

For Lease



PROPERTY OVERVIEW

PROPERTY INFORMATION

Available Space	5,540 SF
Rental Rate	Call for Pricing
NNN	\$10.00 PSF

PROPERTY HIGHLIGHTS

- Near the Downtown Houston Historic District & EADO
- High growth area
- 9,000+ Apartments / Town-houses under construction or in development

DEMOGRAPHICS

Population (2019)	1 mi. - 19,081
	3 mi. - 165,242
	5 mi. - 409,956
Average Household Income	1 mi. - \$69,326
	3 mi. - \$77,029
	5 mi. - \$94,010

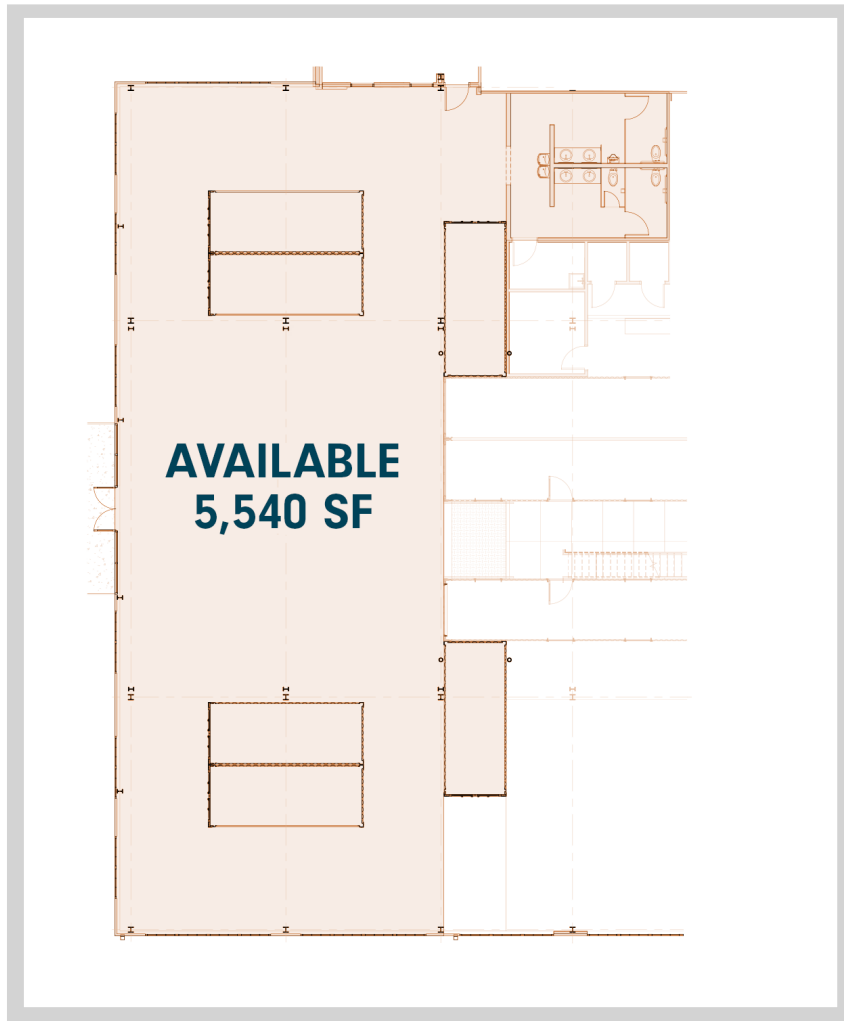
MORE INFO

Jonathan Aron
Senior Associate

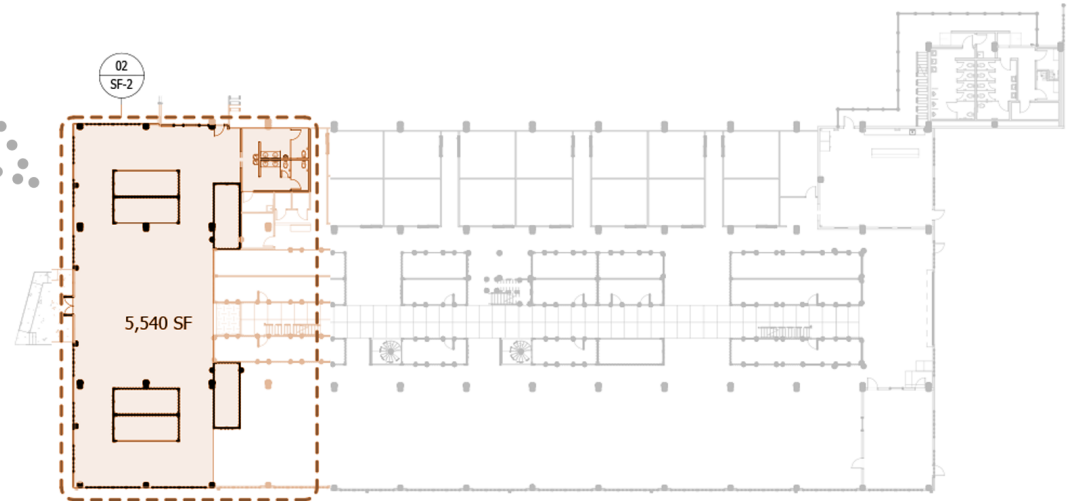
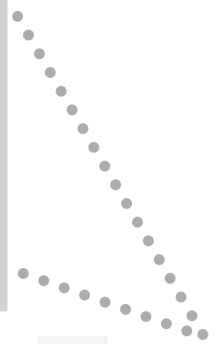
Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800,
Houston, Texas 77046 | 713-623-6944
hproperties.com



