

# 826

HOUSTON

NEW  
OFFICE  
SPACE  
FOR  
LEASE



Michael Hsu  
Office Of Architecture

central austin  
management group

 CUSHMAN &  
WAKEFIELD

**826**  
HOUSTON

## FEATURES



### LEASE TERMS

**Building Size:** 22,909 RSF (divisible)

**Lease Rate:** Starting at \$29.50/rsf/year

**Estimated NNN:** \$11.00 - \$13.00/rsf/year

**Parking:** 3:1,000 SF - Free, Unreserved

**Delivery:** October 2020

### BUILDING FEATURES

- ★ 3 stories, open floor plans,
- ★ Highly customizable single-tenant building
- ★ Car2Go parking, bike racks, limited covered surface parking
- ★ Great Central Austin location with easy ingress & egress

### DESIGN FEATURES

- ★ Landscaped entry courtyard, exposed/open ceiling structure, custom steel windows, ornamental terracotta tile

### CREATIVE OFFICES

From the team who brought you Canopy and Springdale General, Central Austin Management Group presents 826 Houston Street for lease. Designed by Michael Hsu Office of Architecture, this project is a unique opportunity for a fully-customizable, new build office in Central Austin. Located just off North Lamar near North Loop, Mueller and Rosedale, 826 Houston is near abundant amenities, yet removed from downtown congestion.



