



815 Emancipation Ave

815 Emancipation Ave, Houston, TX 77003



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815 Emancipation Ave

Upon Request

815 Emancipation Avenue in Houston presents an incomparable leasing opportunity in the heart of East Downtown, one of the city's fastest-growing and most dynamic...

- 815 Emancipation Avenue presents flexible zoning and build-to-suit opportunities in the heart of Houston's up-and-coming East Downtown district.
- Prime location directly across from Houston Dynamo FC's Shell Energy Stadium, with three sides of exposure and heavy foot traffic from nearby venues.
- Previously used as a fitness center and ideal for creative, retail, or warehouse uses, with flexible build-out options for various tenant needs.
- Surrounded by new luxury apartments, dining, cafés, nightlife, and an expanding population base of over 460,000 residents within 5 miles.
- Entire city block controlled by ownership, an experienced developer, offering tenants unique large-scale expansion and redevelopment opportunities.
- Situated inside an Opportunity Zone through 2026 and bordered by 901 Emancipation Avenue and 0 Walker Street.

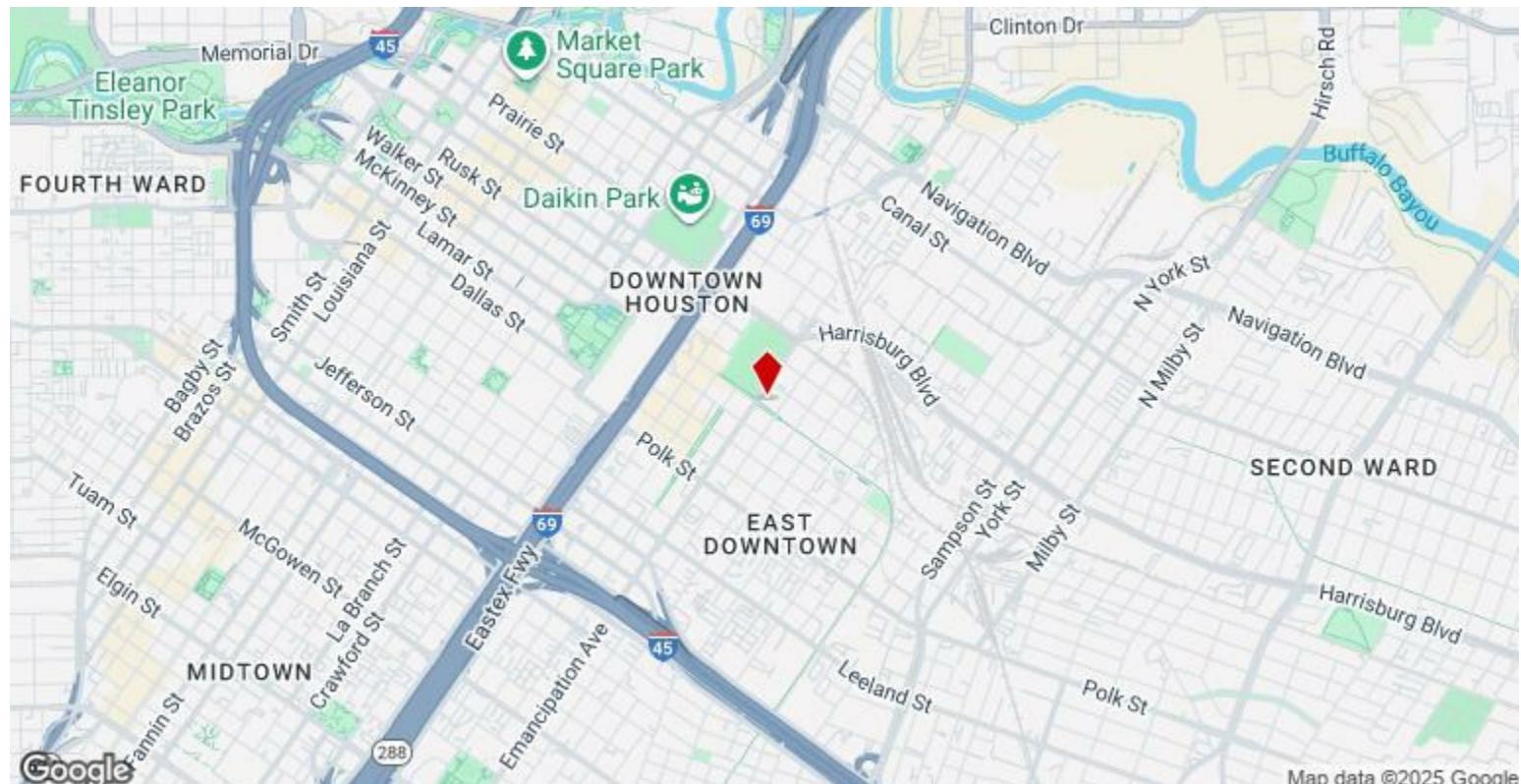


Rental Rate:	Upon Request
Min. Divisible:	7,750 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	15,500 SF
Year Built:	1955
Rental Rate Mo:	Upon Request

1st Floor

1

Space Available	7,750 - 15,500 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable



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815 Emancipation Avenue in Houston presents an incomparable leasing opportunity in the heart of East Downtown, one of the city's fastest-growing and most dynamic neighborhoods.

