

# 44 OC HARRISBURG



# Where Community Thrives

Welcome to 4400 Harrisburg—a dynamic office and retail campus that combines modern warehouse design with exceptional functionality. Spanning 76,000 square feet across four buildings, the campus offers a collaborative environment with flexible floor plans, numerous green spaces and regular tenant events designed to foster engagement with the greater community.



HIGHLIGHTS

# Your Space. Your Vision.



4400 Harrisburg's open shell spaces offer the perfect canvas to bring your vision to life, with loft ceilings, polished concrete floors, and expansive windows that flood every space with natural light.

76,000 SF across 4 buildings

Customizable floorplans

Polished concrete floors

Expansive windows with lots of natural light

Private and public green spaces



High visibility to drive by traffic

Direct access to Lockwood/Eastwood METRO Station

Free on-site surface parking

Paid covered parking (400 market-based spaces total)

# Campus



1 Welcome Center  
3 stories, 32,999 SF

2 Public Green  
4,682 SF

3 Wellness Green  
3 stories, 35,818 SF

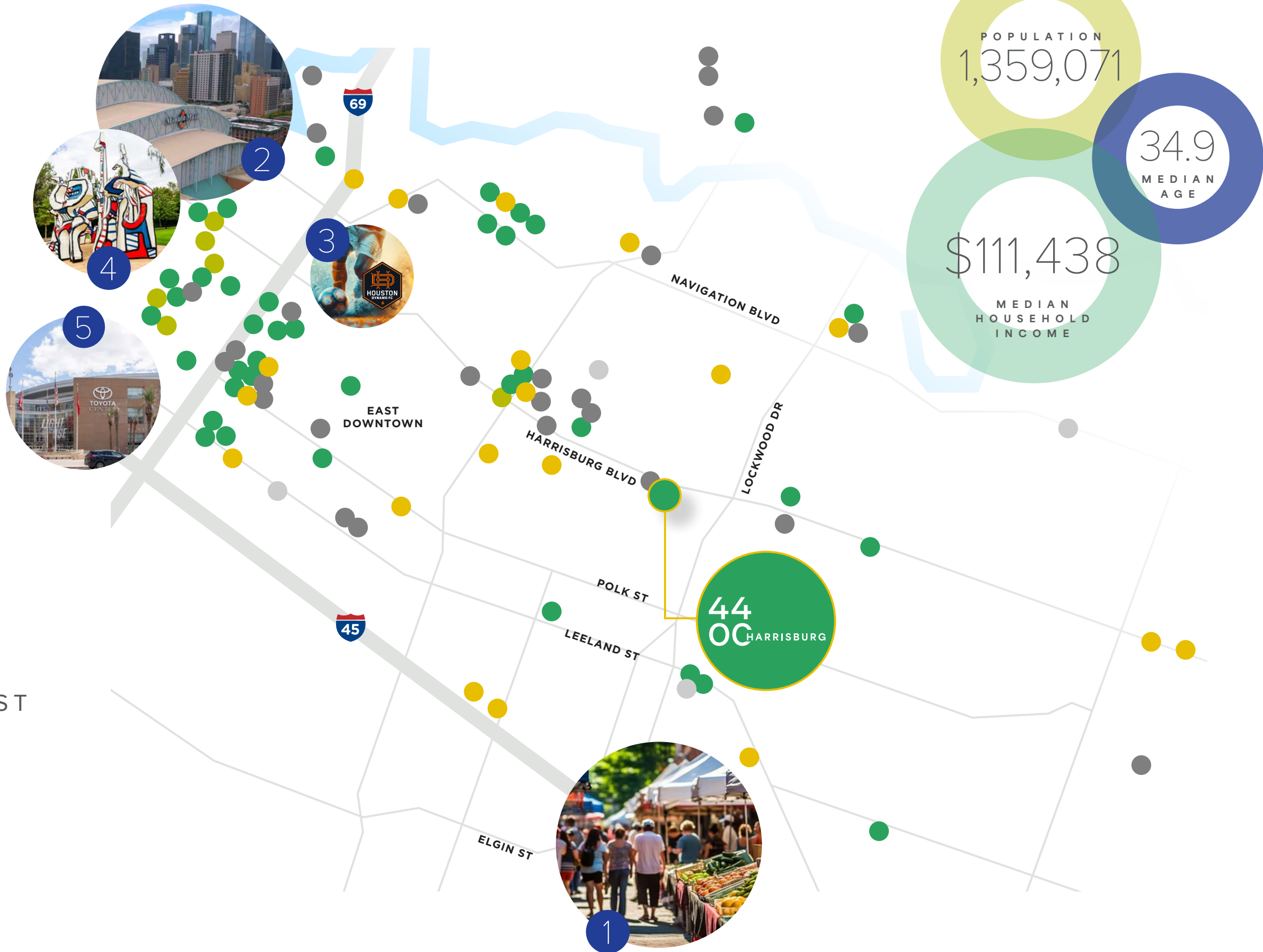
4 Private Green  
2,520 SF

5 Program Building  
2 stories, 29,749 SF

6 Future Development  
4 stories, 32,500 SF

# Trendy Streets, Cool Beats, Delicious Eats

East End has transformed from an industrial warehouse hub to a lively, pedestrian friendly neighborhood filled with new, mixed-use projects like East River and The Plant, that offer an array of retail, dining, sports venues, and Insta-worthy murals on every block.