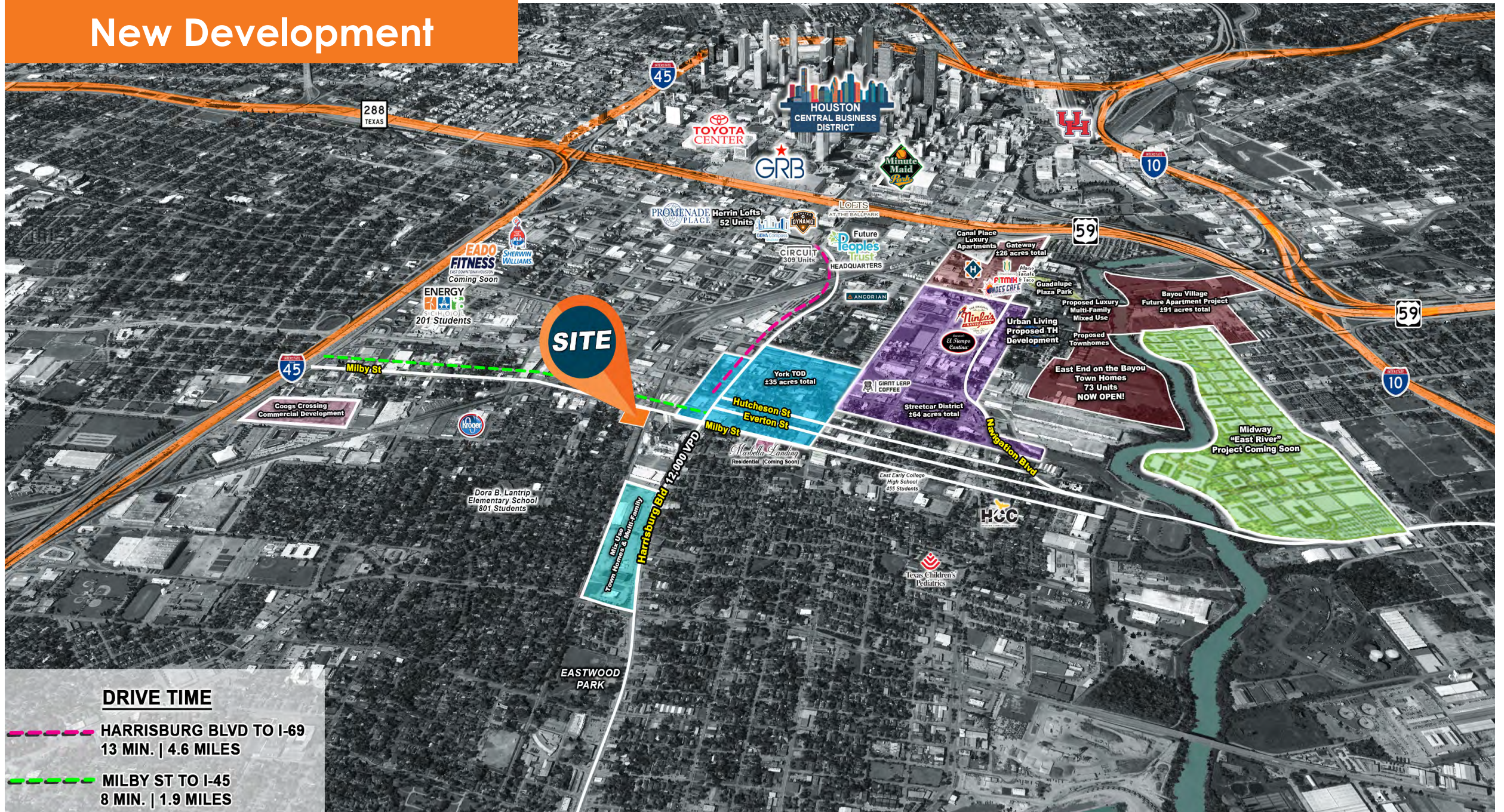
SITE PLAN



MLLBY ST.



