

5002

WASHINGTON AVENUE



URBAN
PROPERTIES

713-868-7226

DESCRIPTION

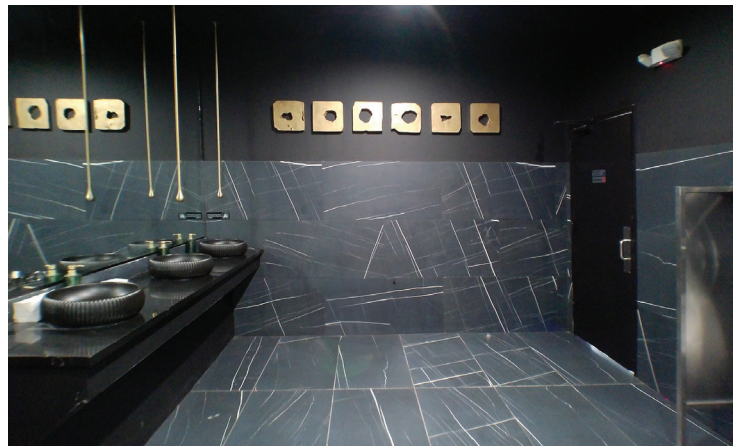
CREATE AN ICONIC NIGHTLIFE EXPERIENCE

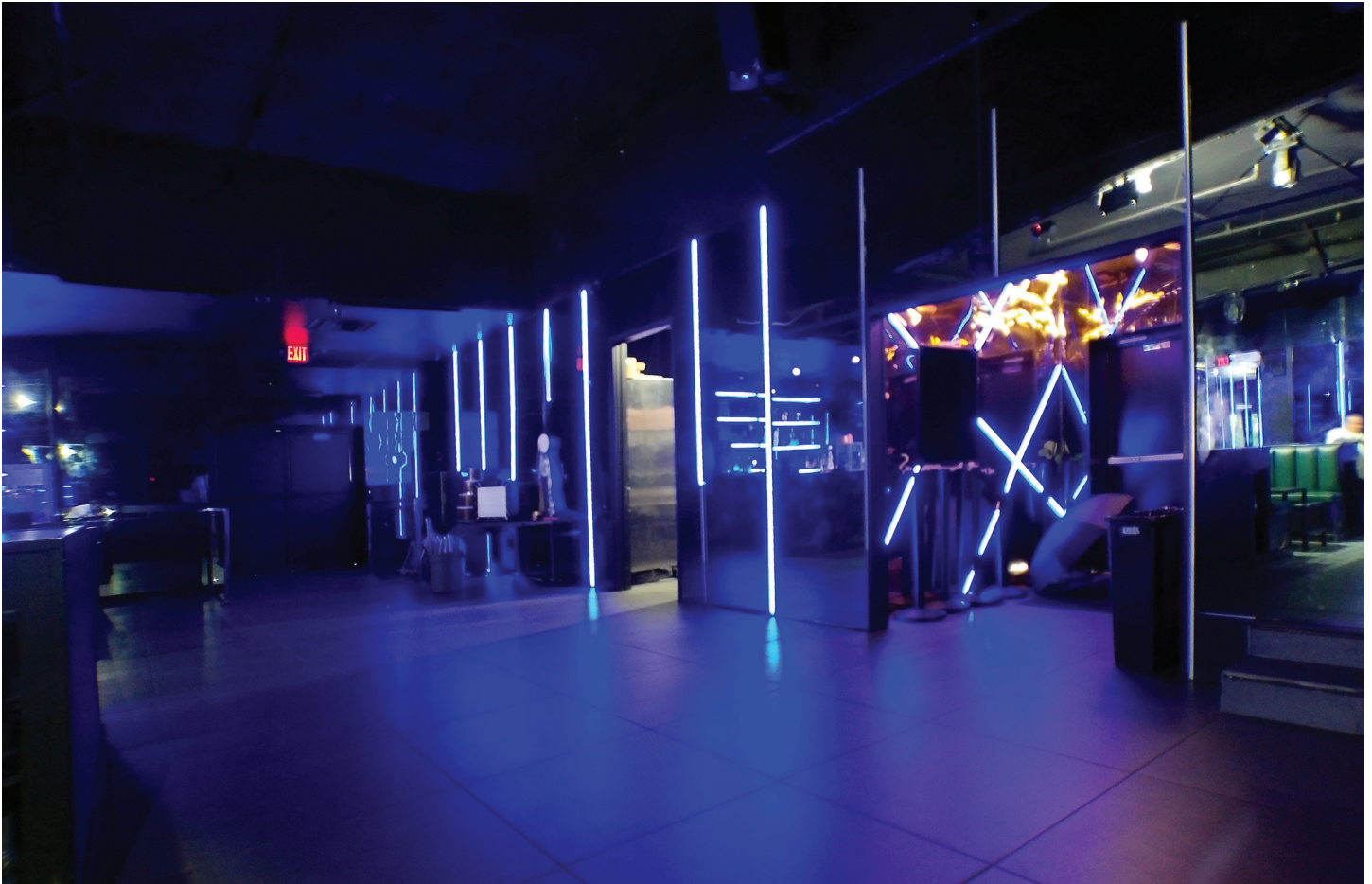
Join Houston's nightlife legacy with a venue known for high-energy experiences, dynamic crowds, and unforgettable evenings. With open-concept interiors, a stylish modern aesthetic, and a versatile layout, this location offers a blank canvas to bring your vision to life.

