

# FULLY LEASED FLEX SPACE FOR SALE

## 100% Leased Investment Opportunity in Prime Houston Location

This 10,071 SF Flex Space is 100% occupied by five established tenants—Eastwood Realty, Mir Anwar, Cowboy Pools, Fifth Vessel Coffee, and Ambrosia—offering immediate, stable cash flow from day one. Spanning five newly renovated units (ranging from 672 to 3,148 SF), the property is purpose-built to support modern business needs across retail, office, and light industrial uses. With long-term leases in place and a diverse tenant mix, this is a turnkey investment in a high-demand area, delivering both reliable income and future upside.



# INVESTMENT SUMMARY



**PRICE**  
\$2,500,000



**CAP RATE**  
7.68%



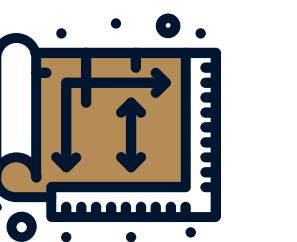
**NOI**  
\$192,000



**OCCUPANCY**  
100%



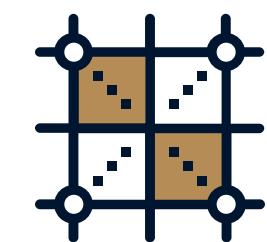
**YEAR RENOVATED**  
2025



**GLA**  
9,658 SQFT



**LAND AREA**  
0.70 AC



**PARKING RATIO**  
4.47/1,000 SQFT

# TENANT SUMMARY

| TENANT            | LEASED SPACE | % OF GLA |
|-------------------|--------------|----------|
| Eastwood Realty   | 672 sqft     | 6.67%    |
| Mir Anwar Studios | 2,641 sqft   | 26.22%   |
| Cowboy Pools      | 3,148 sqft   | 31.25%   |
| Fifth Vessel      | 1,527 sqft   | 15.16%   |
| Ambrosia Space    | 1,670 sqft   | 16.58%   |

# STABILIZED, MODERNIZED & BUILT FOR TODAY'S NEEDS AND TOMORROW'S GROWTH

Recently renovated to accommodate a wide range of commercial uses, 3915 McKinney is now fully leased by a curated mix of creative, service, and industrial operators. From Ambrosia Space and Cowboy Pools to Mir Anwar Studio, Eastwood Realty, and Fifth Vessel Coffee, each suite is tailored to support distinct operational needs while maintaining a cohesive, high-quality environment. This modernized asset offers investors dependable occupancy, strong tenant diversity, and adaptability for long-term value.