New Development



Retail Area



HOUSTON
CENTRAL BUSINESS
DISTRICT

SITE

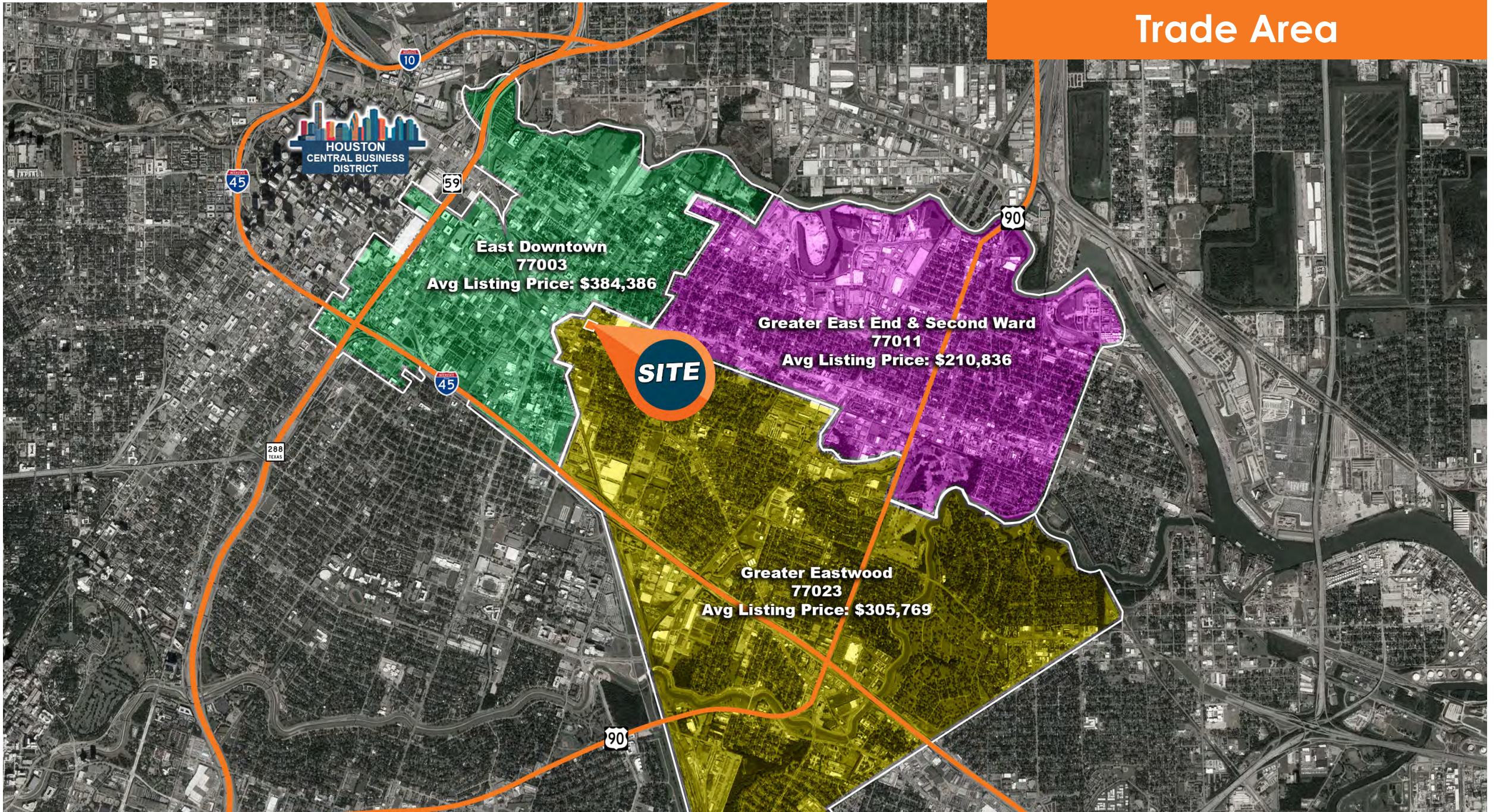
