

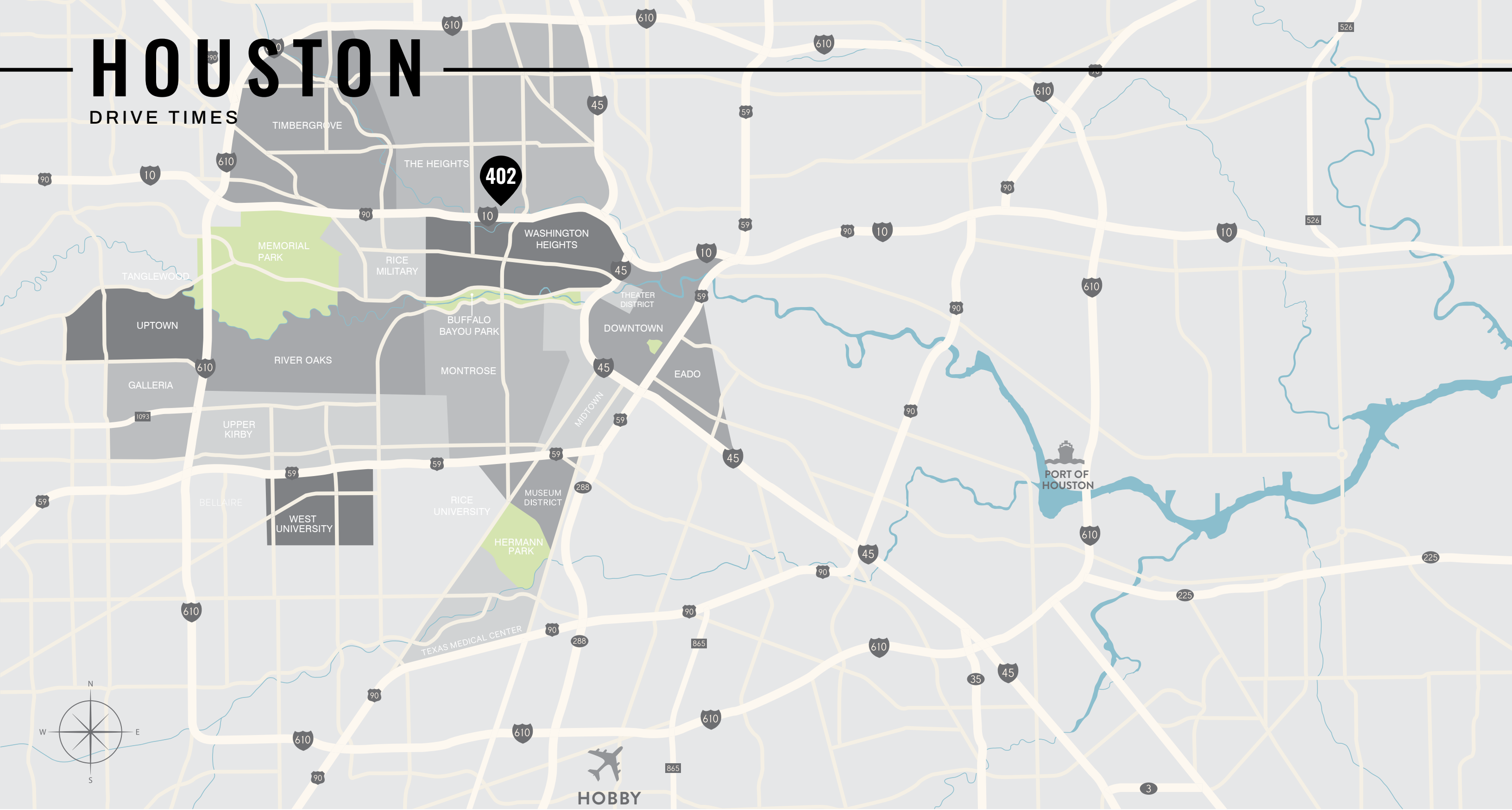
402 ARLINGTON ST.

Move-in Ready Office/Medical for Lease



HOUSTON | HEIGHTS

 Transwestern



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 Height 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/
ACCOMMODATIONS

T C Jester Blvd

N Durham Dr

N Shepherd Dr

WARBY PARKER



POSTINO

Forth & Nomad

gorjana

vuori

Marine Layer

pressed

KENDRA SCOTT

Aēsop.



CBD
American Shaman

TAQUERIAS
ARANDAS
¡Sabroso...sabrosito!

