

EAST
BLOCKS
EAST
BLOCKS
EAST
BLOCKS
EAST
BLOCKS
EAST
BLOCKS
EAST

A NEW HUB ON THE EDGE



EAST BLOCKS

BORN FROM INDUSTRY

AT THE EPICENTER OF
HOUSTON'S WALKABILITY.

A burgeoning mixed-use destination, 50 years in the making, will celebrate Houston's multicultural milieu — delivered with rare grit and renewed energy along Downtown's historic east edge.



WELCOME TO EAST BLOCKS



WONDER THIS WAY.

In a city renowned for its bootstrap ambition and makeover mindset, transformation is part of Houston's DNA. Now, East Blocks is stepping up to join the ranks. By assembling the warehouses at the center of Houston's Entertainment District, it becomes the catalyst for finally making this industrial canvas of railways and rich culture come alive. A move applauded by the City of Houston and highly anticipated by local residents and businesses.

At the gateway to East Downtown, East Blocks will rethink 10 contiguous blocks of buildings in a unified, walkable urban destination for the people of H-Town and beyond.

10
BUILDINGS

200K+ SF

RETAIL

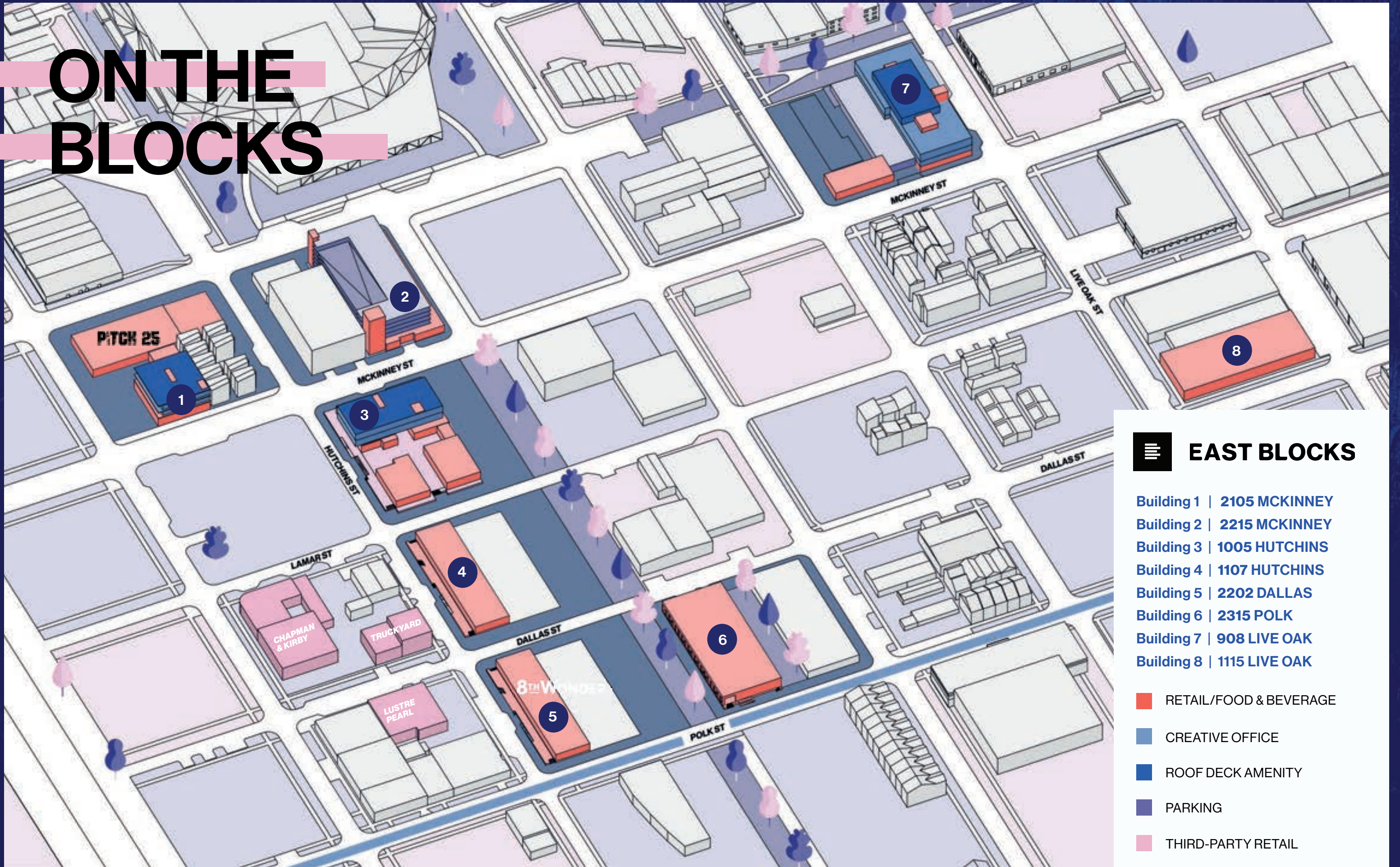
120K+ SF

OFFICE

502

PARKING SPACES

ON THE BLOCKS



OPPORTUNITY KNOCKS

WHERE VISION MEETS VIBE.