MILBY ST

HARRISBURG BLD

EASTWOOD PARK

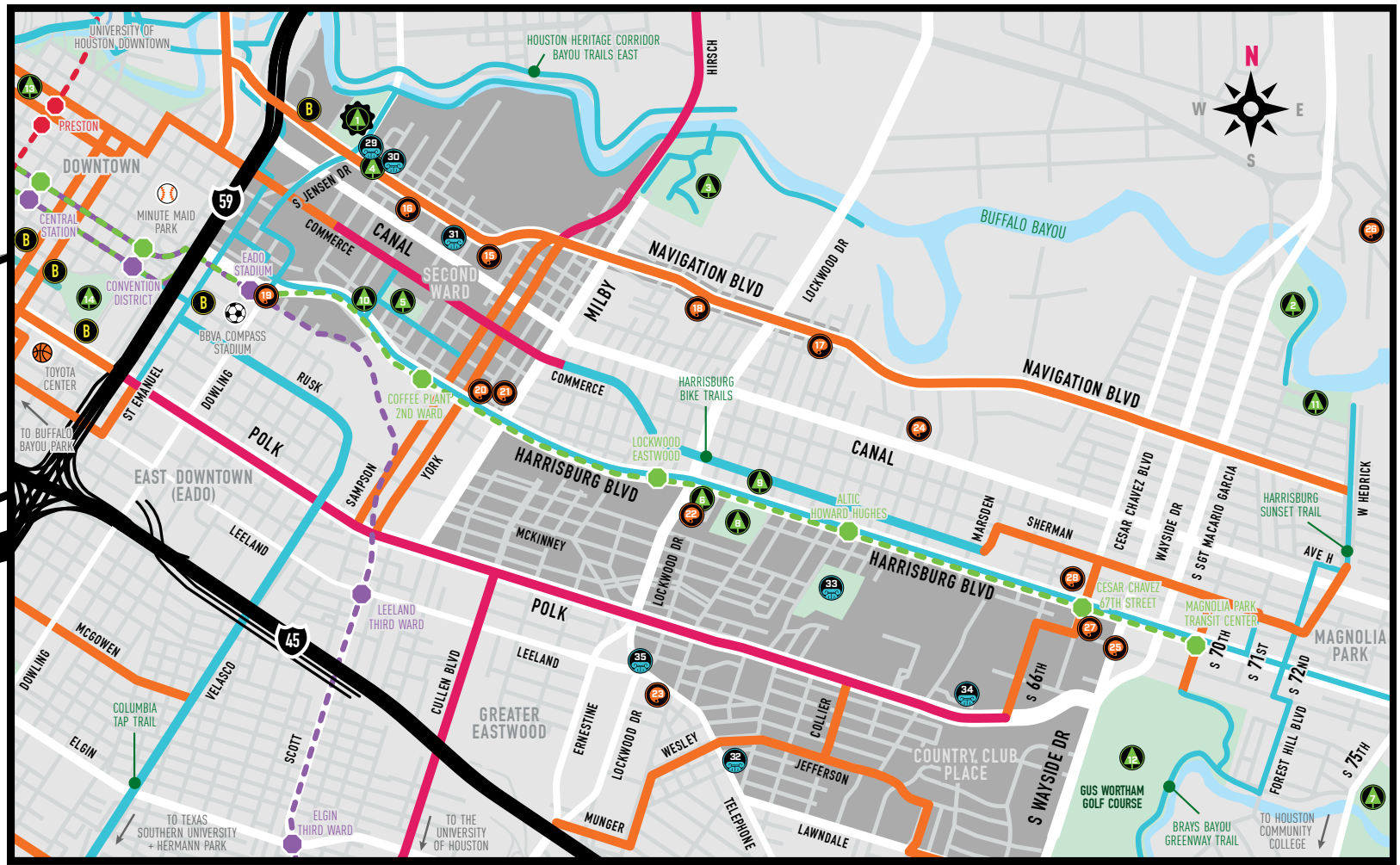
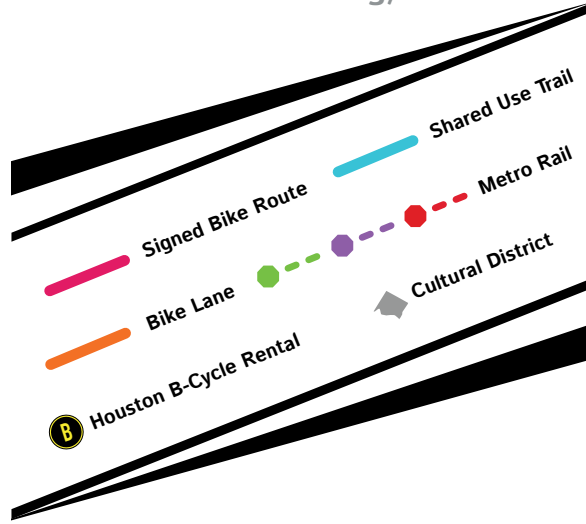


