

1401-1407 Caroline at Clay

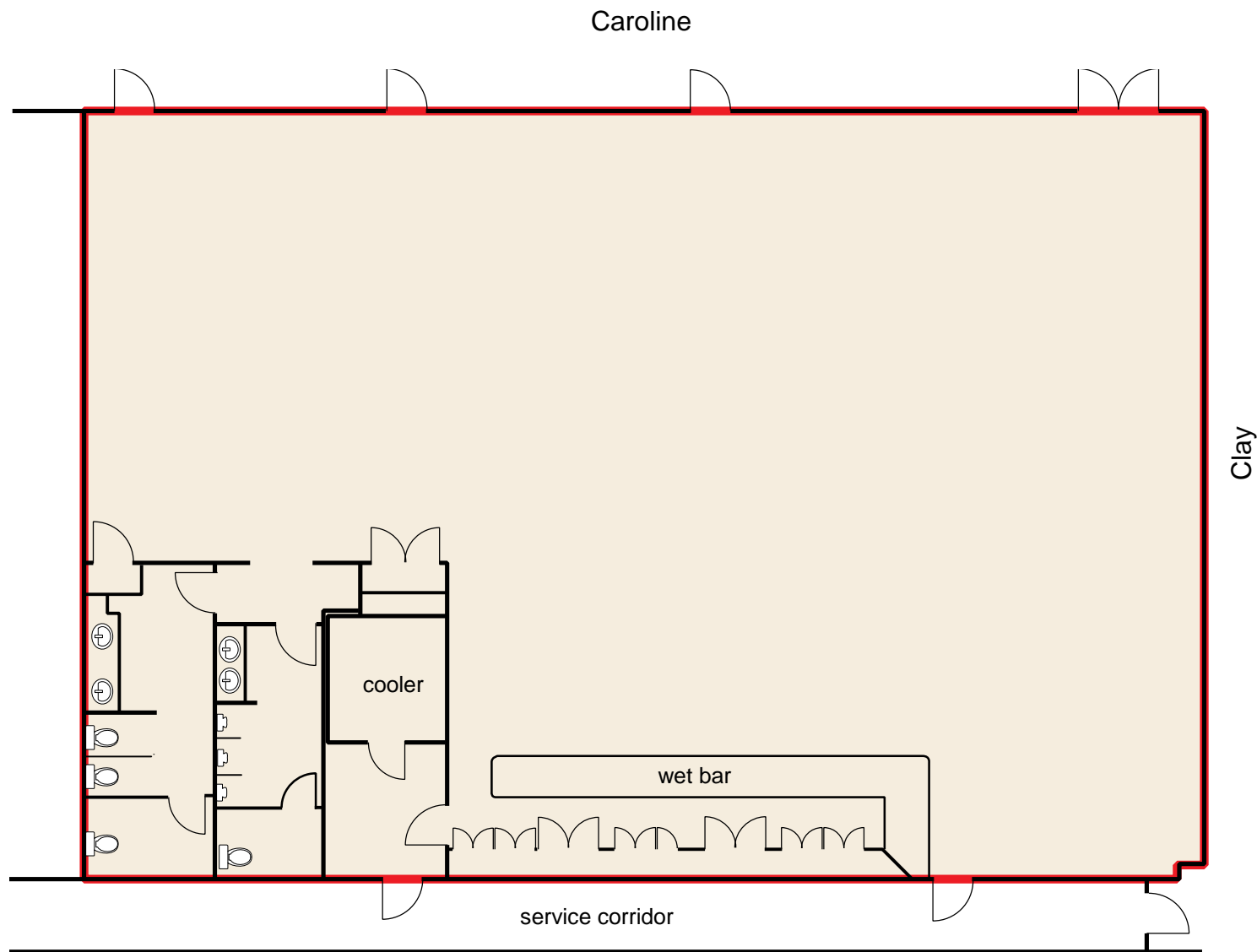
Houston, TX 77002



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CBD Retail Space – FOR LEASE



Cushman & Wakefield is pleased to offer for lease this ±5,050 sq. ft. ground floor space, located at a prime corner of Caroline and Clay in the heart of Houston's downtown

For more information, contact:

Scott E. Miller
(713) 963 2835
scott.miller@cushwake.com

David L. Cook, SIOR, CRE
(713) 963 2888
david.cook@cushwake.com

Jeff G. Peden, SIOR
(713) 963 2880
jeff.peden@cushwake.com

Cushman & Wakefield
Licensed Real Estate Brokers
1330 Post Oak Boulevard | Suite 2700
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www.cushmanwakefield.com

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Property Features

- ±5,050 sq. ft. available
- Will Divide
- 100% HVAC, Fully Sprinkled, Full Restrooms, & Grease Trap available
- Power: 450 Amps

