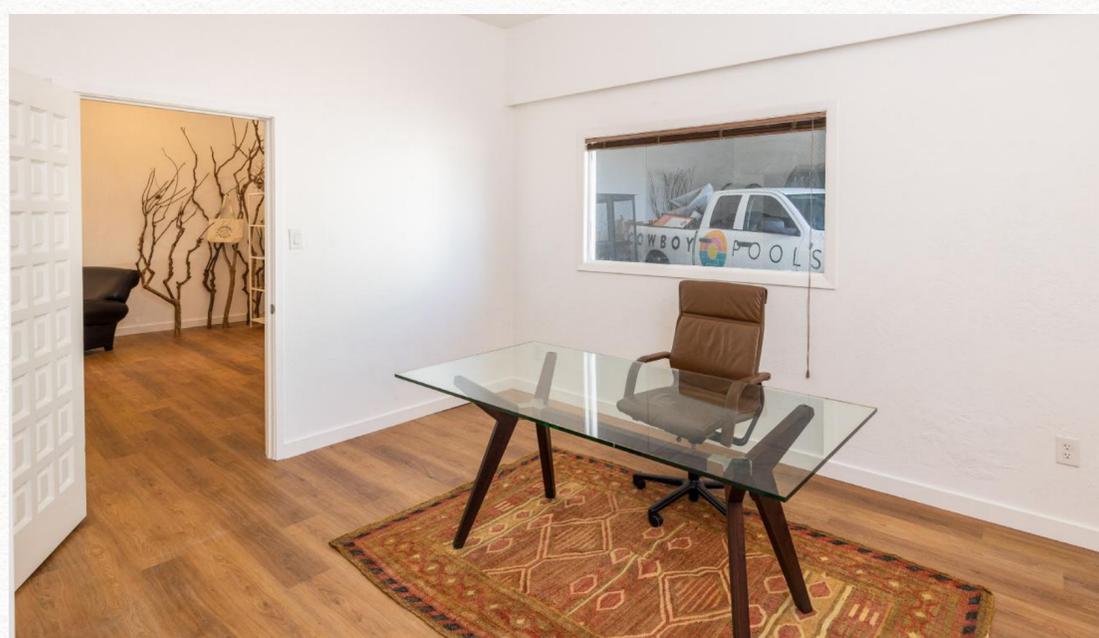




EASTWOOD
3915 MCKINNEY | FOR LEASE



FULLY TRANSFORMED FOR YOUR FUTURE GROWTH

FLEX Space at 3915 McKinney offers creatives, makers, and founders unique spaces to innovate and expand in the heart of Houston's rapidly evolving Eastwood neighborhood. Whether you need an insulated warehouse with 21' clear heights and 12' x12' overhead doors, with or without attached conditioned office space, or just a modern office in a great location, FLEX Space is the option you need to supercharge your venture. With the ability to walk to numerous acclaimed bars, coffee shops, and restaurants, and plenty of parking, this is the location you'll love to make your new HQ.



2 FLEX SPACES AVAILABLE FOR LEASE



SPACE #1:
672 sqft. office suite with
private outdoor patio space



SPACE 3:
3,148 sqft. with an insulated
warehouse with 21' clear
heights and 12' x12'
overhead doors

