

For Lease

5011 Navigation

Flex Space at Bayou East is your launchpad at the edge of Buffalo Bayou. With exposed industrial character and flexible space, this is where your brand meets growth. Steps from the Buffalo Bayou East redevelopment and minutes to the Port of Houston, it's time to join the transformation.

KEY FEATURES

- ❑ Mix of showroom, office, and warehouse space
- ❑ Grade-level 12' doors & 100 ft frontage on Navigation Blvd
- ❑ Opportunity Zone with tax incentives
- ❑ Adjacent to Turkey Bed at Buffalo Bayou East, Bumpy Pickle, East River 9, and El Segundo Swim Club
- ❑ Ideal for creative production, DTC brands, boutique logistics, or hybrid retail



Space Breakdown



Space #1:

100 feet of road frontage on Navigation Blvd.

1st Floor

- 3,568 sqft of showroom space

2nd Floor

- 3,245 sqft of office space
- 13x office spaces



Space #2:

Single Level Warehouse Space

- 4,990 sqft warehouse
- 12' overhead grade-level door



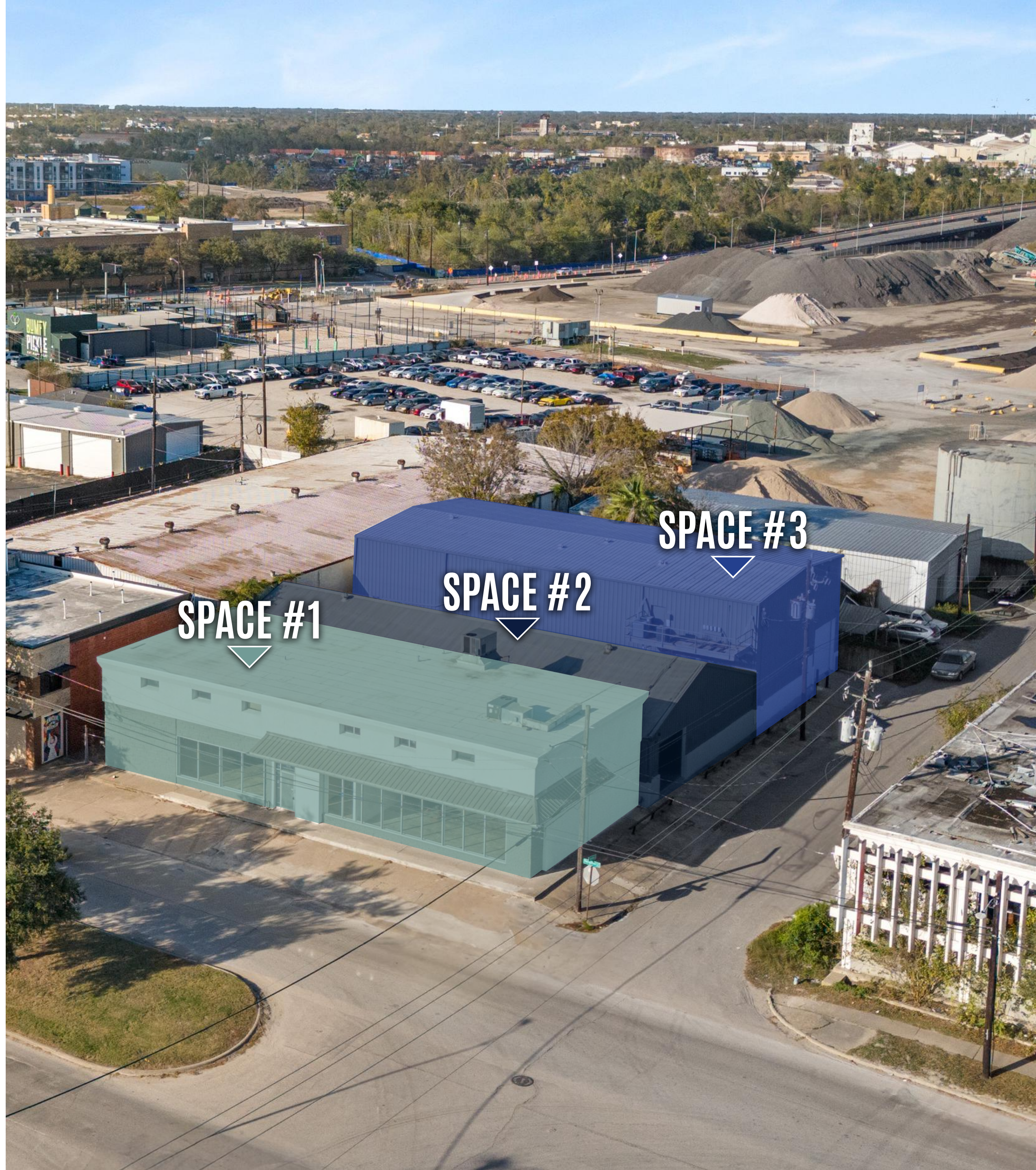
Space #3:

