

# FOR LEASE

# 5011 NAVIGATION BLVD

HOUSTON, TX





# SPACE DETAILS

21,343 sqft. mixed use building with opportunity to subdivide as needed. Excellent location to 10 fwy, east river, positioned perfectly in the path of progress.

Each space can be leased individually or combined depending on tenants need.

**LOCKWOOD DR.**

**NAVIGATION BLVD.**

Space  
**#1**



Space  
**#2**



Space  
**#3**



# BRANDING SPACE

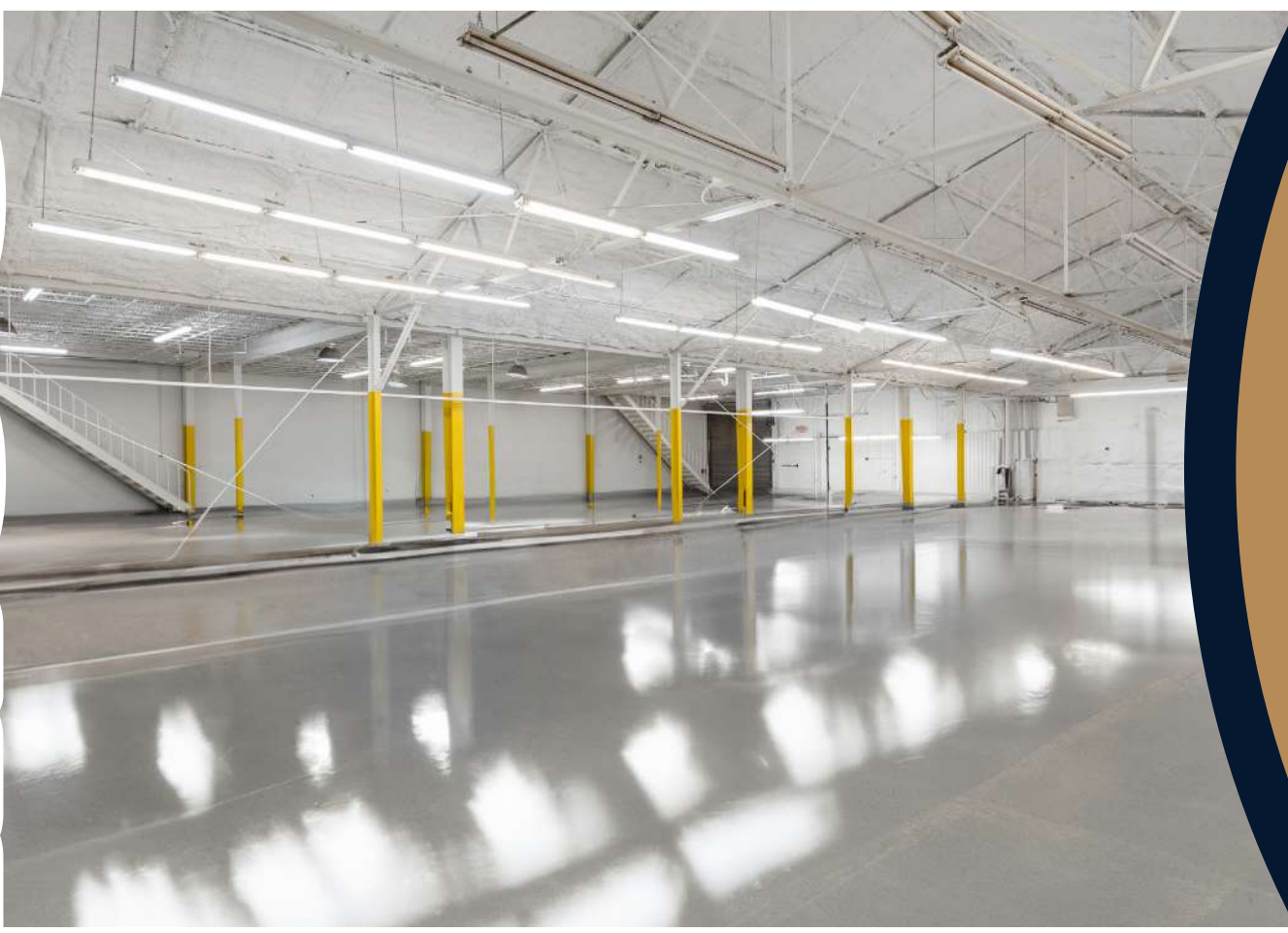


## SPACE #1:

- 3,568 sq ft of showroom space on the 1st floor
- 3,245 sq ft of office space on the 2nd floor
- 100 ft of road frontage on Navigation Blvd
- 13x office spaces on 2nd floor



# AVAILABLE SPACES



## **SPACE #2:**

4,990 sq ft of warehouse space on 1st floor

12' overhead grade-level door



## SPACE #3:

4,990 sq ft single story open warehouse

4,750 sq ft second floor office/flex space

12' overhead grade-level door





# PROPERTY HIGHLIGHTS

Fantastic opportunity to lease prime commercial frontage corner Industrial/office buildings. Located in the Opportunity Zone, the site is insulated by new developments such as Bumpy Pickle, East River, Buffalo Bayou expansion, El Segundo Swim Club.