LOBBY

SPACE #1



SPACE #3



SPACE #2

LEASED



SPACE #5

LEASED



SPACE #4

LEASED





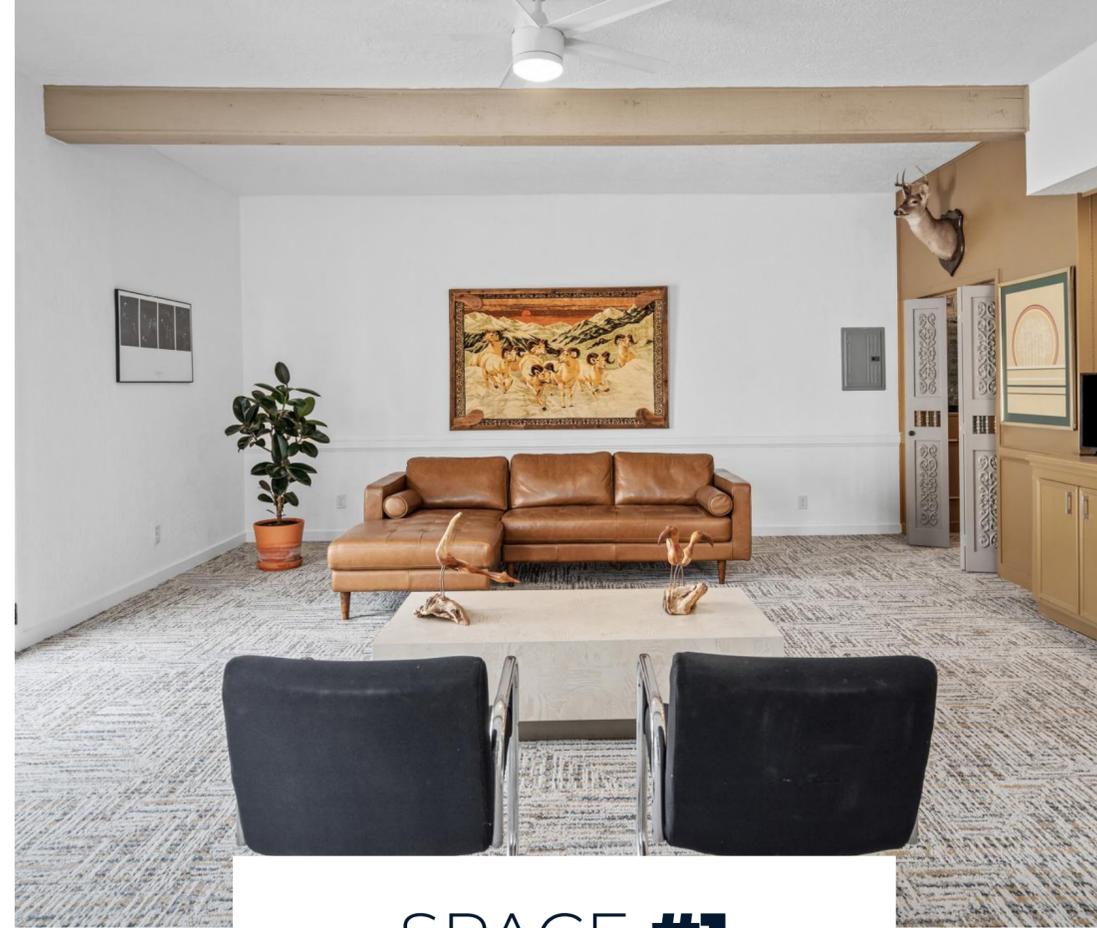
SPACE #1



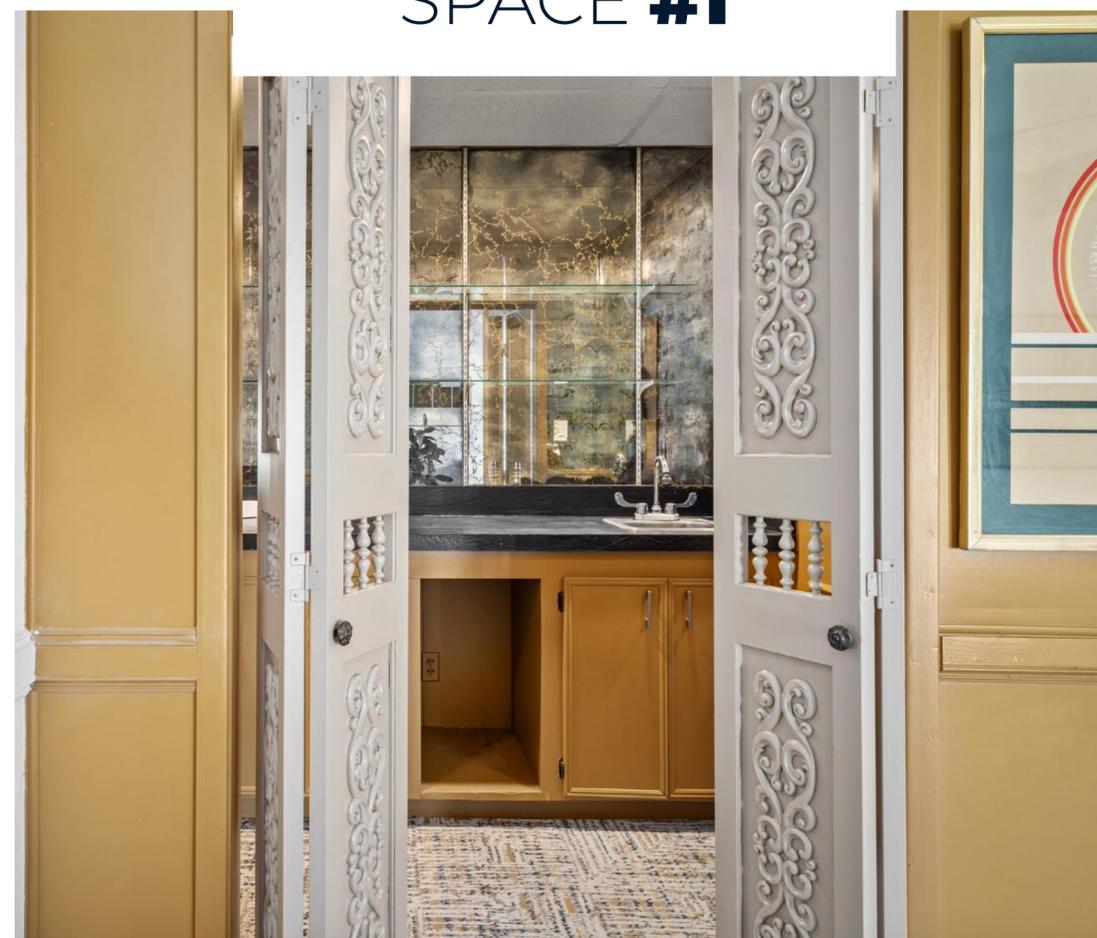
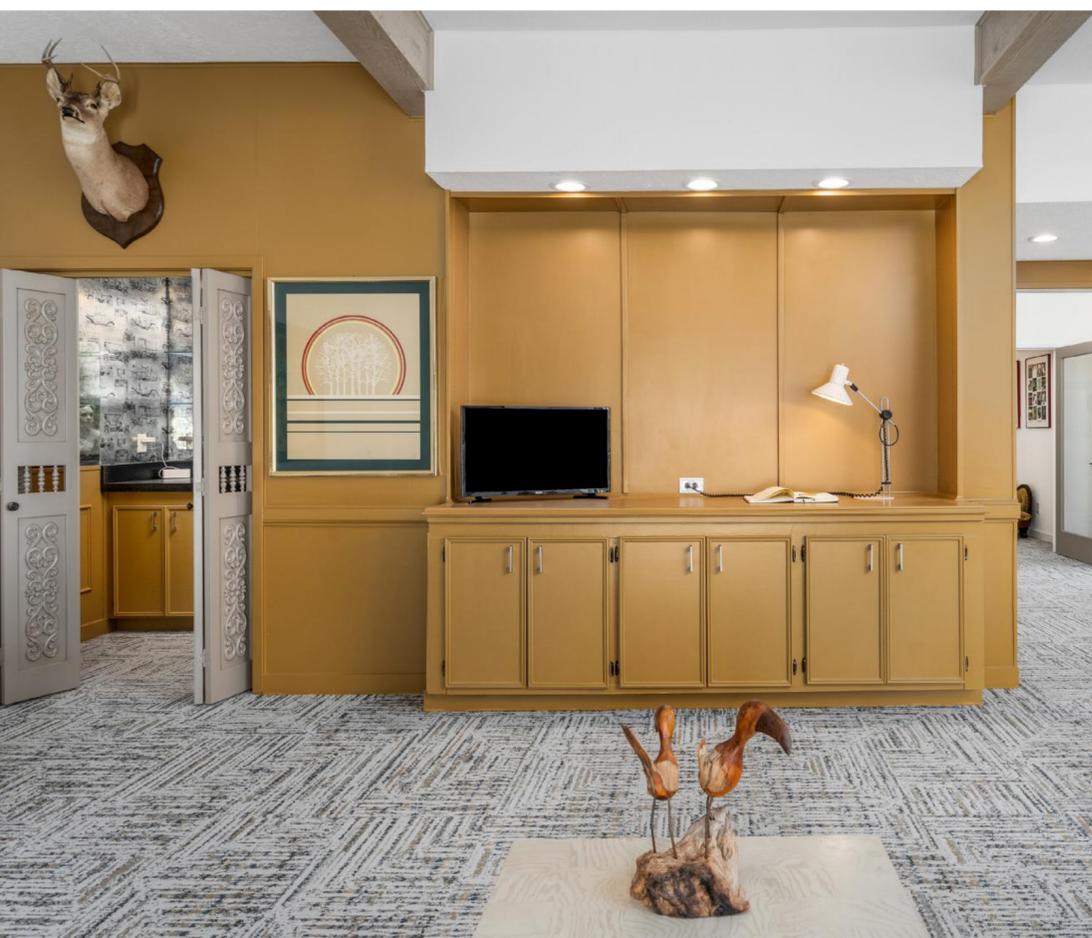
Fully Renovated 672 SF Office Space

Suite #1 showcases a beautifully upgraded 672 sq. ft. office area—perfect for teams seeking a polished, move-in-ready workspace. Thoughtfully designed with modern finishes and an open layout, this suite offers both style and functionality. In addition to its sleek interior, Suite #1 features a private outdoor patio, providing a rare and valuable extension of the workspace—ideal for casual meetings, breaks in the fresh air, or simply a change of scenery during the day.





SPACE #1





SPACE #3



Newly revamped 3,148 SF Flex Warehouse

Designed for businesses looking for a functional, modern home base, right outside the heart of Houston. Space #3 features an insulated warehouse with 21' clear heights and a 12' x 12' overhead door, making it ideal for storage, light manufacturing, distribution, or creative production. High ceilings and an efficient layout allow for seamless day-to-day operations with room to scale.