PERFECT FOR:

- NIGHTCLUBS & DANCE HALLS
- UPSCALE COCKTAIL LOUNGES
- THEMED BARS OR BILLIARD HALLS
- EVENT OR PERFORMANCE SPACES
- LIVE DJ OR MUSIC CONCEPTS







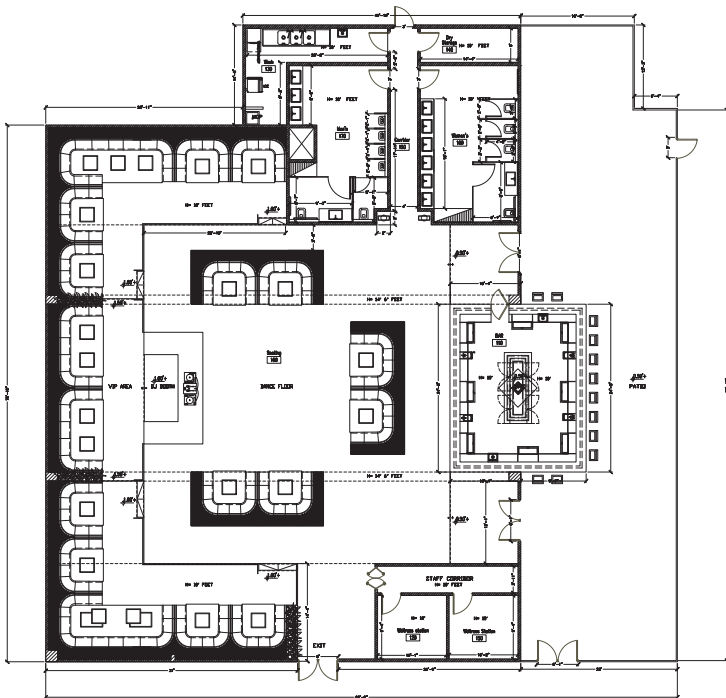
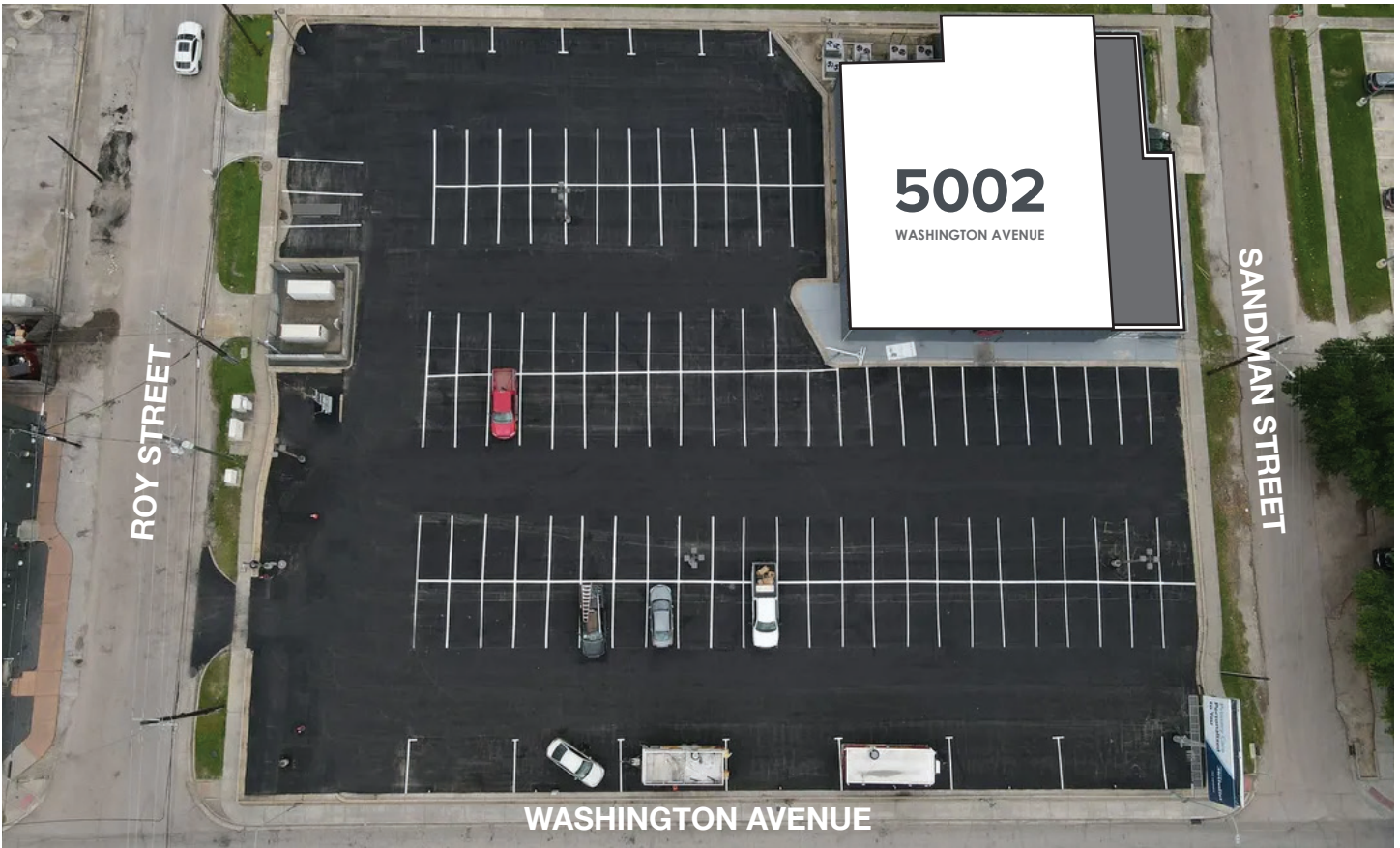
PROPERTY HIGHLIGHTS