Trade Area



Explore EASTEND

www.eehou.org/tour



PARKS/OUTDOOR

FOR MORE PARKS VISIT: www.eehou.org/parks

	(IN MINUTES)
1 Guadalupe Plaza Park	0 0
2 Buffalo Bend Nature Park	77 22
3 Tony Marron Park	25 9
4 Navigation Esplanade	5 1
5 Settegast Park	15 5
6 Jenkins Garden	35 12
7 Mason Park	92 31
8 Eastwood Park	40 13
9 Bryan Street Pocket Park	38 12
10 Brown Foundation Bike Plaza	15 5
11 Hidalgo Park	65 20
12 Gus Wortham Golf Course	69 23
13 Market Square Park	26 9
14 Discovery Green	25 9

PUBLIC ART/MURALS

FOR MORE EAST END HOUSTON CULTURAL ASSETS VISIT: www.eehou.org/arte

	(IN MINUTES)
15 Navigation	11 4
16 Ventanas de Oportunidad	6 2
17 Frenetic Theater Murals	34 10
18 Nuestra Familia, Nuestra Comunidad	24 8
19 Harrisburg Underpass Gateway to the East End	15 6
20 East End: Birthplace of Houston	26 9
21 Voodoo Queen	26 9
22 Autoflora	35 12
23 Eastside Houston	51 18
24 Rebirth of Our Nationality	44 13
25 Harrisburg Plaza	64 20
26 Port Houston	89 25
27 Tejas (Hue Festival Mural)	62 19
28 No Olvides Tus Raices, Regalo de la Madre Tierra, Paz a las Americas	59 18

HISTORIC SITES

FOR MORE HISTORIC SITES VISIT: www.eehou.org/history

	(IN MINUTES)
29 Our Lady of Guadalupe Church	2 2
30 St Vincent's Cemetery	1 1
31 Morales Radio Hall	10 3
32 Historic Rufus Cage Elementary	57 20
33 Evergreen Cemetery	46 15
34 Dawson Lunnon Cemetery	64 19
35 Tlaquepaque Market	38 14

EXPLORE MORE

FOR EXTENDED LISTINGS OF:

- PARKS**
www.eehou.org/parks
- ART + MURALS**
www.eehou.org/arte
- HISTORIC SITES**
www.eehou.org/history
- EAT + DRINK**
www.eehou.org/eatdrink
- METRO SCHEDULE**
www.bit.ly/1UTFWzH

Top Area Restaurants



NINFA'S

The Original Ninfa's on Navigation was created by "Mama" Ninfa Lorenzo in 1973 after the death of her husband, John. She started by grilling skirt steak and serving it in tortillas from her family's struggling tortilla factory.

