



1113VINE

1113 VINE STREET HOUSTON, TEXAS 77002

**OFFICE SPACE
FOR LEASE**

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PROPERTY DASHBOARD

ADDRESS

1113 Vine Steet
Houston, Texas 77002

RENTAL RATE

\$24-28/SF

LOCATION

Downtown Houston

AVAILABILITY

NEW SUITES AVAILABLE!

STORIES

2 Stories

NNN

Est. \$11.50

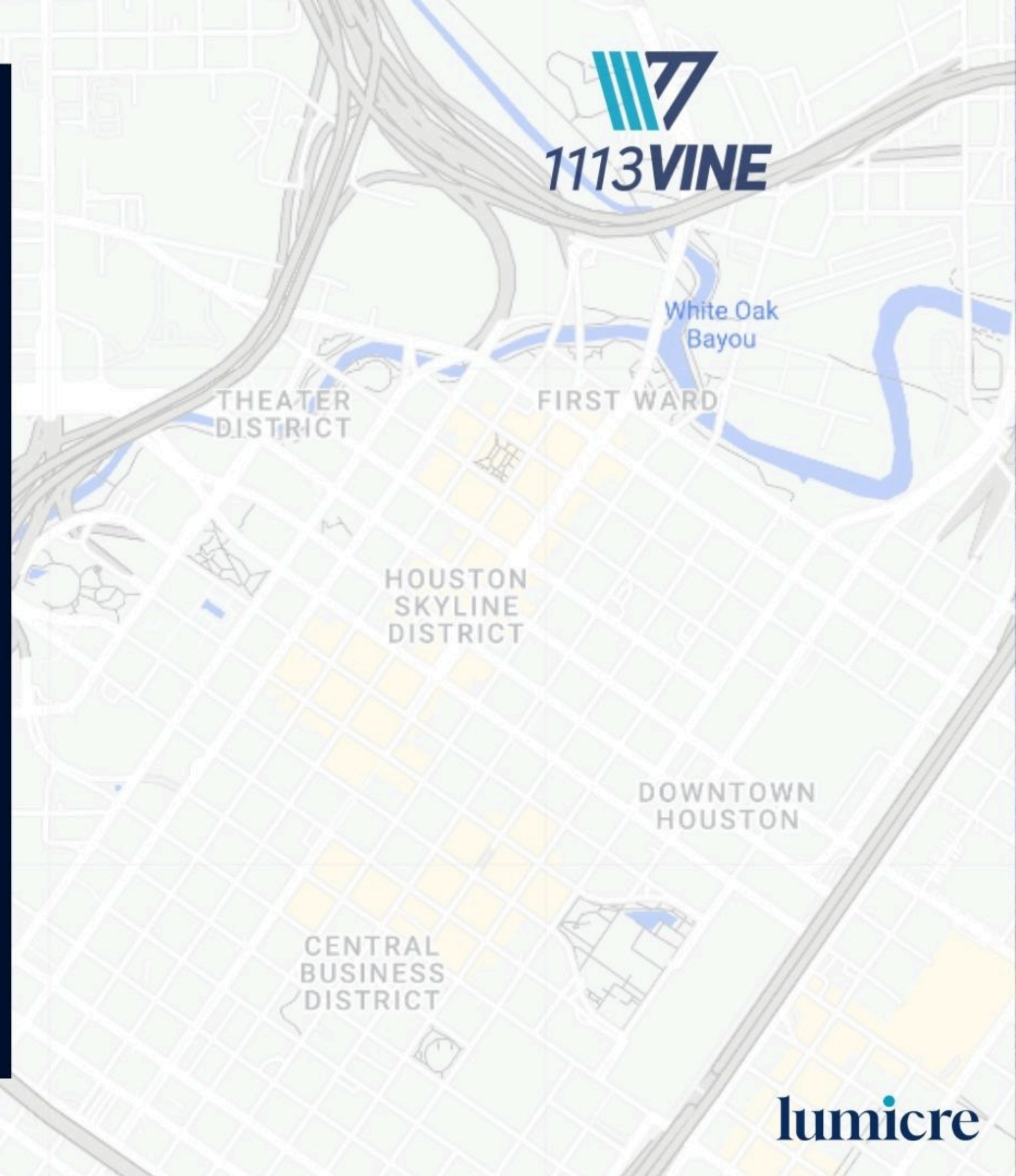


DOWNTOWN HOUSTON

Houston stands as a dynamic city boasting a thriving sports culture, housing top-tier teams that have captured both local and national acclaim. The heart of this sports fervor resides in downtown Houston, where the Houston Rockets and the Houston Astros hold their home games in close proximity. Merely a stone's throw away lies Minute Maid Park, where the World Series Champion Houston Astros captivate enthusiasts with their baseball prowess.

