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COMMERCIAL SPACE FOR LEASE

1219 SHEPHERD DRIVE, HOUSTON, TEXAS, 77007

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PROPERTY DASHBOARD

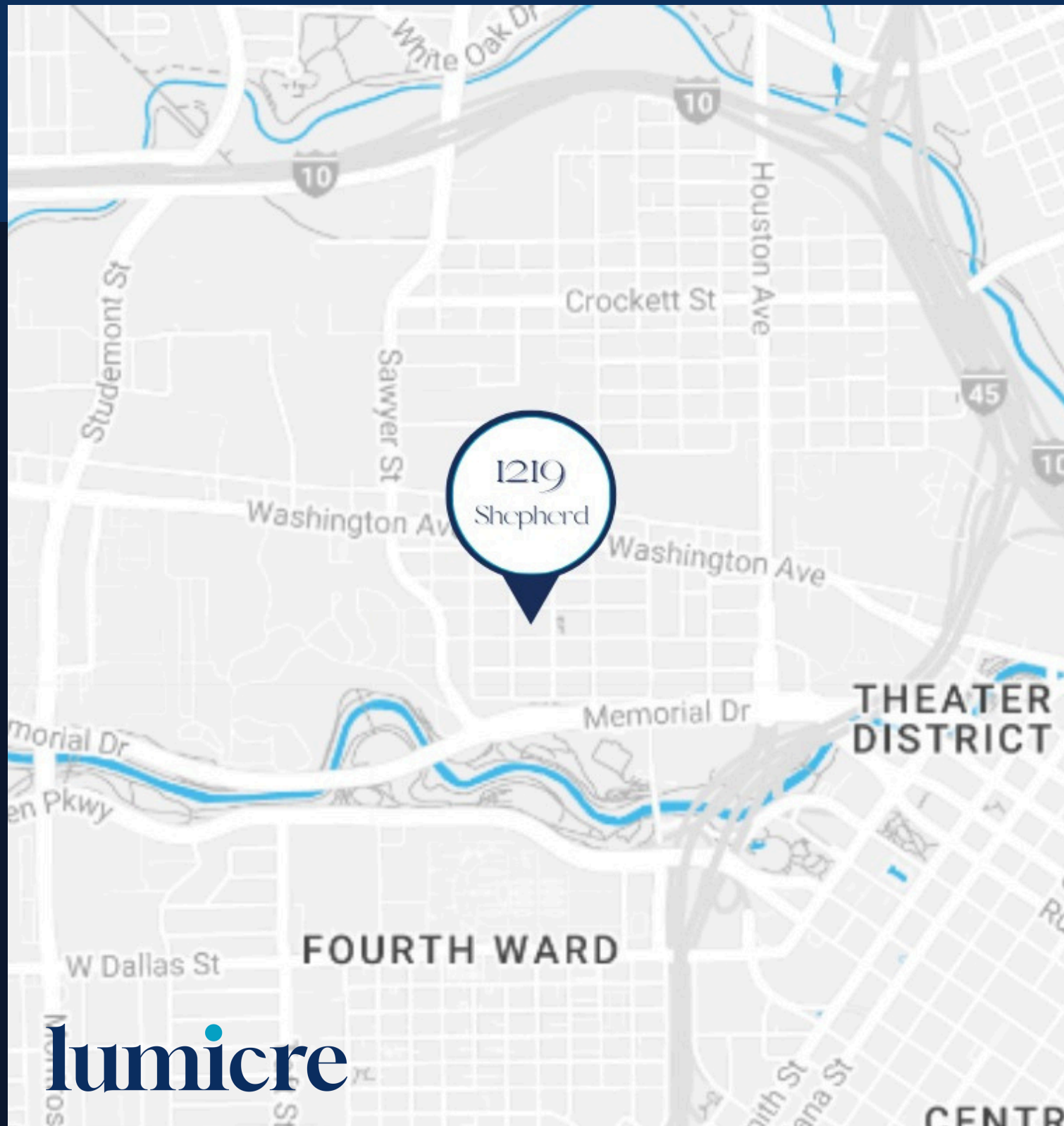
ADDRESS	1219 Shepherd Drive, Houston, Texas, 77007
YR BUILT/ RENOVATED	1982/2018
LOCATION	Inner Loop Washington Corridor
Availability	11,000 SF
Price/SF	\$34-40.00
PARKING	2 . 37/ 1,000SF



