

## ABOUT US

DEALCO offers inspiring retail, office, residential, and creative workspace in nationally recognized adaptive re-use developments in Houston's urban core. Led by founder Jon Deal, Deal Co has demonstrated a passion for restoring, renovating, and repurposing historical structures to create exciting new environments for Houston's leading creative entrepreneurs, professionals, and working artists.



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## ACCOLADES

### PAST PROJECT AWARDS INCLUDE:

+ **ULI AMERICAS AWARDS FOR EXCELLENCE**

*For Sawyer Yards (2021)*

+ **GOOD BRICK AWARD**

*For The Silos at Sawyer Yards (2019)*

+ **ULI DEVELOPMENT OF DISTINCTION AWARD**

*For Sawyer Yards (2018)*

+ **GOOD BRICK AWARD**

*For 3000 Caroline Street - Midtown (2008)*

+ **GOOD BRICK AWARD**

*For Prospect Apartments - Museum District (2001)*



OVER **750,000** VISITORS  
ANTICIPATED ANNUALLY

THE  
**DEAL**  
COMPANY

DEVELOPMENT & INVESTMENTS

THE **DEAL** COMPANY  
DEVELOPMENT & INVESTMENTS

**MEOW WOLF** at  
**MONCRIEF LENOIR**

2103 LYONS AVENUE, HOUSTON, TX 77020



# CONCEPT SITE PLANS

Moncrief Lenoir Buildings  
2103 Lyons Avenue,  
Houston TX 77020

Dealco, developer of Sawyer Yards, one of the largest creative communities in the nation, announces 120,000 SF of mixed-use space for lease. This historic property will be anchored by the latest Meow Wolf Portal, slated to open in Fall of 2024. Co-tenants have a once in a lifetime opportunity to lease a stunning piece of Houston history that will dominate tourism for decades to come.

## KEY DEVELOPMENT DATA

- ☑ Year Built ..... 1917 - 1968
- ☑ Total Development ..... ± 120,000 SF
- ☑ Meow Wolf (Bldg. 2) ..... ± 33,000 SF
- ☑ Paid parking spaces ..... ± 427

## GROUND LEVEL DETAIL



## OFFERINGS

## SQ FT

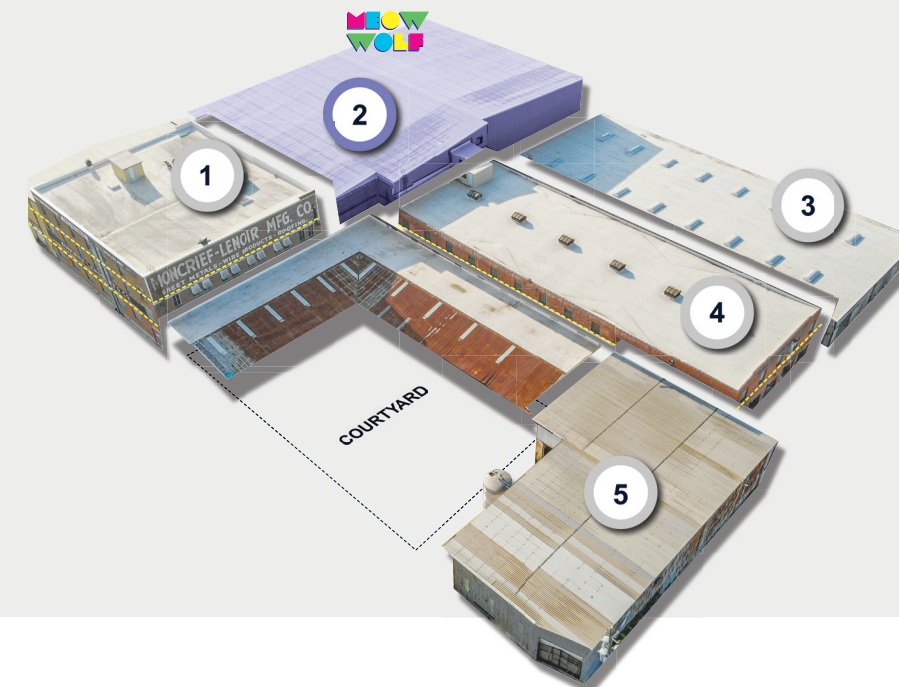
- Bldg. 1 - Level 1 F&B - Suite A ..... 2,182
- Bldg. 1 - Level 1 F&B - Suite B ..... 2,246
- Bldg. 1 - Level 1 F&B - Suite C ..... 1,889
- Bldg. 1 - Level 1 F&B - Suite D ..... 1,987
- Bldg. 1 - Level 2 Loft Office ..... 12,672
- Bldg. 1 - Level 3 Loft Office ..... 12,672

UPDATED: 1/2024

## OFFERINGS

## SQ FT

- Bldg. 3 - F&B / Retail - Suite A..... 2,755
- Bldg. 3 - F&B / Retail - Suite B..... 1,743
- Bldg. 3 - F&B / Retail - Suite C..... 1,758
- Bldg. 3 - F&B / Retail - Suite D..... 10,425
- Bldg. 4 - Level 1 F&B ..... 12,950
- Bldg. 4 - Level 2 ..... 15,350
- Bldg. 5 - Bar and Grill ..... 7,985



SCAN FOR DETAILS

## LEVEL 2



## LEVEL 3