The Hobby Center for the Performing Arts hosts a range of shows, from classic to contemporary musicals, delivering Broadway-quality performances in an architecturally stunning setting. Positioned at the core of the city, Discovery Green emerges as a 12-acre sanctuary, offering a diverse range of amenities and activities suitable for all age groups.

Houston is renowned for its diverse and delectable culinary scene, featuring various restaurants catering to every palate. Heavy hitters in the downtown area include Vic & Anthony's, known for its luxurious steak and seafood offerings, and Rosalie Italian Soul, which delights patrons with its authentic Italian fare. At the same time, Lyric Market offers a variety of gourmet options, making Houston a culinary destination for both residents and visitors alike.





THE PROPERTY

Historic Allure

1113 Vine Street, initially called the Union Transfer and Storage Building, was built in 1917 and underwent a modern renovation in 2020. This commercial loft-style property, now uniquely revamped, offers a creative environment for office and retail spaces and holds a listing on the National Register of Historic Places. Conveniently located, it's within walking distance of Downtown Houston's Historic Business District and Arts District Houston. The Arts District is a state-appointed cultural hub that boasts over 300 studio spaces for local artists, designers, and makers, offering an insider's view into the creative process. Situated along the central business district, the district features the highest concentration of working artists in Texas.

FIRST FLOOR | 33,000 SF MAIN LOBBY LEVEL



SUITE BREAKDOWN

SUITE 100	OCCUPIED
SUITE 101	OCCUPIED
SUITE 110	OCCUPIED
SUITE 115	OCCUPIED
SUITE 117	OCCUPIED
SUITE 120	OCCUPIED
SUITE 121	OCCUPIED
SUITE 138	AVAILABLE 2,875 SF
SUITE 140	OCCUPIED
SUITE 150	OCCUPIED

SECOND FLOOR | 33,000 SF TOP-LEVEL



SUITE BREAKDOWN

SUITE 200	OCCUPIED
SUITE 201	AVAILABLE
SUITE 202	OCCUPIED
SUITE 204	OCCUPIED
SUITE 206	OCCUPIED
SUITE 210	OCCUPIED
SUITE 211A	AVAILABLE
SUITE 215	OCCUPIED
SUITE 217	OCCUPIED
SUITE 220	OCCUPIED
SUITE 220A	AVAILABLE
SUITE 220B	OCCUPIED
SUITE 221	OCCUPIED
SUITE 230	OCCUPIED
SUITE 239	OCCUPIED
SUITE 240	OCCUPIED

