

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

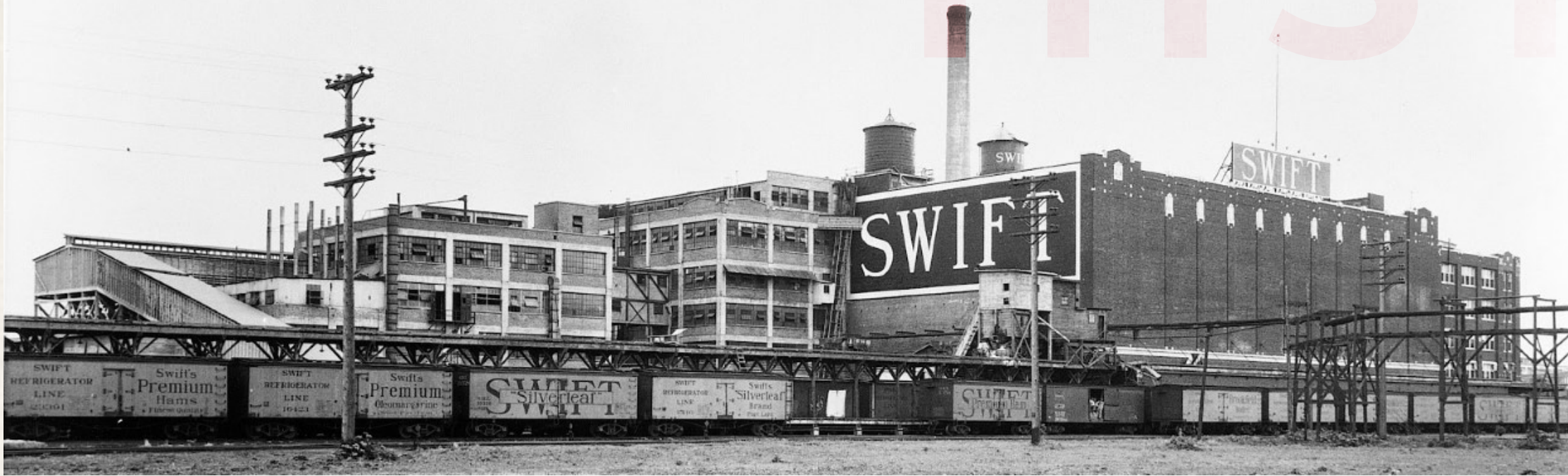
Delivering shell spaces Q1 of 2026

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.

