

1023 STUDEWOOD HOUSTON TX, 77008

3,147 & 4,593 SF OF LEASE SPACE AVAILABLE



LISTED BY TEXAS LAND CONSULTANTS, LLC



SPRAWLING CITY VIEWS

3.5 MILES TO DOWNTOWN



IN THE HEART OF HOUSTON GREATER HEIGHTS. JUST
MINUTES AWAY FROM RIVER OAKS, MIDTOWN, MONTROSE
AND WASHINGTON AVENUE,





1ST FLOOR TOTAL 3,147 SQ.FT.
INTERIOR 2,622 SQ.FT
PATIO 525 SQ.FT.

5-10 YEAR LEASES
NNN
TI ALLOWANCE





3RD LEVEL - TOTAL 4,593 SQFT
INTERIOR 3,550 SQFT
TERRACE 1,043 SQFT



A PROJECT BY



A FAMILY OWNED,
HOUSTON BASED
DEVELOPMENT
COMPANY.



Heights Venture

ARCHITECTURE • DESIGN

DESIGNED BY AWARD-WINNING
HEIGHTS VENTURE ARCHITECTURE +
DESIGN, A HOUSTON-BASED FIRM
WITH AN ILLUSTRIOUS NATIONWIDE
PORTFOLIO.



LISTED BY

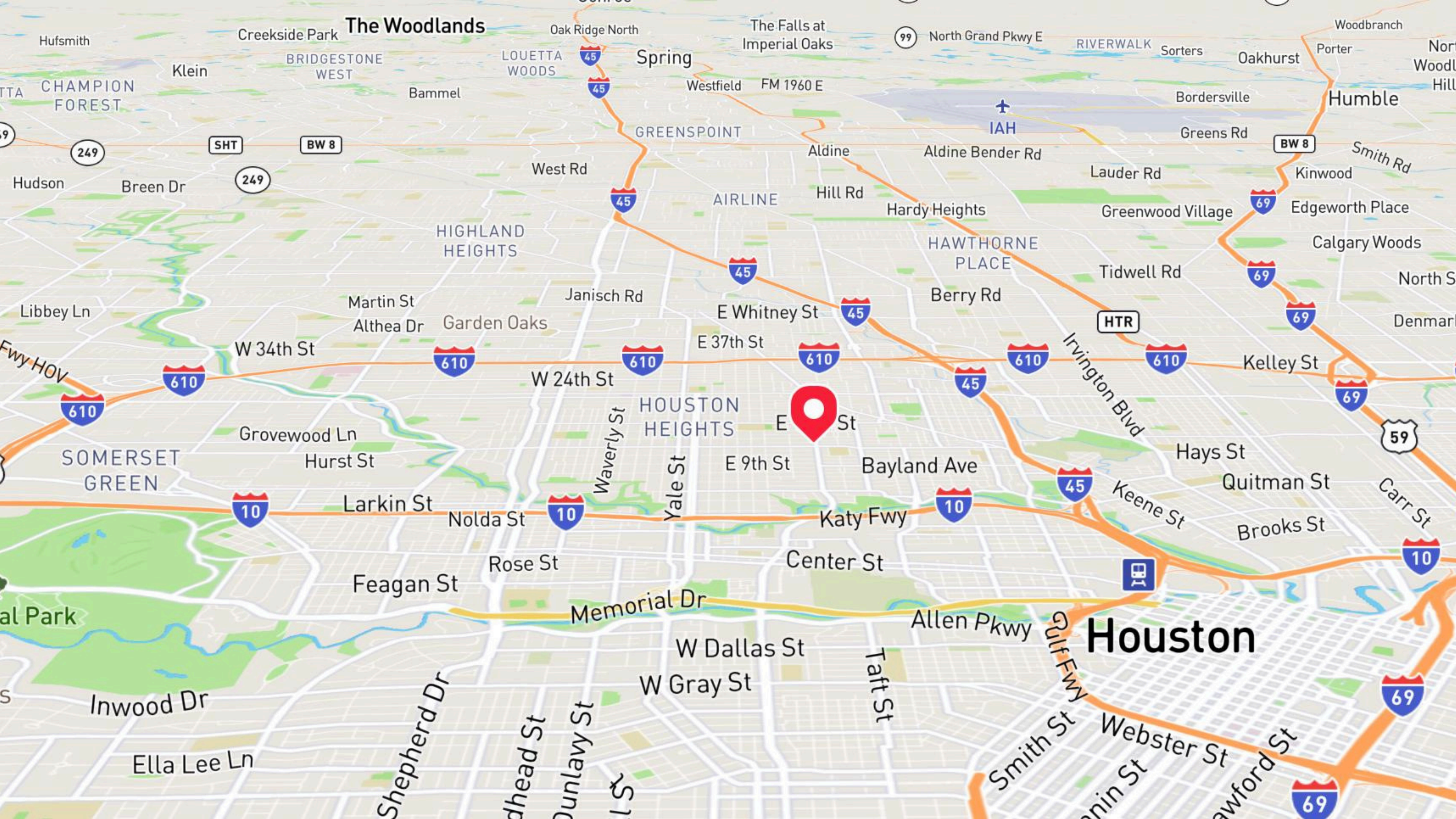


CONTACT

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AMY CHUNN, REALTOR
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1ST LEVEL AVAILABLE FOR LEASE