Directly across from Shell Energy Stadium, home of Houston Dynamo FC and a potential host site for the 2026 FIFA World Cup, this versatile property offers three sides of exposure and access to heavy foot traffic generated by nearby sporting and entertainment venues. The George R. Brown Convention Center and Minute Maid Park are also just minutes away, placing tenants at the immediate center of a vibrant activity hub.

The divisible 15,000-square-foot building features a 16-foot clear height, two exterior dock doors, perimeter fencing. Parking available separately. Fully air-conditioned and previously operated as a gym, the space offers an expansive open floor plan ideal for fitness, creative, retail, or flexible warehouse uses. With ownership on hand to provide support and a subsidized build-out, tenants can easily customize the space or redevelop and build on the site to fit their operational needs for any use.

Surrounded by new luxury apartments, coffee shops, dining, and nightlife, the property benefits from a rapidly growing population base of more than 460,000 residents within 5 miles, with household incomes averaging over \$106,000. The Columbia Tap Rail-Trail also passes through the property's southern edge, providing added community connectivity. Plus, convenient access to Interstate 69 enhances accessibility for both tenants and guests.

Ownership controls the entire city block, making larger development opportunities possible for tenants with broader visions. Located within an Opportunity Zone and benefiting from tax incentives, ownership is open to considering selling the parcel at \$195 per square foot.

This high-demand East Downtown location provides a unique chance to secure a presence in one of Houston's most energetic and opportunity-rich districts.