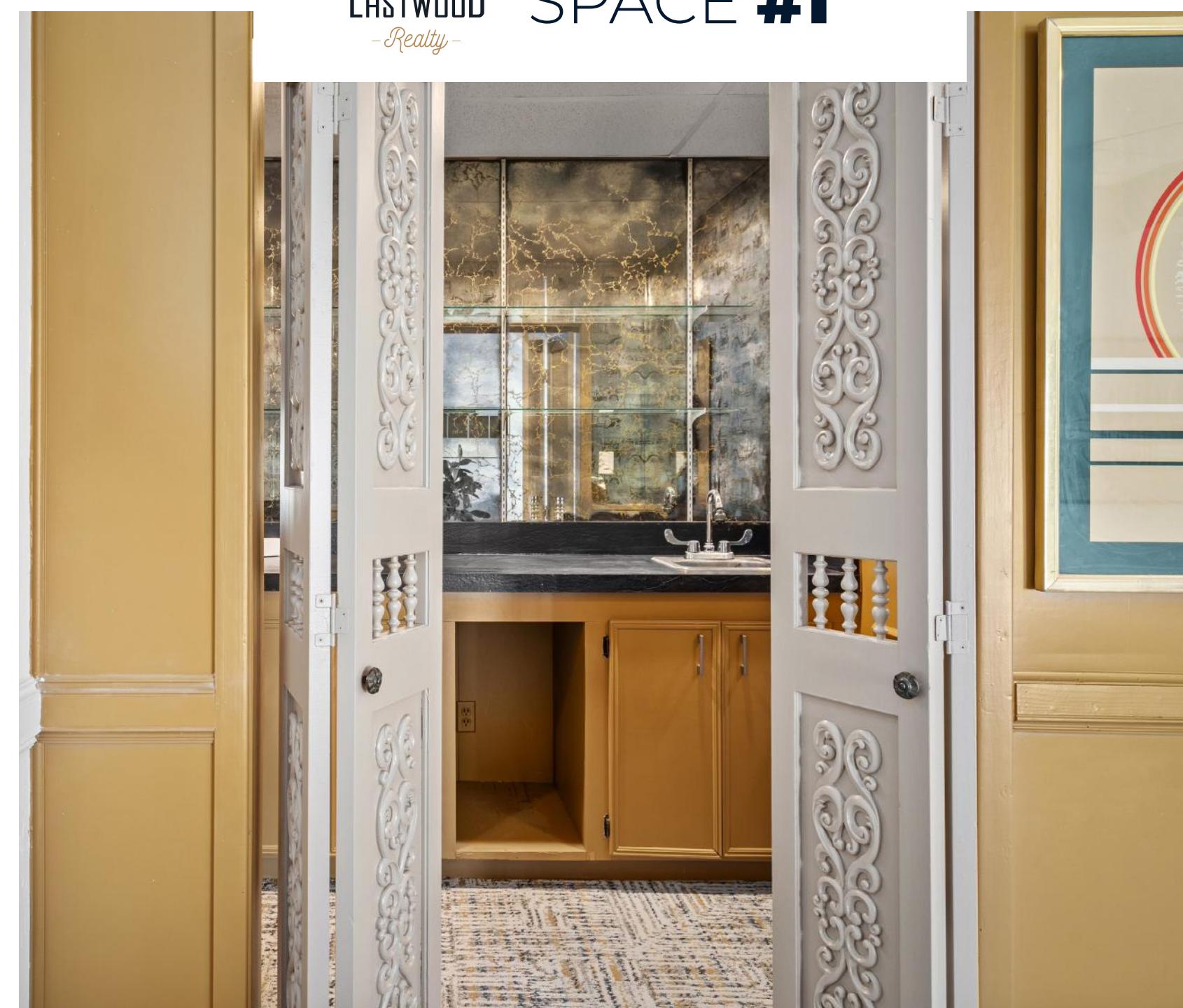