1113 VINE STEET HOUSTON, TEXAS 77002

AVAILABLE SUITES FOR LEASE

1ST FLOOR

SUITE 138

2,875 SF

2ND FLOOR

SUITE 201

3,804 SF

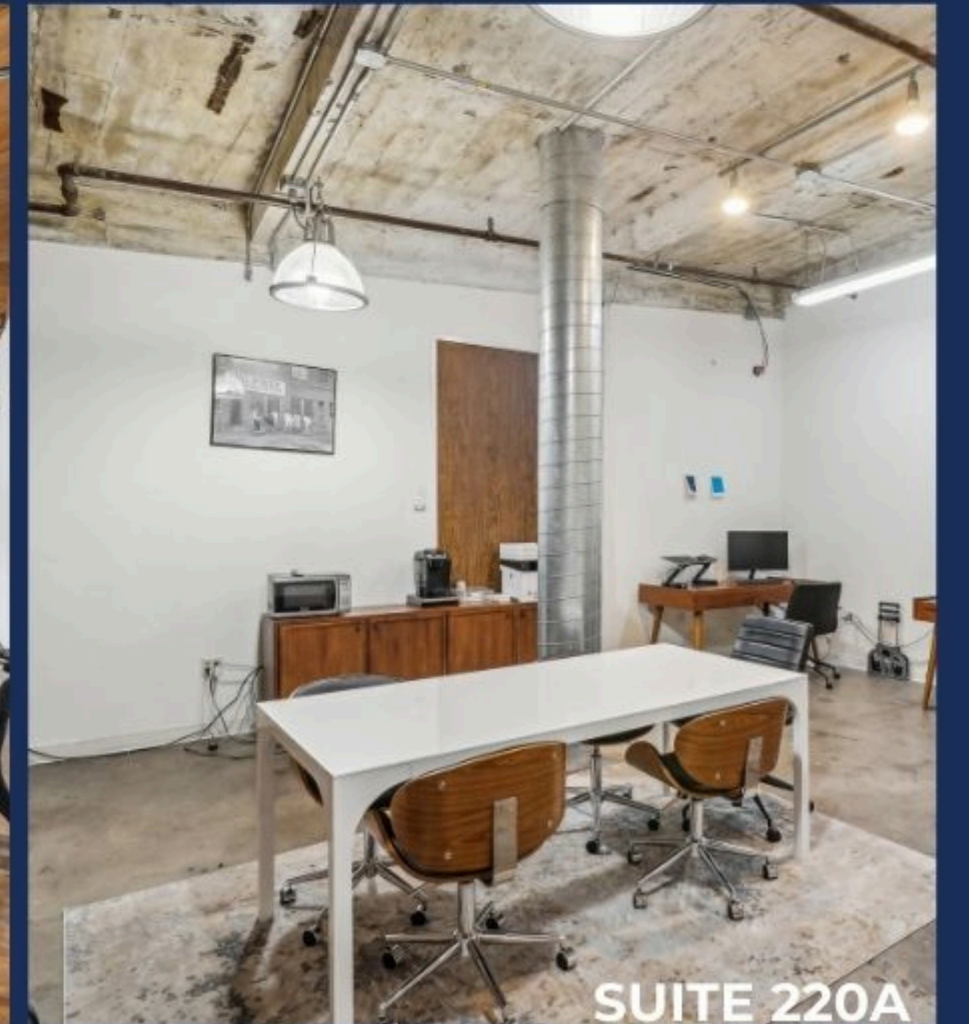
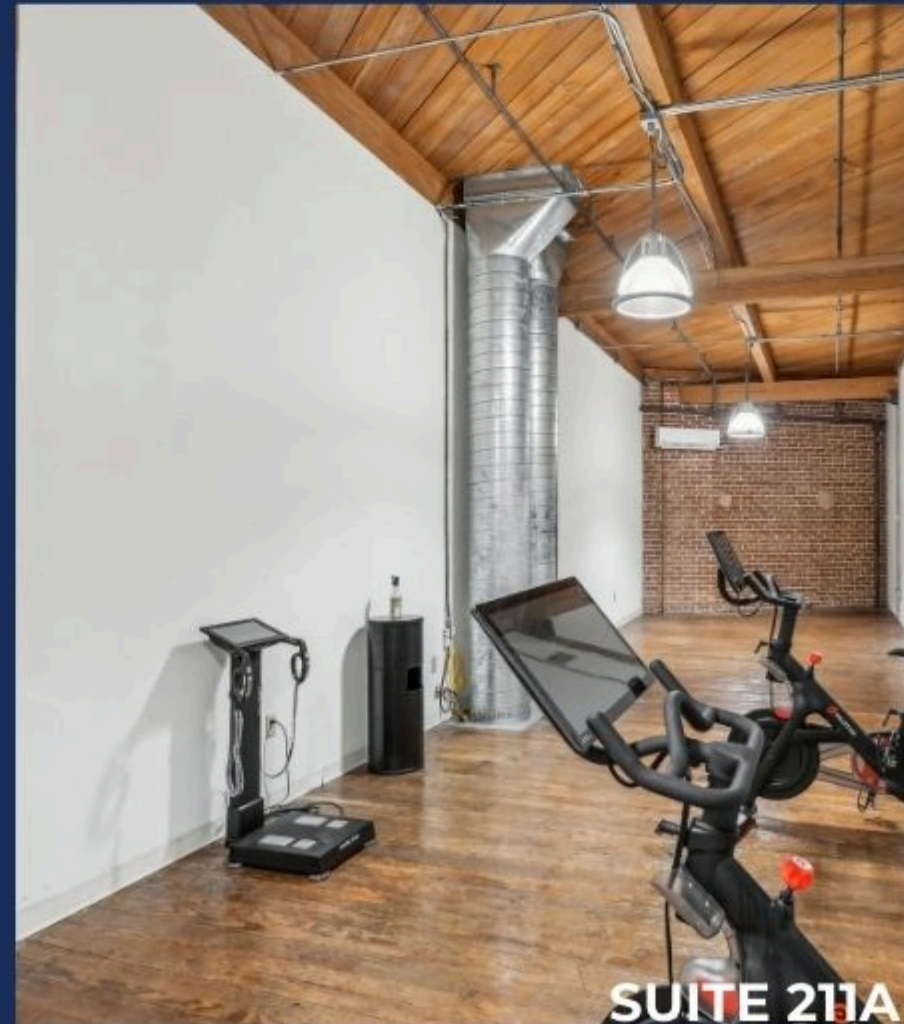
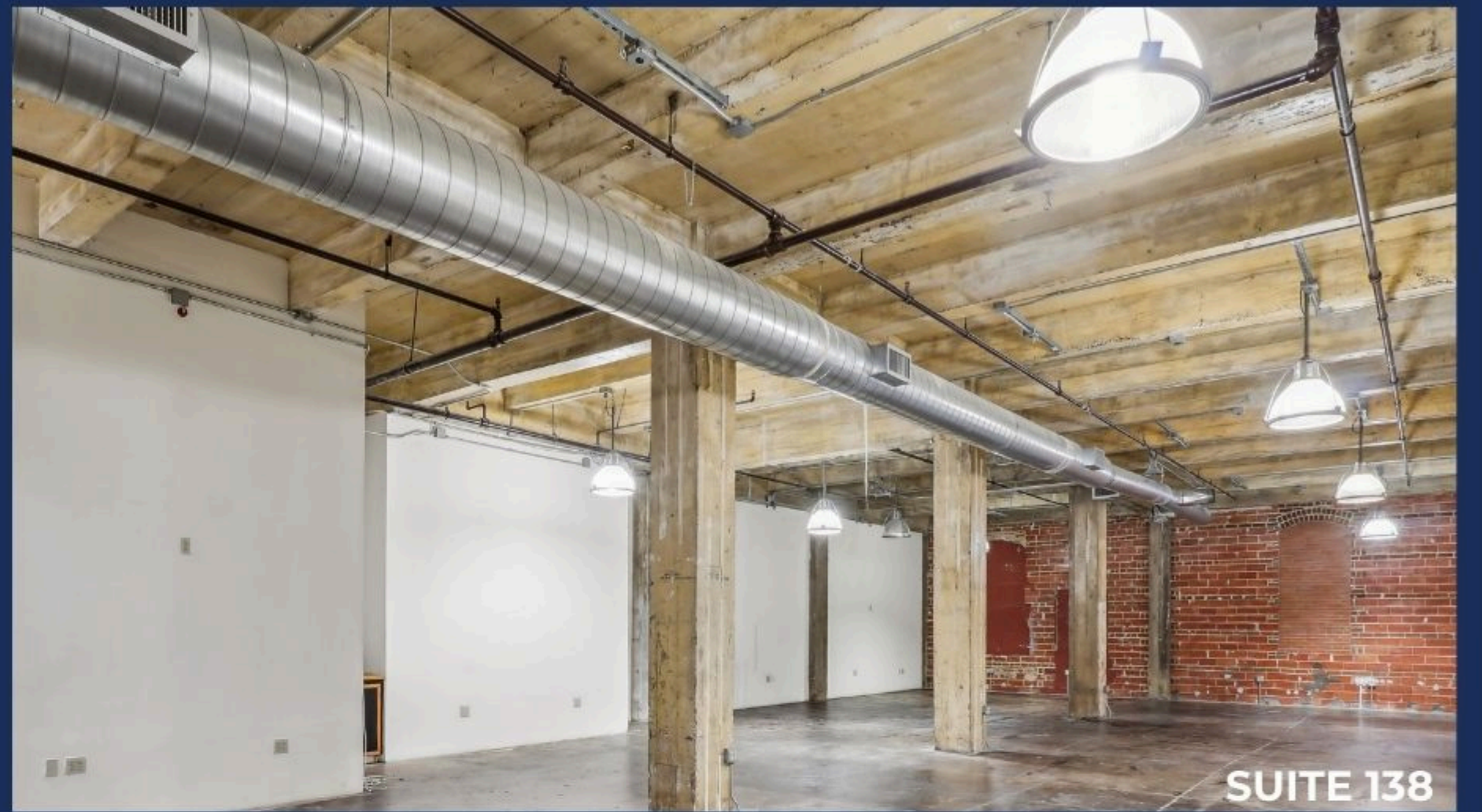
SUITE 211A