ABOUT THE SWIFT BLDG

1 Rooftop cocktail garden

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

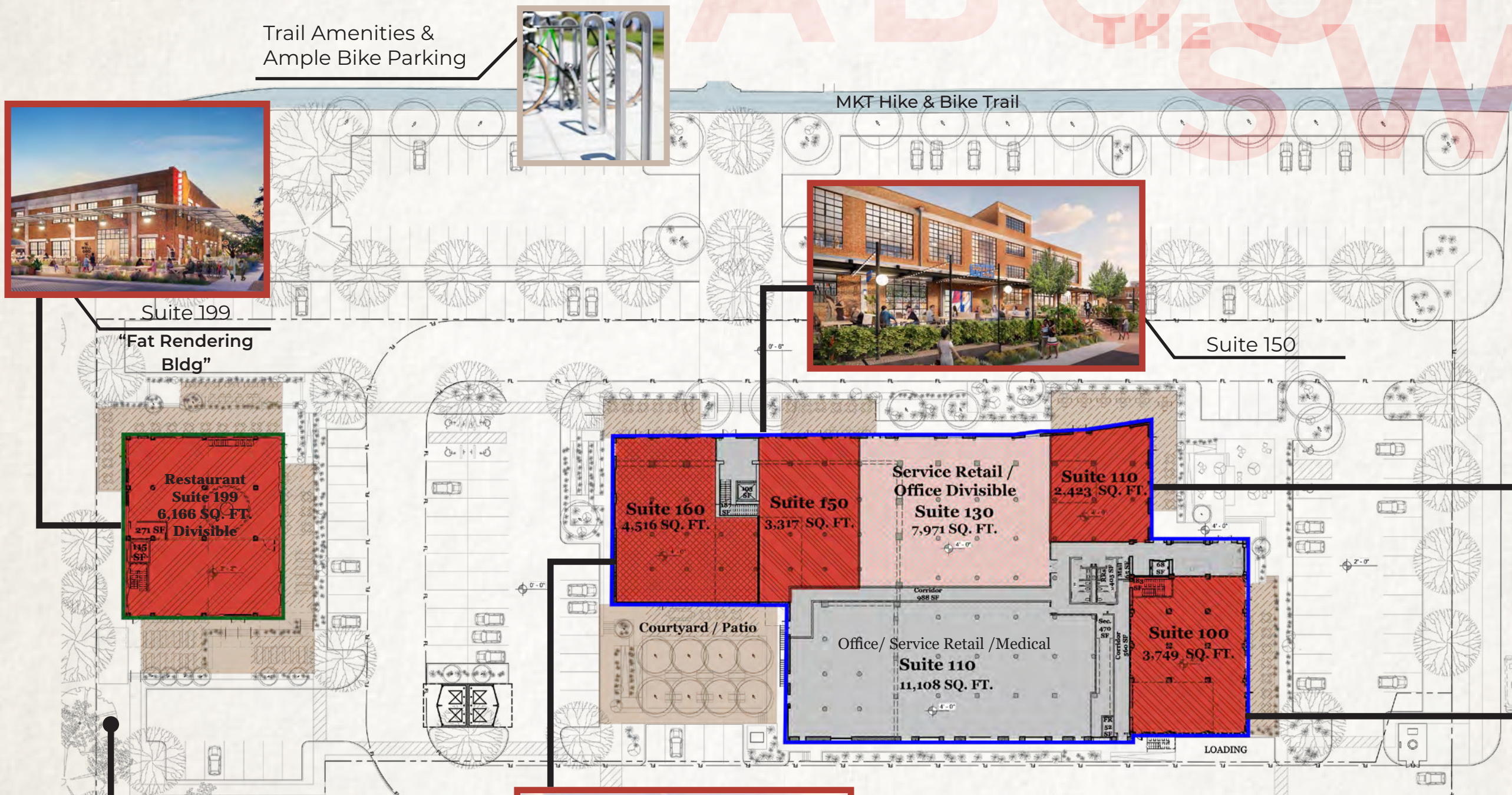
Exposed brick and concrete elements



VIEW FROM MKT HIKE & BIKETRAIL

THE
SWIFT BLDG

ABOUT THE SWIFT BLDG



- Food + Beverage
- Office
- Main Building
- Fat Rendering Building
- Patio
- Office

