

URBAN
PROPERTIES

5317B

WASHINGTON AVENUE

SUITE B

FOR LEASE

HOUSTON, TEXAS 77007

713-868-7226

THE OPPORTUNITY

A polished street-retail suite in the center of the Washington Avenue district. 3,651 SF of flexible floor plan behind large storefront glass, with an existing lounge build-out, strong daily traffic, and shared surface parking at the door.

LEASING DETAILS

RENT	\$20,000 /MO
PARKING	\$2,000 /MO
NNN EXPENSES	\$8,760 /MO
TOTAL	\$30,760 /MO

\$72.31 /SF/YR NNN · 3,651 SF

PERFECT FOR

- Street retail
- Restaurant & bar
- Lounge concept
- Fitness & studio
- Showroom

AT A GLANCE

- Prime Washington Ave frontage
- Flexible open floor plan
- Shared surface + street parking
- Large storefront windows, natural light
- Existing lounge build-out
- Pylon signage on a fenced lot

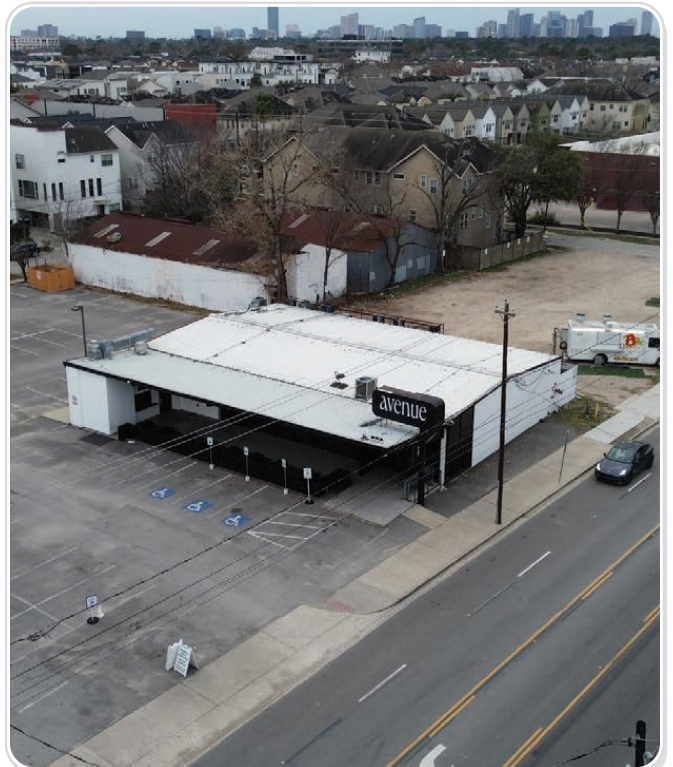
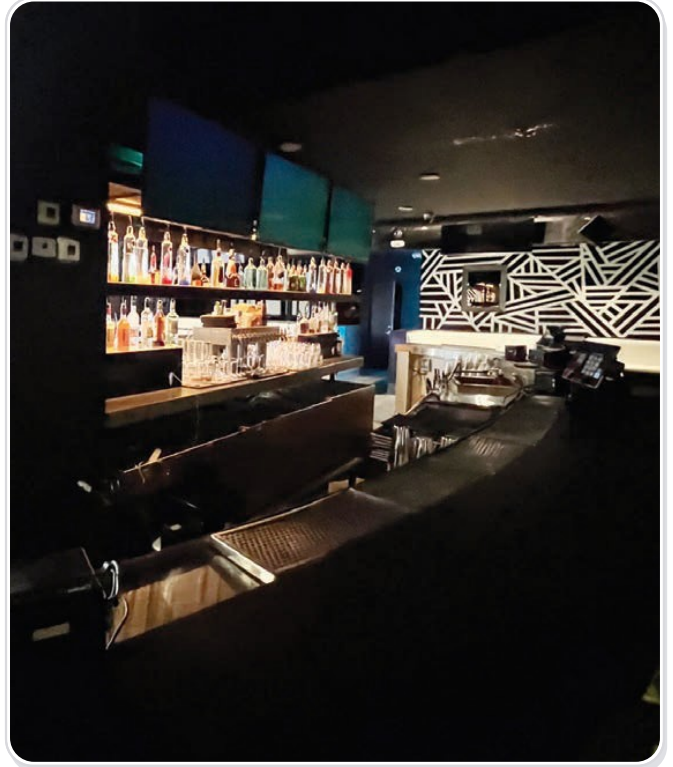
THE PROPERTY



THE LOUNGE

3,651 SF of polished, flexible space behind storefront glass.

GALLERY



WHY WASHINGTON AVENUE

- Houston's most active nightlife corridor
- Surrounded by top bars, restaurants, breweries & lounges
- 5 minutes to Downtown · 10 minutes to The Heights, Montrose & Memorial Park
- Frequenting by young professionals, tourists, and weekend crowds
- Food truck park & neighboring venues drive constant traffic



THE HOUSTON DISTRICT

A bold redevelopment vision for Houston's city scene.

Discover the epitome of culinary and nightlife excellence at The Houston District, nestled in the vibrant Washington Avenue / Memorial Park neighborhood. A pet-friendly food truck park, luxurious lounges, and bars contribute to the area's revitalized energy, an unmatched blend of flavors and urban excitement for a curated group of lifestyle-forward businesses.

DIMENSIONS & SPECS

SUITE	B · First Floor	BUILDING	Single-Tenant · 1962/2011
SPACE	3,651 SF	PARKING	Shared Surface + Street
TYPE	Street Retail / Rest.	VISIBILITY	Washington Frontage



THE SITE	Suite B anchors the Washington Avenue frontage with parking at the door.
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URBAN PROPERTIES

ALSO AVAILABLE ON WASHINGTON AVENUE

5023 · FLOOR ONE

6,369 SF · \$28,147 /MO TOTAL

5110 · INDOOR + PATIO VENUE

2,549 SF + 4,651 SF PATIO · \$25,590 /MO TOTAL

5316 · FREESTANDING BUILDING

5,152 SF · \$31,233 /MO TOTAL

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PROPERTIES@THEHOUSTONDISTRICT.COM

THE HOUSTON DISTRICT · WASHINGTON AVENUE, HOUSTON, TEXAS