Phase 1 launches with the building blocks for East Downtown's new vibe—and our tenants' ultimate success stories. Reimagining retail, F+B, roof-deck amenities, creative office and district parking. With a projected groundbreaking in Q2 2024 and a 2026 delivery, East Blocks will add to the momentum of East Downtown's only-here character and culturally connected locale.



PHASE 1 OVERVIEW

-  **BUILDINGS: 10**
-  **RETAIL: 200K+ SF**
-  **OFFICE: 120K+ SF**
-  **PARKING: 502 SPACES**

**TOTAL
320,000+ SF**

BEHOLD HOUSTON

A CITY ON THE MOVE.



HOUSTON ADDED 176,000 JOBS, CLOSED ON 108,000 SINGLE-FAMILY HOMES, ABSORBED 21,000 APARTMENT UNITS, AND DELIVERED 280,000 NEW VEHICLES (DURING THE ONE-YEAR PERIOD)."

—GREATER HOUSTON PARTNERSHIP
(2021-2022 CENSUS)

HOME TO

650+

Urban Green Spaces

26

Fortune 500 HQs

7

Professional Major League Teams

40+

Colleges & Universities

18

Cultural Powerhouses

14

James Beard Award Chefs
(with one newly added for 2023)

LARGEST
CITY
IN TEXAS

4TH

LARGEST CITY IN THE US
(Projected to pass Chicago by 2025)

7.3M
POPULATION

(Houston Metro Area)

3M+

JOBS

15.9%

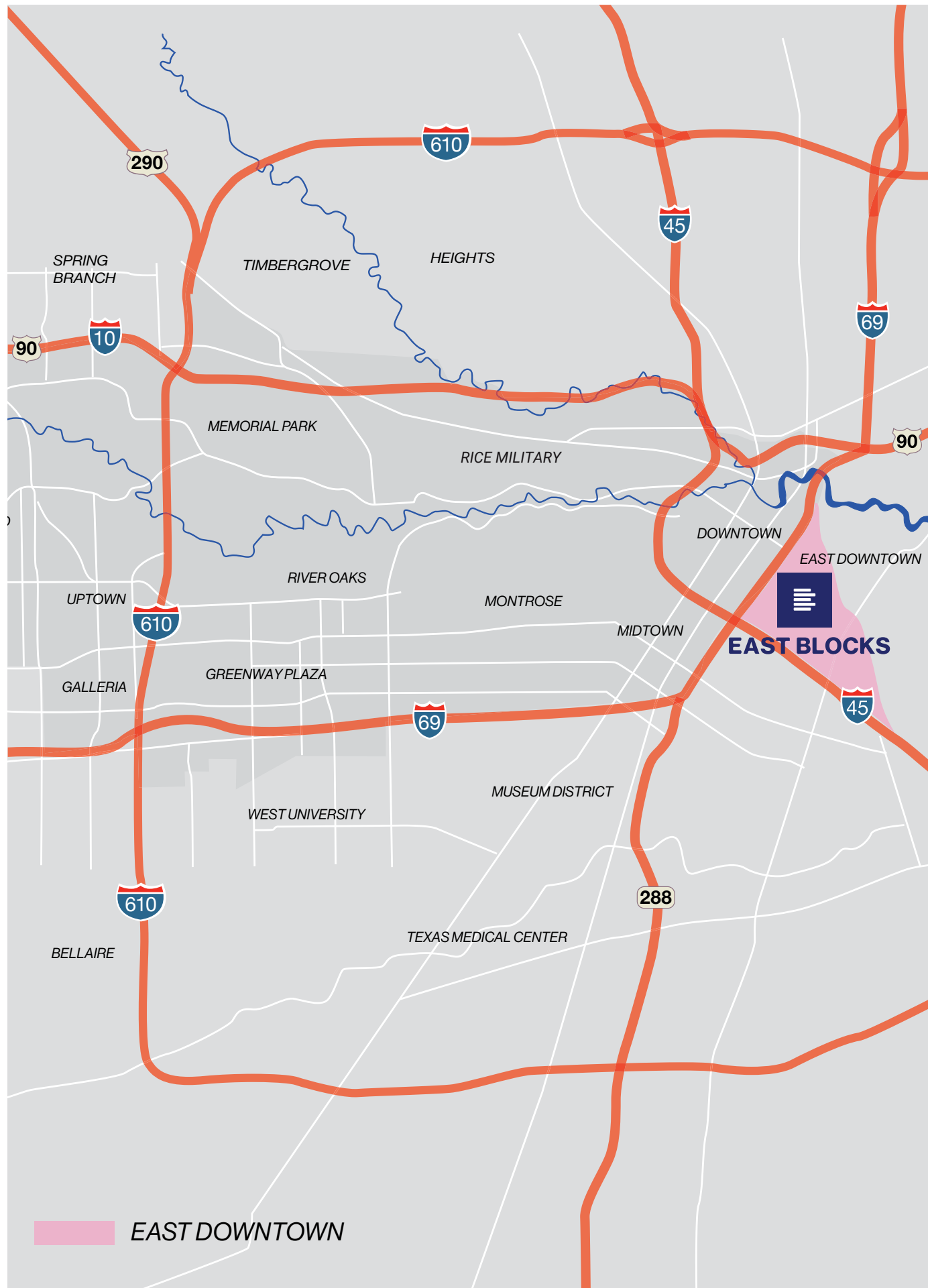
POPULATION GROWTH
(2010-2020)

