

**RETAIL**

**For Lease**

**2400 SF**

**4600 SF - Divisible**



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Position your business in one of Houston's most desirable Galleria-area corridors. This highly visible retail center features prime Fountain View frontage and is currently undergoing exterior façade renovations, along with a new  $\pm 9,000$  SF restaurant coming soon to drive additional traffic.

Two-story suites will be delivered in vanilla box condition, offering flexible opportunities for retail, fitness, medical, and service users.

## Available Spaces:

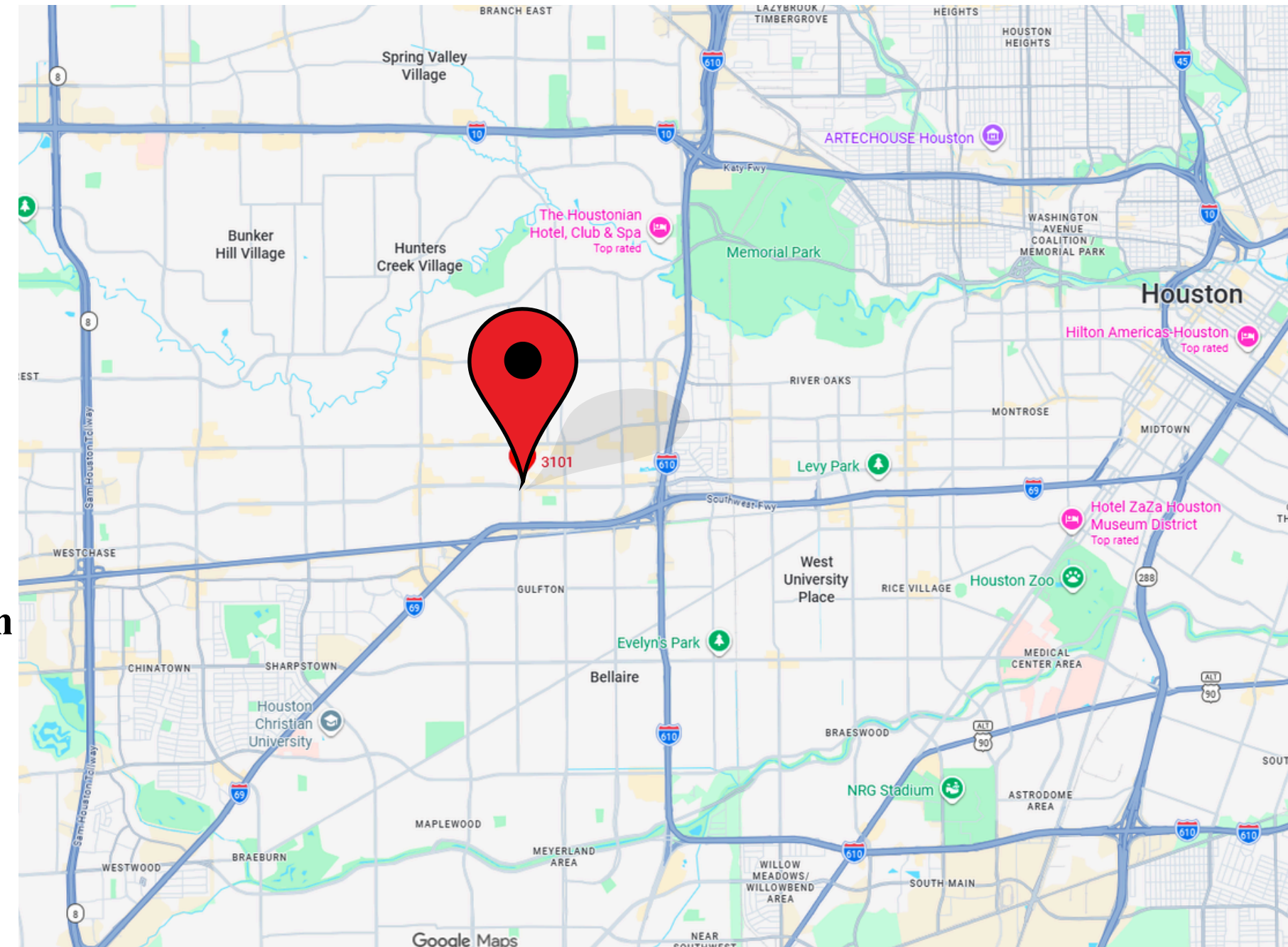
$\pm 2,400$  SF (2nd Gen Salon) — Striking double-height ceilings with an efficient existing layout, ideal for salon, med spa, Pilates, boutique fitness, or wellness concepts.