Property Photos



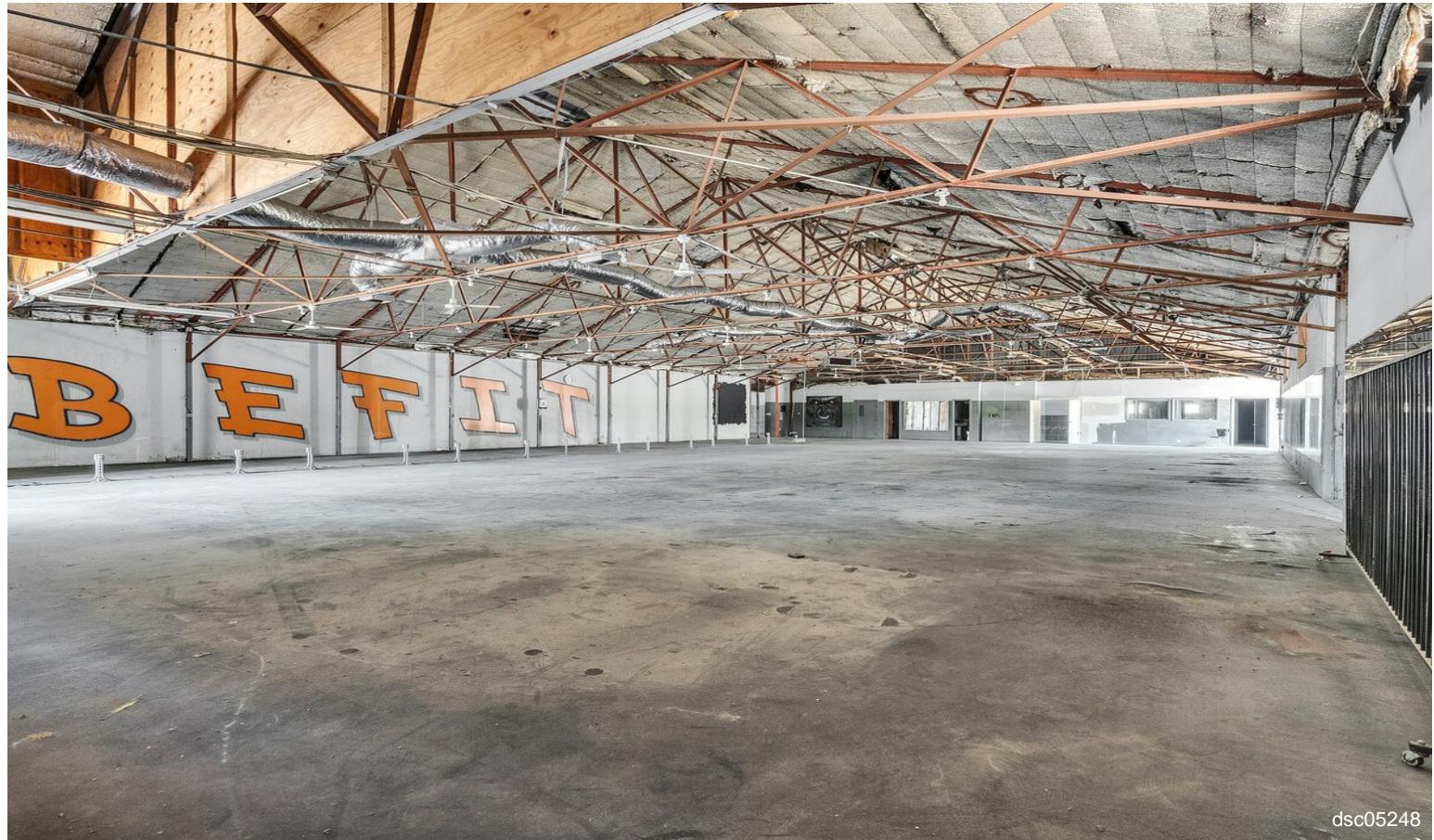
Property Photos