AVAILABLE OCTOBER 2020

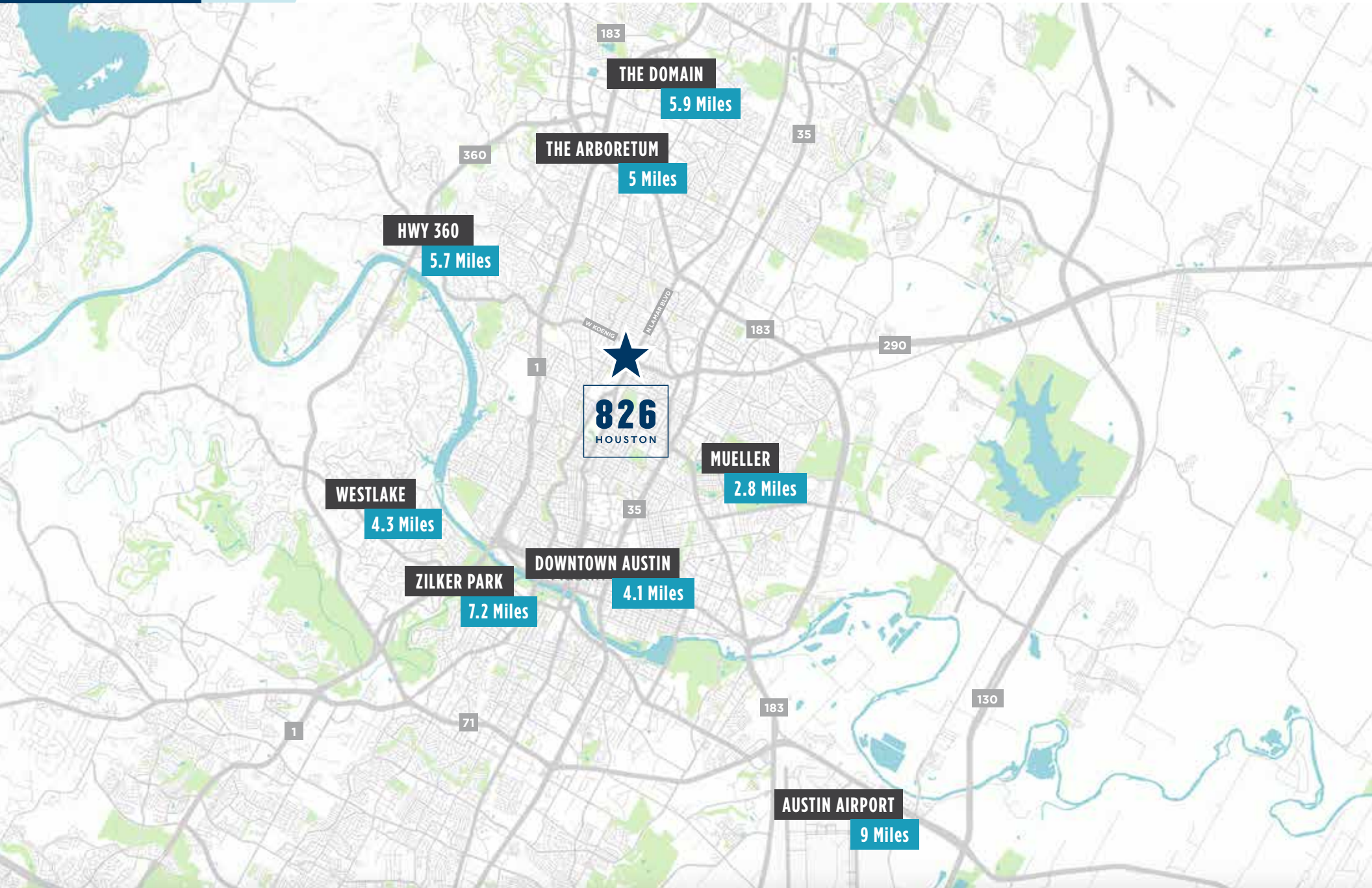


CLICK HERE FOR A

**VIRTUAL TOUR** 

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**DRIVING DISTANCE**

