



1911 WASHINGTON

4,578 SF OF RETAIL SPACE
AVAILABLE IN PRIME WASHINGTON
CORRIDOR

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PROPERTY DASHBOARD

1911 WASHINGTON

ADDRESS

1911 Washington Ave,
Houston, TX 77007

YR BUILT/ RENOVATED

1980/2019

LOCATION

Houston, TX

BUILDING SIZE

16,345 SF

STORIES

2 Stories

LAND AREA

0.87 Acres

AVAILABILITY

4,578 SF

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PRIME LOCATION

WASHINGTON AVENUE

Washington at White is in the Heights/Washington Ave submarket, bordered by I-610, Memorial Drive, I-10, and I-45. The Washington Corridor, a vibrant area close to Downtown Houston and the Galleria, features a lively mix of bars, restaurants, art studios, and modern residences.

The Washington Corridor is a vibrant neighborhood renowned for its eclectic mix of bars, restaurants, art studios, and modern residences. The area has evolved into a lively destination popular with both young professionals and long-time residents.

Houston is renowned for its diverse culinary scene, boasting over 10,000 restaurants with cuisines from 70+ countries. Recognized by Food & Wine and Tasting Table, the city's extensive dining options reflect its rich multicultural population of over 6 million, making it one of the most diverse cities in the U.S. Key highlights of the Washington Corridor include thriving art spaces like Sawyer Yards and Winter Street Studios, which contribute to its energetic and creative atmosphere.





SAWYER YARDS



POST HOUSTON

HOUSTON'S HOTTEST RETAIL CORRIDOR

POST Houston

A mile east on Washington Avenue, the redeveloped POST Houston features office space, retail, dining, and a music venue, connecting downtown with Lower Washington.

Sawyer Yards

Nearby, Sawyer Yards is an eight-block arts and entertainment hub with studios, galleries, dining, boutique shops, and a rock-climbing gym.

Buffalo Heights

Under a mile west, Buffalo Heights is nearing completion with an H-E-B Grocery store, office space, apartments, and additional retail, enhancing the Washington District.



B&B BUTCHERS

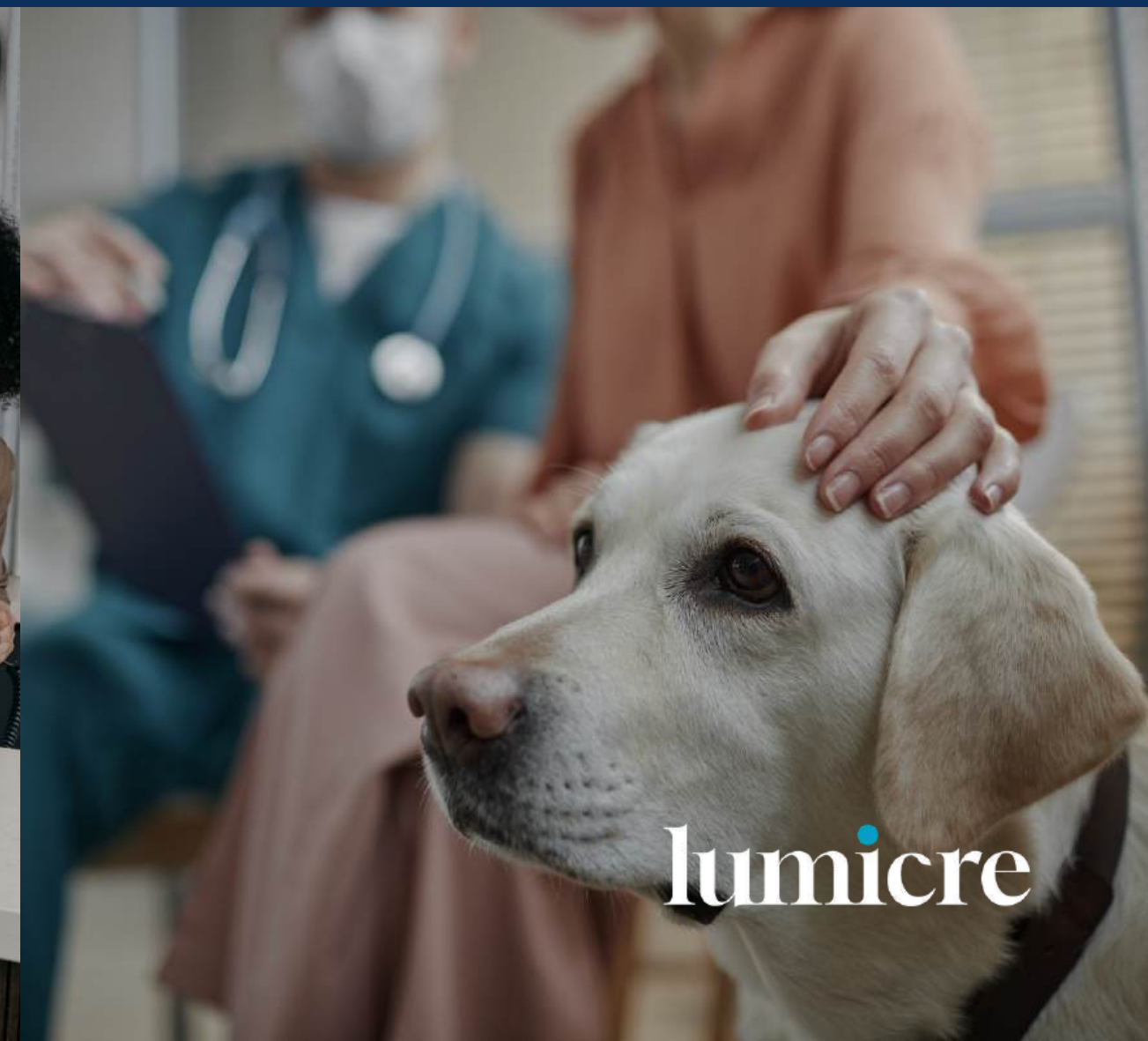


JULEP CURRENT TENANT AT 1911 WASHINGTON

IDEAL TENANTS

The neighboring tenant is Julep, a James Beard Award-winning establishment. Ideal tenants for this space include retailers, restaurants, veterinary clinics, gyms, bars, or franchises recognized locally or nationally with a proven track record.