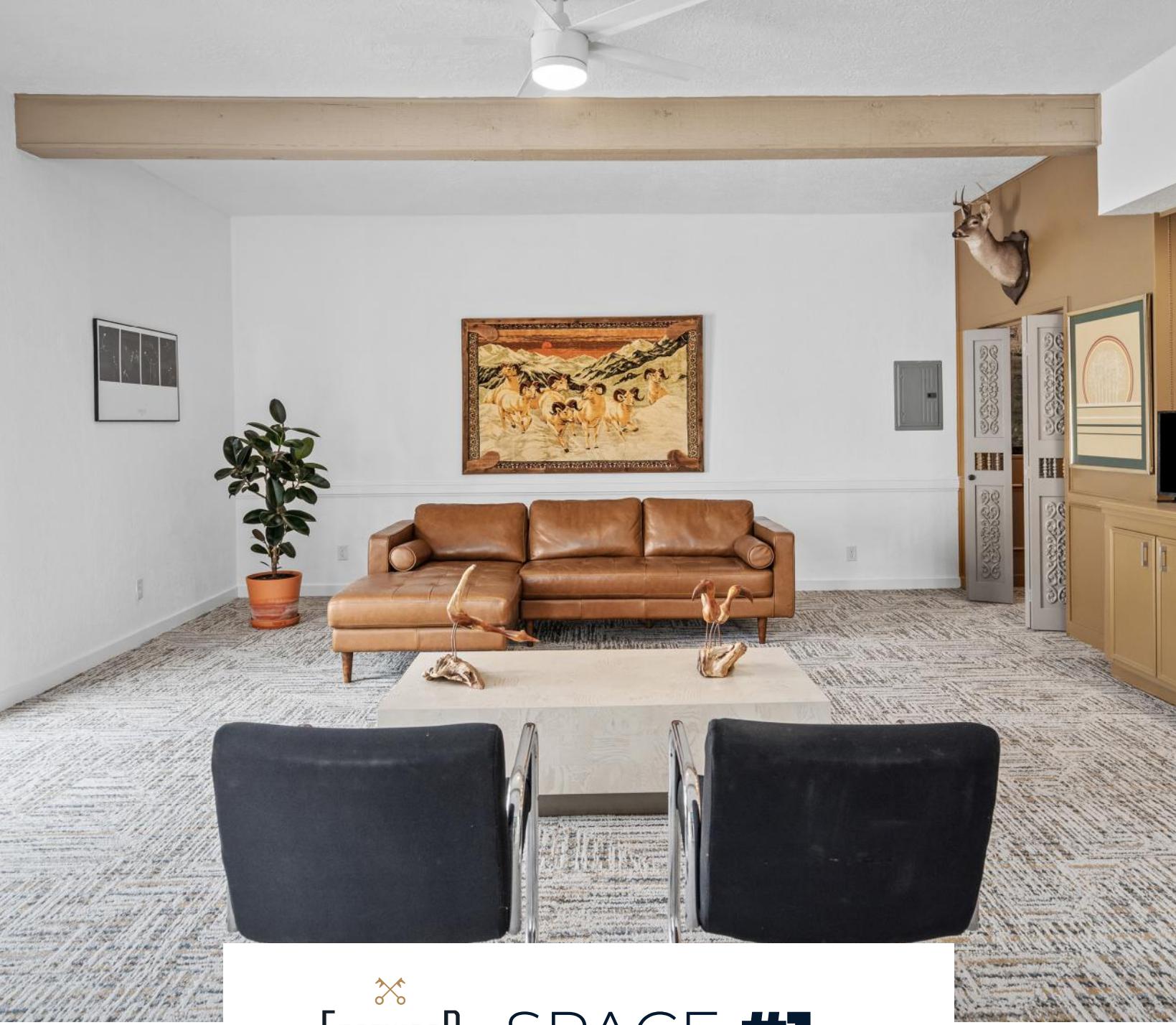




