

THE  
**SWIFT BLDG**  
A HISTORIC REDEVELOPMENT

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Food & Beverage Offerings  
621 WAVERLY | HOUSTON, TX 77007

# NEW MEETS OLD



- A 1917 historic gem reimagined 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

# PRECEDENTS



# HISTORY



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

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# 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

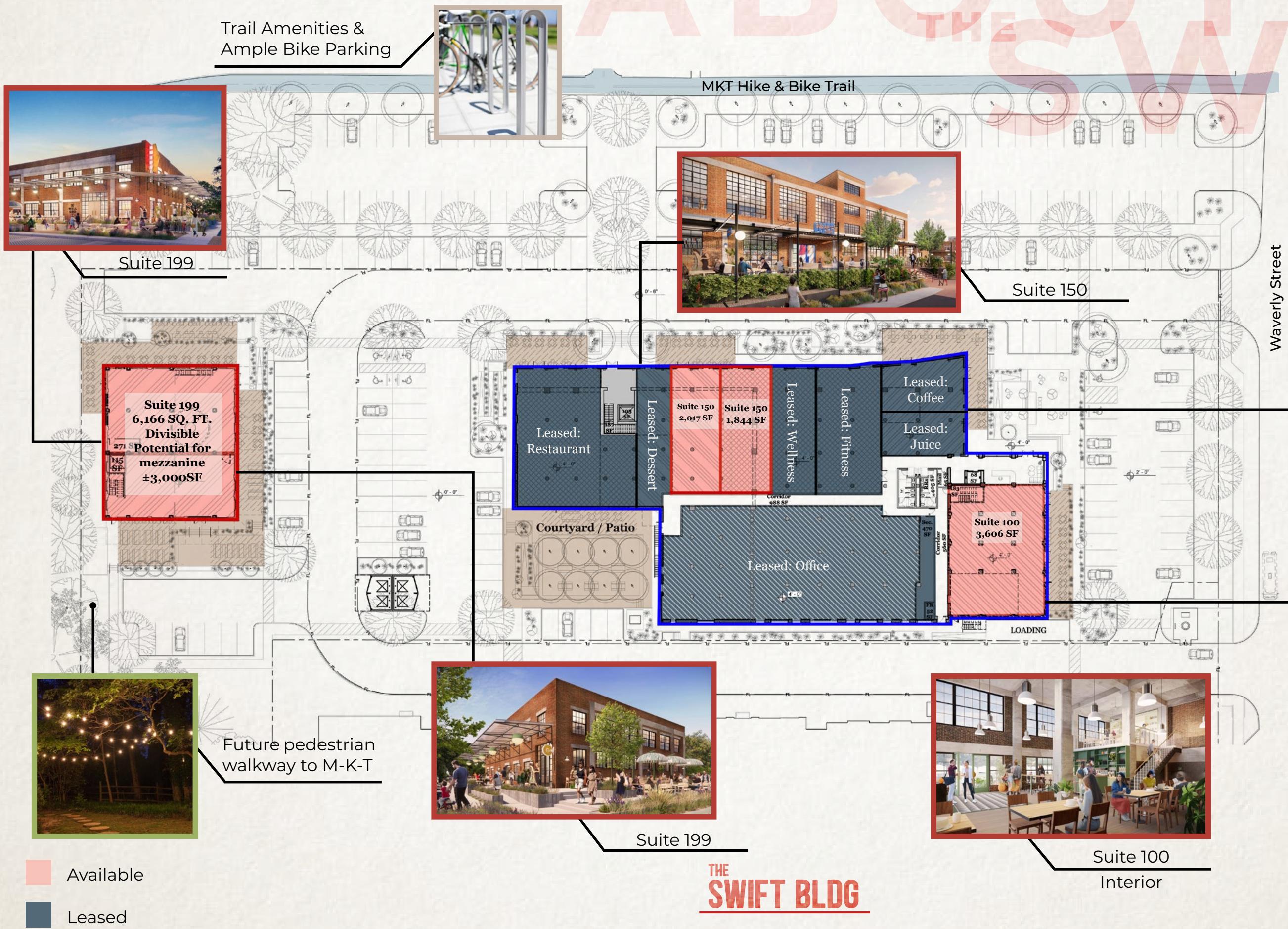
Shared on-site grease traps by landlord

Exposed brick and concrete elements



VIEW FROM MKT HIKE & BIKE TRAIL