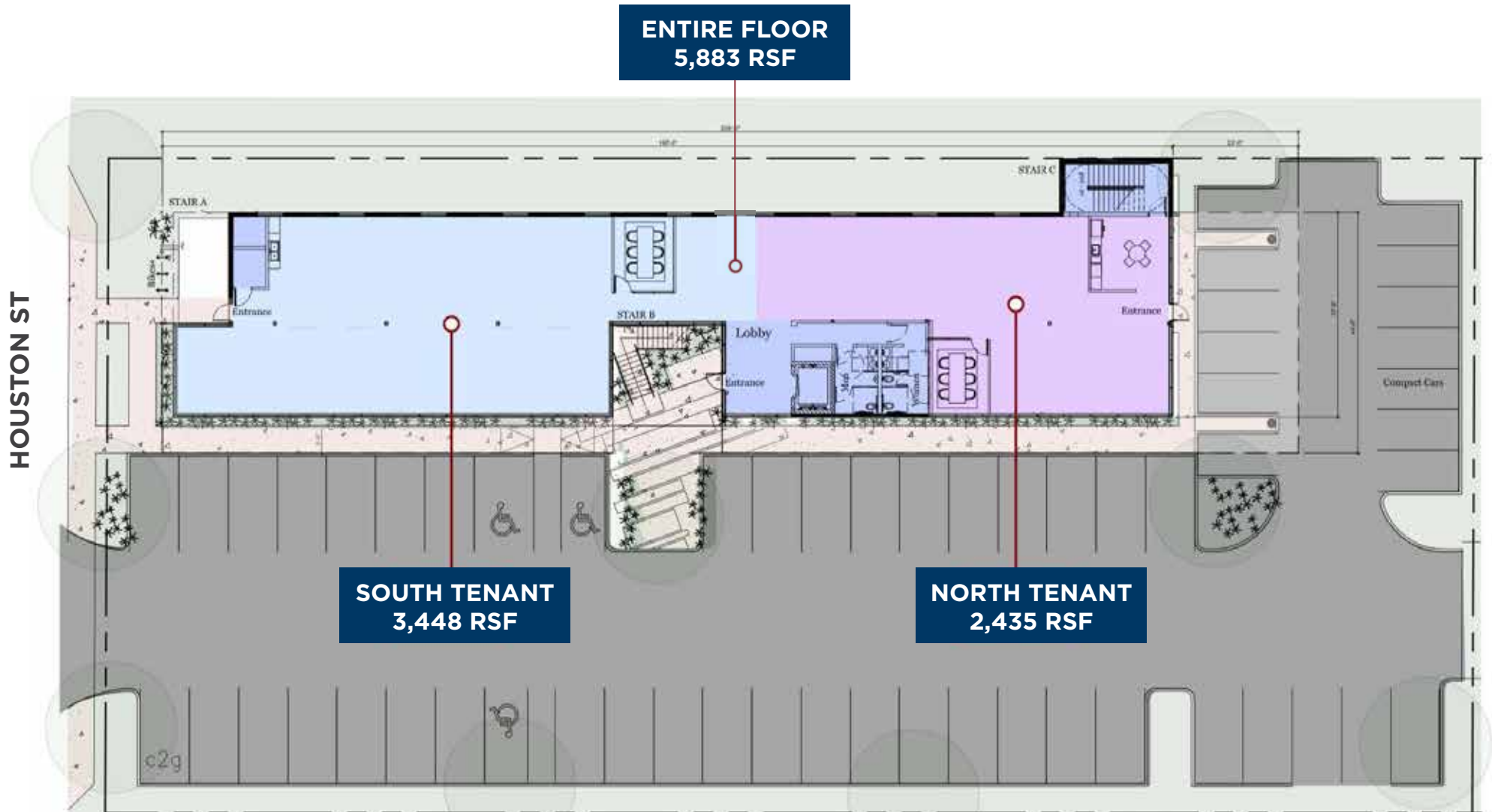




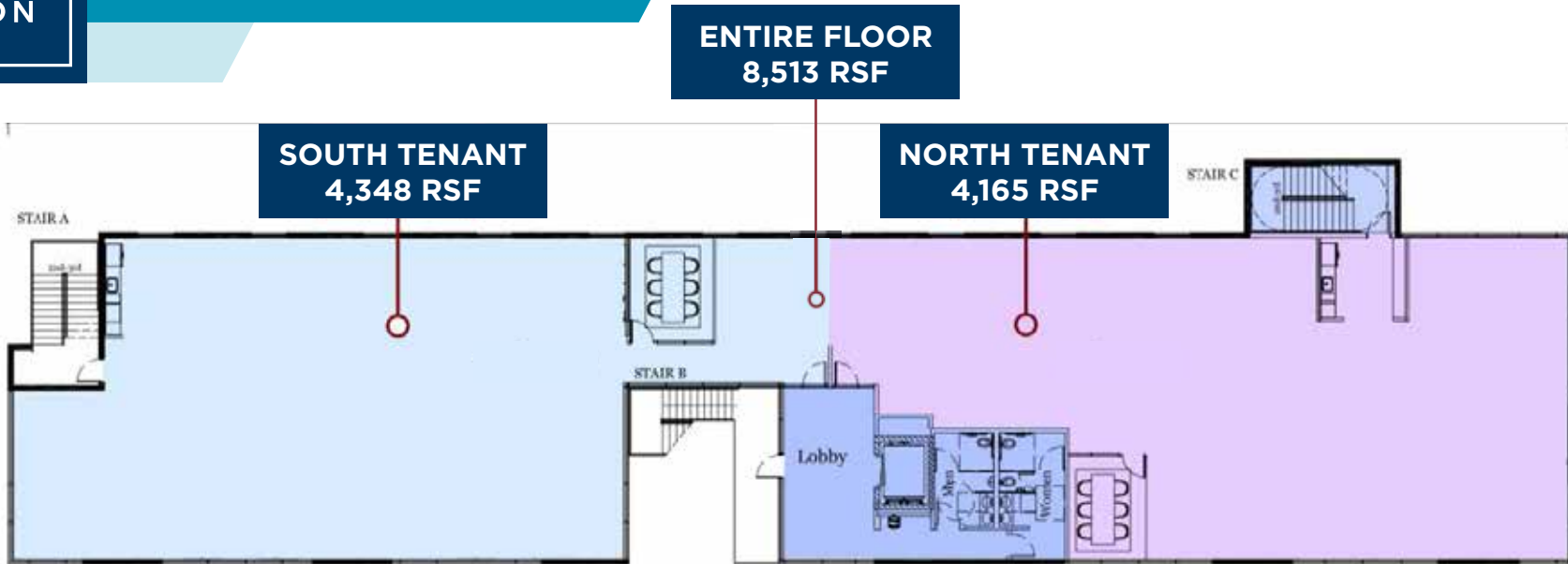
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**SITE PLAN**