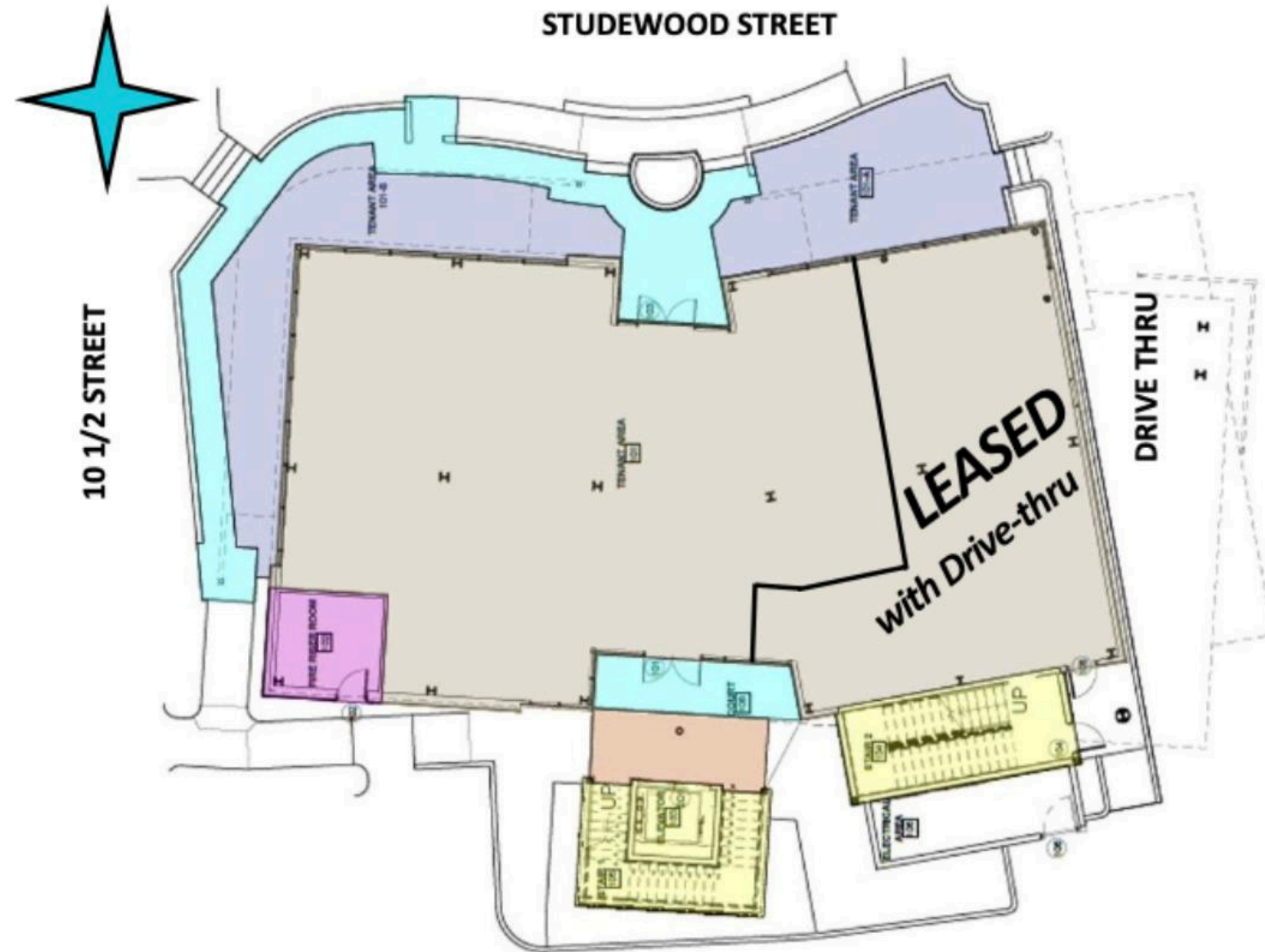
RATES

RESTAURANT
OR RETAIL

\$53 PER
SQFT
PER YEAR

TRIPLE NET
(NNN)

TERM 5-10
YEARS



1ST / GROUND FLOOR

RENTABLE: 3,708.0 SQ.FT.

