

URBAN
PROPERTIES

5023

WASHINGTON AVENUE

FLOOR ONE

FOR LEASE

HOUSTON, TEXAS 77007

713-868-7226

THE OPPORTUNITY

Exceptional visibility in the heart of Houston's Washington Corridor. This premier first-floor commercial space pairs a contemporary glass storefront with a versatile 6,369 SF open plan, steps from the city's most popular dining, nightlife, and retail destinations.

LEASING DETAILS

RENT	\$18,000 /MO
PARKING	\$2,000 /MO
NNN EXPENSES	\$8,147 /MO
TOTAL	\$28,147 /MO

PERFECT FOR

- Boutique retail
- Specialty food & beverage
- Professional services
- Art galleries & design studios
- Health & wellness

AT A GLANCE

- High-exposure Washington Ave frontage
- Expansive street-level glass
- 11 FT exposed ceilings, open plan
- 22 shared surface parking spaces
- Renovated 2024, Class B building
- Easy access to I-10, Memorial & Shepherd

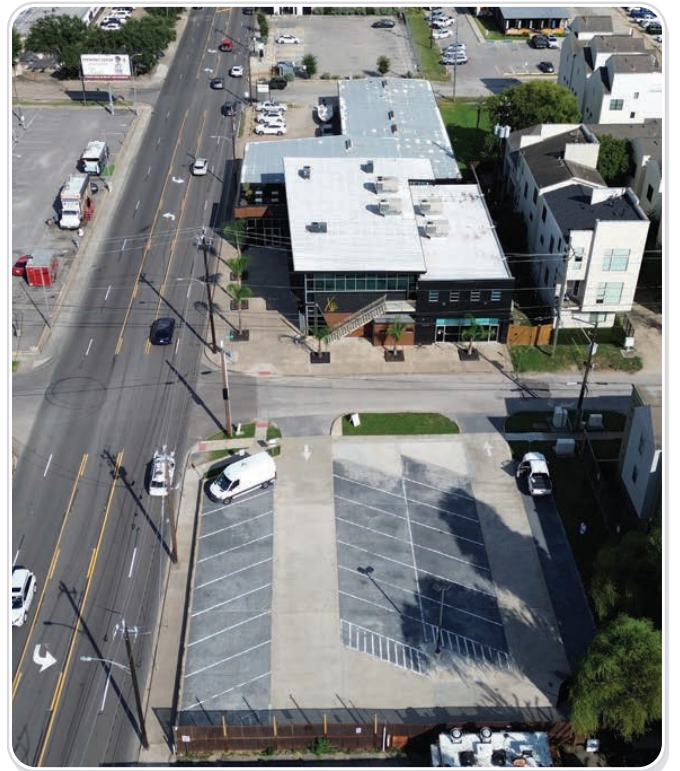
THE PROPERTY



THE STOREFRONT

Contemporary street-level design floods the interior with natural light.

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
- Frequented by young professionals, tourists, and weekend crowds
- Food truck park & neighboring venues drive constant traffic