1st Floor

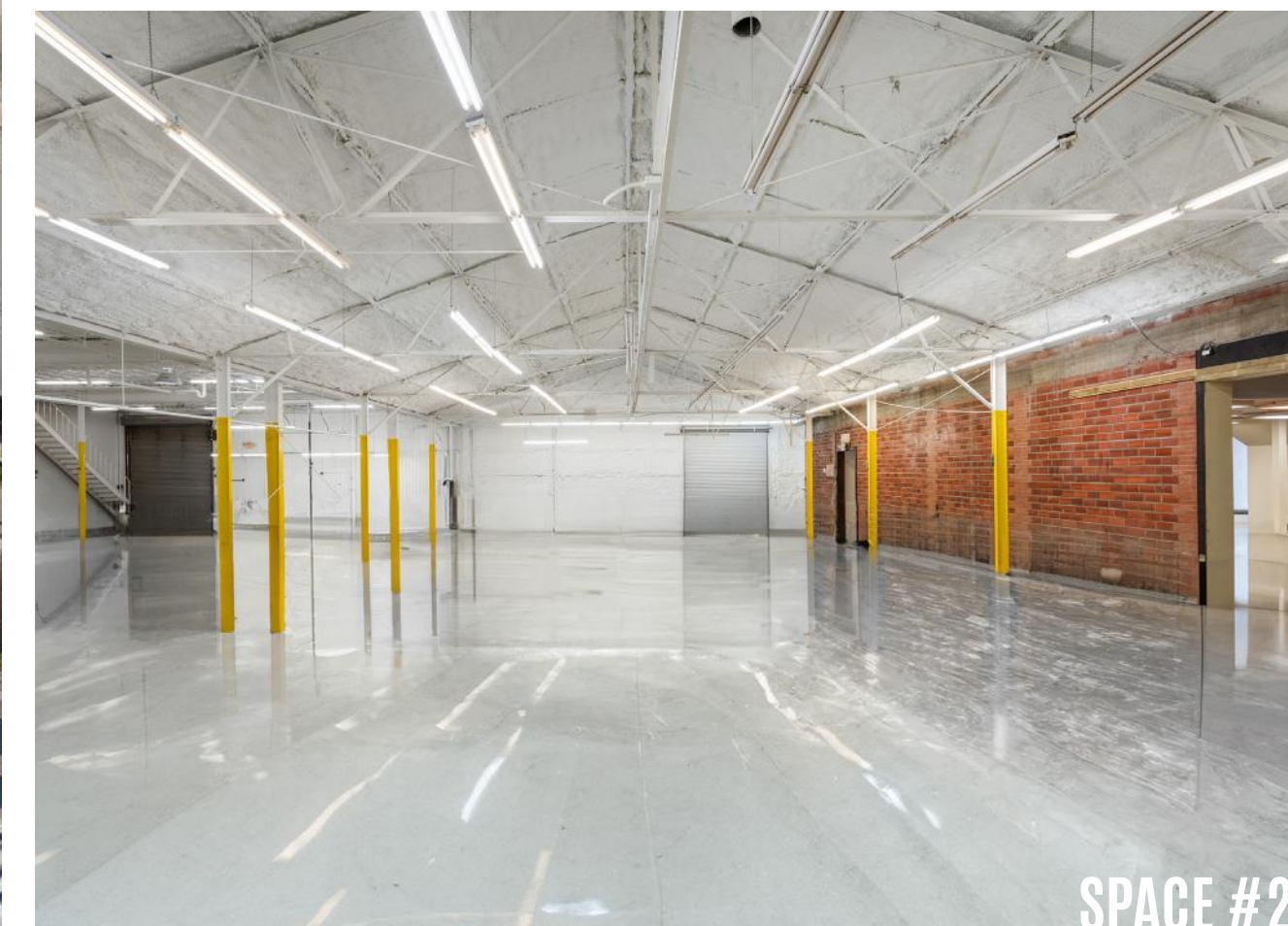
- 4,990 sqft open warehouse
- 12' overhead grade-level door