THE SWIFT BLDG

Rooftop Terrace
On Level Three

Suite 160

Suite 110

Suite 100

Suite 150

Suite 199

TODAY



TOMORROW

**THE
SWIFT BLDG**



SUITE 100

THE
SWIFT BLDG



SUITE 100 INTERIOR

THE
SWIFT BLDG



SUITE 110

THE
SWIFT BLDG



SUITE 150

THE
SWIFT BLDG



SUITE 160

THE
SWIFT BLDG



ROOFTOP TERRACE

THE
SWIFT BLDG



SUITE 199

THE
SWIFT BLDG



SUITE 199

THE
SWIFT BLDG

SWIFT & COMPANY

TODAY










THE
SWIFT BLDG

THE SWIFT BLDG



LEGEND

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



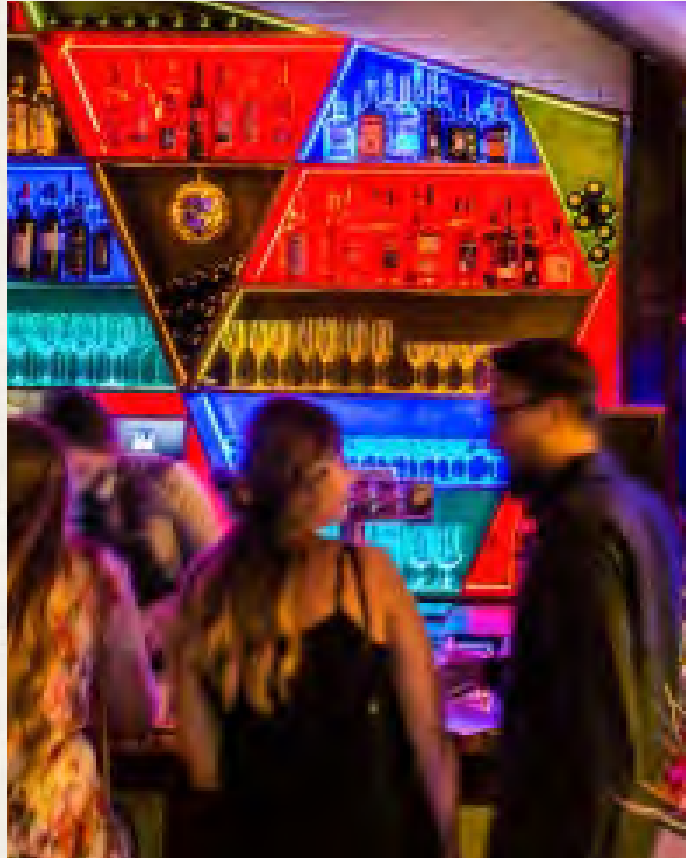
DEMOGRAPHICS

	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.



THE
SWIFT BLDG



18TH STREET & SHEPHERD

Snooze
SMOOSH
Supercia
SWEAT 1000
LA LUCHA

HISTORIC 19TH STREET

harold's
merchie's
BOOMTOWN COFFEE
RIDE
COMMON BOND
The Olive
MANREADY MERCANTILE
hopdoddy
Thai Spice
EMERSON ROBE
RIFE BOX

11TH STREET & YALE

HELEN IN THE HEIGHTS
DISH SOCIETY
EIGHT ROW
FLINT
CRIME
MAISON
Lola
bellagreen
Liberty Kitchen OYSTERETTE

MERCHANTS PARK

BIG LOTS
petco
Kroger
O'Reilly
UT* Physicians
SALLY BEAUTY
PAPA JOHN'S
Starbucks

M-K-T

TAFT
HOMESTEAD.
DECODE
BURDLIFE
sweetgreen
Kala Land
Semper BLUE
MGA
Ray-Ban
CARILOHA
LOVESAC
XCL RESOURCES
HIGHLINE PARK
Treadwell
anjouil's
SMYL
SUITSHOP
[solidcore]
SmartVault
DAQ CHLOE DYD

THE SWIFT BLDG

6TH STREET / WHITE OAK DR

Golden
handies do uzo
REVIVAL
bungaloom
TACOS AGOGO
ONION CREEK
COLT VARE
JuiceLand
Sam's

HEIGHTS MERCANTILE

RYE 51
LOCAL
Aēsop
PALOMA BEAUTY
POSTINO
Outdoor Voices
marine layer
DEFINE
the impeccable pig
chubbies
CLOUD 10
WARBY PARKER
Melange Creperie
LEMON LAINE

THE SWIFT BLDG

SITE PLAN



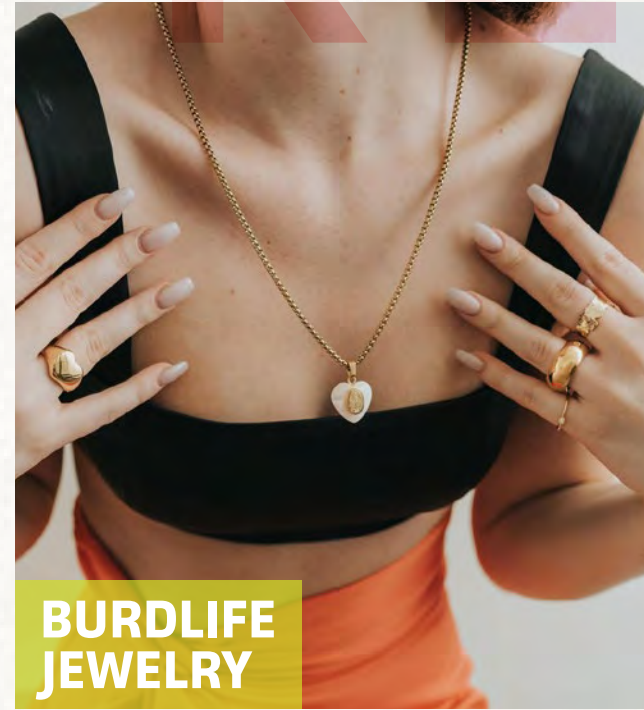
THE SWIFT BLDG

WALKABLE WELLNES & RETAIL

SMYL DENTISTRY



[SOLIDCORE]



BURDLIFE JEWELRY



RAY-BAN



VENETIAN NAIL SPA



TREADWELL



CHLOE DAO



HI, SKIN



UNION STUDIO YOGA

FAMILY SIDE



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.

RANDOM CAPITAL COMPLETED PROJECTS



THE
SWIFT BLDG

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