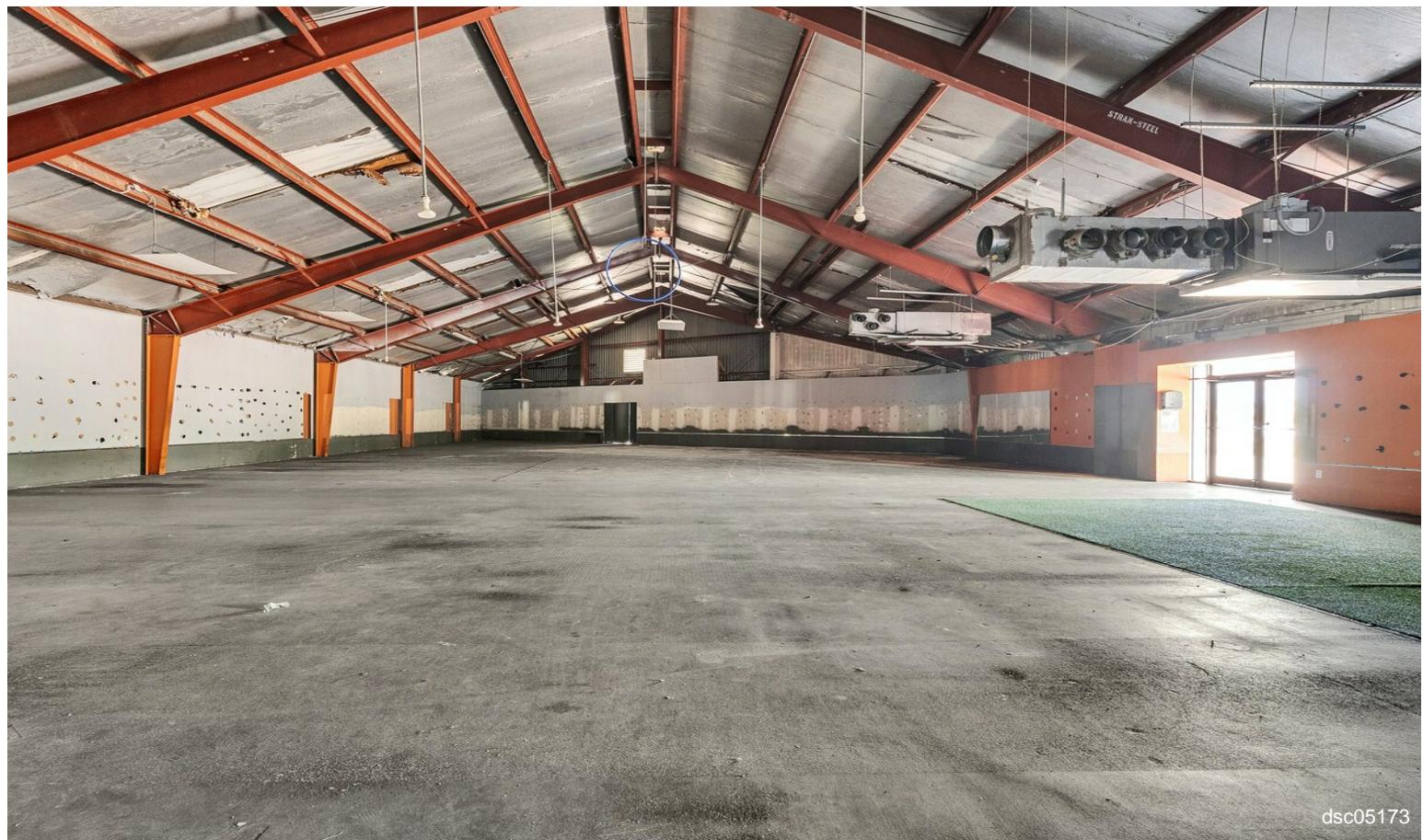
Property Photos



Property Photos



Property Photos