2nd Floor

- 4,750 sqft office/flex space



SPACE #1

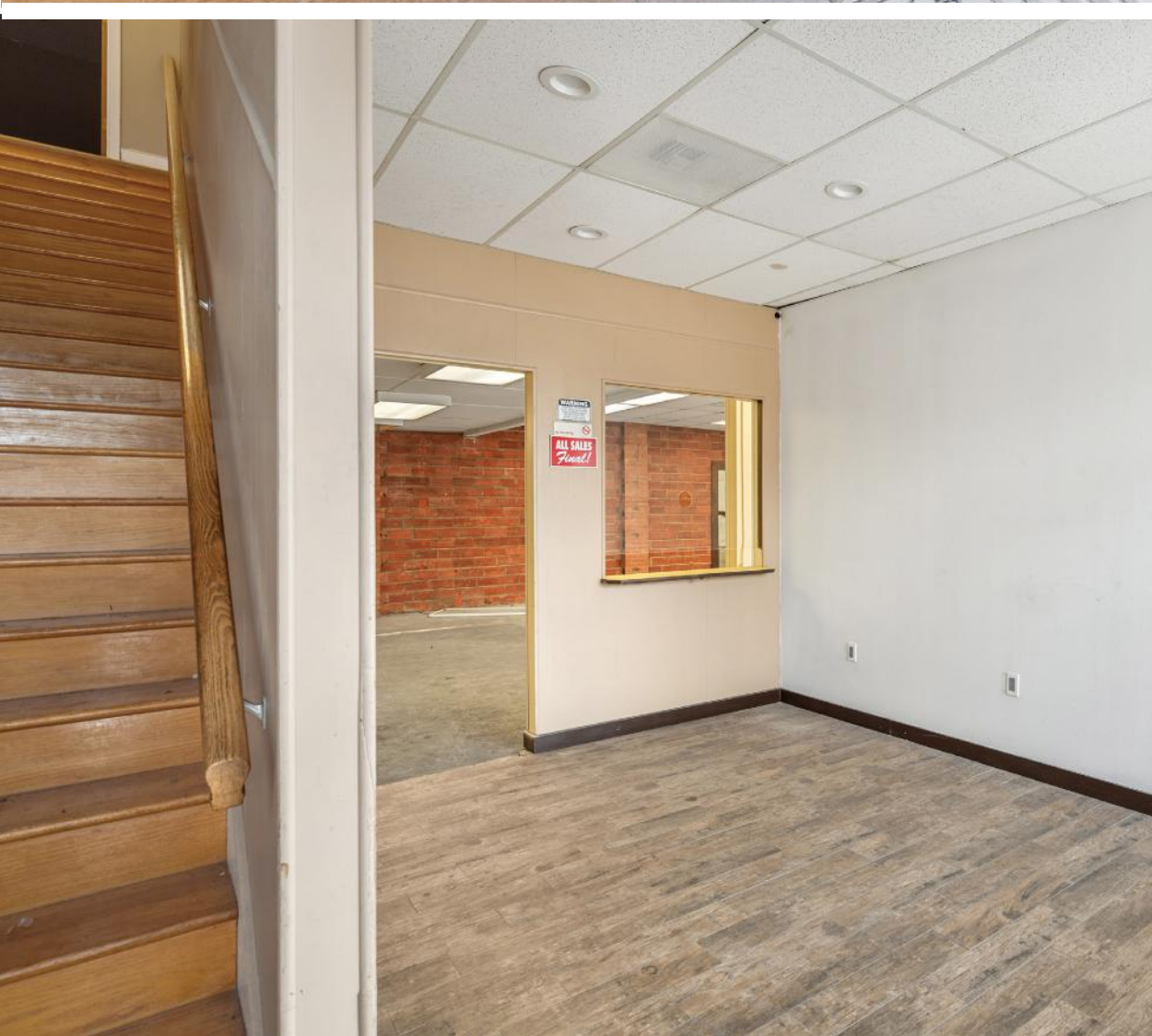