# COVERED LAND PLAY

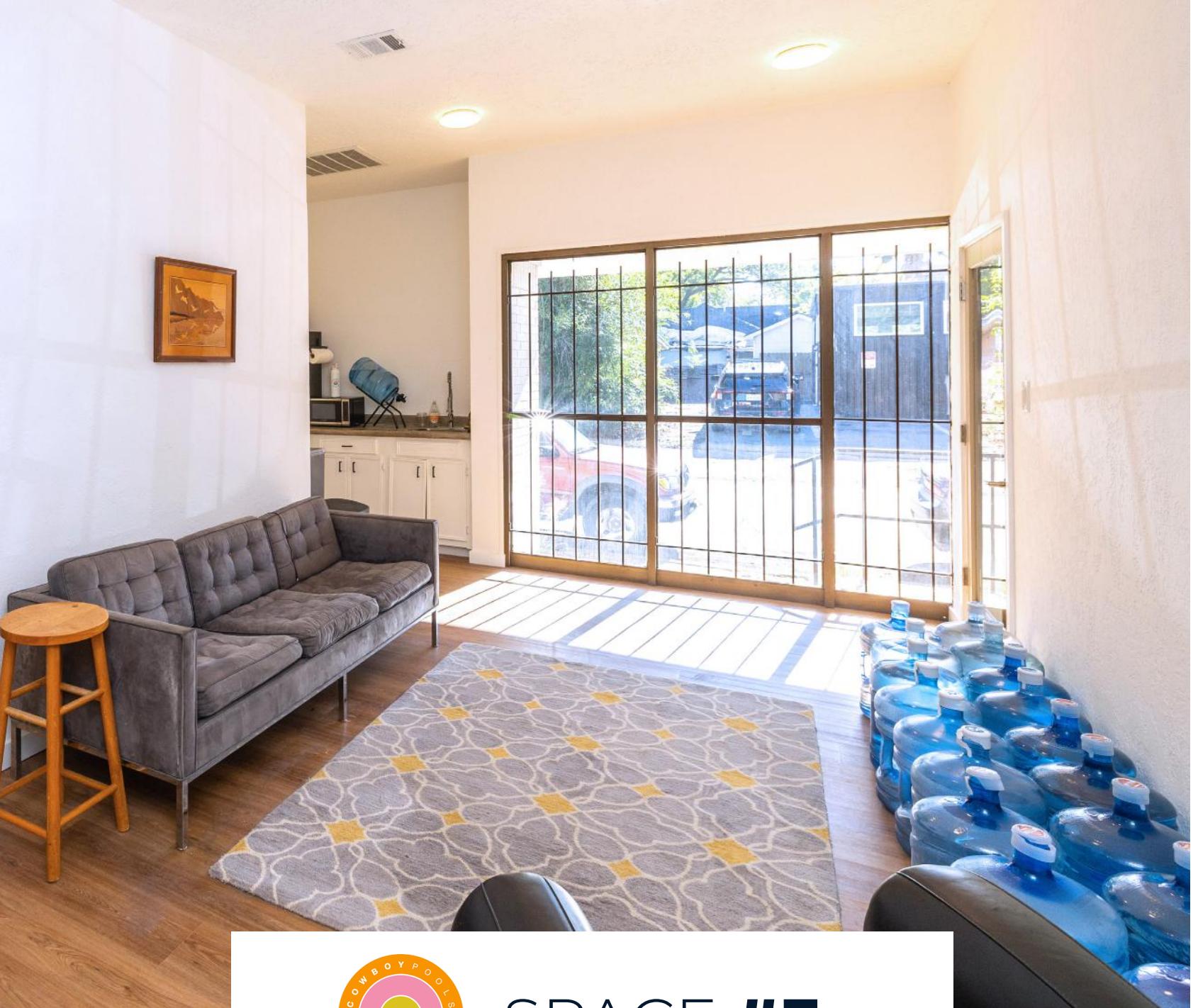
## 30,000 SQFT LOT

3915 McKinney St offers a compelling covered land play strategically positioned within one of Houston's most active redevelopment corridors. The site spans nearly half a city block with triple street frontage—an exceptionally rare configuration that enhances access, visibility, and future planning flexibility. The property provides immediate in-place income while allowing investors to control a high-quality redevelopment opportunity at a favorable basis. Surrounded by accelerating residential and commercial infill, the location benefits from strong demographic momentum, proximity to key transportation arteries, and continued land value appreciation. This is a standout opportunity for investors seeking a scarce, well-located land position with significant long-term upside.