# ABOUT THE SWIFT BLDG



TODAY



THE  
**SWIFT BLDG**

TOMORROW



SUITE 100

THE  
**SWIFT BLDG**



SUITE 100 INTERIOR

THE  
**SWIFT BLDG**



**THE  
SWIFT BLDG**

SUITE 110



SUITE 150

THE  
**SWIFT BLDG**



THE  
**SWIFT BLDG**

SUITE 160



SUITE 199

THE  
**SWIFT BLDG**

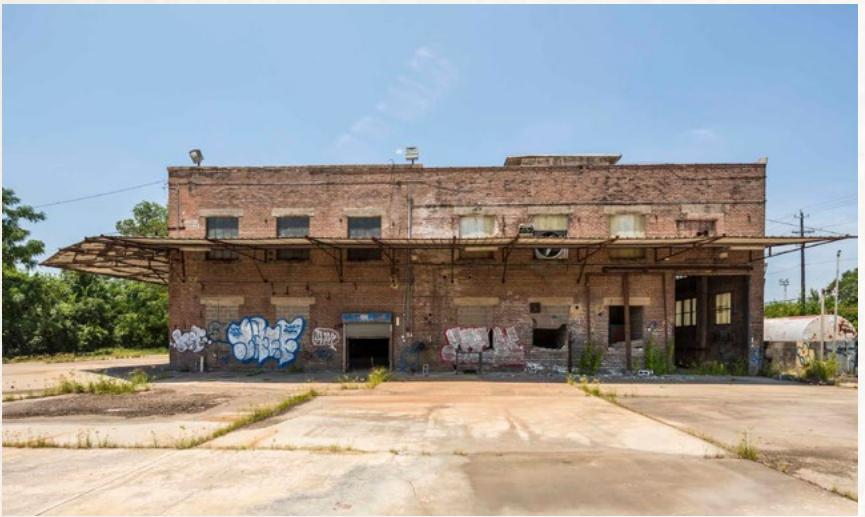


SUITE 199

THE  
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# SWIFT & COMPANY

TODAY



THE  
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TOMORROW

# THE SWIFT BLDG



THE  
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## LEGEND