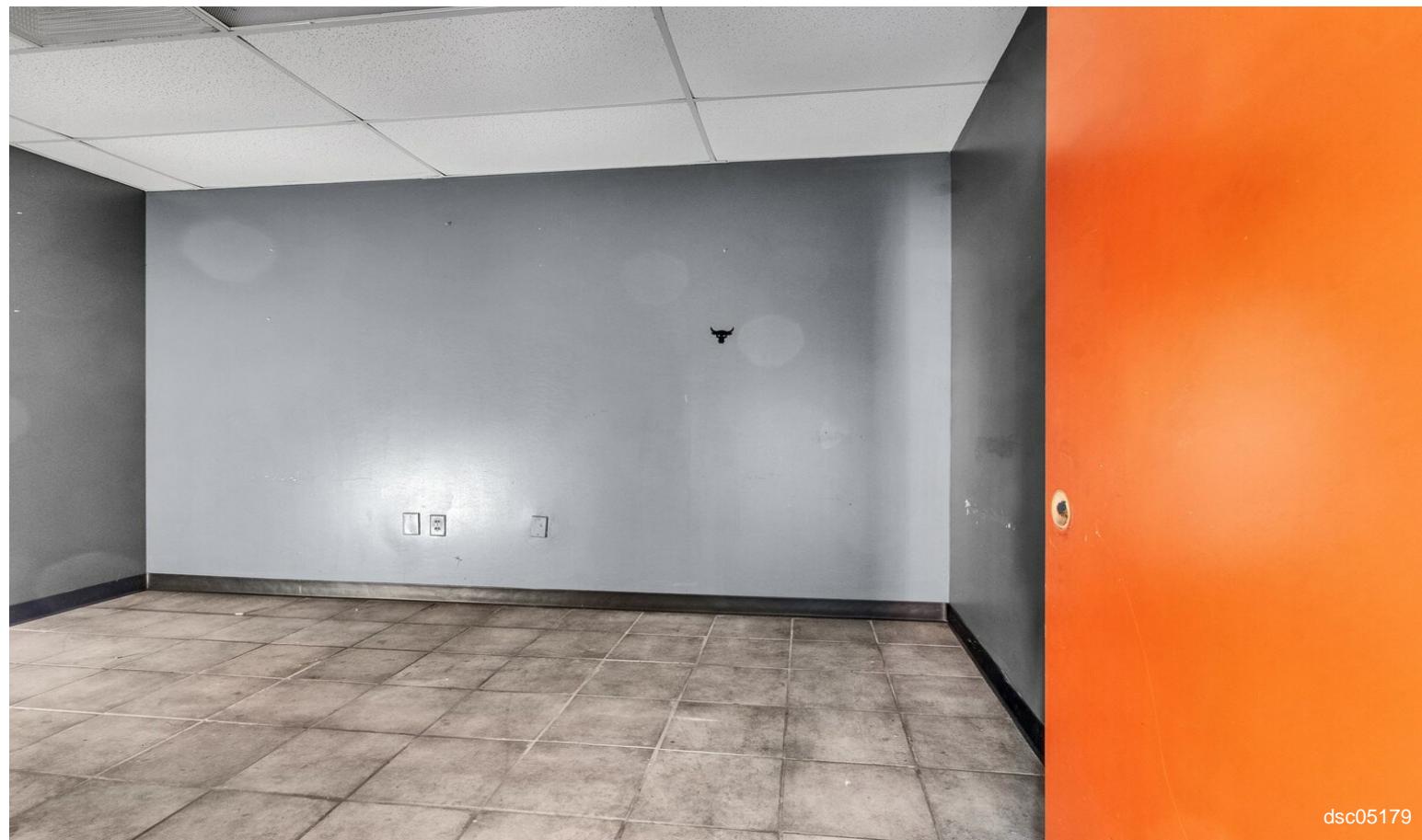


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