- PRIME CORNER LOCATION IN THE HEART OF WASHINGTON AVENUE DISTRICT
- PREVIOUSLY HOME TO “HEART” AND CURRENTLY OPERATING AS “LUXX”
- LARGE PRIVATE PARKING LOT – 10 SPACES PER 1,000 SF
- IDEAL FOR NIGHTCLUB, UPSCALE LOUNGE, OR EVENT VENUE
- CONNECTED TO A PET-FRIENDLY FOOD TRUCK PARK
- FULLY RENOVATED IN 2024
- MINUTES FROM DOWNTOWN, MIDTOWN & MEMORIAL PARK



WHY WASHINGTON AVENUE?

- HOUSTON'S MOST ACTIVE NIGHTLIFE CORRIDOR
- SURROUNDED BY TOP BARS, RESTAURANTS, BREWERIES & LOUNGES
- 5 MINUTES TO DOWNTOWN, 10 MINUTES TO THE HEIGHTS, MONTROSE, MEMORIAL PARK
- FREQUENTED BY YOUNG PROFESSIONALS, TOURISTS, AND WEEKEND CROWDS
- FOOD TRUCK PARK & NEIGHBORING VENUES DRIVE CONSTANT TRAFFIC



DIMENSIONS & SPECS

BUILDING SIZE: 5,250 SF

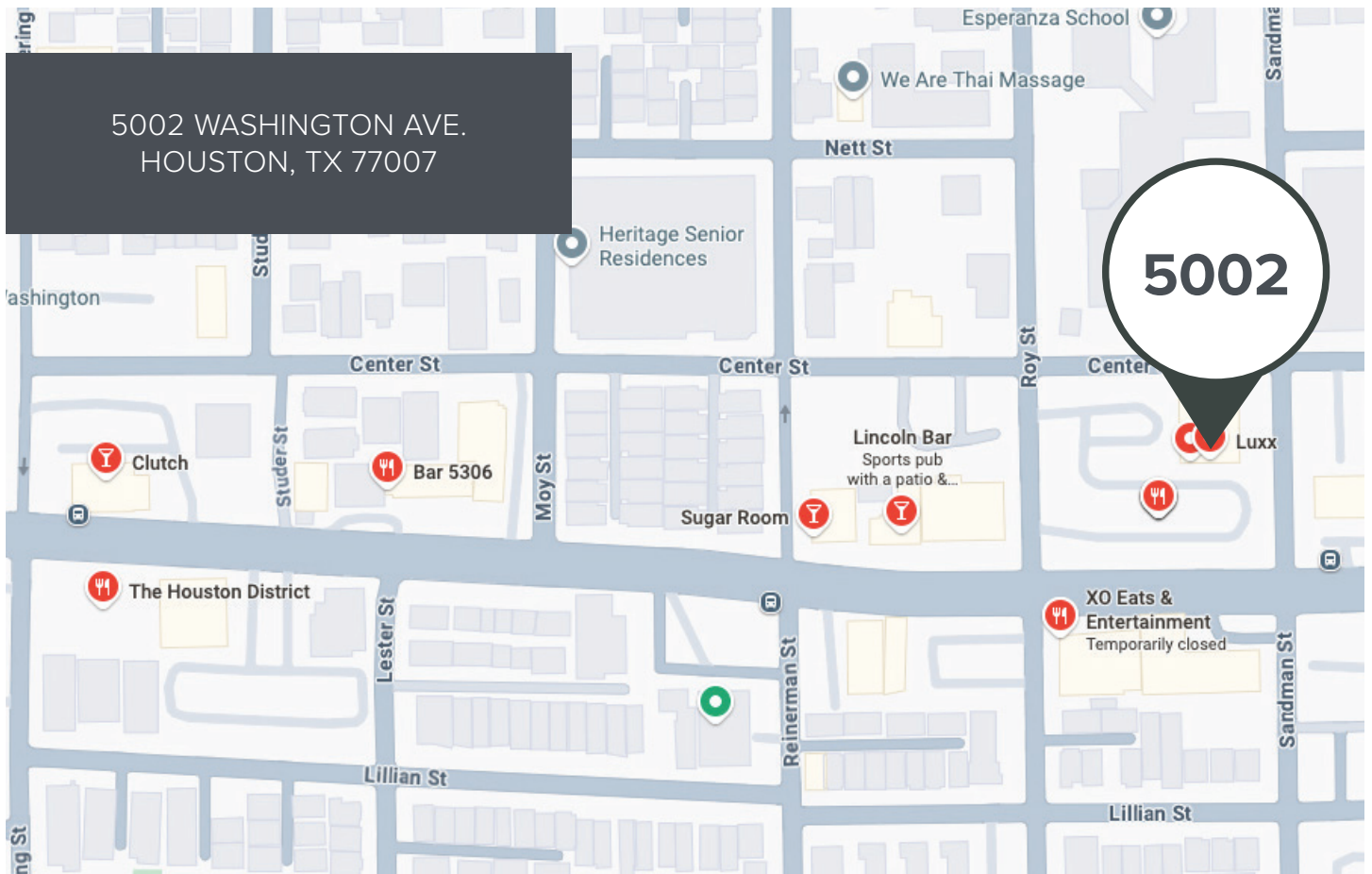
LOT SIZE: 5,250 SF

ZONING: RETAIL/BAR

YEAR BUILT / RENOVATED: 1975 / 2019

OUTDOOR PATIO: 1,000 SF

SHARED PARKIGN LOT: 10,000 SF



THE HOUSTON DISTRICT

A bold redevelopment vision for Houston's city scene.



HOME TO FOOD TRUCKS,
LOUNGES, AND PET-FRIENDLY
COMMUNITY HANGOUTS



PERFECT FOR OPERATORS TARGETING
HIGH-VOLUME NIGHTLIFE AND
CULINARY CROSSOVER



OPPORTUNITY TO JOIN A
CURATED GROUP OF LIFESTYLE-
FORWARD BUSINESSES

5002

WASHINGTON AVENUE

LEASING DETAILS

RENT: _____ \$32,500/M

NNN EXPENSES: _____ \$10,777/M

TOTAL COST: _____ \$43,277/M



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