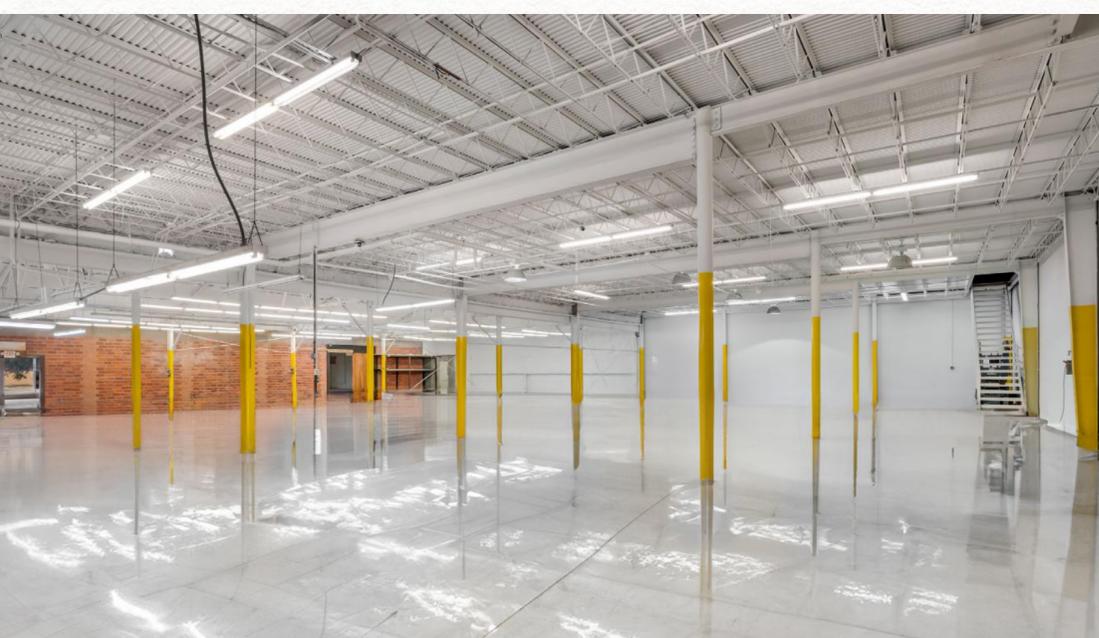




**EASTWOOD**  
5011 NAVIGATION | FOR LEASE

The central graphic contains a logo consisting of two crossed keys in a gold color. Below the logo, the word "EASTWOOD" is written in a large, bold, dark blue sans-serif font. Underneath that, the text "5011 NAVIGATION | FOR LEASE" is written in a smaller, dark blue sans-serif font.

# AN OPEN CANVAS READY FOR YOUR FUTURE GROWTH

**Now Leasing | Space #3 at 5011 Navigation Blvd**

The final leasing opportunity at 5011 Navigation Blvd is Space #3, the last remaining space within this highly sought-after, three-building mixed-use property positioned directly in the path of growth near East River, Buffalo Bayou, and Downtown Houston. With Spaces #1 and #2 no longer available, Space #3 offers tenants a rare chance to secure a standalone presence in one of Houston's most rapidly evolving corridors.