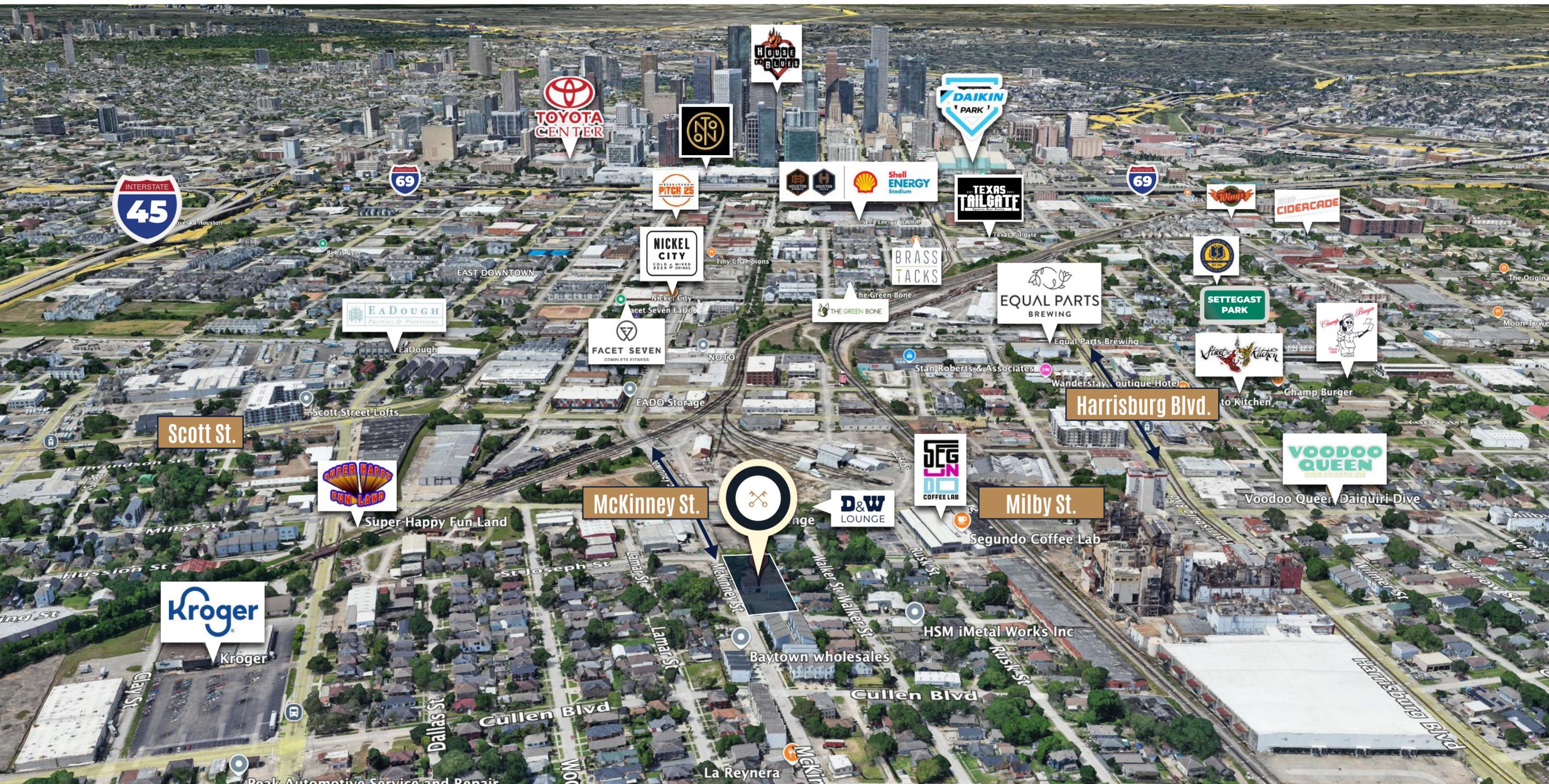
In addition to the warehouse, SPACE 3 includes a dedicated office area, providing a comfortable and professional environment for administrative work, meetings, or client-facing needs. Located within the fully revitalized 3915 McKinney Street flex property, this unit offers the perfect balance of industrial capability and office functionality—an ideal fit for growing businesses seeking flexibility, accessibility, and a well-maintained space ready for immediate use.





SPACE #3





CONNECTED LOCATION



3 Minutes from
Equal Parts Brewing



4 Minutes from
University of Houston

DOWNTOWN HOUSTON+

6 Minutes from
Downtown Houston



15 Minutes from
Hobby Airport

Easy City Access, Minutes from **Houston's Best.**

With seamless access to Downtown Houston and modern amenities designed for both office and warehouse use, this space puts your business at the **center of it all.**

FOR LEASE INFO CONTACT

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