 **SPACE #1**

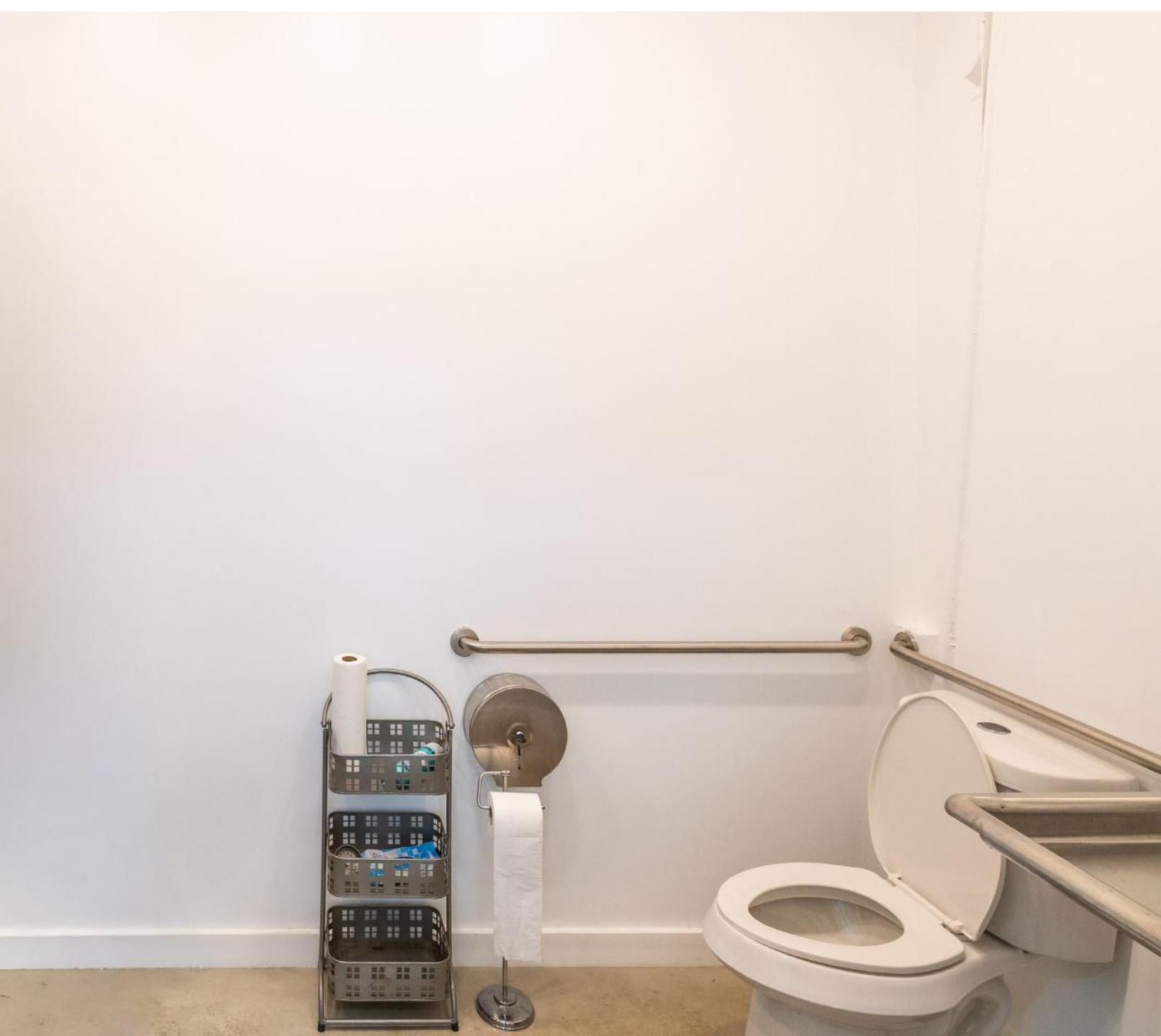