145
LANGUAGES
SPOKEN

2ND
FASTEST
GROWING
METRO AREA
IN AMERICA
(U.S. Census)

22M+
ANNUAL VISITORS

MOST DIVERSE
CITY IN
THE NATION



EADO APPEAL

A BOOMING NEIGHBORHOOD IN THE HEART OF THE CITY.

East Downtown's rapid growth over the past decade has made it a hotbed for some of the city's buzziest dining gems, mural walls, indie galleries, live music, dance, and entertainment and sporting venues. The neighborhood links to more miles of rail, trails and bus routes than any other part of Houston.

34.8
Median Age

4K+
People Per Mile

\$405K
Median Home Price

\$53K+
Avg Annual Income

102,574
Residents

3,576
Housing Units

US Census



TOYOTA CENTER

GRB CONVENTION CENTER

MARRIOTT MARQUIS

MINUTE MAID PARK

SHELL ENERGY STADIUM

DISCOVERY GREEN

US-59: 213,790 CPD

HUTCHINS ST.

Emancipation Ave S of Polk St: 10,251 CPD

Polk St E of Emancipation Ave: 2,757 CPD

Emancipation Ave N of Polk St: 7,425 CPD

ST CHARLES ST.

DALLAS ST.

LAMAR ST.

MCKINNEY ST.

WALKER ST.

POLK ST.

LIVE OAK ST.

Polk St W of Emancipation Ave: 2,929 CPD

DAYTIME POPULATION (US CENSUS)

1 Mile: 84,535
3 Miles: 273,566
5 Miles: 531,325

TRAFFIC COUNTS (TXDOT 2022)

US-59: 213,790 CPD
I-45: 206,428 CPD
Leeland St E of US-59: 3,449 CPD
Pease St W of US-59: 10,891 CPD

ENTERTAINMENT DISTRICT

PLAY BALL.

East Downtown puts you minutes from some of the city's most sought-after entertainment destinations with something for everyone.

MINUTE MAID PARK

Host to nearly **5M** fans (2023)
\$28M+ in alcohol sales (2022 season)

TOYOTA CENTER

Host to over **1.7M** fans (2023)
 Spanning 6 city blocks

SHELL ENERGY STADIUM

Host to over **570K** fans (2023)
1st MLS stadium in a city's downtown

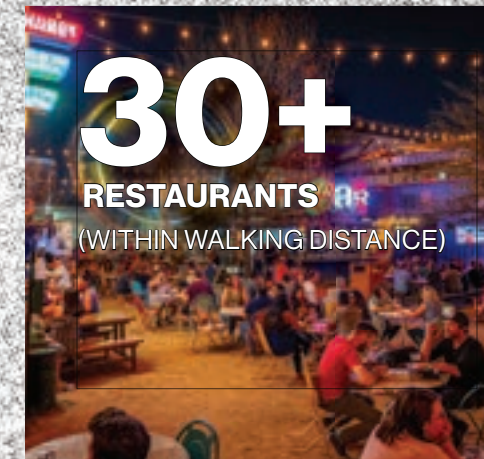
DISCOVERY GREEN

Park welcoming **20M+** visitors (since 2008)

GEORGE R BROWN CONVENTION CENTER (GRBCC)

