suite 124-126

SF AVAILABLE

**2,400 SF**

RENTAL RATE

**\$12.00 /SF/YR**

AVAILABLE

**Now**

LEASE TERM

**Negotiable**

Ground-floor commercial suite with easy customer access and a flexible open floor plan that can be customized to fit a variety of business operations.

*Triple Net (NNN) • Relet • Flex Use*



## 1st Floor — Suite 152

SF AVAILABLE

**1,200 SF**

RENTAL RATE

**\$12.00 /SF/YR**

AVAILABLE

**30 Days**

LEASE TERM

**Negotiable**

Compact ground-floor suite, well suited to retail, showroom, or professional-service use within the well-established multi-tenant shopping center.

*Triple Net (NNN) • Relet • Flex Use*



Front aerial view



Monument signage & entrance

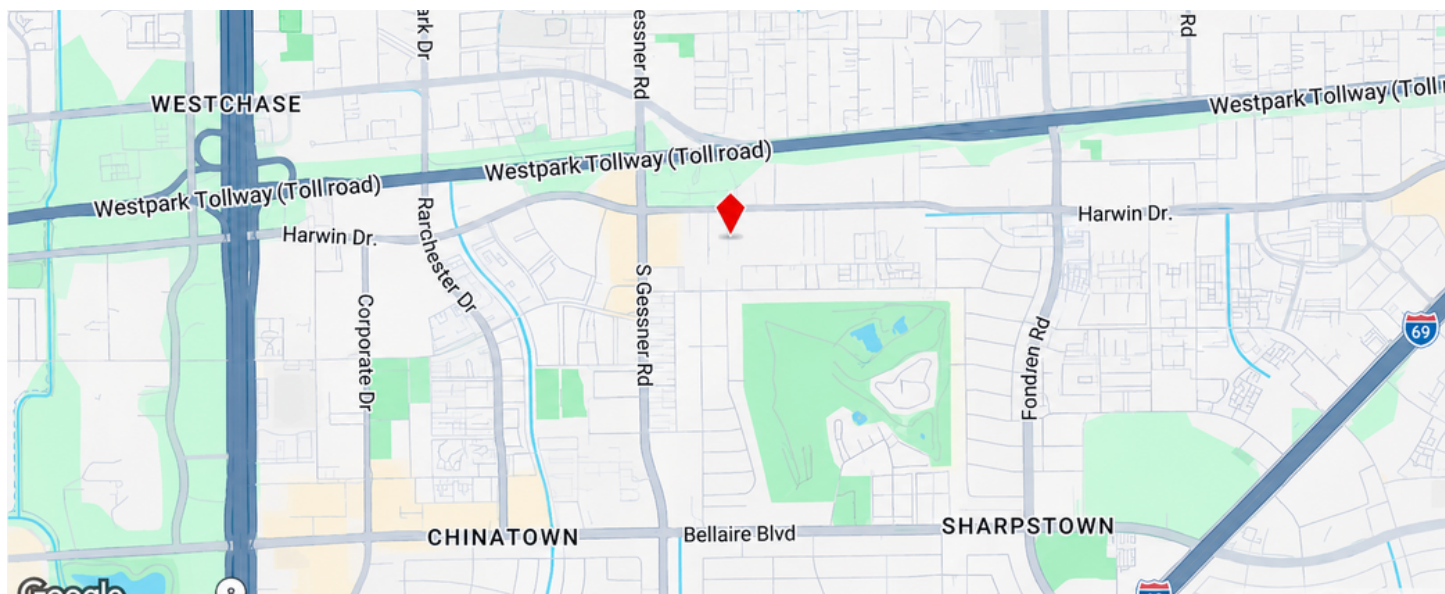


Interior — move-in ready suite



Tenant storefront row

## Harwin International District, Houston, TX



**1 block**

New Chinatown

**10 mi**

Downtown Houston

**25 mi**

IAH Airport

**40 mi**

Port of Houston

### MAJOR TENANTS IN CENTER

- ✓ American Eagle Trading
- ✓ Body Language Fashions
- ✓ Mirage Floral Wholesale



### FOR MORE INFORMATION

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**ZAHANI 9931 HARWIN SHOPPING CENTER • 9931 Harwin Dr, Houston, TX 77036**