- 4 RETAIL
- 38 RESTAURANT
- 27 ENTERTAINMENT
- 6 HOTELS
- 13 FAST FOOD
- 5 POINTS OF INTEREST
  - 1 IRONWOOD MARKET
  - 2 MINUTE MAID PARK
  - 3 SHELL ENERGY STADIUM
  - 4 DISCOVERY GREEN PARK
  - 5 TOYOTA CENTER



TRANSIT

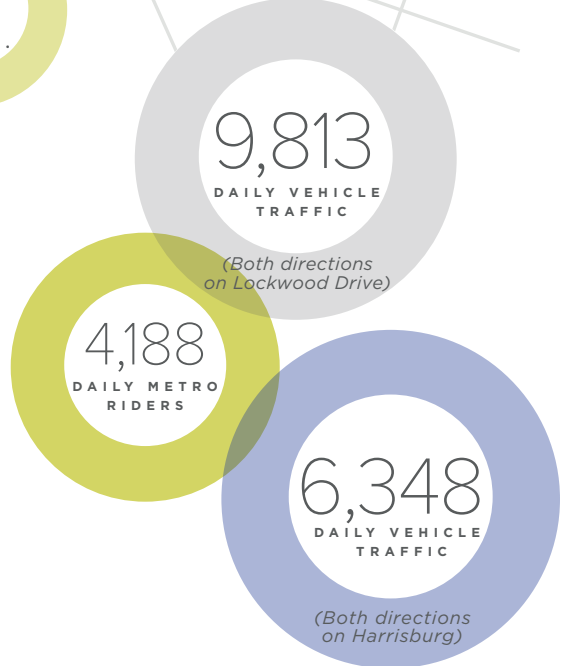
# Keeping Your Modern Life on Track

Positioned at the intersection of Harrisburg Boulevard and Eastwood Street, 4400 Harrisburg provides unparalleled convenience with quick access to I-45, I-69, 610, and great proximity to the Lockwood/Eastwood METRO station to reach Downtown Houston in under 10 minutes.



METRO STOPS

1	IRONWORKS	5 MIN DRIVE	11 MIN METRO
2	SHELL ENERGY STADIUM	8 MIN DRIVE	9 MIN METRO
3	TOYOTA CENTER	10 MIN DRIVE	21 MIN METRO
4	CENTRAL BUSINESS DISTRICT	11 MIN DRIVE	25 MIN METRO
5	MINUTE MAID PARK	8 MIN DRIVE	14 MIN METRO
6	DISCOVERY GREEN PARK	11 MIN DRIVE	17 MIN METRO





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To discuss available suites and specifications, please contact:

## RETAIL:

**Mike Pittman II, CCIM**

DIRECTOR  
Direct: +1 346 396 4006  
mike.pittman@cushwake.com

**Michael Burgower**

ASSOCIATE  
michael.burgower@cushwake.com

**Siree Jones**

ASSOCIATE  
siree.jones@cushwake.com

## OFFICE:

**Jill Nesloney**

DIRECTOR  
Direct: +1 832 699 3001  
Jill.Nesloney@cushwake.com

**Robert Lacoure**

SENIOR DIRECTOR  
Direct: +1 832 919 8425  
Robert.LaCoure@cushwake.com

**Bryce Adams**

ASSOCIATE  
Direct: +1 832 919 8424  
Bryce.Adams@Cushwake.com