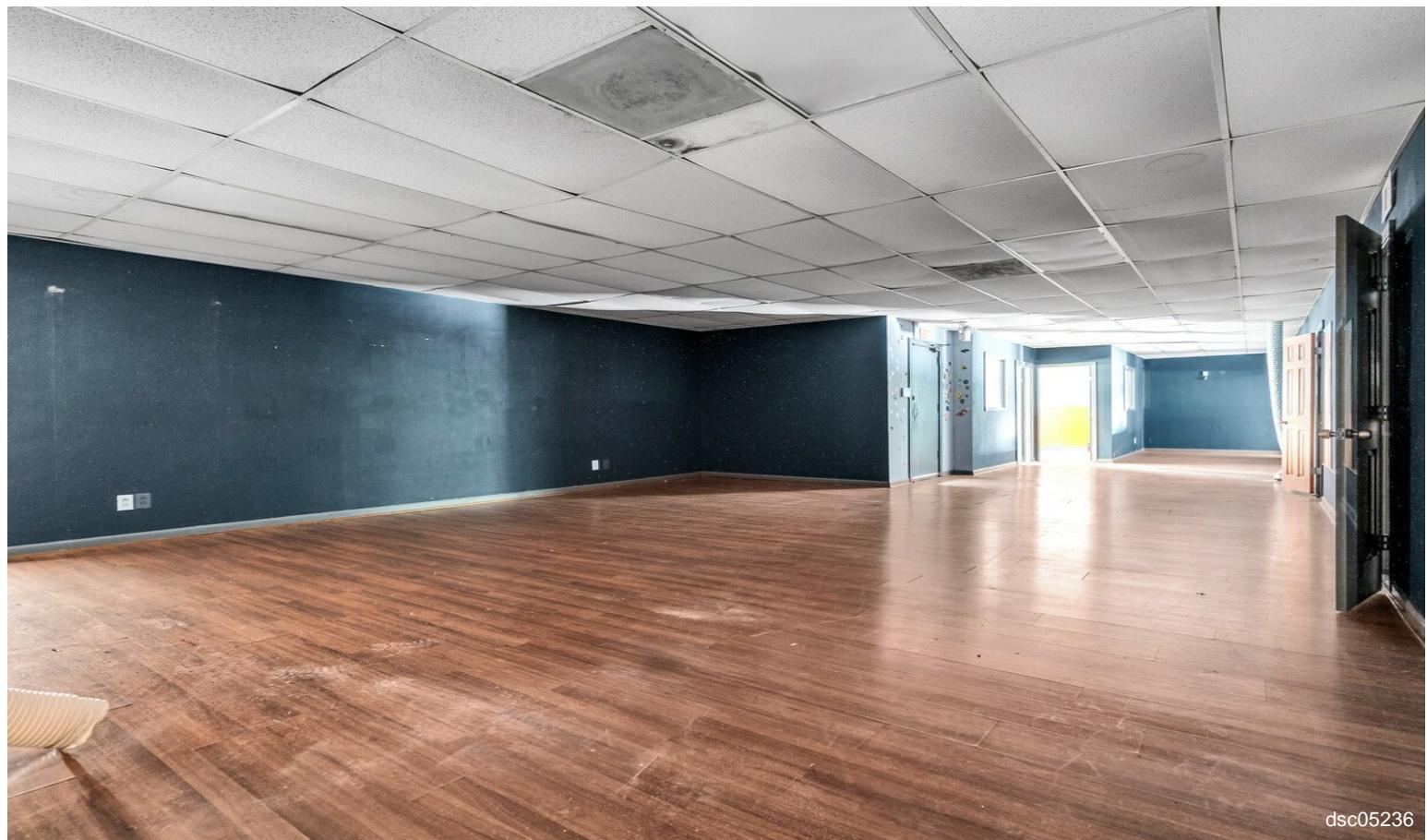
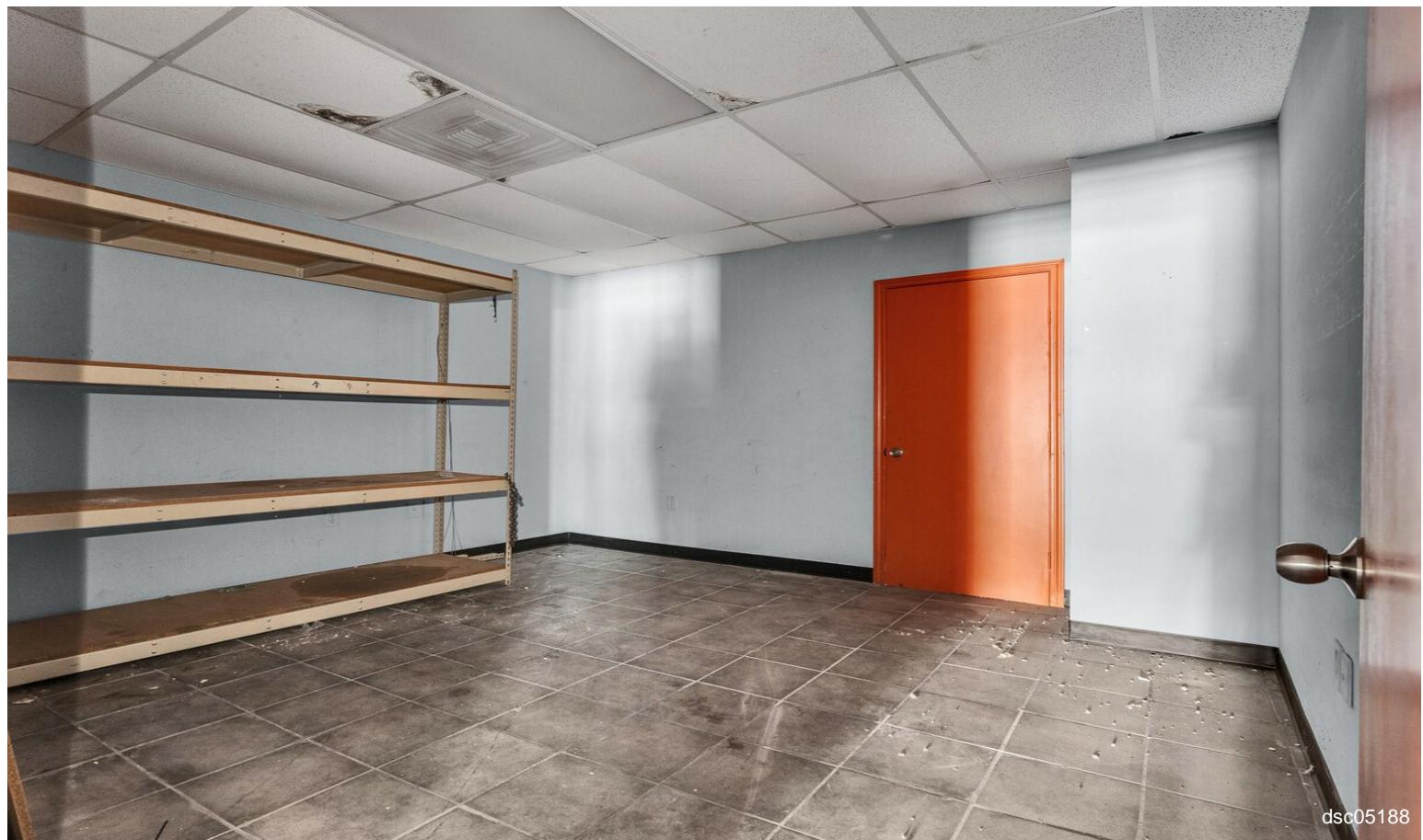