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



**THE SWIFT BLDG**

## 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 %

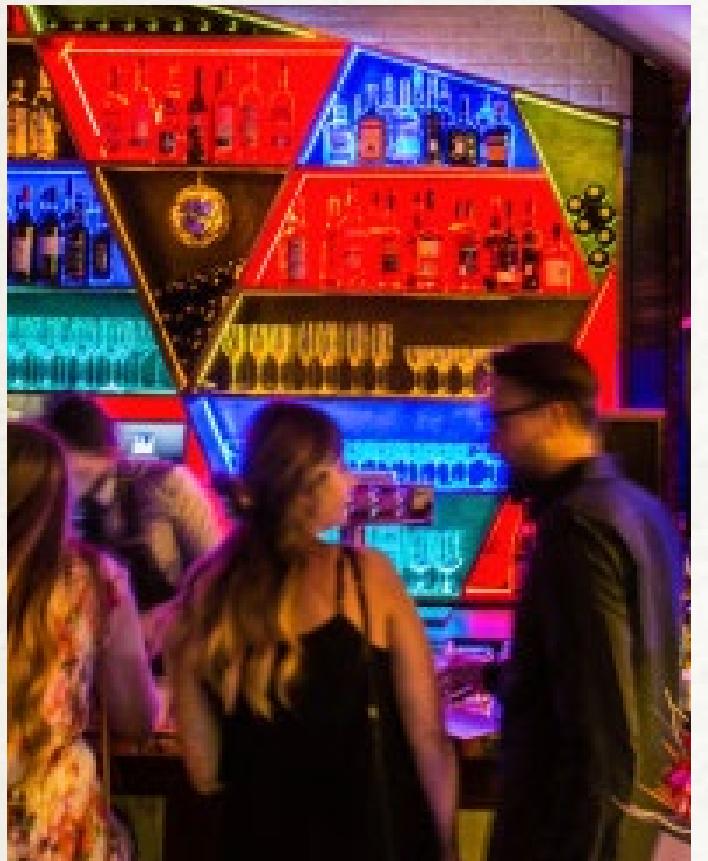
### AVERAGE HOUSEHOLD INCOME

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

### DAYTIME EMPLOYMENT

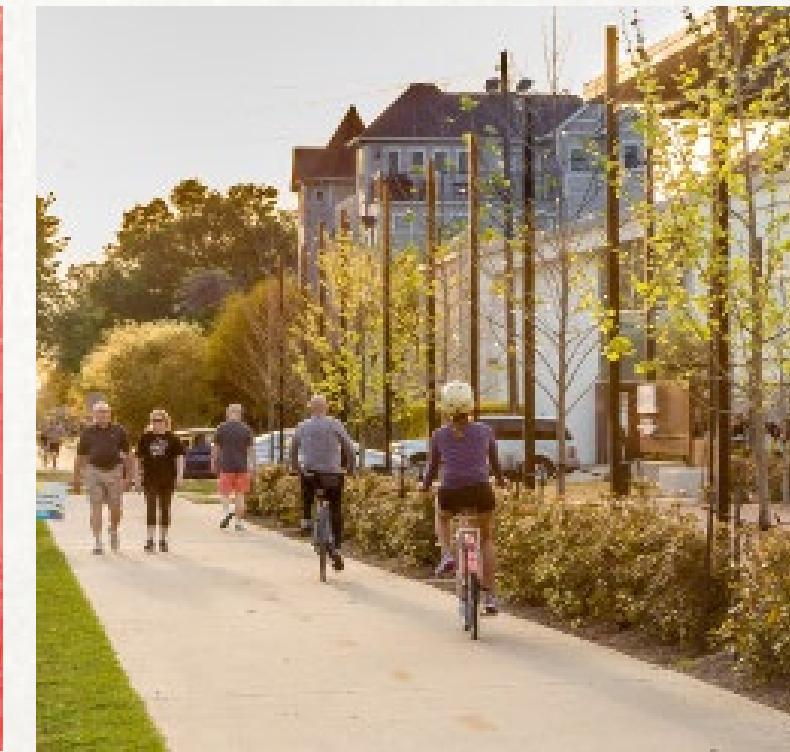
10,860 191,408 474,325

# 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*.





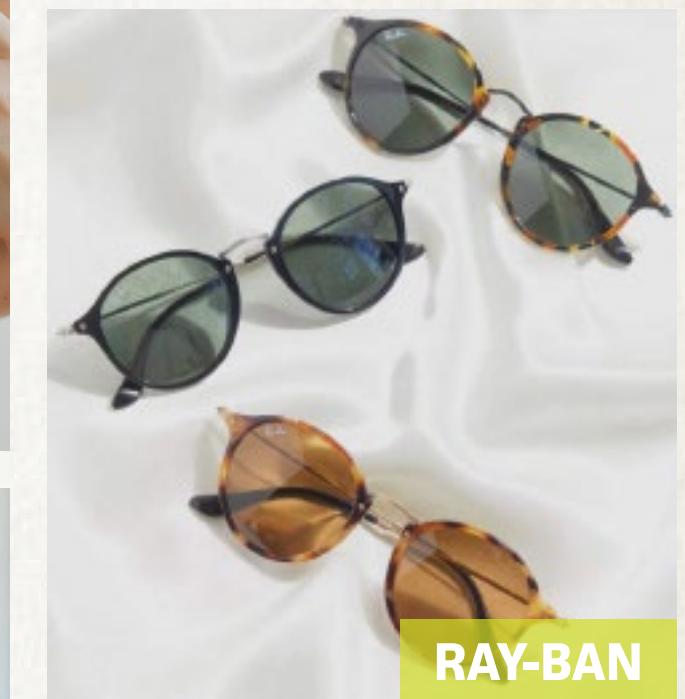
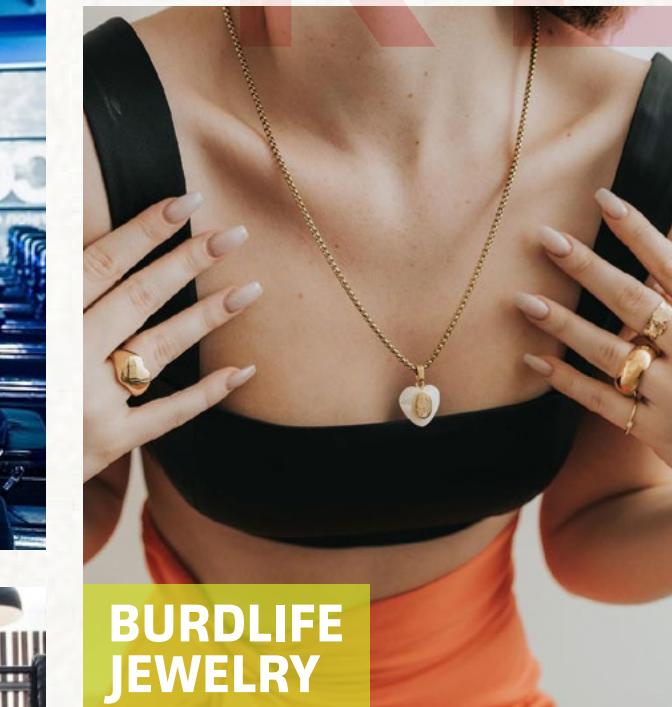
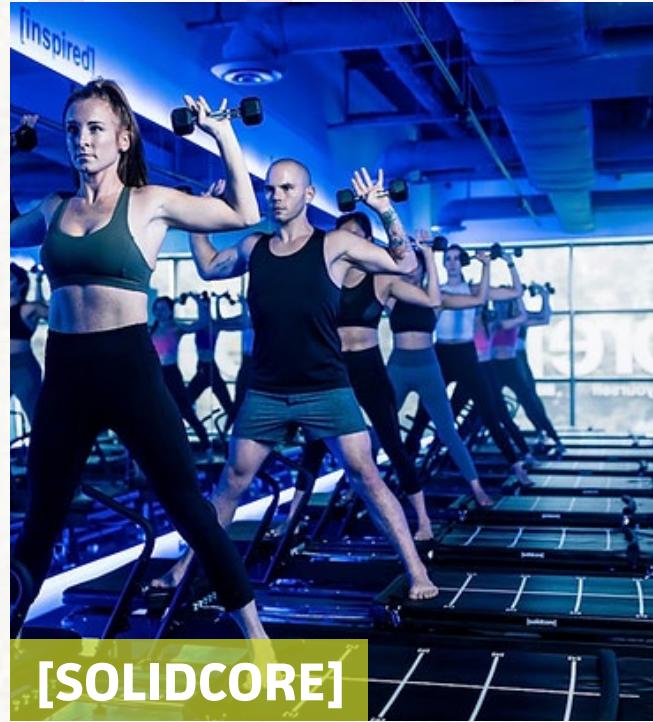
# THE SWIFT BLDG



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# WALKABLE WEILINNESS & RETAIL

SMYL DENTISTRY



VENETIAN NAIL SPA



Hi, skin



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# TRAIL SIDE



*Miles of connected footpaths*



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# 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.

# RANDOM CAPITAL PROJECTS

COMPLETED



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**FOR RETAIL LEASING UPDATES AND INFORMATION:**

Barton Kelly, Radom Capital  
Barton@radomcapital.com  
713.783.4444

**FOR OFFICE LEASING UPDATES AND INFORMATION:**

Bubba Harkins, CBRE  
Bubba.Harkins@cbre.com  
713.409.4435