Host to **3M** visitors annually
1.8M SF (one of America's 10 largest convention centers)

NEARBY STATS



30+
RESTAURANTS
 (WITHIN WALKING DISTANCE)

10+
HOTELS

3
SPORTING VENUES

81
BIKE SCORE
 (VERY BIKEABLE)




4+
MILES
 OF CONNECTED
 BIKE TRAILS

80
WALKING SCORE
 (VERY WALKABLE)

75
TRANSIT SCORE
 (VERY ACCESSIBLE)

\$7.3M
ANNUAL LIQUOR SALES
 (1-MILE RADIUS OVER \$850K)

ALCOHOL SALES IN THE NEIGHBORHOOD
 (OCT 2022 – OCT 2023)

PITCH 25	\$4.135M
SUNSET ROOFTOP LOUNGE	\$2.77M
TRUCK YARD	\$4.2M
CHAPMAN & KIRBY	\$3.913M
BAUHAUS HOUSTON	\$871K
LITTLE WOODROWS EADO	\$3.3M
WAREHOUSE LIVE	\$900K
SHELL ENERGY STADIUM	\$2.9M
MISS CAROUSEL / VINNY'S / INDIANOLA	\$1.56M
NANCY'S HUSTLE	\$1.035M
TINY CHAMPIONS	\$1.055M



EAST BLOCKS UNITE

URBAN LIFE IN 360 DEGREES.

East Blocks will turn East Downtown's warehouses into H-Town's most walkable neighborhood. Stitching several blocks together with renewed vision. Turning cars in for micro mobility and replacing old railways with parks. Restaurants and cocktail bars, coffee shops, creative office and retail storefronts will fuel the urban streetscape.

PEOPLE + PEDAL POWER

Tucked into the most walkable and connected urban hub in Houston, East Blocks will amp up the vibe with pathways and pedal lanes galore. Think bike clubs, stroller brigades, art crawls and canine convoys.



Building 1
2105 McKinney
McKinney Street Looking East



EAST BLOCKS



Building 3
1005 Hutchins
Hutchins Street Looking East



EAST BLOCKS



*Building 7
908 Live Oak
Live Oak Street Looking West*



EAST BLOCKS



*Building 7
908 Live Oak
Live Oak Looking West*



EAST BLOCKS



*Building 1
2105 McKinney
McKinney Street Looking North*

MIXED-USE REMIX

THREE BUILDINGS, INFINITE POSSIBILITIES.

Newly transformed with passion and purpose, East Blocks is home to a dynamic trio of creative office buildings offering flexibility, community, historic character and modern-day features. Each one designed to spark collaborative energy and efficiency. Where colleagues can effortlessly walk, bike, play, dine, sip, shop, workout, de-compress and socialize as part of the thriving East Downtown neighborhood.



THE BEST OF INDUSTRY & CREATIVITY

ADDRESSED FOR SUCCESS.

Hubs of business and artistic inspiration on a human scale, each building welcomes a vibrant mix of pioneering office tenants and corporations in search of a creative basecamp with easy access to Downtown Houston. Exuding sustainable design sensibility and infused with a gritty, authentic EaDo vibe all its own.



LOCATION

- Views of Downtown Houston and EaDo's surrounding stadiums
- 1 block from I-69
- Walkable to downtown, major entertainment stadiums, restaurants and bars
- Visibility via street, signage and freeway from I-69
- Steps from the shared amenities of the mixed-use district, offering boutique shops, chef-driven restaurants, open green space and street art



HIGHLIGHTS

- Oversized glass windows that bring natural light inside
- Outdoor courtyards and balconies on most
- Locked 24/7 access and for round-the-clock security
- On-site property management
- Structured parking garage available

2105 MCKINNEY

MULTICULTURAL HERITAGE MEETS METRO VITALITY.

A glass jewel-box with 1940's warehouse roots, 2105 McKinney is a striking juxtaposition of high-quality Class A style atop original red brick and Asian-themed elements, like pagoda-style awnings. Where your company signage will have street cred alongside Insta-worthy murals that captivate the constant stream of passersby.

Two broad, west-facing balconies inspire breakout sessions with sunset views over the George R Brown Convention Center. While the Shell Energy Stadium is close enough you might even catch the roar of a home game score.