625 SF

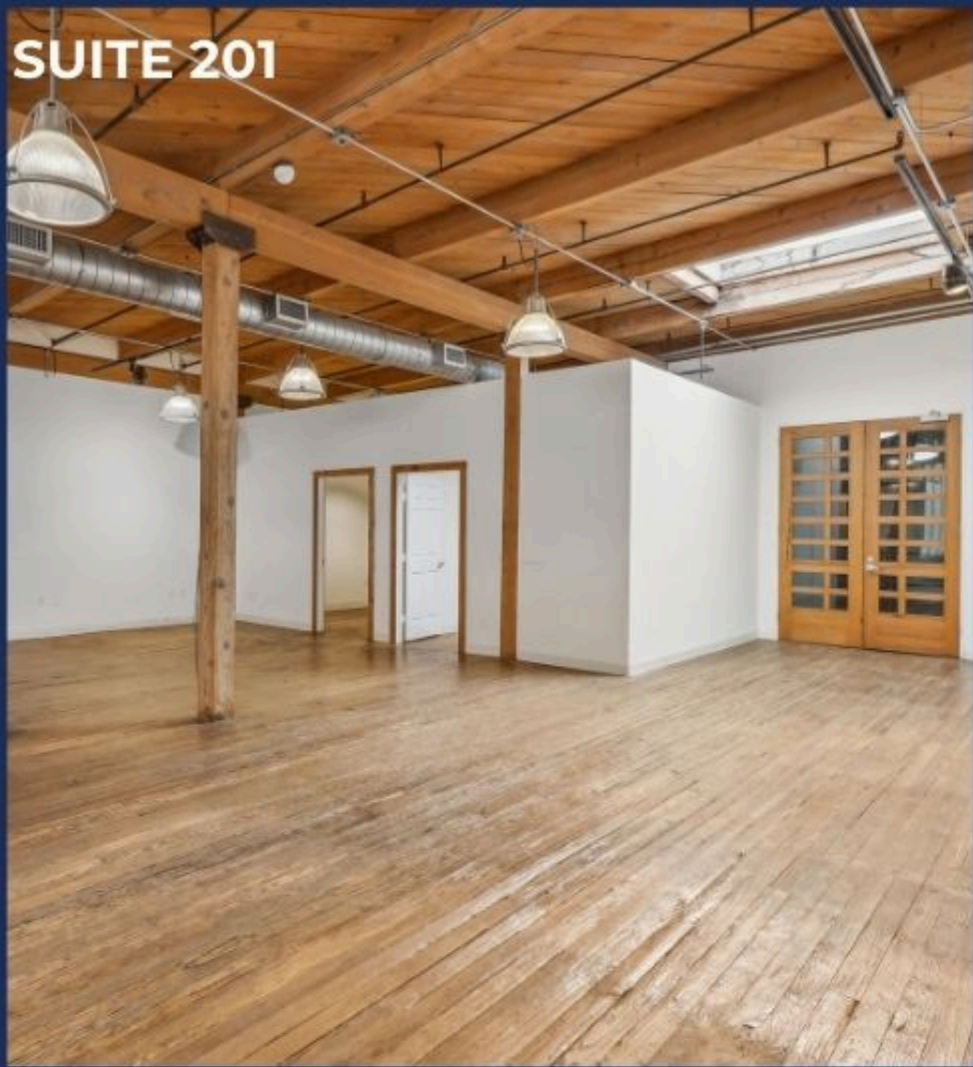
SUITE 220A

500 SF

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SUITE 201



SUITE 201



1113 VINE STEET HOUSTON, TEXAS 77002

SUITE 201

SECOND FLOOR | 3,804 SF

Suite 201 features a loft-style open floorplan with a kitchenette, two private offices, semi-private offices with customizable