

2120 MONTROSE BLVD., HOUSTON, TX 77019

2120 MONTROSE



Boutique Workspace
Curated Perfectly

INTRODUCING

2120 MONTROSE

Set in one of Houston's most vibrant submarkets, 2120 Montrose is minutes from Midtown, Downtown, and the Museum and Medical Districts. With premier retail and dining—including The Montrose Collective, Autry Park, and River Oaks Shopping Center—right at your doorstep, it's a workplace destination where connectivity meets culture.





Traveler's Table



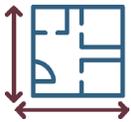
Menil Park, Houstonia Magazine



BUILDING HIGHLIGHTS



Two-story office building undergoing comprehensive exterior and interior renovations



Four spec suites contiguous up to 11,063 SF



Class A finishes throughout



High visibility along Montrose Blvd.

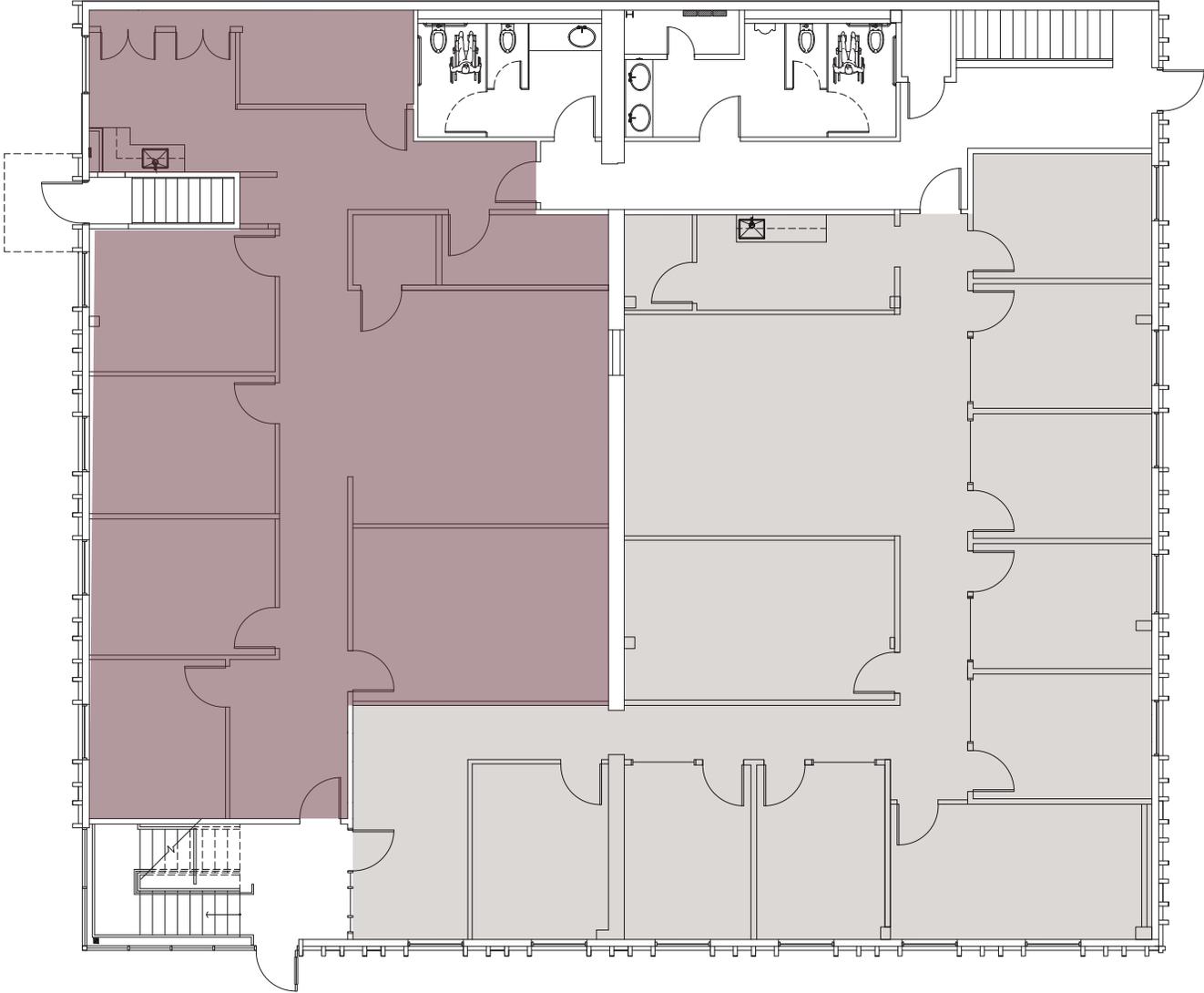




FIRST FLOOR

Suite 100 - 2,417 SF

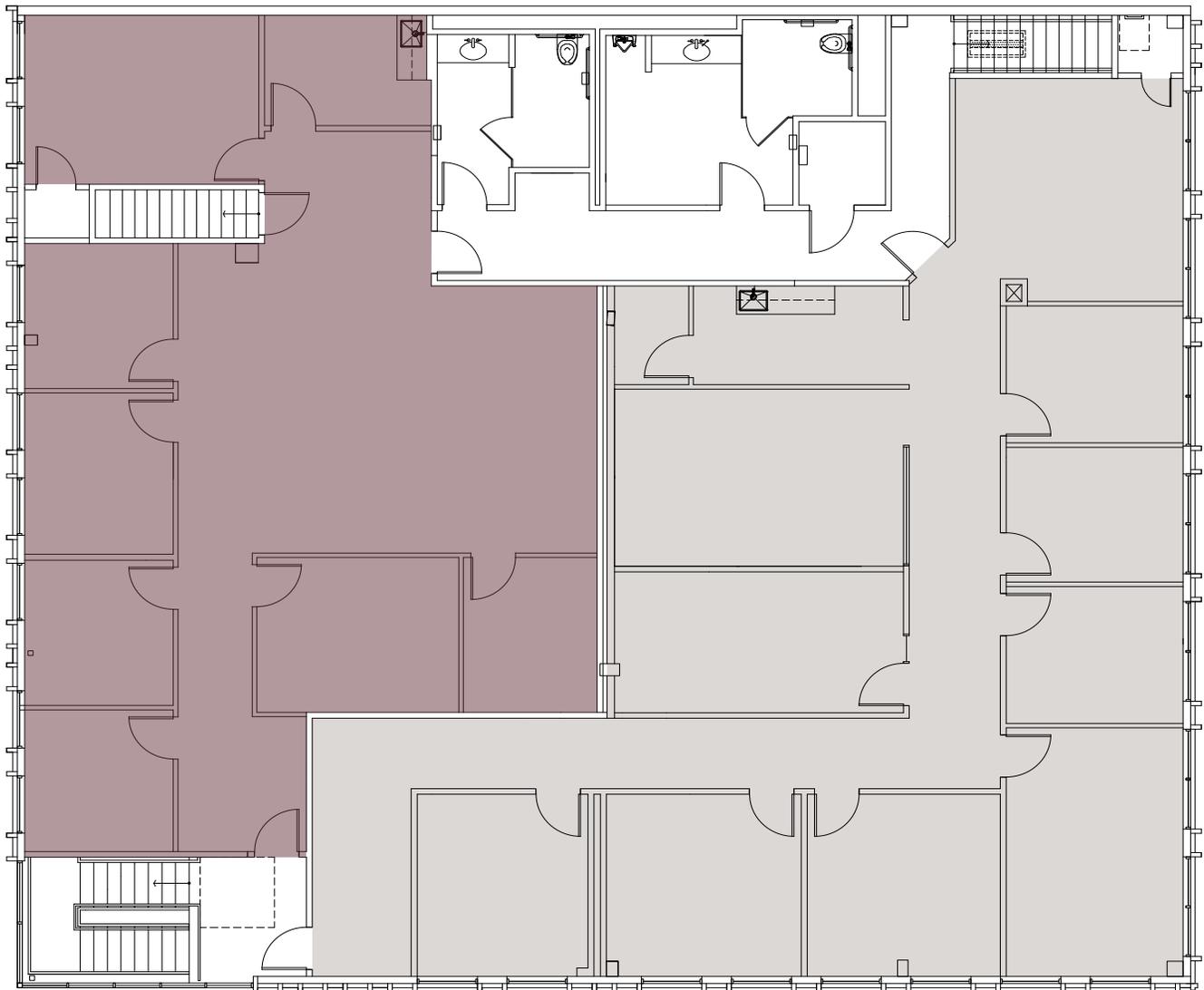
Suite 150 - 3,166 SF



SECOND FLOOR

Suite 200 - 2,454 SF

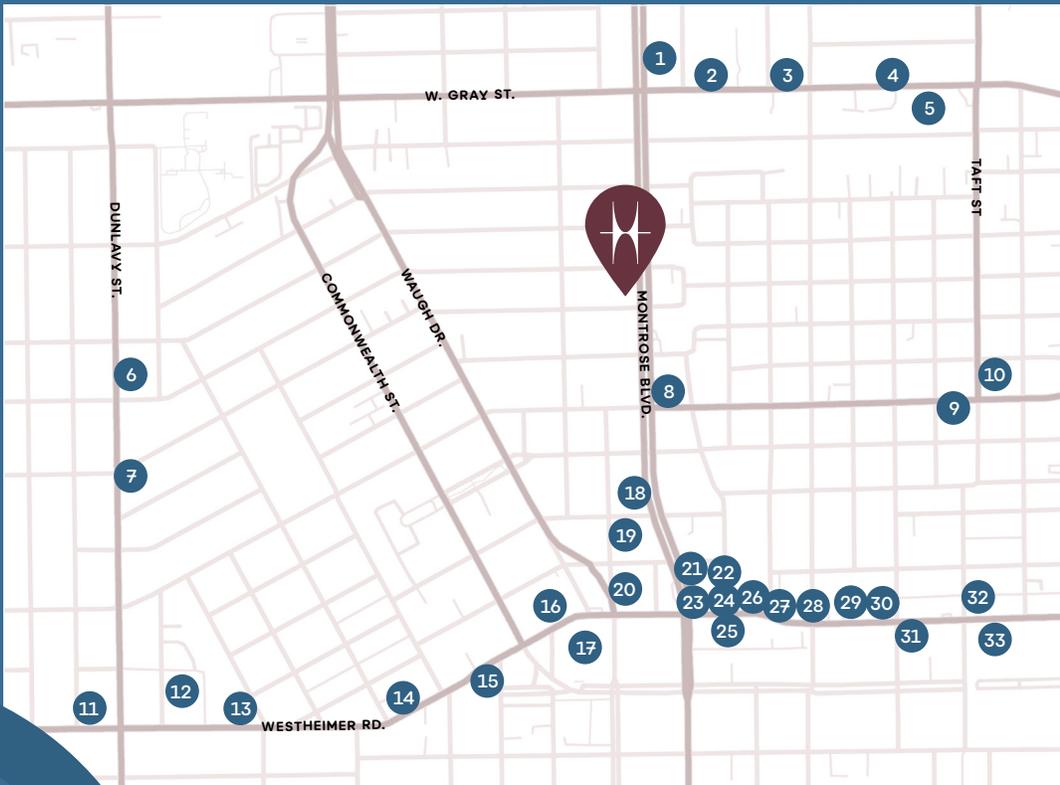
Suite 250 - 3,058 SF





Prime Location & Premium Amenities

SELECT NEARBY RESTAURANTS & BARS



- 1 Pizaro's Pizza Napoletana
- 2 Della Coffee
- 3 Pink's Pizza
- 4 Barnaby's Cafe
- 5 A'dor
- 6 Cielito Cafe
- 7 La Guadalupana
- 8 La Mexicana
- 9 Boheme
- 10 Cuchara
- 11 Agora
- 12 Melrose
- 13 Hugo's
- 14 Anvil
- 15 sweetgreen
- 16 Voodoo Doughnut
- 17 Mala Sichuan Bistro



AUTRY PARK

RIVER OAKS SHOPPING CENTER

RIVER OAKS

MONTROSE

MONTROSE COLLECTIVE

DOWNTOWN

MIDTOWN

MUSEUM DISTRICT

- 18 Niko Niko's
- 19 Riva's
- 20 Blacksmith
- 21 The Burger Joint
- 22 Graffiti Raw
- 23 Sophie
- 24 Uchi
- 25 Citizen of Montrose
- 26 Marmo
- 27 La La Land
- 28 Katz's
- 29 Traveler's Table
- 30 Osaka
- 31 Sorrento
- 32 El Tiempo Cantina
- 33 Yummy's Hot Chicken

About the Owner

Braun Enterprises is a full-service commercial real estate firm committed to forging lasting relationships and making a positive impact in the communities we serve. Specializing in ground-up development, redevelopment, and repositioning, our award-winning team transforms well-located properties across Texas into thriving destinations. To date, we have acquired and redeveloped over 4 million square feet of commercial real estate, each project meticulously operated, leased, and managed for long-term success.