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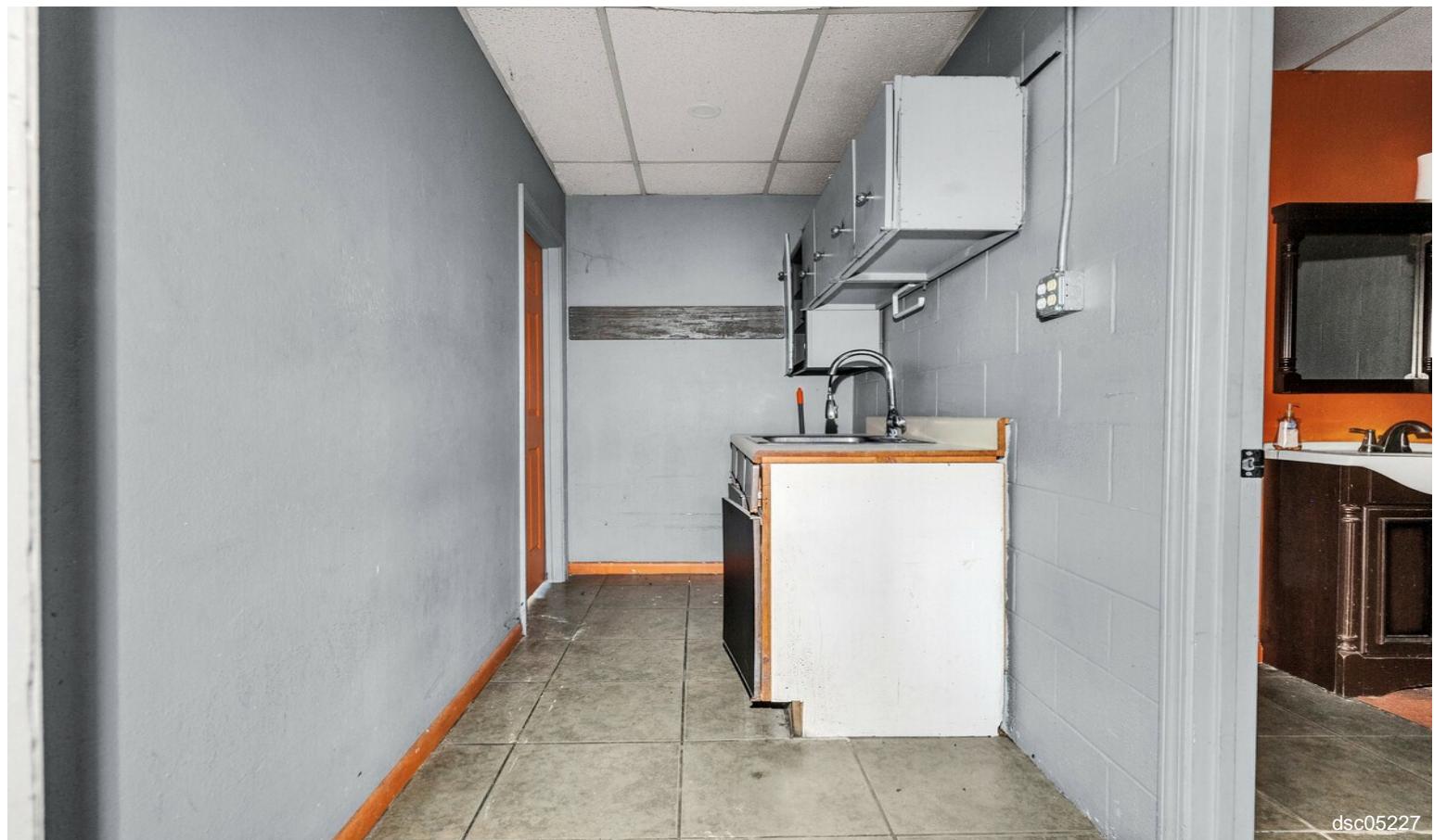
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Proximity to Minute Maid Park and George R. Brown Convention Center