partitions, and two private conference rooms. Skylights and windows provide natural light. Hardwood floors are spread throughout the entire space. This layout supports both collaborative and private work needs.

SUITE 201

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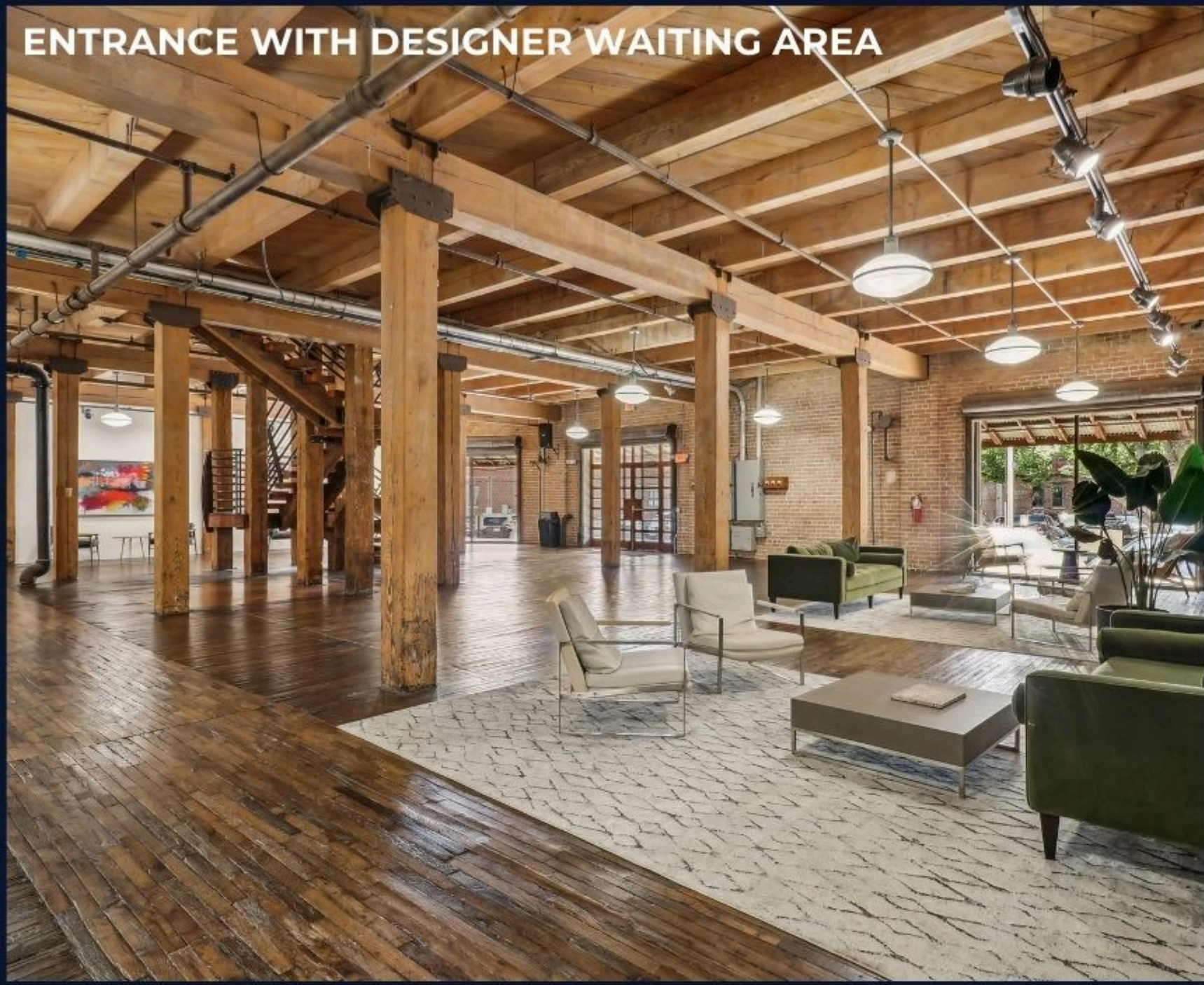
+/-11,000 SF OPPORTUNITY