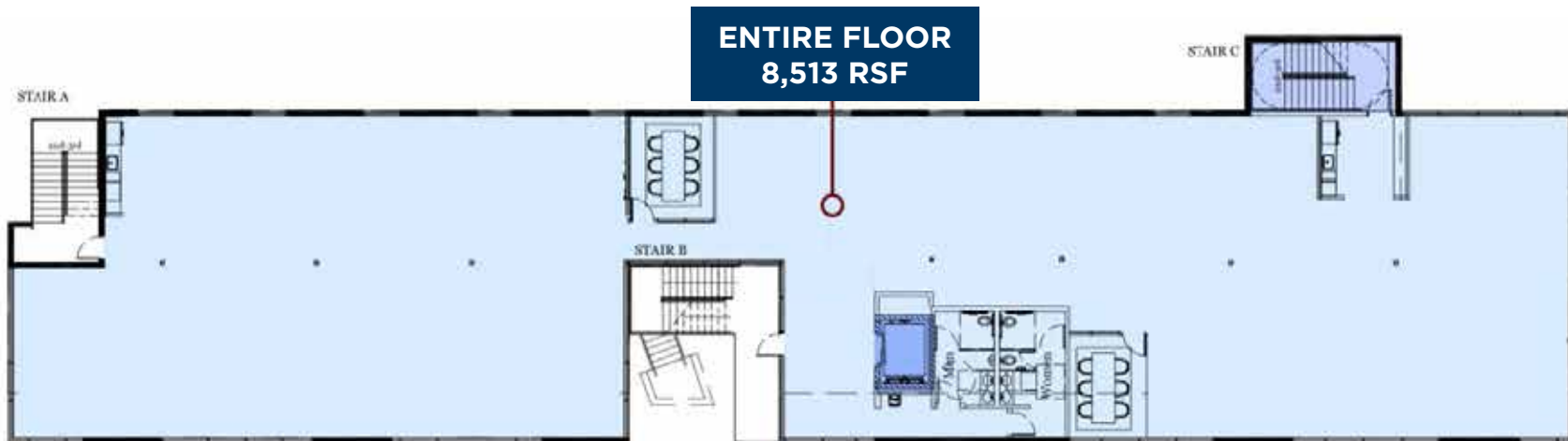




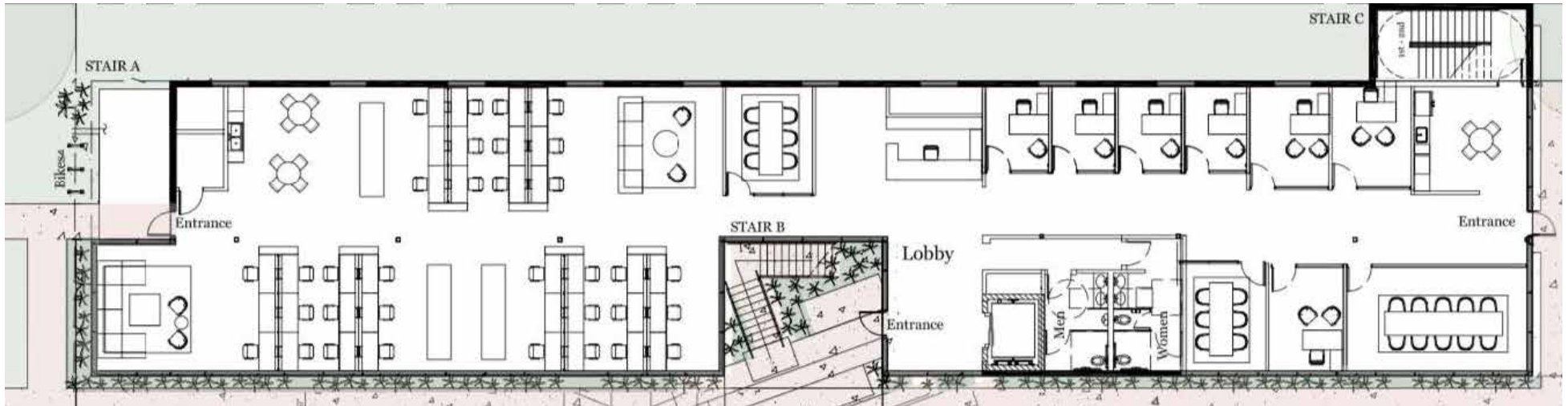
1<sup>ST</sup> FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN



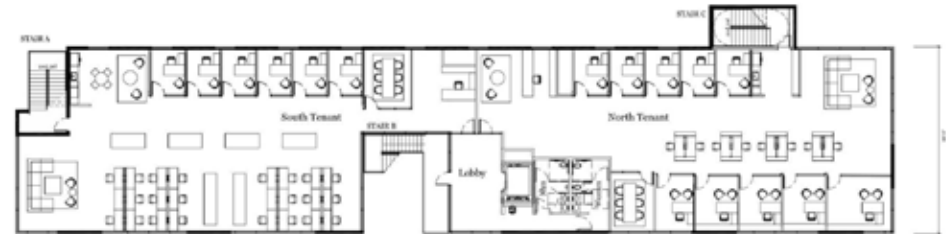
3<sup>RD</sup> FLOOR PLAN



1<sup>ST</sup> FLOOR TEST FIT



2<sup>ND</sup> FLOOR TEST FIT



3<sup>RD</sup> FLOOR TEST FIT



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RENDERINGS

**CUSHMAN & WAKEFIELD**



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DEVELOPER & ARCHITECT



DEVELOPER

central austin  
management group

CAMG builds for Austin's creative class. We believe that our city needs its artists, makers, local businesses - and the coffee shops and restaurants that keep them fueled. We aim to provide affordable spaces for these groups to thrive and grow -and hope they will grow with us. We do this by collaborating with talented architects and builders, and by providing attentive in-house property management and intentional in-house leasing services. Our projects range from small adaptive reuse office and retail to large ground-up creative campuses. We share our tenants' independent spirit and seek out opportunities to create community in East and Central Austin. We see potential in sites that others see as impossible - and we are in it for the long haul.



IMPACT HUB



CANOPY



UCHIKO AUSTIN



SPRINGDALE GENERAL

ARCHITECT



Michael Hsu  
Office Of Architecture

Michael Hsu Office of Architecture was formed in 2005 in Austin, Texas with the goal of producing locally-engaged, design-driven architecture and interiors. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Our work includes diverse projects ranging from mixed-use developments to one off commercial interiors and residences. MHOA advocates for a simple, edited palette, using available materials and techniques to create unexpected results. We believe in the innate beauty of unadorned natural materials, carefully composed and crafted.

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**CONTACT**



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