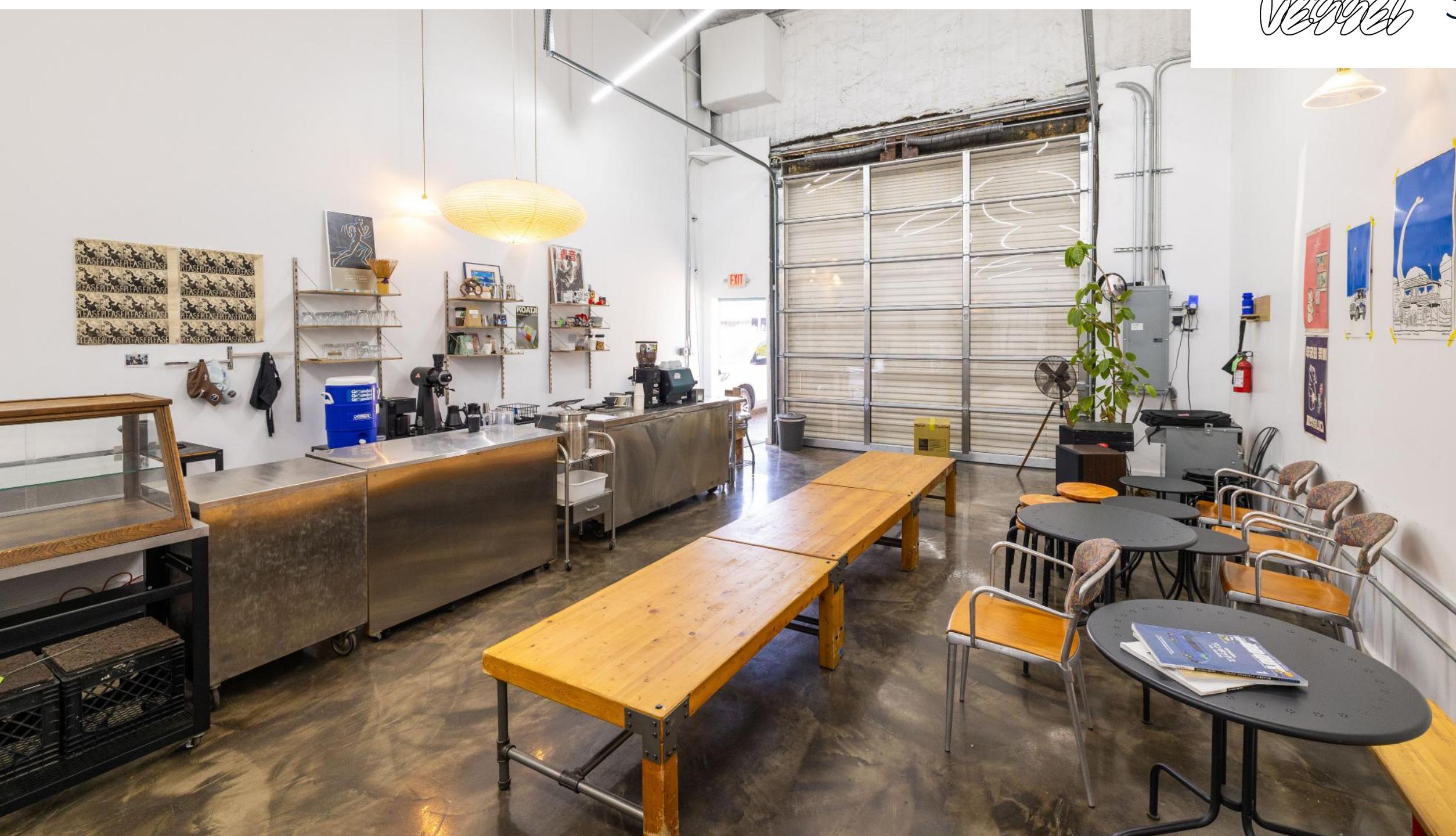