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Air Conditioning

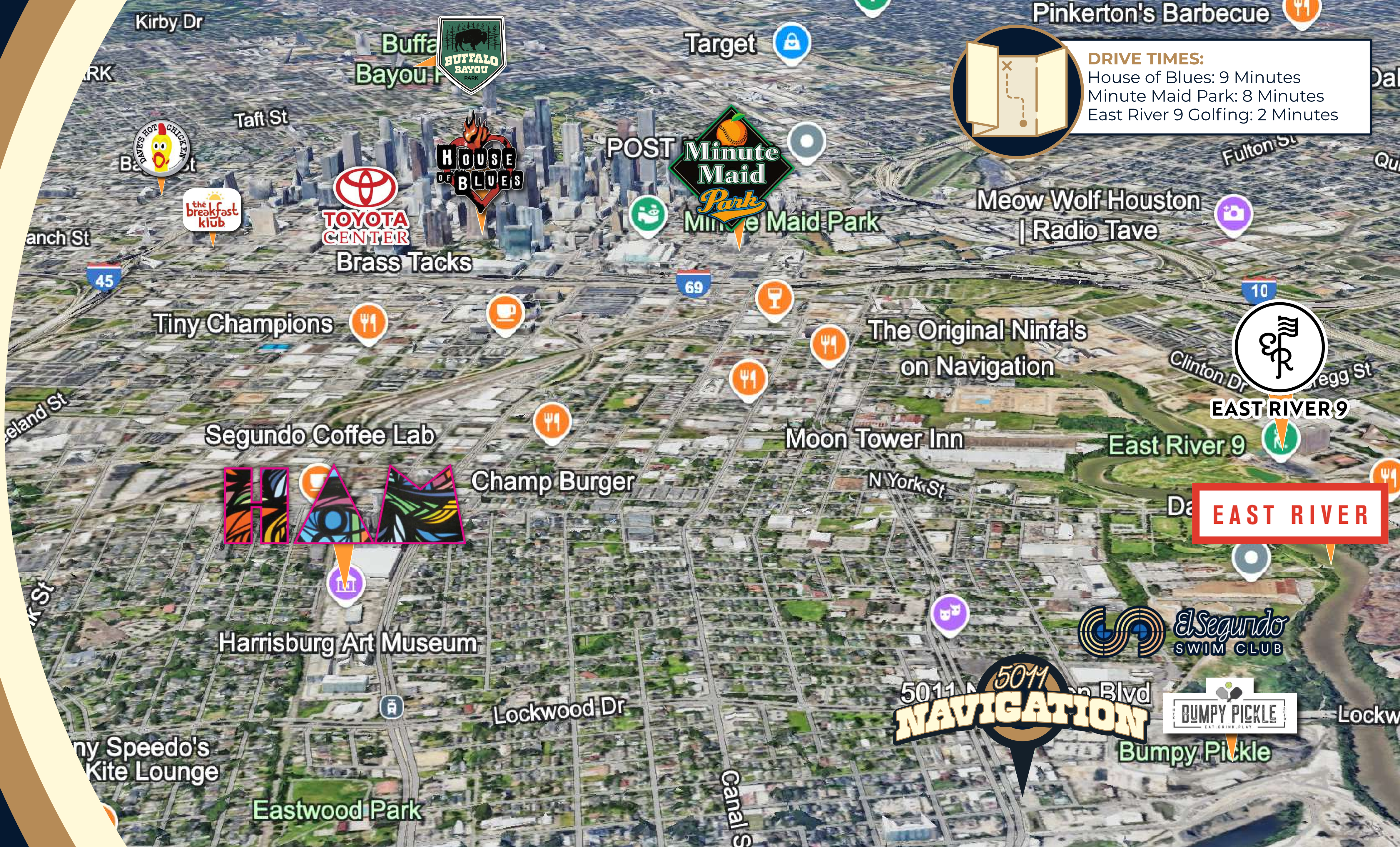
Recessed Lighting

Security System

Storage Space

Bus Line

Opportunity Zone



**DRIVE TIMES:**  
 House of Blues: 9 Minutes  
 Minute Maid Park: 8 Minutes  
 East River 9 Golfing: 2 Minutes



**EAST RIVER**



**EAST RIVER 9**

East River 9

The Original Ninfa's  
on Navigation

Moon Tower Inn

Champ Burger

Segundo Coffee Lab

Tiny Champions

Brass Tacks



POST



Buffalo Bayou Park



Pinkerton's Barbecue



Meow Wolf Houston  
| Radio Tave



anch St



Kirby Dr

Taft St

Fulton St

anch St

Clinton Dr

egg St

eland St

N York St

Da

k St

Harrisburg Art Museum

Lockwood Dr

5011 N Main Blvd

ny Speedo's  
Kite Lounge

Eastwood Park

Canal S

Lockw

# CLICK TO VIEW PROPERTY SITE

VIEW PROPERTY





# FOR MORE INFO CONTACT



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