WASHINGTON CORRIDOR

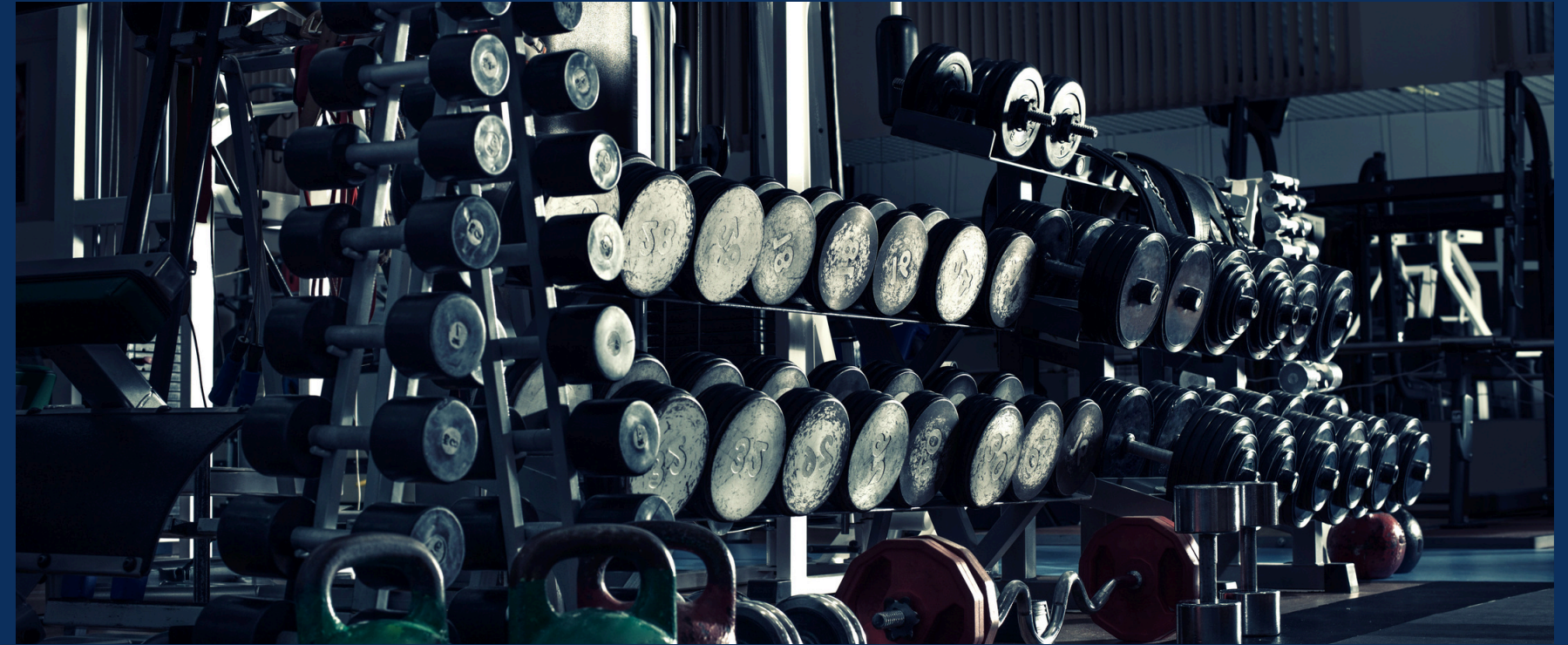
***#2 on Houston's Most Accessible Neighborhoods –
access to Major Houston corridors and Freeways***