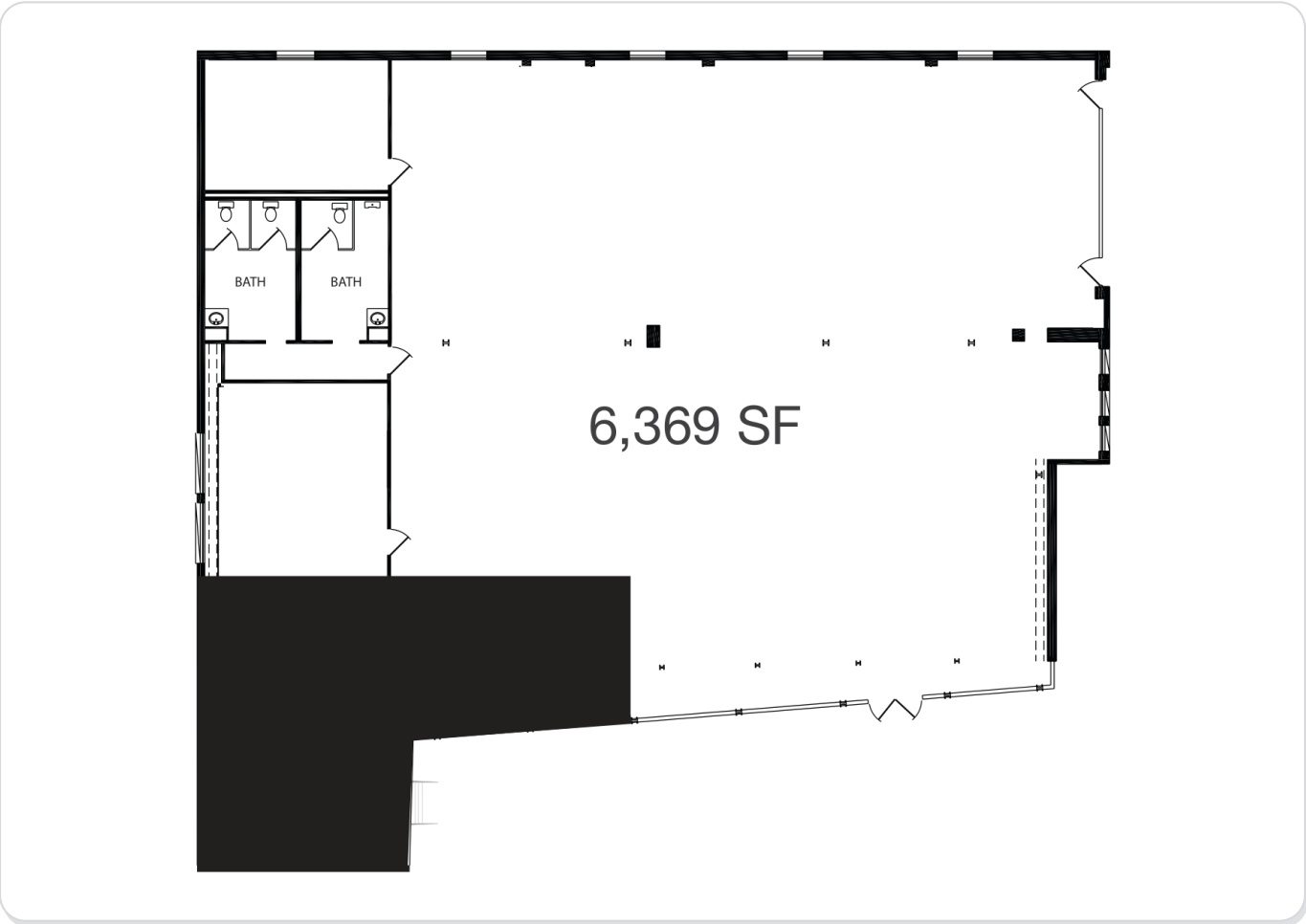
THE HOUSTON DISTRICT

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

SPACE AVAILABLE	6,369 SF	CEILING	11 FT · Exposed
BUILDING	13,577 SF · 2 Stories	PARKING	22 Shared Spaces
YEAR BUILT / RENO	1950 / 2024	USE	Office / Retail



FLOOR ONE	6,369 SF open plan with dual restrooms and flexible frontage.
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URBAN PROPERTIES

ALSO AVAILABLE ON WASHINGTON AVENUE

5110 WASHINGTON AVENUE

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

5316 WASHINGTON AVENUE

5,152 SF · \$31,233 /MO TOTAL

5317A WASHINGTON AVENUE

3,522 SF · \$31,574 /MO TOTAL

5317B WASHINGTON AVENUE

3,651 SF · \$30,760 /MO TOTAL

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PROPERTIES@THEHOUSTONDISTRICT.COM

THE HOUSTON DISTRICT · WASHINGTON AVENUE, HOUSTON, TEXAS