$\pm 4,600$  SF Two-Story Suite — Currently being converted to vanilla box and can be demised. Excellent flexibility for a wide range of retail or service uses.

## Highlights:

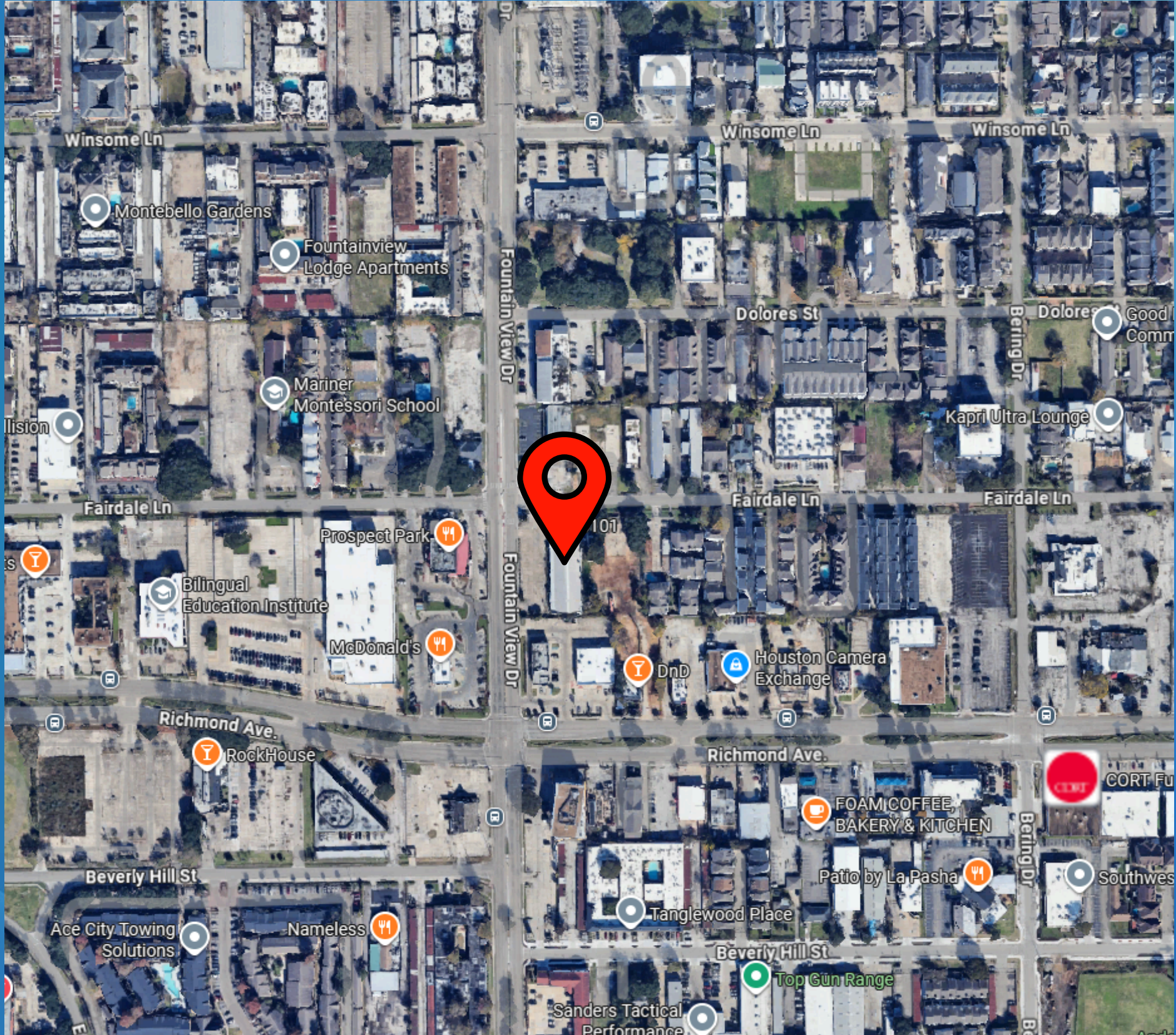
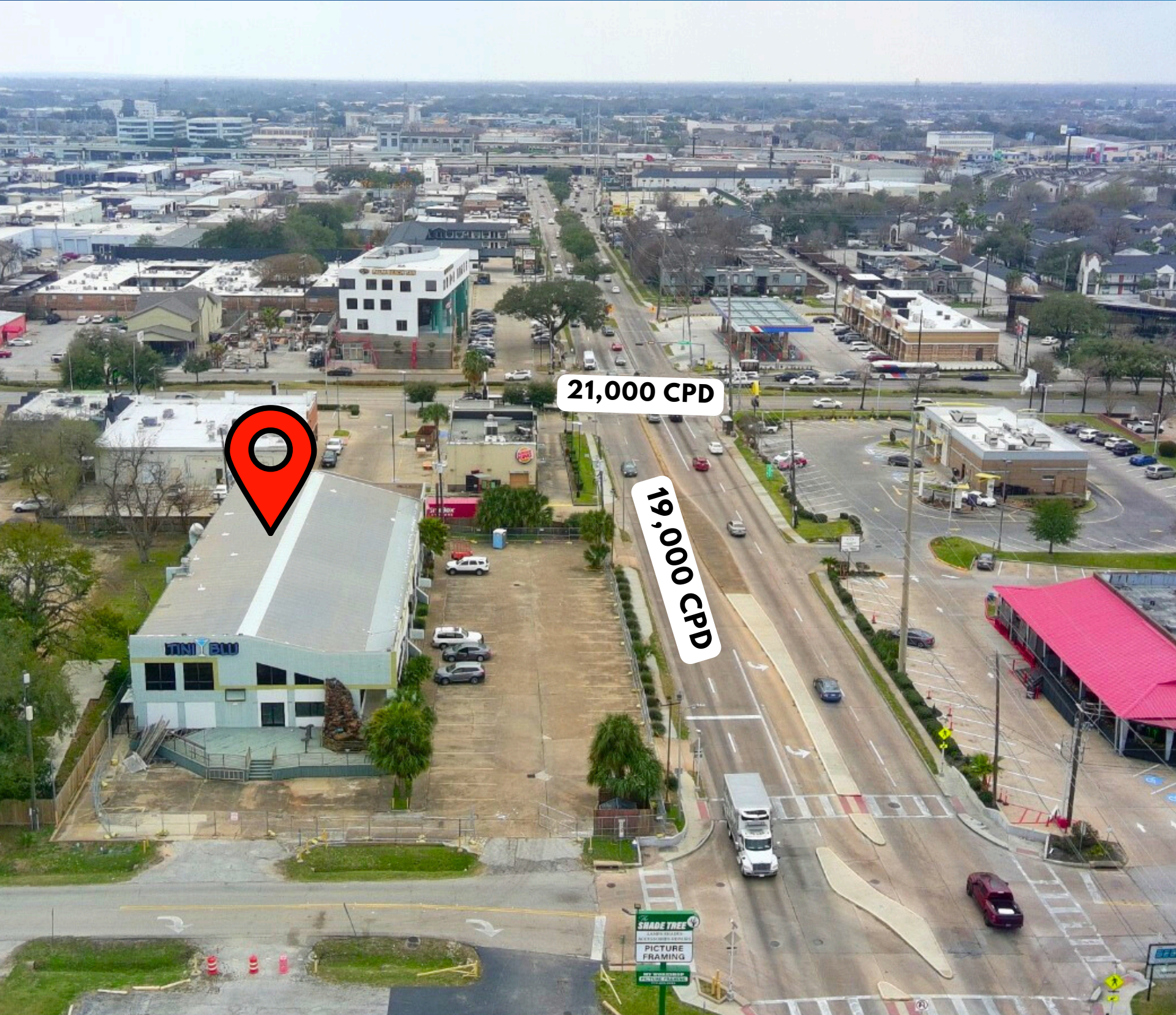
- Prime Galleria-area location
- Excellent visibility and access
- Two-story identity opportunities
- Strong surrounding retail and daytime population

Contact for pricing, tours, and additional details.



## IDEAL USES

Retail | Spa/ Salon | Gym/ Fitness | Medical |  
Financial Services | Office |





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