Washington Corridor is a neighborhood full of busy professionals who want to be spitting distance from major highways like I-10 and I-45 and a short hop, skip, and a jump away from Downtown Houston and the Galleria. The strip along Washington Avenue stretching from Downtown through Memorial Park has seen a revival in recent years. Now a jungle of bars, restaurants, mixed-use developments, art studios, theaters, and a stock of fresh townhomes and apartment complexes, the district is a playground for the young and the young at heart. Washington Corridor has a fantastic art scene centered around the refurbished warehouses at Sawyer Yards, Winter Street Studios, and Spring Street Studios.



IDEAL TENANTS

1219 Shepherd is suitable for retail stores, gyms, fitness centers, creative studios, and light industrial or production-based businesses, including auto repair shops.



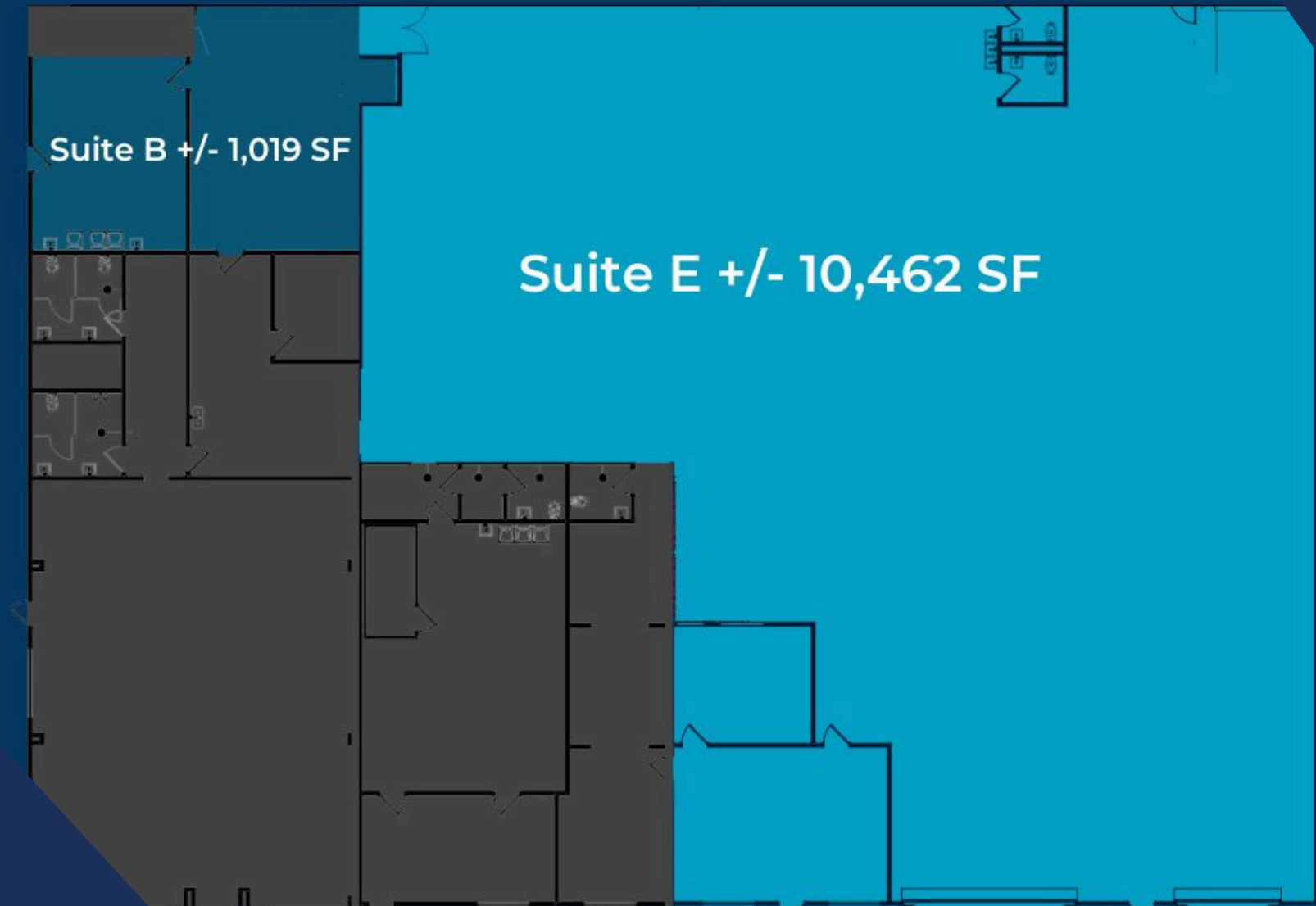
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1219 SHEPHERD AVAILABILITY

