

THE SWIFT BLDG

A HISTORIC REDEVELOPMENT



Food & Beverage Offerings

621 WAVERLY | HOUSTON, TX 77007

NEW MEETS OLD



A 1917 historic gem reimaged as a chef-driven restaurant and creative office hub

25,000 SF of restaurant and bar space designed by the acclaimed Michael Hsu Office of Architecture

Part of the thriving Heights neighborhood F&B scene

Over 700 linear feet of frontage to the MKT Hike & Bike Trail

Over 406 parking spaces available

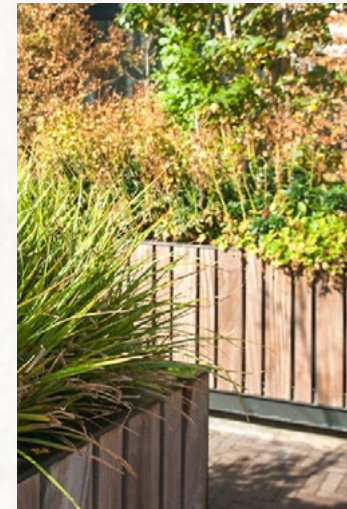
Connected by walking path to the M-K-T, a mixed-use property with 230,000 SF of retail and office

Multiple green spaces and patios throughout

Delivering shell spaces Q2 of 2026

THE
SWIFT BLDG

PRECEDENTS



HISTORY



The Swift Bldg was first constructed in 1917 and was used as a meat packing and distribution refinery for Swift & Company.