Property Photos



Available for Lease and Repositioning



Opportunity Zone Location Offering Tax Incentives for Tenants and Investors 

Property Photos



Redevelopment and Customization Potential



Entire City Block Controlled by Ownership for Future Development

Property Photos



Located in Houston's Fastest-Growing, Most Dynamic Neighborhood



Build-Out Support Available to Create a Tailored Tenant Space

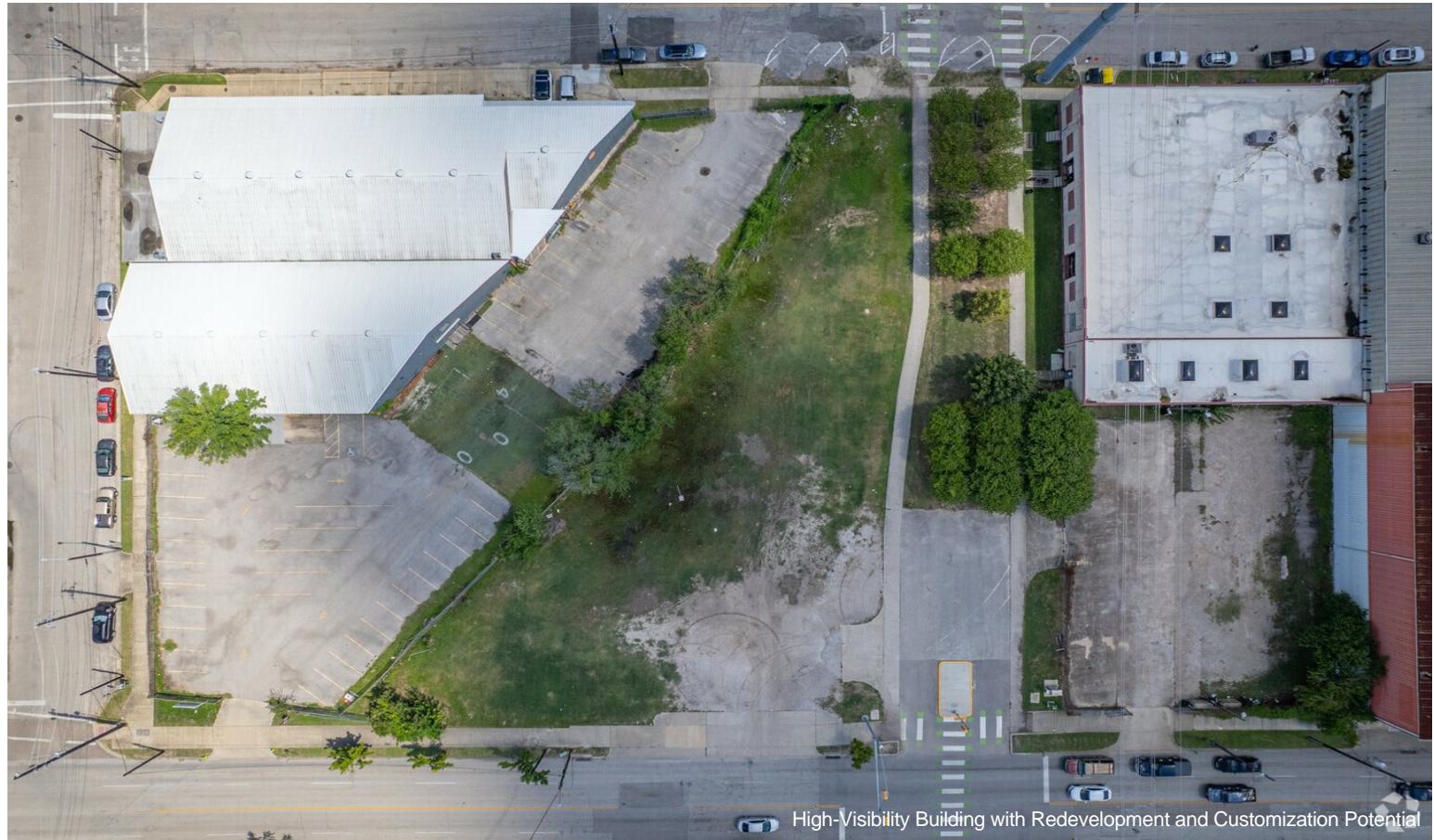
Property Photos



Property Photos



Located in Houston's Fastest-Growing, Most Dynamic Neighborhood



High-Visibility Building with Redevelopment and Customization Potential