Suite B - 1019 SF

Suite E - 10,462 SF

The entirety of the +/- 11,000 SF is also available for lease.





SUITE E INTERIOR VIEW OF OPEN SHELL SPACE FEATURING THREE GARAGE BAY DOORS



SUITE E ENTRANCE AND LOBBY VIEW



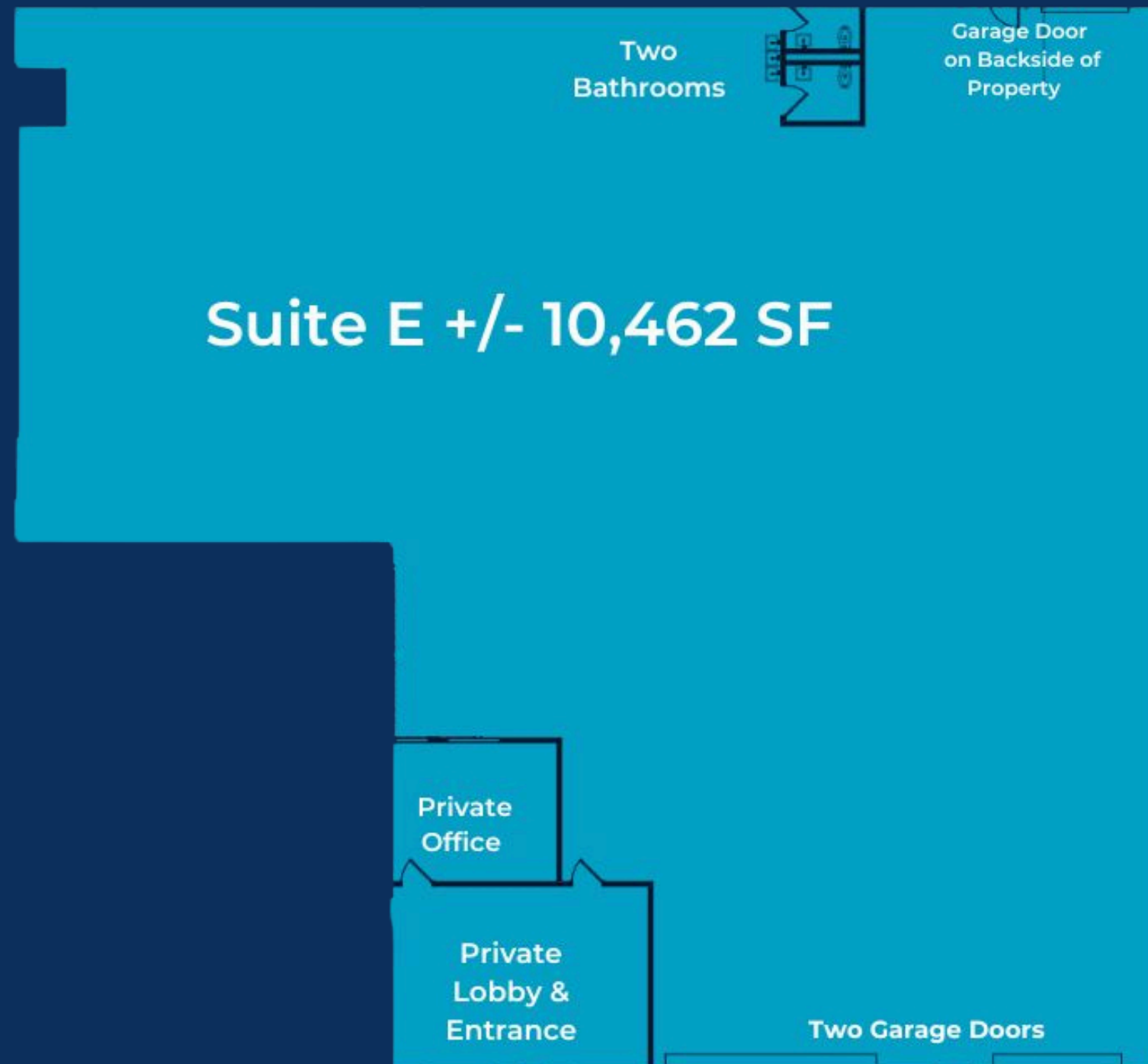
SUITE E INTERIOR VIEW

SUITE E

PRIVATE LOBBY | +/- 11,000 SF

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SUITE E | +/- 10,462 SF AVAILABLE



SUITE BREAKDOWN

Suite E features approximately 11,000 square feet of versatile, open shell space, ready for tenant customization. Ideal for retail stores, gyms, alternative businesses, and industrial operations, this space offers a prime location with flexible layout options.

- **Private Entrance:** Includes a private entrance with a lobby and office space
- **Open Shell Space:** The open layout allows for complete customization according to your requirements.
- **Divisible:** The space can be divided to accommodate various tenant requirements.
- **Connectivity:** Can be attached to an existing 1,019 SF kitchen space, making it ideal for expanding culinary operations or other business needs.