PHO BEN

CrawfishCafe

ROSS
DRESS FOR LESS

PETCO

RAKKAN RAMEN

DAO
CHLOE

sweetgreen

homestead

tre' sorelle

CHEF'S TABLE

THE YALE MARKET
Est 2020

DM

CADILLAC
BAR

Cyclone Anaya's



LUPE TORTILLA

Spaghetti Western

plucker's

Wing Bar

SALTGRASS

KBD

HOUSTON

Washington Ave

salata

SPROUTS
FARMERS MARKET

TRENDY DUMPLING

BOARDROOM

Walmart

BARNABY'S CAFE

CAVA

LA FITNESS

H-E-B

STAR PIZZA

killen's

PORCH SWING PUB

TRUTH

BAYOU HEIGHTS

BARBEQUE

BUFFALO BAYOU PARK



402



SAWYER YARDS



PETSMART



Total Wine & MORE



la Madeleine

SEPHORA

ULTA BEAUTY

TARGET



HANDAM BBQ

TACOS

AGO-GO

ONION CREEK

COURT HOUSE BAR & LOUNGE

PERMISSION

WOODROW'S

MUTINY

COLTIVARE

BB

ume SUSHI

W 11th St

Studewood St



Fulton St

1 MILE RADIUS

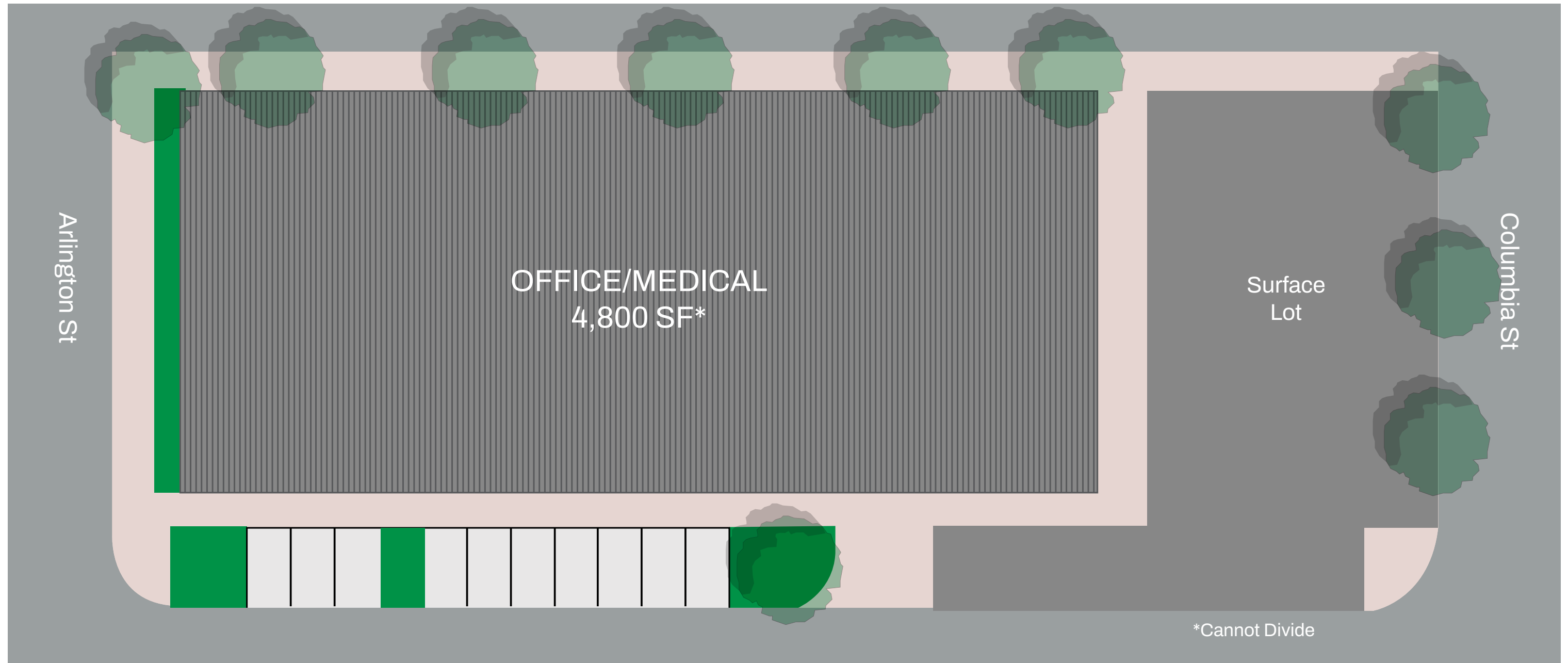
Houston Ave

Washington Ave

Allen Pkwy

SITE PLAN

4,800 SF OFFICE/MEDICAL | MOVE IN READY



- Move-in ready creative Office or Medical space
- 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

mk 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, Cariloa Bamboo, Chloe Dao, J. Aimer Jewelry, LoveSac, Lululemon, Pippa & Pearl, Ray-Ban, SuitShop, The Doll House, The Plant Project



White Oak Dr

402



196,000 CPD

223,000 CPD

TC Jester Blvd

Shepherd Dr

Durham

Bonner St

Studemont St

Sawyer St

Washington Ave

Washington Ave

Memorial Dr

Allen Pkwy

Studemont St

Shepherd Dr

Westcott St

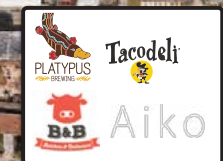
Memorial Dr

BLACK WALNUT CAFE

Brenner's STEAKHOUSE



FEDERAL AMERICAN GRILL



SAWYER YARDS





402 ARLINGTON ST.

HOUSTON | HEIGHTS

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 **Transwestern**