THE
SWIFT BLDG

ABOUT THE SWIFT BLDG

7 fitness, restaurant, & wellness tenants
have committed, only 4 spots remain

5 Ground-floor restaurants

\$850,000 average list price for
homes in the Heights

570 apartment units delivered in last
3 years within one block of Swift

All restaurant spaces have
patios adjacent

Shared on-site grease traps
by landlord

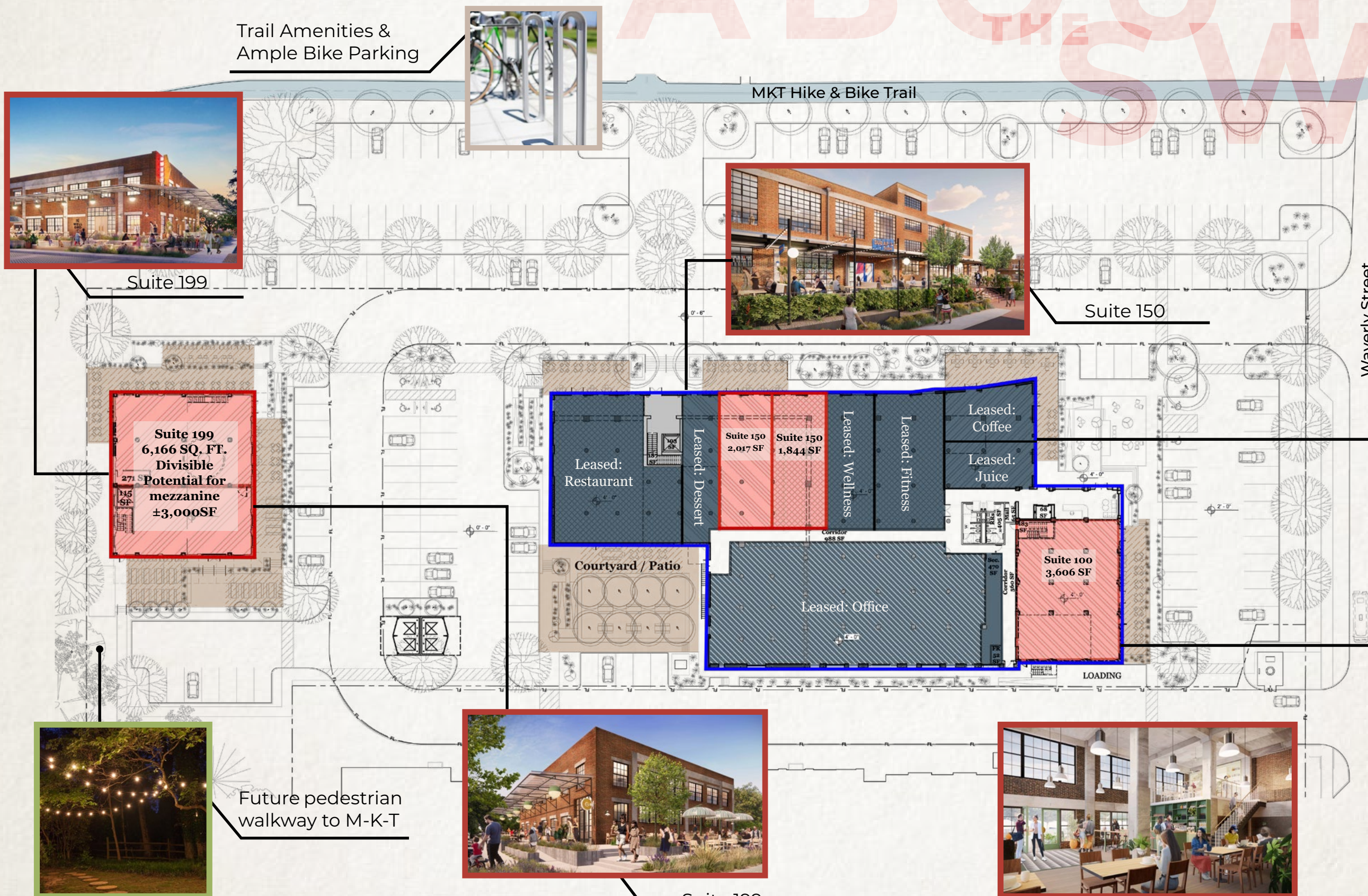
Exposed brick and concrete
elements



VIEW FROM MKT HIKE & BIKETRAIL

THE
SWIFT BLDG

ABOUT THE SWIFT BLDG



Suite 110



Suite 100

Available

Leased

THE SWIFT BLDG

TODAY



TOMORROW

THE
SWIFT BLDG



SUITE 100

THE
SWIFT BLDG



SUITE 100 INTERIOR



SUITE 110

THE
SWIFT BLDG



SUITE 150

THE
SWIFT BLDG



SUITE 160

THE
SWIFT BLDG



SUITE 199

THE
SWIFT BLDG



SUITE 199

THE
SWIFT BLDG

SWIFT & COMPANY

TODAY



THE SWIFT BLDG

TOMORROW



THE
SWIFT BLDG

LEGEND

- Hike & Bike Trails
- Main Roads
- Highways
- The Swift Bldg
- MKT
- Colleges/Universities
- B-Cycle Station



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2023 POPULATION

23,508 177,350 471,596

POPULATION GROWTH 2010-2021

41.13% 21.11% 17.87 %

AVERAGE HOUSEHOLD INCOME

\$158,483 \$140,119 \$120,801

DAYTIME EMPLOYMENT

10,860 191,408 474,325

THE SWIFT BLDG

WELCOME TO THE HOUSTON HEIGHTS



The Heights is among the city's most desirable communities and has been enlivened by avant-garde chefs, artists and merchants.

Acclaimed restaurants Coltivare, Squable, Loro, Trattoria Sofia, Da Gama, Field & Tides already call this neighborhood home. Popular watering holes include Better Luck Tomorrow, Eight Row Flint, EZ's Liquor Lounge, and Heights Bier Garten.





18TH STREET & SHEPHERD

Snooze
SMOOSH
Superica
SWEAT 1000
LA LUCHA

HISTORIC 19TH STREET

jenie's
menchie's
BOOMTOWN COFFEE
RIDE
COMMON BOND
EMERSON ROSE
Thai Spice
JINVA
hopdoddy
BOULDER & CO
MANREADY MERCANTILE
AGNES SHERMAN

11TH STREET & YALE

camaraderie
DISH SOCIETY
TRATTORIA SOFIA
MAISON PASTA BISTROT
bellagreen
Liberty Kitchen & OYSTERETTE

MERCHANTS PARK

JD
petco
Kroger
O'Reilly
UT Physicians
SALLY BEAUTY
PAPA JOHN'S
Starbucks

M-K-T

lululemon
MYX
HUI LAU SHAN
BURDLIFE
sweetgreen
Kala Land
HOMESTEAD
LANGRAND
TIJON
Semper BLUE
sushi sake grill
huemn
RAKKAN RAMEN
MENDOCINO FARMS sandwich market
da Cama
MGA
Ray-Ban
UN LOCK
LOVESAC
Hi, skin
HIGHLINE PARK
Afiac
anjouil's
SMYL DENTISTRY
[solidcore]
SmartVault
DAO CHLOE
DAO
SUITSHOP

THE SWIFT BLDG

6TH STREET / WHITE OAK DR

PERMISSION
handies DOUZO
PETEY LUCK L'ONORRON
LIQUOR EZ'S LOUNGE
HANDAM BBQ
GENARA
COLTIVARE
TACOS AGOGO
BLACK SWAN YOGA
JuiceLand
ONION CREEK
PADRE'S WINE COMPANY

HEIGHTS MERCANTILE

Malbon Golf
LOCAL
Aēsop
PALOMA BEAUTY
POSTINO
gorjana
marine layer
pressed
Yellow Rose
chubbies
CLOUD 10
WARBY PARKER
Melange Creperie
VUORI