SUITE B

SECONDARY ENTRANCE | 1,019SF

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SUITE B VIEW OF SECONDARY ROOM INCLUDING SURFACE LEVEL GREASE TRAP

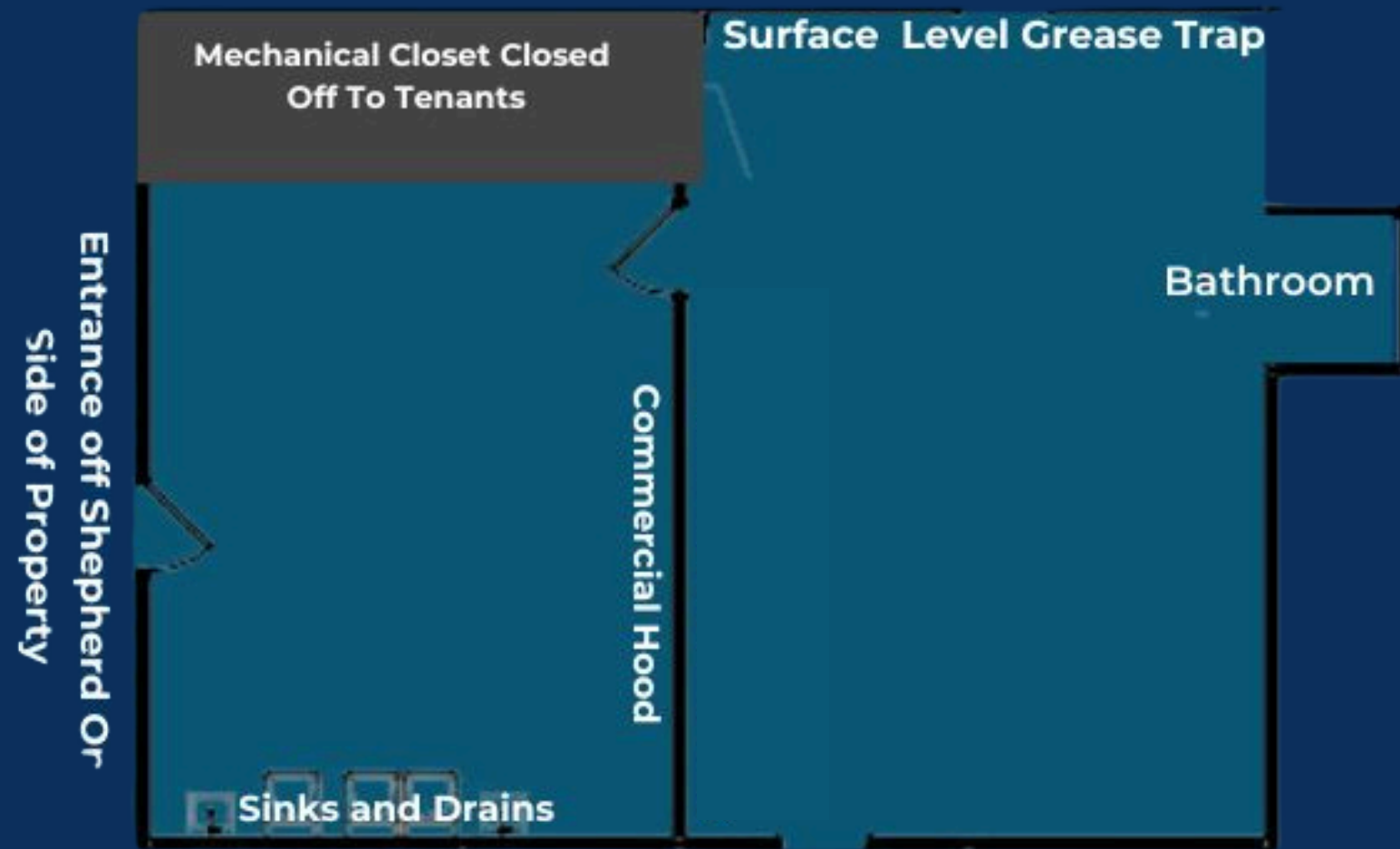


SUITE B VIEW UPON ENTERING



SUITE B ENTRANCE OFF SHEPHERD

SUITE B | +/- 1,019 SF AVAILABLE



SUITE BREAKDOWN

Suite B consists of a 1,019-square-foot commercial space located off Shepherd, previously utilized as a commissary kitchen space. The entrance, discreetly positioned away from the front of the building, ensures easy access and privacy while allowing prime marketing opportunities in the Washington Corridor, one of the busier one-way streets.

- **Size:** 1,019 SF
- **Marketing Opportunities:** Prime location in the Washington Corridor and is situated on one of the busier one-way streets
- **Equipment:** Kitchen hood and ventilation system.
- **Entrance:** Discreetly positioned away from the front of the building
- **Marketing Opportunities:** Prime location in the Washington Corridor

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1219 SHEPHERD EXTERIOR VIEW FROM TURNING INTO PROPERTY

1219 SHEPHERD VIEW FROM CORNER OF ALLEN AND SHEPHERD



1219 SHEPHERD EXTERIOR VIEW FEATURING GARAGE DOORS.



Lumicre About Us

LEADING COMMERCIAL REAL ESTATE

For more than two decades, Lumicre has worked tirelessly to be a leading commercial real estate firm. From CRE investments to property management, our detail-oriented experts are your one-stop solution. Our fast-paced, client-focused approach sets us apart from the competition. Today, our experienced staff oversee the acquisition, disposition, and management of over 5 million square feet of commercial property.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date