Strong credit history and financials will be thoroughly reviewed.





SPACE AVAILABILITY

1911 WASHINGTON AVE, HOUSTON, TX 77007

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1911 WASHINGTON - SUITE 1925

This prime retail space offers 4,578 square feet of stylish area with unique historical charm, featuring exposed brick walls and antique industrial window panes. Previous tenant was a bar operating under the name, SoHou.

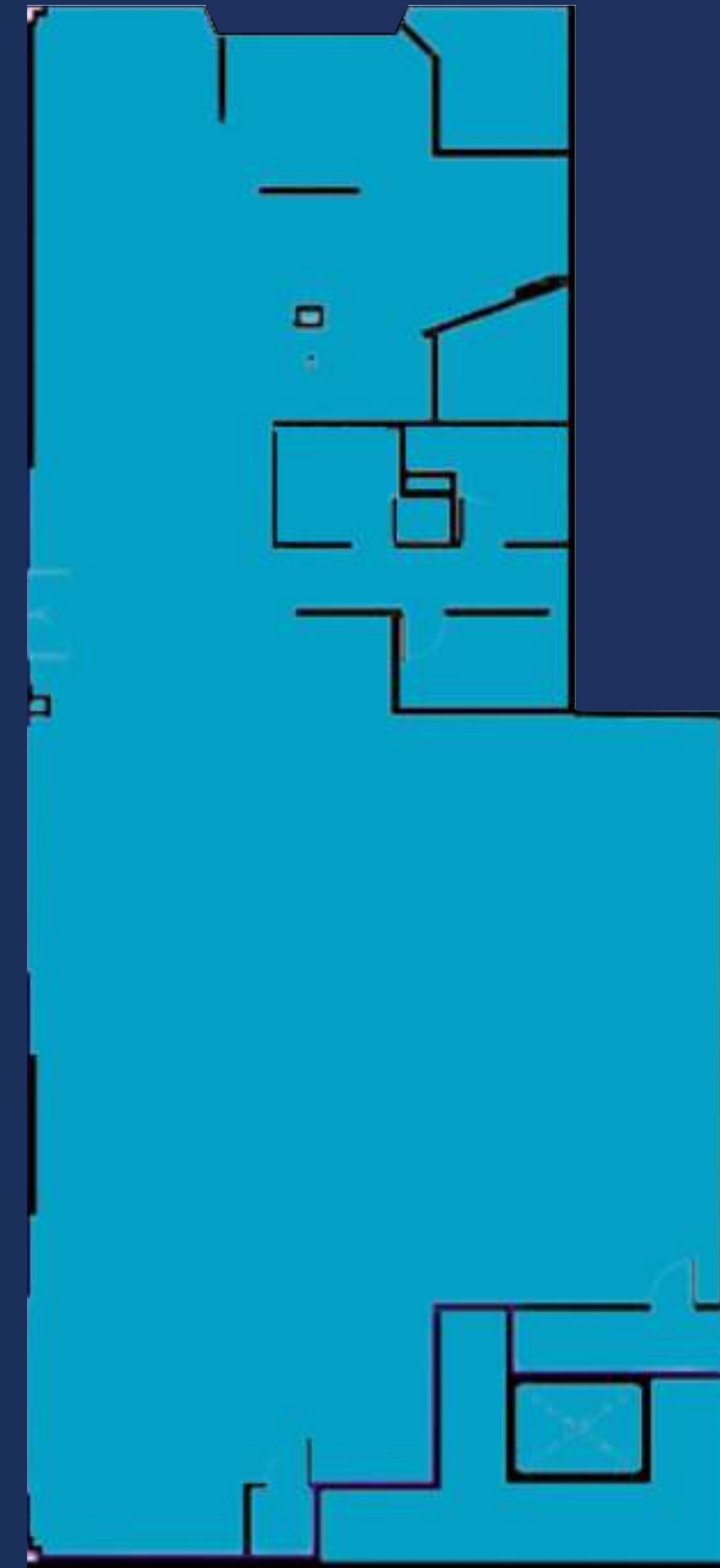
Tenant improvements were completed in 2023 and the recently renovated space includes new restrooms, walk-in cooler, a newly constructed bar, two offices, and a below-ground grease trap. It is conveniently located next to Julep, a James Beard Award-winning cocktail bar.

Additional features include ample parking both in front of and behind the property, with two extra lots available for use upon negotiation. Photos of the space will be available soon.

Please contact the agent for pricing.

SUITE 1925 SPACE PLAN

1911 WASHINGTON AVE, HOUSTON, TX 77007





1911 WASHINGTON PARKING AVAILABILITY

1911 WASHINGTON AVE, HOUSTON, TX 77007

EXTERIOR SHOT AT 1911 WASHINGTON



1911 WASHINGTON FT. NEIGHBORING TENANT JULEP



EXTERIOR SHOT OF 1911 WASHINGTON FEATURING THE DOWNTOWN SKYLINE

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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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Buyer/Tenant/Seller/Landlord Initials

Date