



HORTON
REAL ESTATE PARTNERS

5602 CLAY AVE
CREATIVE STUDIOS FOR LEASE

EXECUTIVE SUMMARY

Property Overview

Clay Studios will be a newly remodeled modern building offering small studio spaces for lease. The building will be comprised of four (4) individual suites each containing approximately 1,200 SF. Located a block away from Burnet Road and its countless bars, restaurants, entertainment venues and walkable to the nearest Cap Metro bus line.

Offering Summary

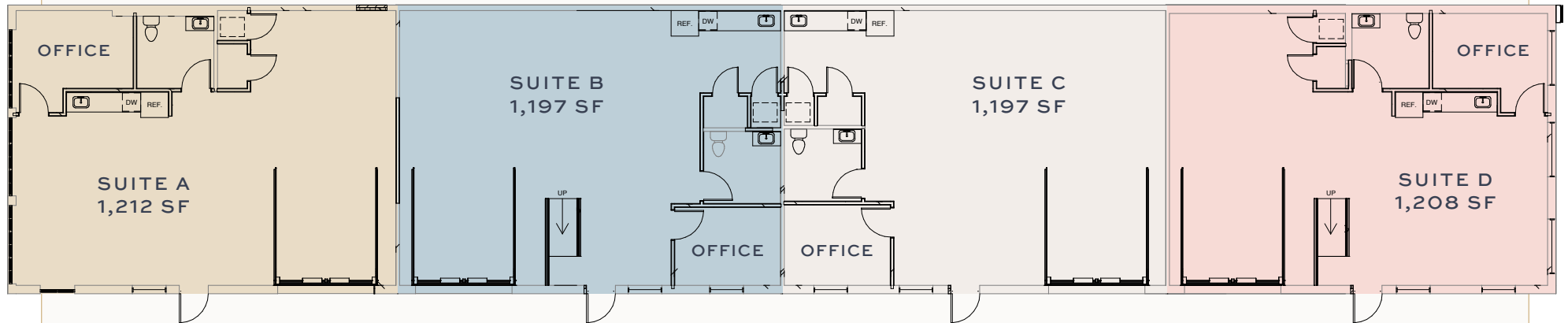
BUILDING SIZE	4,814 SF	PARKING RATIO	2.92 per 1,000
AVAILABLE SF	1,197 - 4,814 SF	ZONING	Limited Office (LO-NP)
CONDITION	Turn-key	CEILING HEIGHTS	15'
DELIVERY	Q4 2024	UTILITIES	City (Tenant Expense)
NEIGHBORHOOD	Brentwood	OPEX	Est. \$10.22/SF



FLOOR PLAN

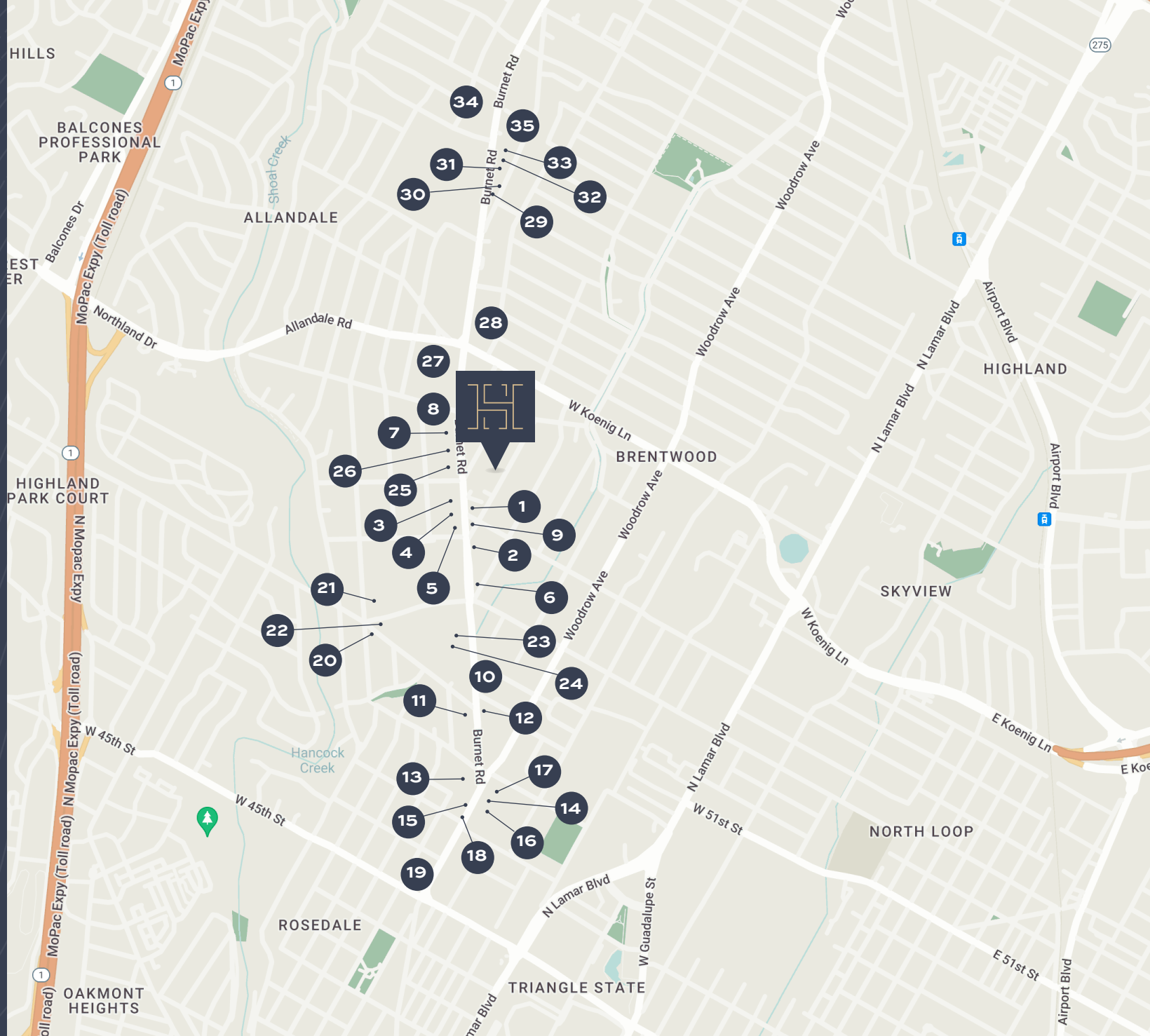


AVAILABLE SF: 1,197 - 4,814 SF



AMENITIES MAP

1. Little Woodrow's
2. Monkey Nest Coffee
3. The Little Longhorn Saloon
4. Voodoo Doughnut
5. Hat Creek
6. El Tacorrido
7. Phils Ice House
8. Amy's Ice Cream
9. Thundercloud
10. Torchy's Tacos
11. Billy's on Burnet
12. Tiny Pies
13. Foxtrot
14. Picnik
15. Honest Mary's
16. Pinhouse Pizza
17. Dope Chinese
18. Gusto
19. Upper Crust Bakery
20. Epicerie
21. Fonda San Miguel
22. Poke-Poke
23. Austin Diner
24. Chi'Lantro
25. The Peached Tortilla
26. East Side Pies
27. H-E-B
28. Thom's Market
29. Happy Chicks
30. The Aristocrat Lounge
31. Flyrite Chicken
32. Bufalina Due
33. Barley Swine
34. Yard Bar
35. JewBoy Sub Shop





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