4M+ SF

Developed or
Repositioned Since 1989

Serving

1,000+

Local, Regional, and
National Tenants

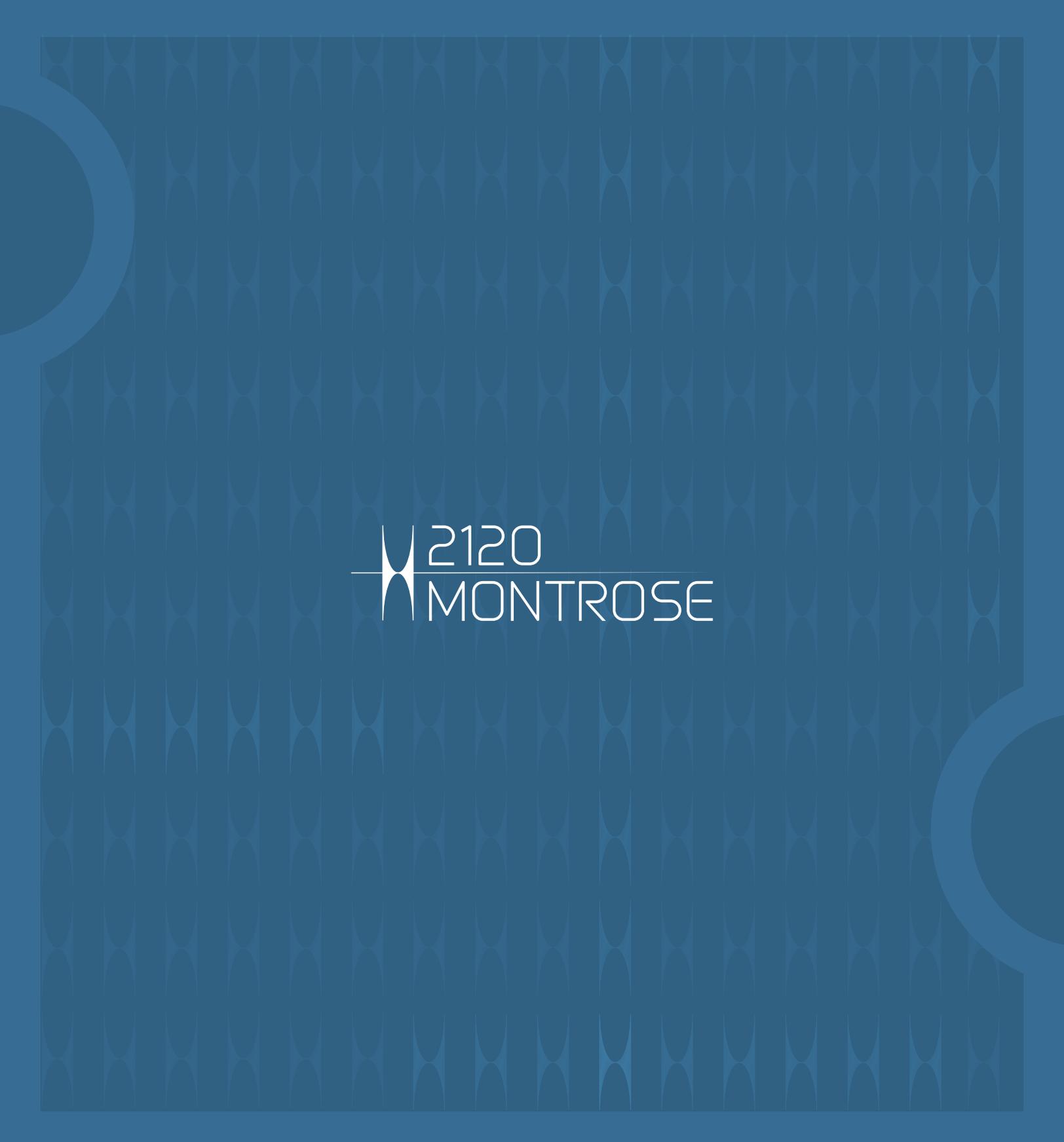
1.6M+ SF

of Office Projects
Repositioned Since 2009

50+

Properties Acquired
and Repositioned in
Houston's Inner Loop





2120
MONTROSE

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