BUILDING 1 OVERVIEW

TOTAL RENTABLE	30,238 SF
LEVEL 01 RETAIL	12,446 SF
LEVEL 02 OFFICE	8,796 SF
LEVEL 03 OFFICE	8,996 SF



Building 1
2105 McKinney
McKinney Street Looking North

LOCATION

- At the intersection of Hutchins and McKinney Street
- Old Chinatown warehouse originally built in the 1940s
- 2 miles from the I-69
- 1 mile to the Bell Metro Station (24-min walk)
- Right next door to the Pitch 25 Beer Park
- Blocks from Discovery Park, Minute Maid Park, Promenade Park and EaDo Dog Park

HIGHLIGHTS

- Two floors of Class A office space above retail
- Open floorplans on 2nd and 3rd floors for single tenant
- Dual terraces on upper floors
- Ground-floor elevator lobby
- Floor-to-ceiling glass windows
- XX-foot ceilings
- Sunset and city views
- 24/7 locked access for round-the-clock security
- On-site property management
- Structured parking garage available

1005 HUTCHINS

CREATIVITY ON THE CUTTING EDGE.

1005 Hutchins taps its highly activated locale with an emphasis on a healthy connection to the outdoors. Bold, sleek with striking steel-and-glass design integrity, this 1950's industrial building retains the rough edges of Houston's warehouse heritage while exuding cutting-edge credibility for the next generation.

Living green spaces throughout the first floor create fresh-air havens for casual meetings, solo brainstorming or lunch breaks with local bites. Upper-level terraces jut out over the streetscape, where you can take in the urban scene below or city views far beyond.

BUILDING OVERVIEW

TOTAL RENTABLE	66,400 SF
LEVEL 01 RETAIL	44,715 SF
LEVEL 02 OFFICE	10,505 SF
LEVEL 03 OFFICE	11,180 SF



LOCATION

- At the intersection of Hutchins and McKinney Street
- 2 miles from the I-69
- 1 mile to the Bell Metro Station (24-min walk)
- 2-min walk from the 8th Wonder Brewery
- Blocks from Discovery Park, Minute Maid Park, Promenade Park and EaDo Dog Park

HIGHLIGHTS

- Industrial warehouse above retail
- Two floors of creative office space above retail
- Open floorplans on 2nd and 3rd floors for single tenant
- Dual terraces on upper floors
- Ground-floor elevator lobby, exterior terrace and open green space
- Floor-to-ceiling glass windows
- XX-foot ceilings
- Sunset and city views
- 24/7 locked access for round-the-clock security
- On-site property management
- Structured parking garage available

908 LIVE OAK

REUSE WITH ROOFTOP CACHET.

With its sky-high signage, urban-industrial character and robust footprint, 908 Live Oak makes an iconic statement about who you are as a company. As the largest of the three buildings, 908 Live Oak hums with urban life in motion. The Columbia Tap Trail's 4-mile rail-trail is right on your doorstep—a boon for walkers, joggers and bikers.

The ultimate perk is the expansive roof deck retreat—setting the stage for charismatic live music events, launch parties and corporate soirées under the stars. Where creative-minded tenants revel in a panoramic perch of EaDo spirit above the Houston cityscape.

BUILDING OVERVIEW

TOTAL RENTABLE	93,818 SF
LEVEL 01 RETAIL	30,738 SF
	31 PARKING SPACES
LEVEL 02 OFFICE	25,784 SF
LEVEL 03 OFFICE	24,524 SF
ROOF	12,772 SF



Building 7
908 Live Oak
Live Oak Street Looking East

LOCATION

- At the intersection of Live Oak and McKinney Street
- 2 miles from the I-69
- 1 mile to the Bell Metro Station (24-min walk)
- 2 blocks from the Houston Promenade
- 1 block from Shell Energy Station
- Right next door to the Pitch 25 Beer Park
- Abuts up to the Columbia Tap Trail
- Blocks from Discovery Park, Minute Maid Park, Promenade Park and EaDo Dog Park
- Only three walkable blocks from Metro Rail Green Line

HIGHLIGHTS

- Historic 1930's industrial warehouse design
- Two floors of creative office space above retail
- Project branding through iconic rooftop signage
- Large, open lobby on the main floor
- 20-foot ceilings
- 24/7 locked access for round-the-clock security
- On-site property management
- Structured parking garage available

EAST
BLOCKS
EAST
BLOCKS
EAST
BLOCKS
EAST
BLOCKS
EAST

EastBlocksHTX.com

FOR OFFICE LEASING:

RYAN BARBLES

713.385.3356

ryan.barbles@streamrealty.com

MATT ASVESTAS

832.652.6480

matthew.asvestas@streamrealty.com

PAGEWOOD

Wile Interests 

The information contained herein has been obtained from sources believed to be reliable, but such information has not been verified for accuracy or completeness. Accordingly, you are advised to verify all information and to conduct an independent investigation of such information and of the property. Any reliance on this information is solely at your risk.