Area Facts

On a prime corner at Caroline and Clay in the CBD

Adjacent blocks provide access to the CBD Tunnel System

Within walking distance from Discovery Green Downtown Park, George R. Brown Convention Center and Toyota Center

Strong customer base in the following:

- Adjacent to the Houston College of Law
- Multiple residential developments:
- 300+ luxury apartments in The Star, the old Texaco building currently under renovation
- 336 unit Skyhouse Houston
- 336 unit Skyhouse Main
- 361 unit Marquette Apartments
- 400 unit 500 Crawford
- 285 unit Alexan Apartments
- Nearby lofts: Keystone, Capital & St. Germaine, Rice, Byrd and Kirby

Two blocks from Greenstreet mixed-use development

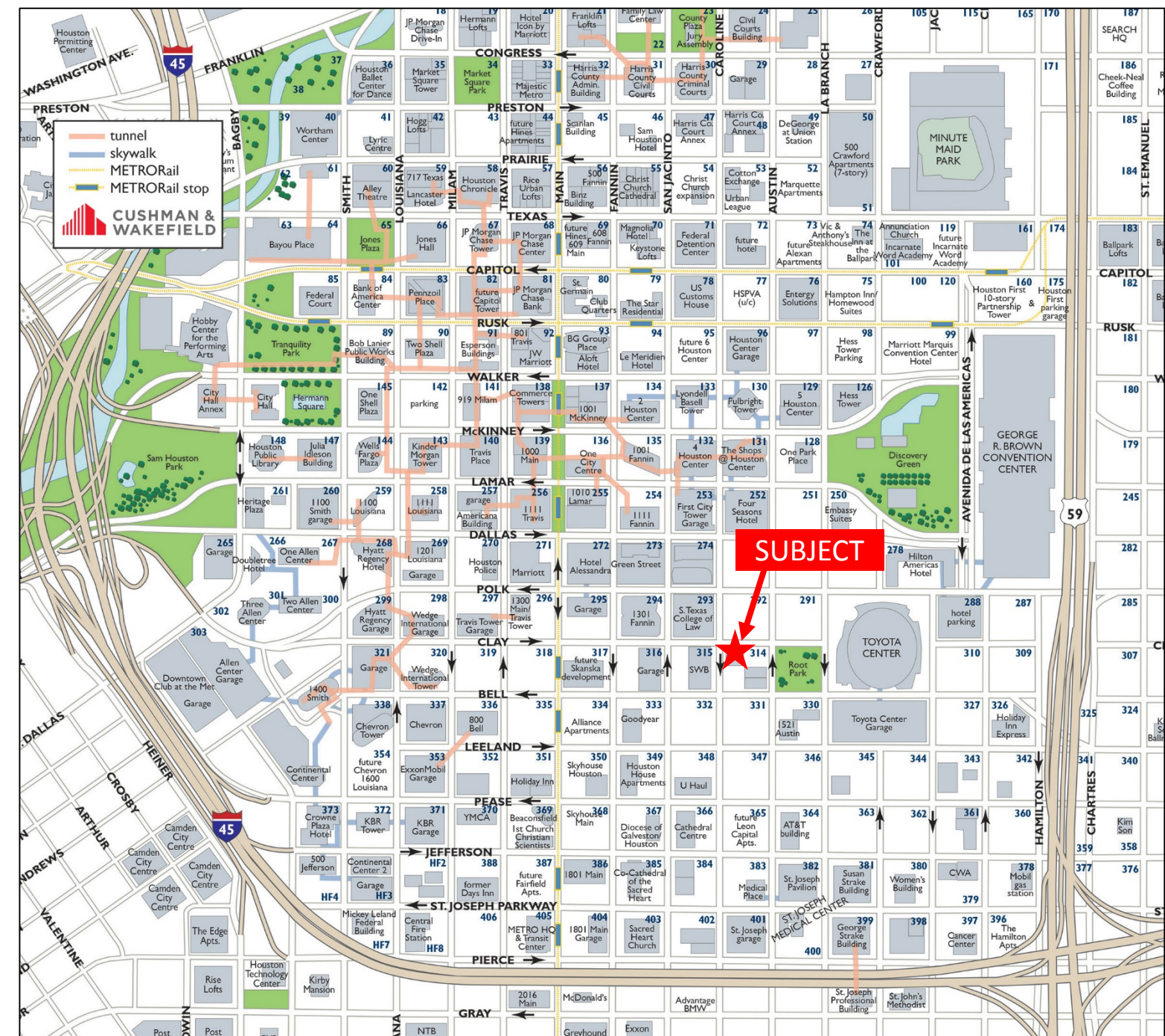
Three blocks from Metro Rail Station

AC Hotel by Marriott at 723 Main to start construction 1Q2017

Hotel Alessandra to be completed 2Q2017

Multiple office buildings nearby:

- Hilcorp Tower, 500,000 sq. ft. office
- Houston Center complex
- Key Map 493Q
- **Call Broker for Pricing**



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