



## Magnolia Social

6402 Harrisburg Blvd, Houston, TX 77011



**Colton Ikeler**

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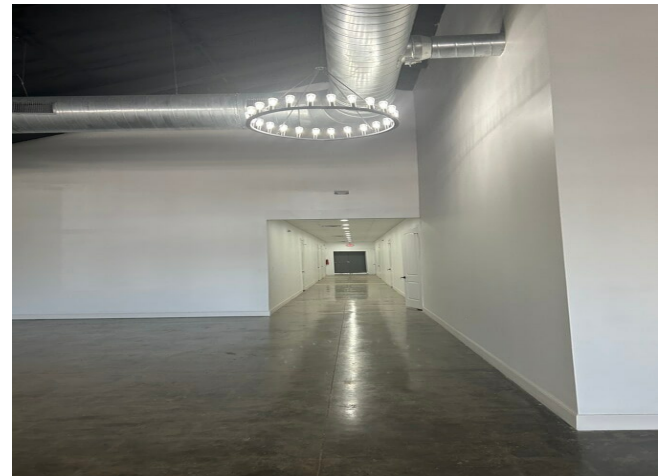


# Magnolia Social

Upon Request

6402 Harrisburg Blvd was recently renovated in 2024. The space is built out as a venue in the front portion of the building, and has ghost kitchen and loft offices in the back portion of building....

- Existing infrastructure supports specialty food or ghost-kitchen-oriented operations if desired.
- Flexible interior layout with high ceilings and bright, open environments suitable for creative concepts.



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,866 SF
Year Built:	1950
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	70 (Moderately friendly)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	Upon Request

### 1st Floor Ste 5

Space Available	500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

The building's adaptable interior layout allows a tenant to define the environment to fit a wide range of commercial concepts. High ceilings, bright natural light, and open floor configurations create a welcoming atmosphere ideal for destination retail, experiential concepts, specialty food operations, community-oriented venues, or unique creative uses. The availability of existing support infrastructure for kitchen and food-prep operations adds valuable flexibility for tenants exploring culinary or hybrid models

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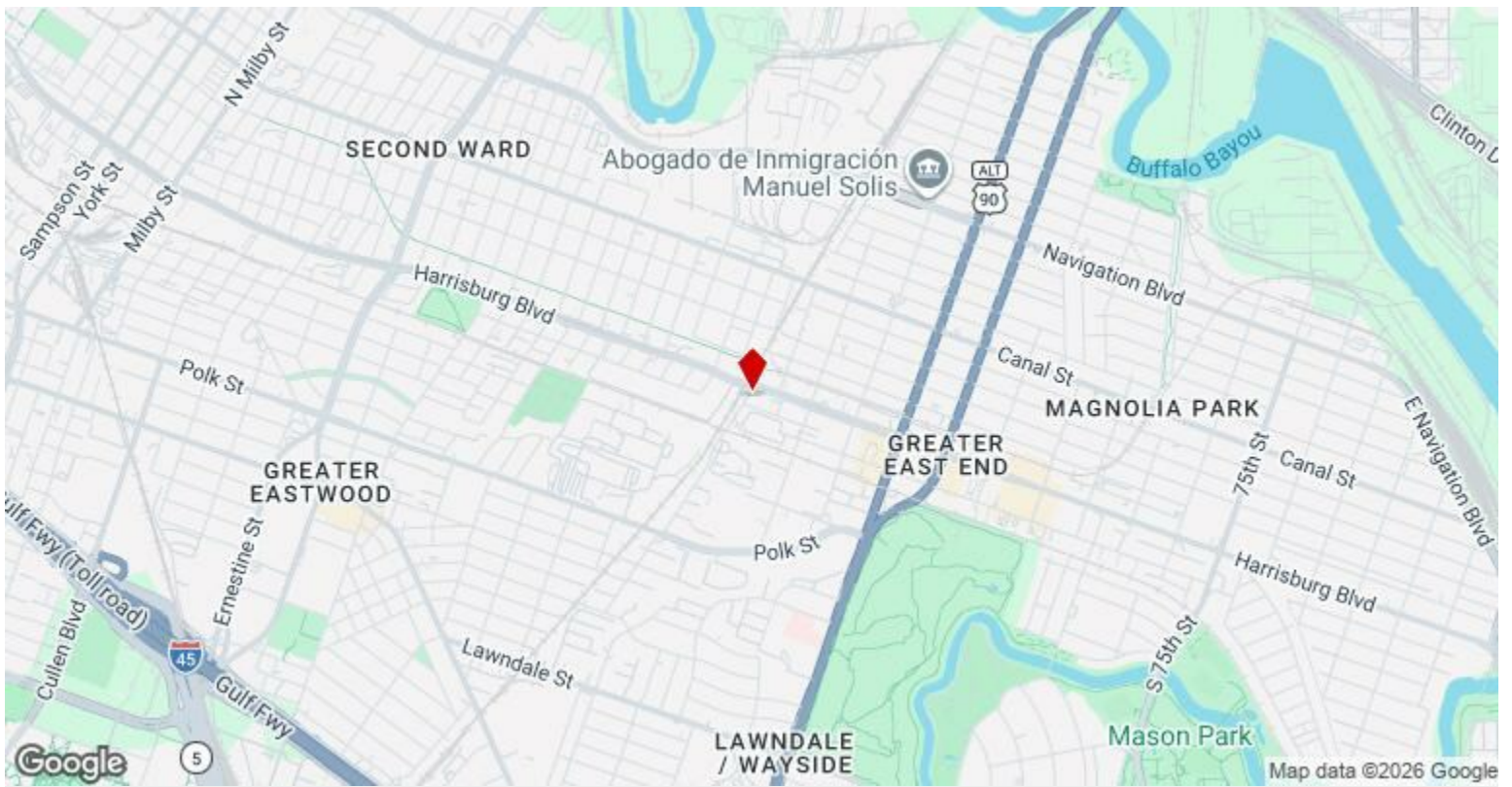
2

### 1st Floor Ste A

Space Available	250 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

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# Property Photos