The resulting dish – "Tacos al Carbon" (which later became known as "Fajitas") was the basis for Mama Ninfa's legend in Houston and in the history of Tex-Mex cuisine. Mama Ninfa passed away in 2001, and in 2005, Legacy Restaurants purchased The Original Ninfa's. In the ensuing years, Legacy and Executive Chef Alex Padilla have restored, updated, and improved The Original Ninfa's. After more than 40 years in business, The Original Ninfa's on Navigation is more popular than ever and still is serving "The Best Mexican Food in Texas Since Texas was in Mexico!™"



BOHEMEO'S

Located in historic Eastwood, just outside downtown Houston, Bohemio's Cafe offers locally roasted coffee, healthful and tasty food, and beer and wine. They feature live music a few nights a week, but also offer a laid-back and casual atmosphere, great for studying or kicking back with good friends

EL TIEMPO CANTINA

In 1969, Thomas Lorenzo passed away, leaving behind a widowed mother of five children. Ninfa struggled against shrinking profits to keep the company going. As a family, they decided to close shop. This brought to life the dream of a Mexican restaurant. Ninfa introduced fajitas, as we know them and love them, in her restaurants in 1973. She became known to Houstonians as Mama Ninfa. Within ten years, Mama Ninfa's Tex Mex restaurant expanded into a multi-million dollar business before going bankrupt in the late 1990s.



ANDES CAFÉ

Andes Café is a casual dining concept that gathered roots from South American home cooking inspiring tasters with more than a sense of nourishment, but a sense of culture. Andes Café is a small business dedicated to provide exposure to the culinary beauties of South America. The name "Andes Café" is special in that it is named after a natural wonder that unites Venezuela, Colombia, Ecuador, Peru, Bolivia, Argentina and Chile. In this same way, Andes Café hopes to provide the same sense of unity between these distinct cultures and the dynamic culture of Houston.



Top Area Bars



8TH WONDER

8th Wonder is a brewery, whose name is inspired by the Houston Astrodome, which was nicknamed the “Eighth Wonder of the World.” In 2013, inspired by the spirit of Houston, 8th Wonder began brewing beer in a dome-like warehouse in East Downtown. Exploring styles from across the beer world, each batch that is brewed undergoes strict flavor analysis and quality control. 8th Wonder has a variation of brews that are either available year round, seasonal, or limited releases. Only blocks away from the professional baseball, basketball, and soccer stadiums, 8th Wonder is the perfect pre-game destination.

MOON TOWER

Moon Tower Inn is Houston’s one and only outdoor brew pub. The 66-tap wall housed inside a shipping container, proudly sits Moon Tower among the big boys as one of the premiere craft-beer spots in the city. Moon Tower attracts an extensive crowd with their multiple choices of beer and delicious food, like the gourmet hot dogs and seasonal sides. With weekly events such as horror movie night, beer dinners, all-you-can-eat crawfish boils and the occasional bonfire, Moon Tower really gives the customers a welcoming feeling.



LITTLE WOODROW'S

Little Woodrow's is a sport bar that offers a massive beer selection and indoor/outdoor seating. Having fifteen locations across Texas, Little Woodrow's serves up 35 beers on tap, another 75 bottled, wine and your favorite cocktails. Situated across the street from event venue Warehouse Live, this location is the perfect haven for the pre- and post-concert set. With the Little Woodrow's philosophy of being sport-friendly, there are a number of TVs showing all sports games, and pool tables.