SPACE #2

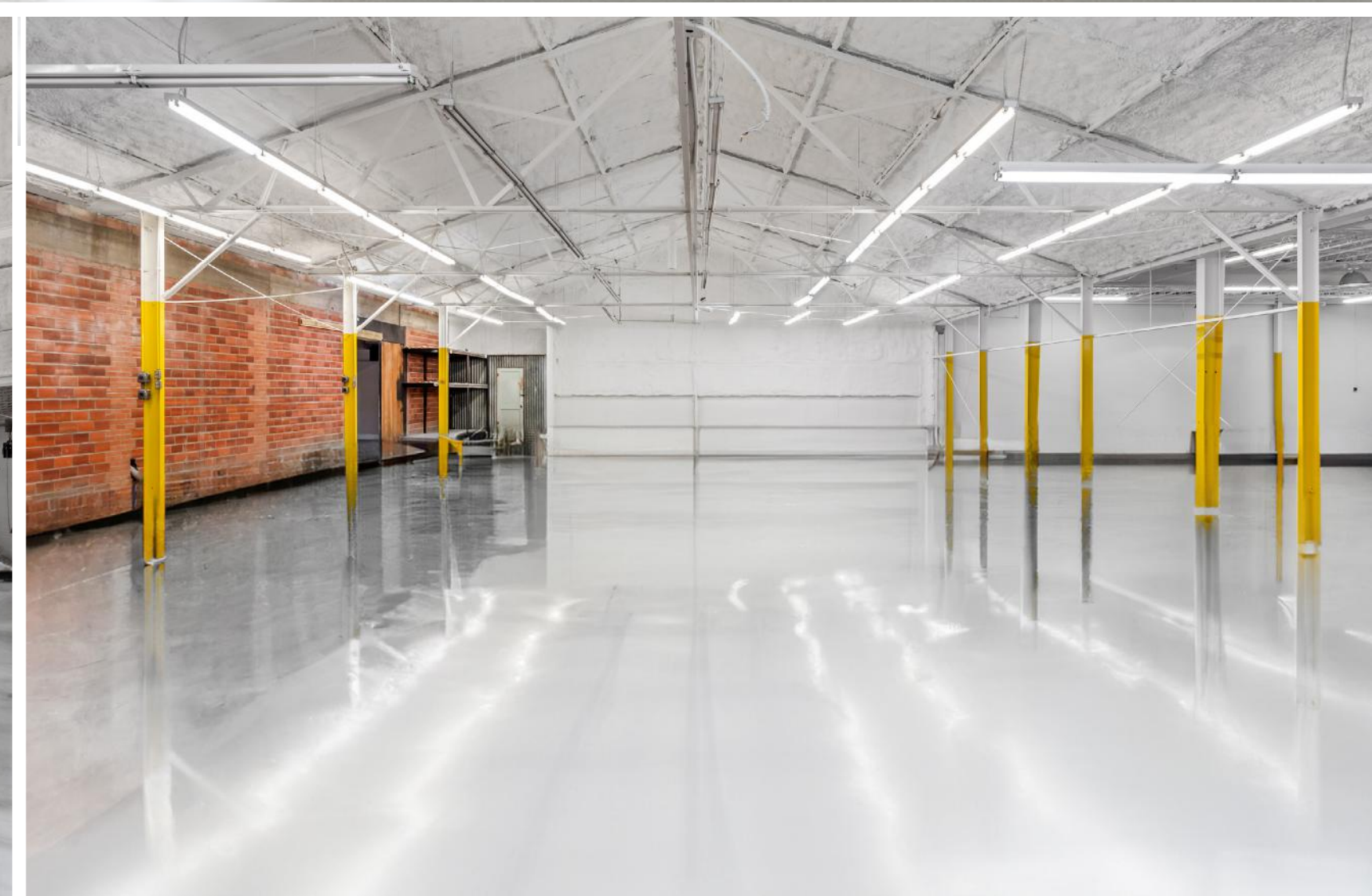