# SPACE 3 BREAKDOWN

## 1st Floor

- 4,990 sqft open warehouse
- 12' overhead grade-level door

## 2nd Floor

- 4,750 sqft office/flex space

**NAVIGATION BLVD.**

**LOCKWOOD DR.**

**SPACE #3**





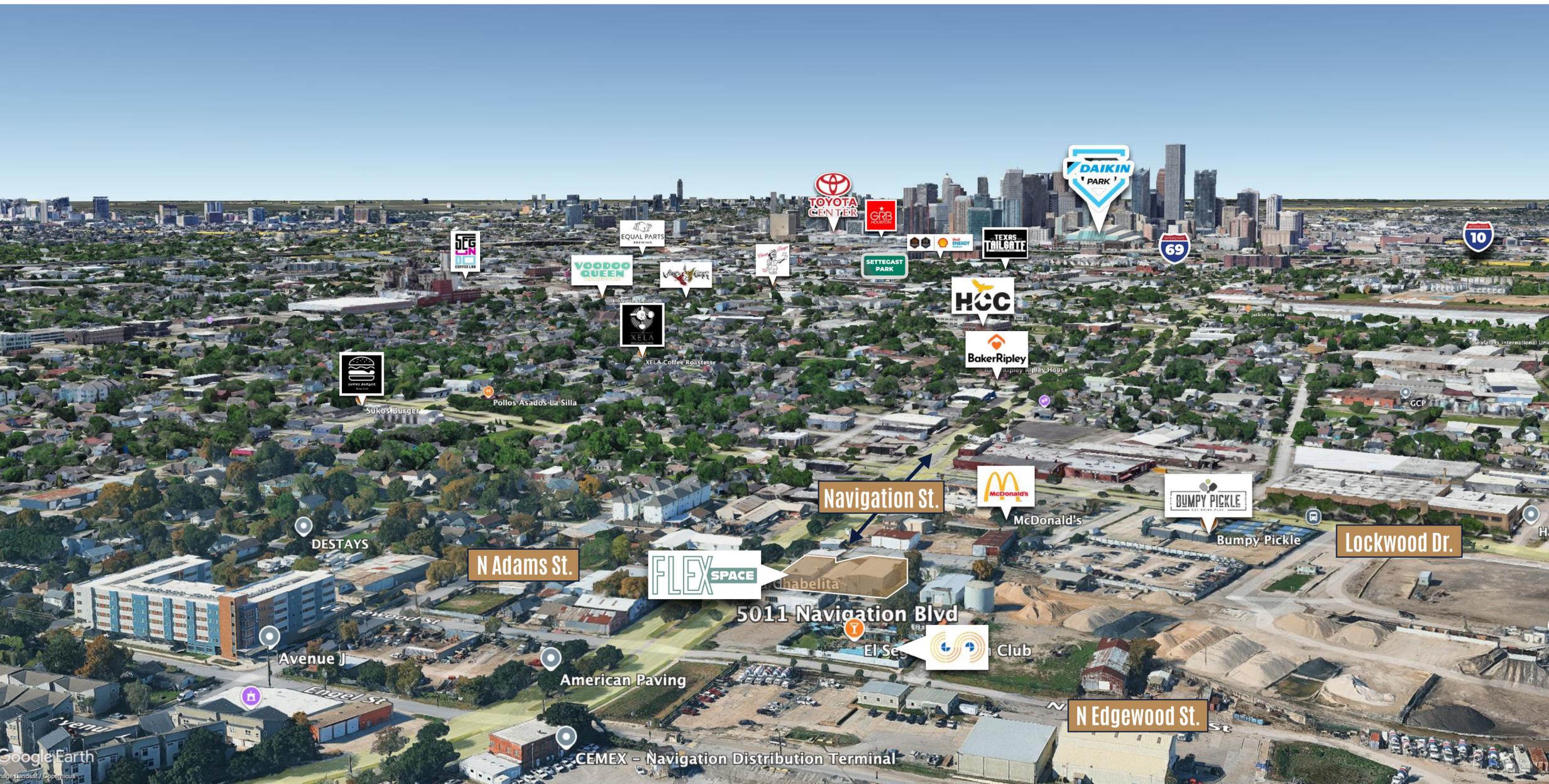
## SPACE #3



## 9,540 Square Feet of Warehouse / FLEX Space

Space #3 features 4,990 SF of single-story open warehouse paired with an additional 4,750 SF of second-floor office or flex space, creating an ideal live-work balance for creative, industrial, or service-driven businesses. The space includes a 12' grade-level overhead door, excellent ceiling heights, and flexible layout options to support a wide range of uses. Located in an Opportunity Zone with quick access to I-10 and Downtown, this space is perfectly suited for businesses looking for visibility, functionality, and long-term growth in a high-demand East End location.





# CONNECTED LOCATION



6 Minutes from  
**I-10 Freeway**



8 Minutes from  
**University of Houston**



12 Minutes from  
**Port of Houston**

**DOWNTOWN HOUSTON+**

10 Minutes from  
**Downtown Houston**



18 Minutes from  
**Hobby Airport**

## Easy City Access, Minutes from **Houston's Best.**

Just minutes from key landmarks like Downtown Houston, the University of Houston, the East End Maker Hub, and the scenic Navigation Esplanade and Buffalo Bayou Trail, your business will be positioned at the intersection of commerce, culture, and community.



# FOR LEASE INFO CONTACT

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