EAST END HARDWARE

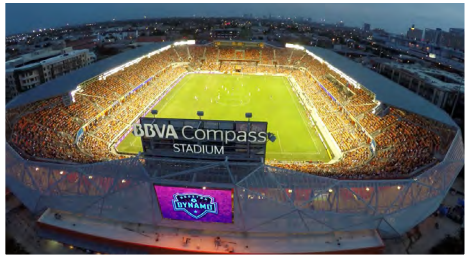
Tucked into Houston’s east end is an old hardware store that has transformed into the city’s newest neighborhood bar, East End Hardware. For a vintage feel, the bar kept the former hardware shop’s name, and is seemingly dressed in lost and found thrift store finds. The place has a relaxing lounge setting with its projector wall and well curated art. Its long, glass-topped bar is made out of a single curving piece of old conveyer belt. The star of the show, a New Orleans SnoWizard machine, is essential for crafting their famous boozy snowball cocktails. The bar also boasts 20 or so beers on tap, mixed drinks and a simple food menu with a handful of paninis, including a club and a pimento grilled cheese that you can add bacon to. East End Hardware once housed hammers, screwdrivers and bolts, but owners Raymond Chan and Laura Jordan took the 1950s building and created a place they hope the community can embrace.

DISCOVERY GREEN

After five years of negotiations, BBVA Compass Stadium, Houston's newest downtown stadium, finally celebrated its groundbreaking on February 5, 2011. When the 22,000-seat venue opened in mid-2012, the players, coaches, employees, and fans finally had a home to call their own.

The stadium was designed by Populous, the architecture firm behind new Yankee Stadium in New York, as an iconic piece of architecture that echoes both the rich industrial heritage of the urban East Downtown site and the Dynamo's aspirations to be an elite brand in North American soccer.

The stadium is located closer to downtown than any other American Major League Soccer stadium, while its clear sightlines and intimate setting make it unique among Houston stadiums. Combine those factors with the passion of Houston soccer fans and the "forever orange" colors of the Dynamo, and gameday at BBVA Compass Stadium is like no other.

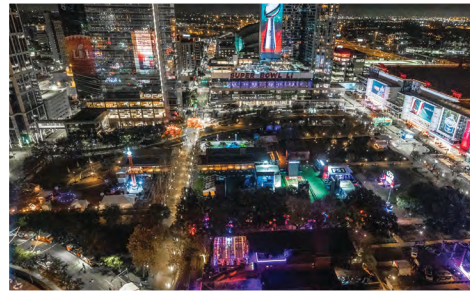


BBVA COMPASS STADIUM

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Top Area Venues

AVENIDA HOUSTON

Avenida Houston is the place to sip, stroll and savor in downtown Houston. The name "Avenida" comes from Avenida de las Americas, the boulevard that fronts the George R. Brown Convention Center (GRB) and runs from Minute Maid Park to the Hilton Americas-Houston hotel.

As part of the exquisite landscaped design, the 99,000-square-foot Avenida Houston includes Discovery Green's 12-acre park, public art installations, as well as two convention headquarter hotels adjoined to the GRB, the Hilton Americas-Houston and the Marriott Marquis Houston. The area around Avenida Houston also has many other activities, dining and retail options for guests, as well as unique meeting spaces for evening receptions.



MINUTE MAID PARK

Minute Maid Park, previously known as The Ballpark at Union Station, Enron Field, and Astros Field, is a ballpark in Downtown Houston, Texas, United States, that opened in 2000 to house the Houston Astros of Major League Baseball (MLB). The ballpark is Houston's first retractable-roofed stadium, and features a natural grass playing field. The ballpark was built as a replacement of the Astrodome, the first domed sports stadium ever built, which opened in 1965. It is named for beverage brand Minute Maid, a subsidiary of The Coca-Cola Company, which acquired naming rights in 2002 for \$100 million over 30 years. As of 2016, Minute Maid Park has a seating capacity of 41,168, which includes 5,197 club seats and 63 luxury suites.

WAREHOUSE LIVE



The Warehouse Live is a live entertainment venue located in East Downtown, Houston, Texas. Warehouse Live was converted from a warehouse built in the 1920s. The venue is distinctive for its LED chandeliers. There are three separate performance rooms that can each hold separate events. All concerts are standing-room-only as there are no seats in the venue. Warehouse Live was awarded Houston's "Best Musical Venue" in 2008 by Citysearch.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date