THE SWIFT BLDG

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WALKABLE WELLNESS & RETAIL

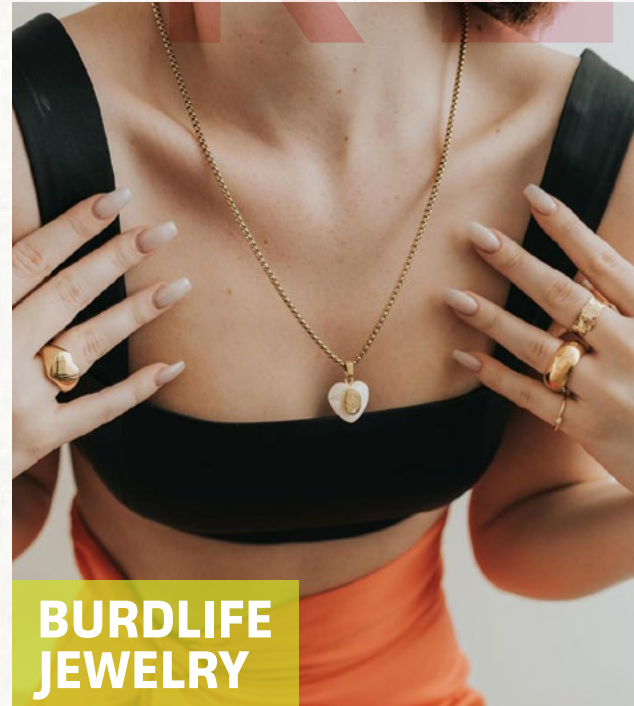
SMYL DENTISTRY



[SOLIDCORE]



BURDLIFE JEWELRY



RAY-BAN



VENETIAN NAIL SPA



HI, SKIN



TRAINING MATE



CHLOE DAO

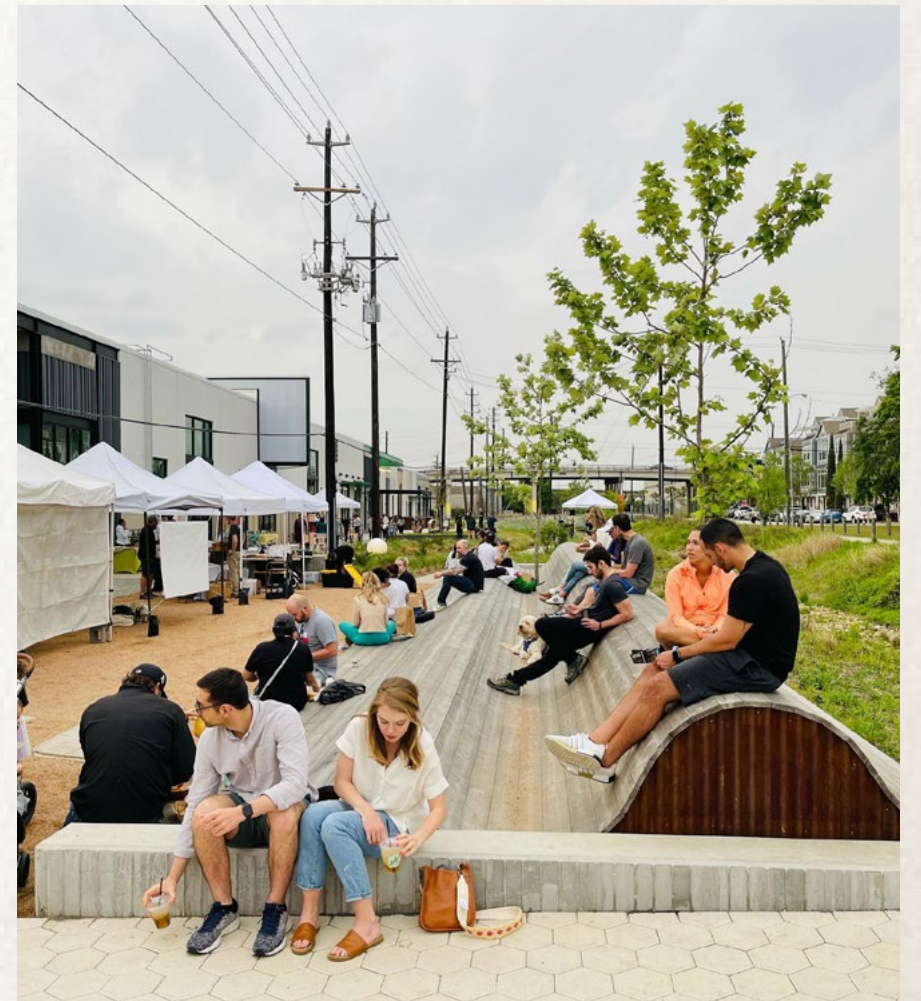


PULSE





Miles of connected footpaths



**THE
SWIFT BLDG**

ABOUT THE TEAM

Michael Hsu Office Of Architecture

Michael Hsu Office of Architecture was formed in 2005 with the goal of producing locally-engaged, design driven architecture and interiors in Austin. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Their work includes diverse projects ranging from mixed-use developments to original commercial interiors and residences.

MHOA advocates a simple, edited design palette, using available materials and techniques to create unexpected results. MHOA believes in the innate beauty of unadorned natural materials, carefully chosen, composed and crafted.



Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.



Radom Capital is a diversified real estate development and investment firm based in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects. We seek to catalyze economic revitalization and growth in each of the communities we work in.

Our investments include ground-up, value added and repositioned properties which we mold into community-enhancing environments. We differentiate ourselves through our focus on creating enduring designs, building long-term relationships and solving complex real estate problems.

Our projects have received awards by the Urban Land Institute, the American Institute of Architects, the Houston Business Journal and Preservation Houston, among others.

RADDOM CAPITAL COMPLETED PROJECTS



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