

# LEASE RETAIL SPACE IN HOUSTON'S PREMIER DESIGN CENTER

From kiosk to full office, build your brand inside a one-stop destination for design, renovation, décor, and home improvement.

**NOW LEASING**



## Why lease at 2800 Fondren?



### 1. FLEXIBLE LEASING OPTIONS

Lease as small as a kiosk or as large as a full office or showroom suite.



### 2. ALL-INCLUSIVE SHARED OFFICE BENEFITS

Utilities and common-area bills covered, conference rooms, break rooms, restrooms, shared seating / lounge areas, and professional common spaces.



### 3. PREMIUM TENANT AMENITIES

VR areas, 3D printing access, digital studio, event / expo capability, pop-up opportunities, secure network support, and collaborative shared services.



### 4. BUILT-IN DESIGN COMMUNITY

A curated mix of design, interiors, home-improvement, and professional service brands creates cross-referrals, visibility, and year-round energy.



### 5. DESTINATION FOR SHOPPERS

The one-stop premier shop in Houston for design and home improvement, bringing together brands, designers, builders, and consumers in one place.



### 6. SAMPLE STORAGE SUPPORT

Limited onsite support for samples, swatches, catalogs, and small storage needs.



## A FEW SPACES PER CATEGORY

We are curating a balanced tenant mix, so availability is limited by category. Let us know if you are interested in kiosk space, showroom space, or office space.

### IDEAL CATEGORIES



Furniture



Rugs



Lighting



Drapery



Tile & Stone



Flooring



Cabinetry



Kitchen & Bath



Décor



Art



Antiques



Home Automation



Designers



Architects



Builders



Home Improvement Services

**80+**

planned tenants / vendors

**22,000+**

vehicles per day on Fondren

**334**

surface parking spaces

**3 mi.**

from The Galleria



## Interested in joining the design center?

Retail leasing in collaboration with the developer. Limited spaces available per category. Ask about kiosk, showroom, or office leasing.

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# FLEXIBLE SPACES. SHARED BENEFITS. ONE-STOP DESTINATION.

Lease as small as a kiosk or as large as a full office. Explore retail showrooms, mezzanine offices, and shared amenities built for Houston's design and home-improvement community.



**KIOSK SPACE**  
A compact branded presence with visibility and foot traffic.

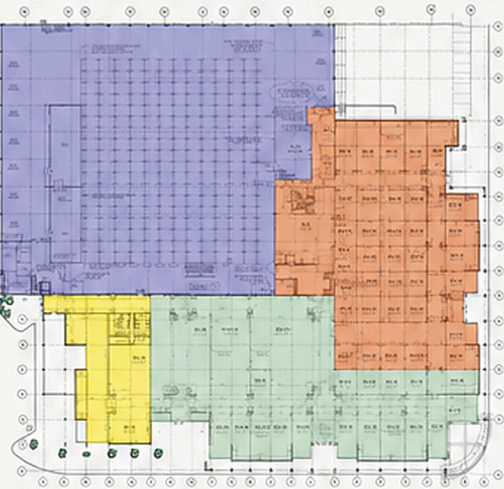


**SHOWROOM / RETAIL SPACE**  
Customer-facing space for display, consultation, and sales.



**FULL OFFICE / MEZZANINE SUITE**  
Professional office space above the action with shared business amenities.


## GROUND FLOOR PLAN




- RETAIL SPACE**  
Stores, showrooms, and customer-facing businesses.
- VINTAGE COLLECTIVE**  
Design-focused curated showroom and retail suites.
- RESTAURANT SHELL**  
Restaurant-ready shell with frontage and visibility.
- WAREHOUSE / SAMPLE SUPPORT**  
Limited storage, receiving, and sample support to serve tenants.



Customer-facing retail along the main frontage

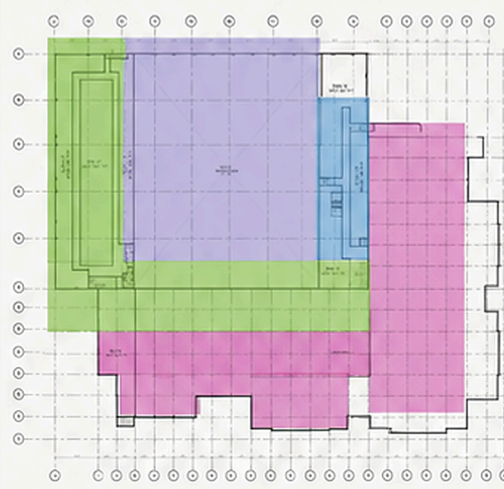


Curated showroom mix



Retail center supported by limited sample storage and receiving

## MEZZANINE PLAN



- OFFICE SPACE**  
Professional offices above the retail floor.
- SHARED SERVICES**  
Break rooms, restrooms, lounges, and common amenities.
- COOPERATIVE SPACE**  
Coworking areas, shared conference rooms, and support spaces.
- WAREHOUSE SPACE**  
Overlook and support area above warehouse.



Office suites above the main retail floor



Shared services and coworking support



Visibility plus access to design-focused traffic


## SHARED BENEFITS FOR TENANTS + VISITORS

-  All utilities / common-area bills covered
-  Conference rooms
-  Break rooms
-  Restrooms
-  Shared seating / lounge areas

-  VR areas / virtual reality center
-  3D printing access
-  Digital studio
-  Event / expo space
-  Marketing coop support

-  Temporary staffing support
-  Pop-up opportunities
-  Secure network / video conferencing support


-  Shared employee areas
-  Ample parking
-  A convenient one-stop experience for shoppers, designers, builders, and homeowners




**A PREMIER DESIGN + HOME IMPROVEMENT DESTINATION**  
2800 Fondren is designed to become the one-stop premier shop in Houston for design and home improvement, bringing together complementary categories, professional services, and destination retail under one roof.



**LIGHT WAREHOUSE SUPPORT**  
Retail tenants can also benefit from limited onsite support for sample storage, shipping / receiving, and small overflow needs. The warehouse component is supportive to the retail experience rather than the primary leasing focus.



**ONLY A FEW SPACES ARE AVAILABLE IN EACH CATEGORY**  
We are intentionally curating the tenant mix. If you are interested in leasing kiosk space, showroom space, or office space, reach out to discuss availability.



Leasing in collaboration with the developer

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