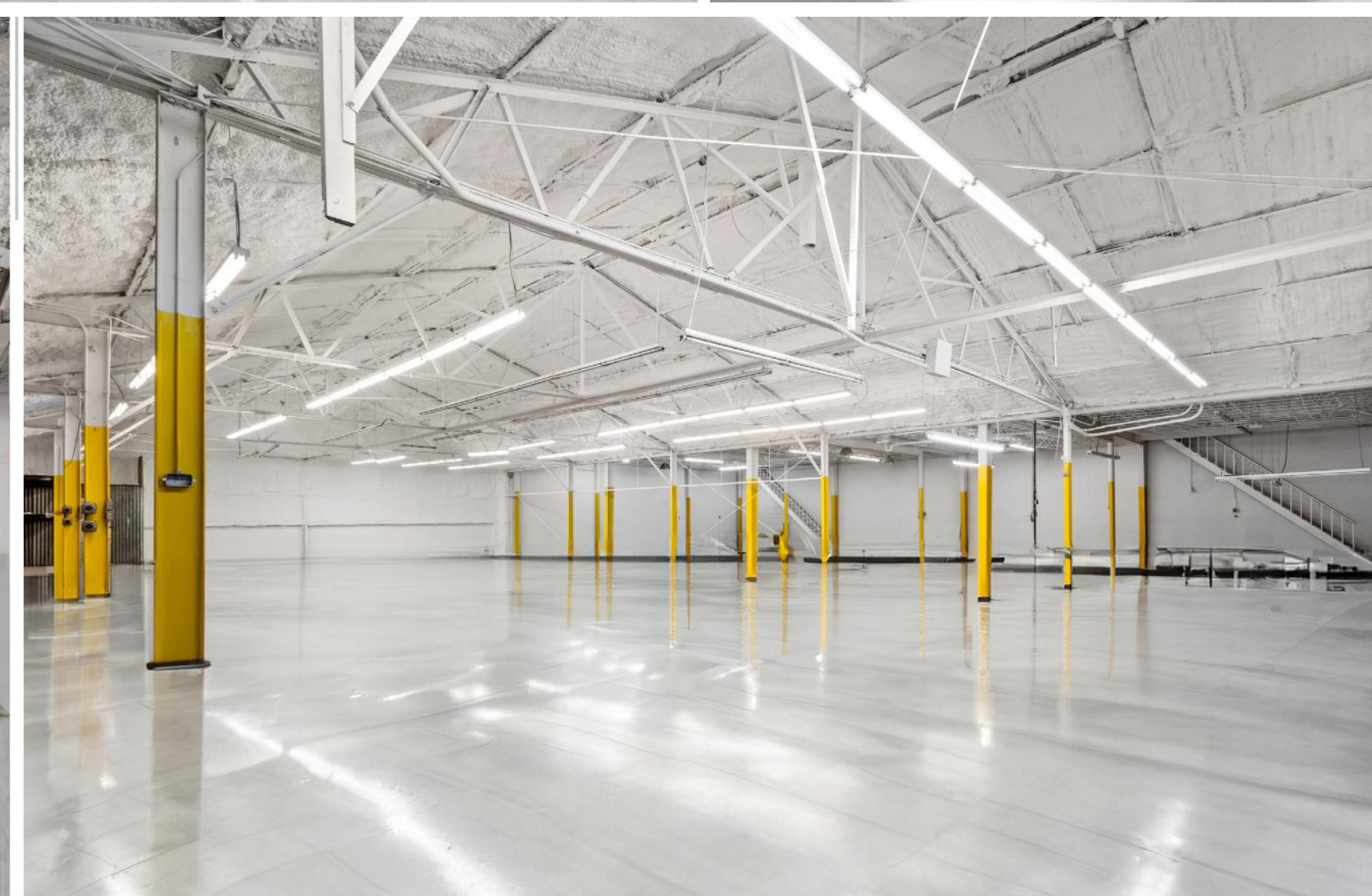
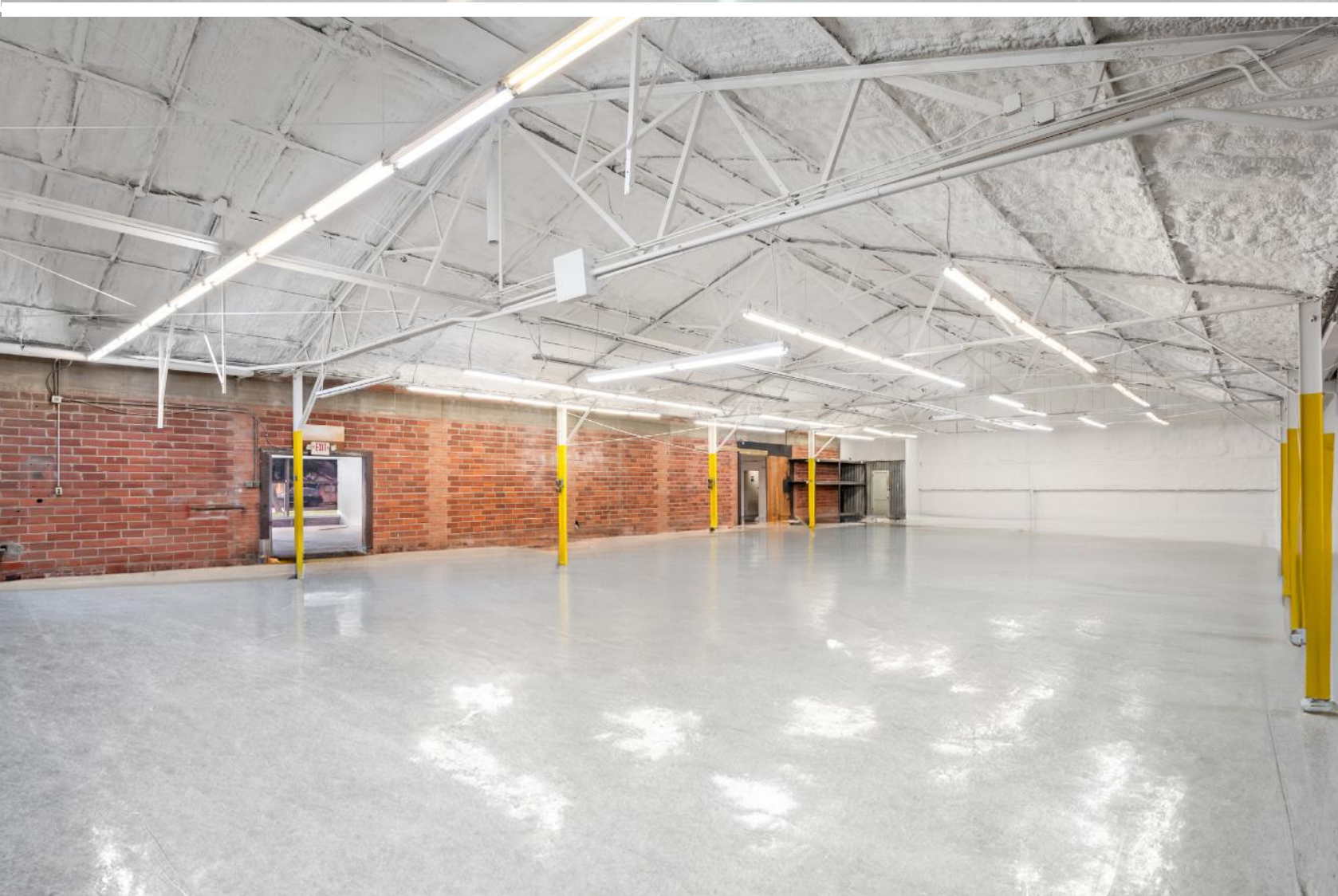