LOWER LEVEL FOR LEASE

Lower-Level business opportunity consisting of +/- 11,000 SF of shell space, perfectly suited for users such as photographers, event spaces, creative studios, storage, data centers, offices, or workshops. Its flexible and open layout allows for easy adaptation, making it perfect for accommodating diverse business needs.



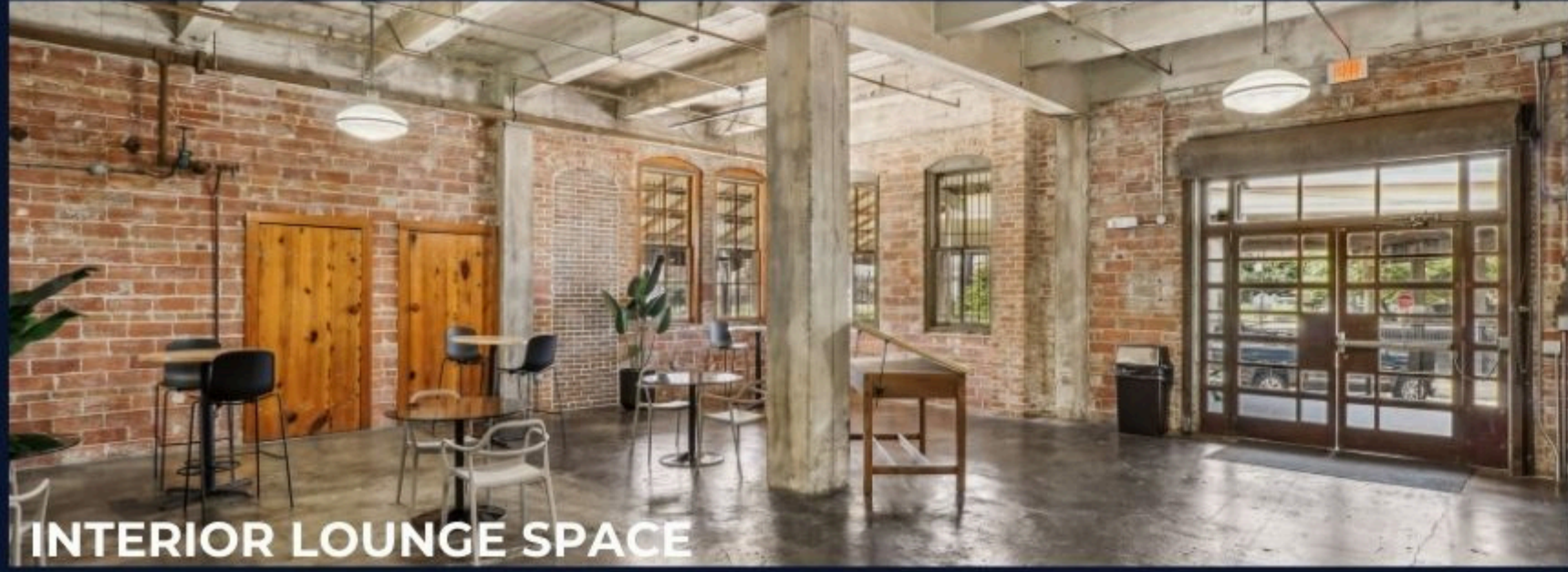
ENTRANCE WITH DESIGNER WAITING AREA



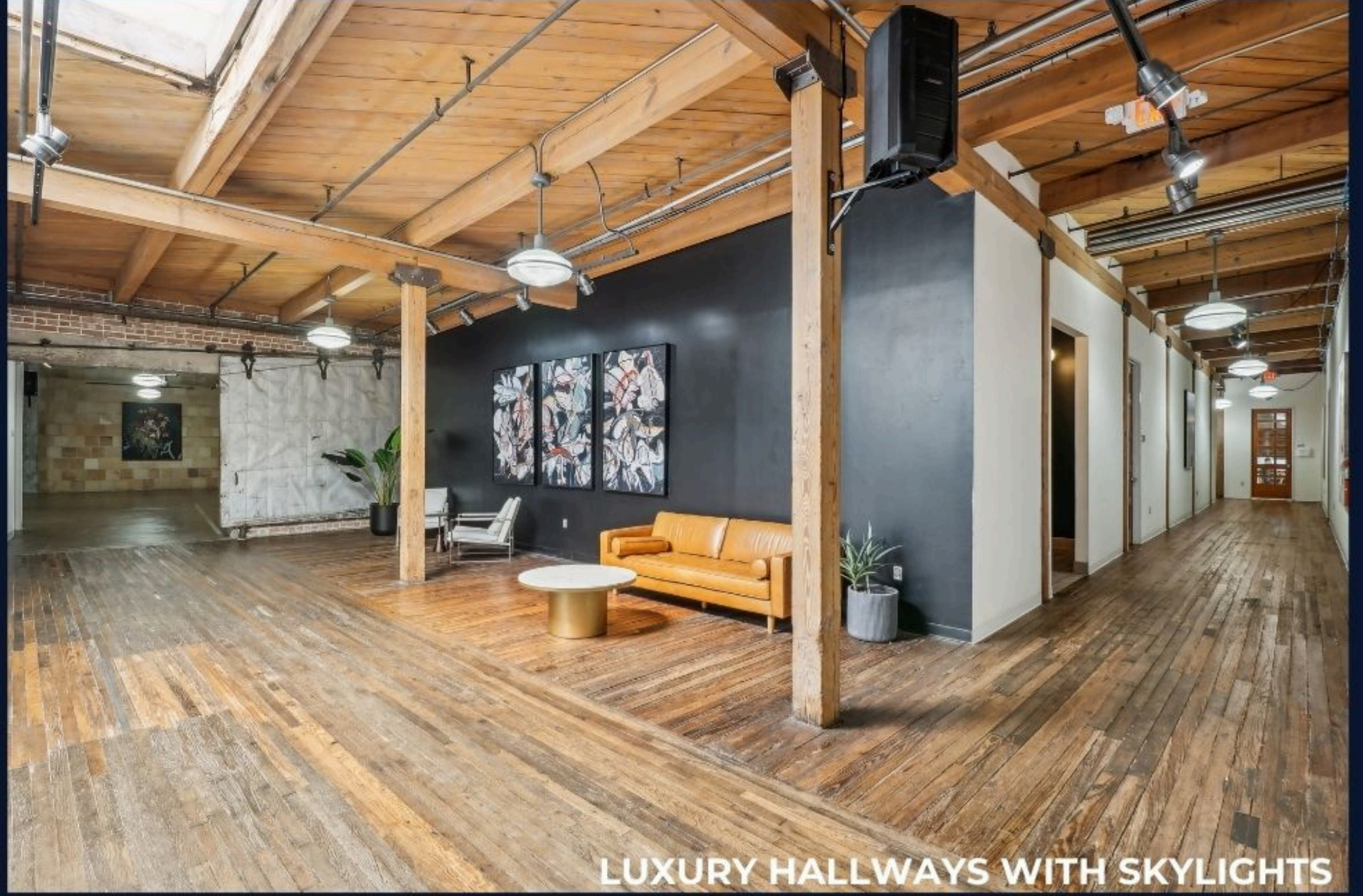
EXTERIOR PHOTO FEATURING DOWNTOWN SKYLINE



INTERIOR LOUNGE SPACE



LUXURY HALLWAYS WITH SKYLIGHTS



Lumicre About Us

LEADING COMMERCIAL REAL ESTATE

For more than two decades, Lumicre has worked tirelessly to be a leading commercial real estate firm. From CRE investments to property management, our detail-oriented experts are your one-stop solution. Our fast-paced, client-focused approach sets us apart from the competition. Today, our experienced staff oversee the acquisition, disposition, and management of over 5 million square feet of commercial property.

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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maggie Conrad	791855	mc@lumicre.com	281-957-3893
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date