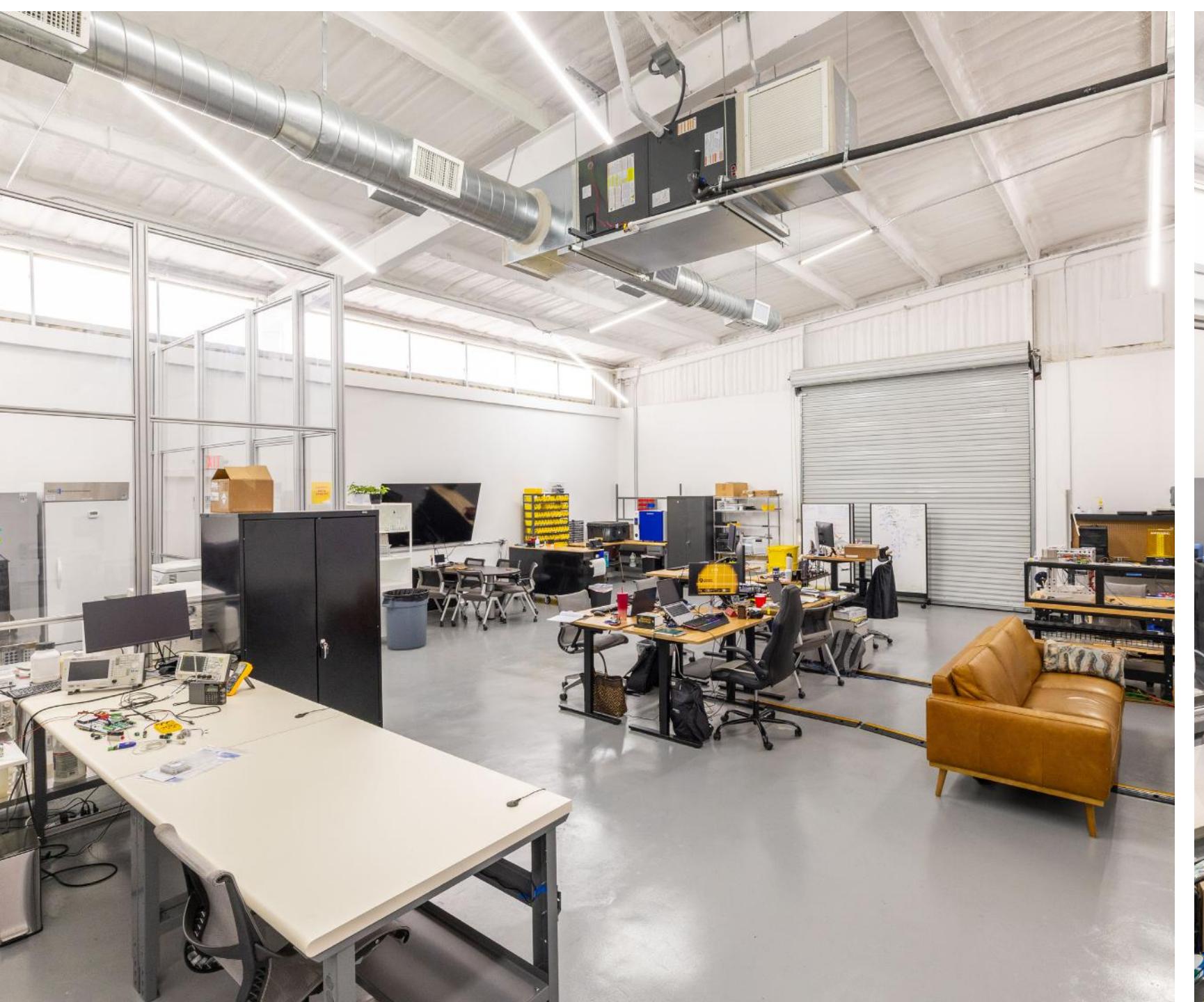


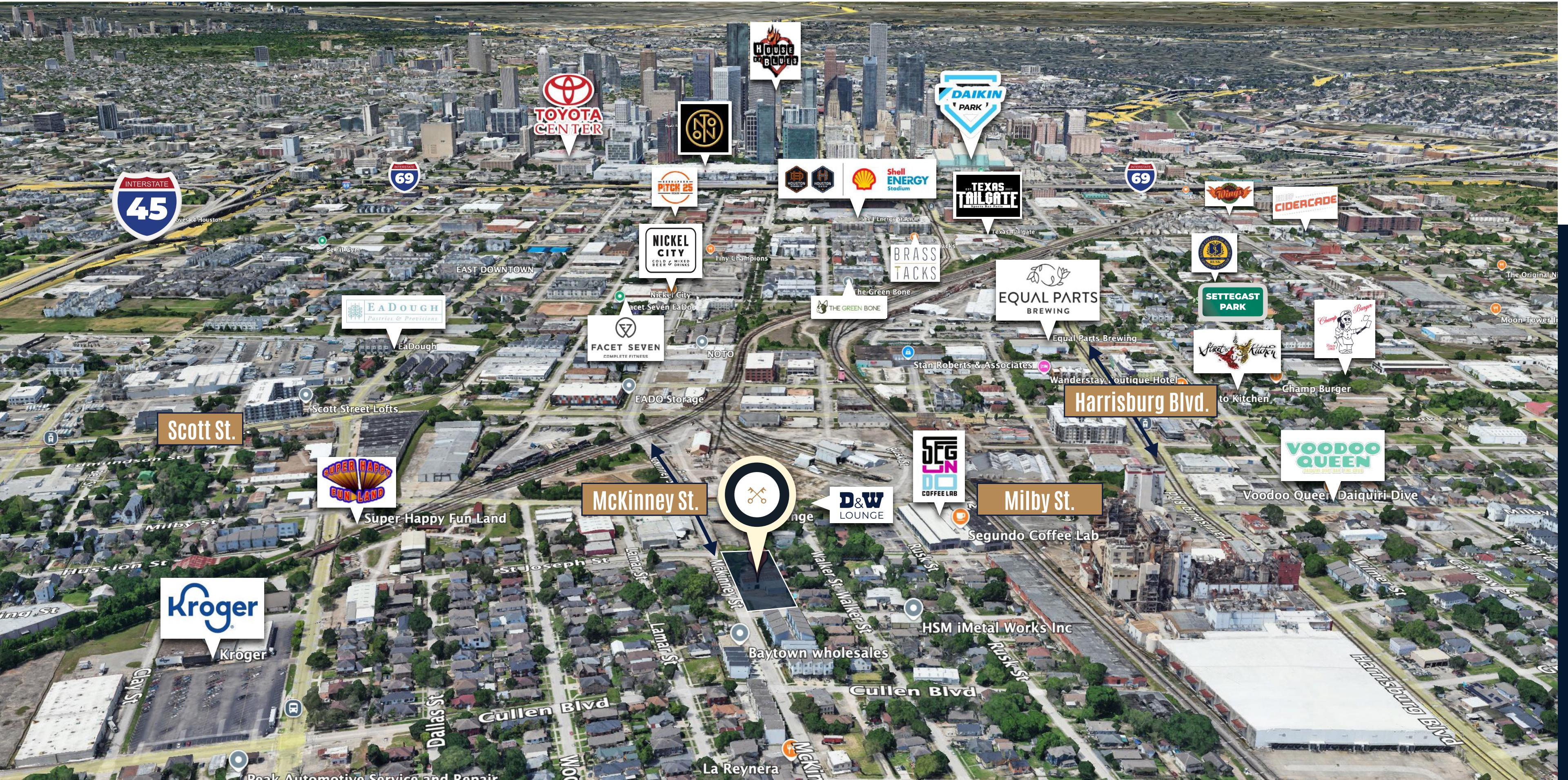
 **SPACE #3**



SPACE #4







## 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**.

## 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

**FOR SALE  
INFO CONTACT**

**LOREN MINER**

loren@eastwoodrealty.com  
626.826.5906

**BOBBY TYSON**

bobby@eastwoodrealty.com  
832.721.5131

eastwoodrealty.com