Per BOMA calculations

USABLE: 3,147.6 SQ.FT.

Interior: 2,622.6

Patio B: 525.0

3RD LEVEL AVAILABLE FOR LEASE

RATE

**\$53 PER SQFT /
YEAR**

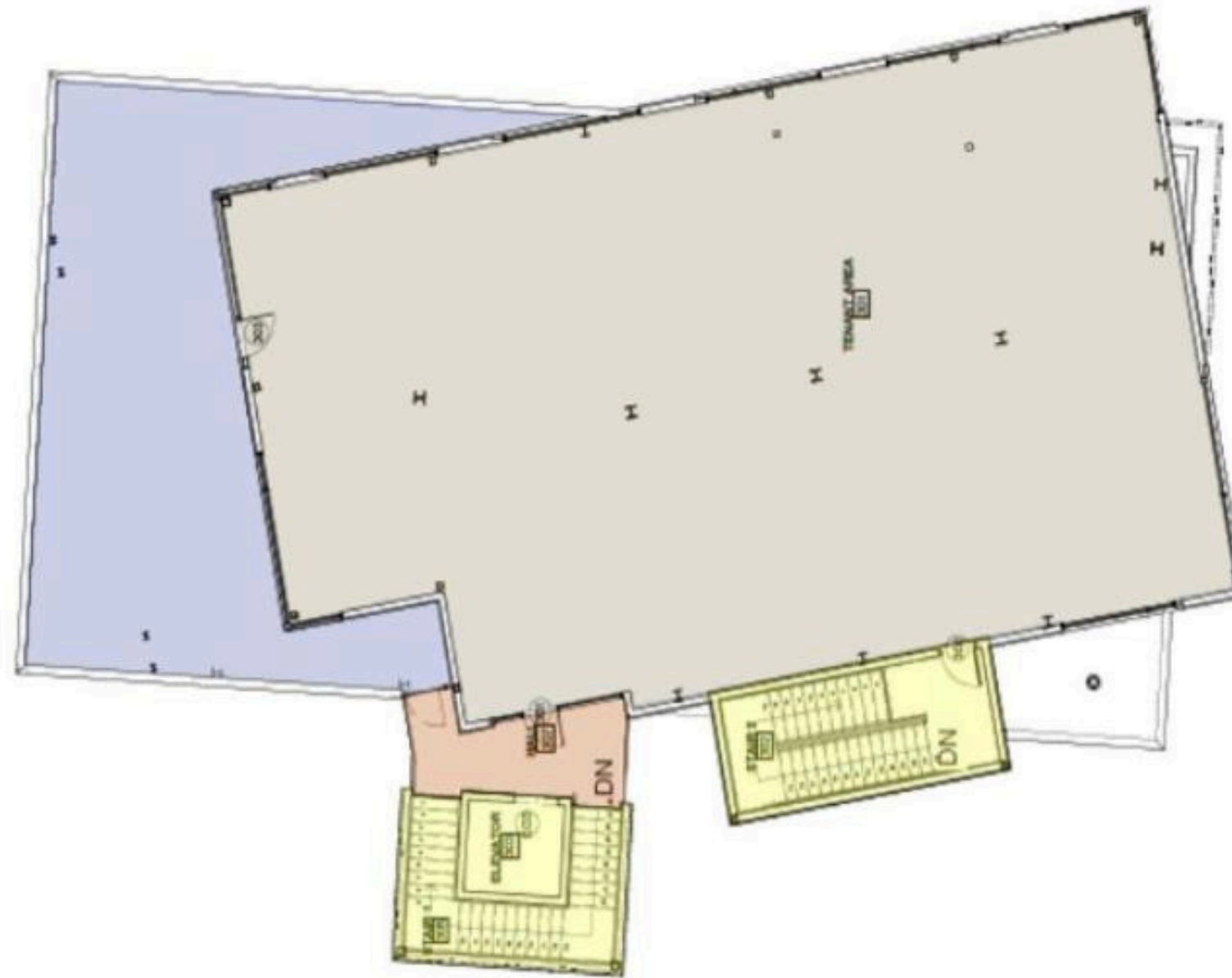
**TRIPLE NET
(NNN)**

**TERM 5-10
YEARS**



10 1/2 STREET

STUDEWOOD STREET



THIRD FLOOR WITH PATIO

RENTABLE: 5,263.6 SQ. FT.

Per BOMA calculations

USABLE: 4,593.6 SQ. FT.

Interior: 3,550.3 SQ. FT.

Terrace: 1,043.3 SQ.FT.