

**M-K-T 12,284 SF SUBLEASE OPPORTUNITY**

**600**  
N SHEPHERD DR



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# PROPERTY DESCRIPTION

M-K-T stands as a trail-oriented mixed-use development nestled in the highly sought-after neighborhood of The Heights in Houston. Boasting a vibrant assortment of Houston's finest retail, dining, and entertainment options, along with a plethora of beloved local attractions and office tenants, M-K-T caters to diverse preferences and schedules, making it an ultimate one-stop destination.

<b>SF:</b>	12,284
<b>Term:</b>	Thru May 2032
<b>Rate:</b>	Contact Broker
<b>2025 est. OpEx:</b>	\$20.25/SF
<b>Furniture:</b>	Available
<b>Submarket:</b>	Heights
<b>Parking:</b>	4/1.000 RSF
<b>Parking Rates:</b>	Free Surface Parking





# SUITE PHOTOS





# FLOOR PLAN



- 1 Conference Room
- 1 Breakroom
- 13 Office Spaces
- 49 Workstations



## Restaurants

- La La Land
- Blue Sushi Sake Grill
- Buttermilk Baby
- Casa Nomad Tequila & Mezcal Bar
- Da Gama
- Highline Park
- Homestead Kitchen & Bar
- Honest Eats
- Honeychild's Sweet Creams
- Mala Sichuan Bistro
- Mendocino Farms
- Rakkan Ramen
- Sweetgreen
- Tight Squeeze Juice Bar
- Yumcha

## Wellness & Beauty

- Skyline CrossFit
- Shampu
- The Skin Clinic
- BODY20
- Treadwell
- Focus Refined Eye Care
- Hi, skin
- Semper Laser
- Huemn Optimization + Cryo Recovery
- Pedego Electric Bikes
- [solidcore]
- SMYL Dentistry
- Union Studio
- Village Medical
- Mayweather Boxing + Fitness
- The Venetian Nail Spa

## Corporate Offices

- Compass Real Estate
- Decode
- Fort Capital
- Miller Grossbard Advisors, LLP
- SmartVault Corp
- XCL Resources

## Shopping

- Anjouil's
- Burdlife
- Cariloha Houston
- Dao Chloe Dao
- Grace Loves Lace
- June & Co.
- Lovesac
- The Pop-Up Co-Op
- Ray-Ban
- Sanna
- SuitShop

## Entertainment

- Color Me Mine
- Dance With Me

## NEARBY AMENITIES







**FOR MORE INFORMATION**  
PLEASE CONTACT THE BROKER BELOW

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