SPACE #3

SPACE #1 *Gallery*



SPACE #2 *Gallery*



SPACE #3 *Gallery*



Endless Configurations. One Powerful Space.

Each space is thoughtfully designed to support a broad spectrum of business uses.

From office and creative workspaces to light industrial use, these lease-ready units offer the flexibility today's businesses demand. With modern finishes, adaptable layouts, and thoughtful amenities, each space is designed to support a wide range of operations. Built to grow with your business, this is a forward-thinking lease opportunity designed for long-term success.





Your Business **Front & Center.**

Flex Space at Bayou East offers your business a prominent presence in one of Houston's most active commercial corridors. Located along Navigation Boulevard, this high-traffic location provides exceptional visibility and signage opportunities to elevate your brand in a fast-growing area.

Bayou East is Built for Builders.

Whether you're scaling operations, launching a flagship showroom, or rethinking your distribution footprint, Flex Space at Bayou East adapts to your vision. The open floor plan and multiple entry points allow for easy subdivision or customization to fit your team's exact needs.



Join the Frontier of Bayou East.

Flex Space at Bayou East isn't just a warehouse — it's a launchpad. Where industrial grit meets creative energy, just steps from Houston's most ambitious redevelopment zone.

FLEX SPACE

Navigation Blvd

Lockwood Dr

5

6

7

4

8

3

1

2

- 1 Community Meeting & Event Space
- 2 Public Plaza
- 3 Wharf & Event Shed
- 4 Boating Launch
- 5 "Tripod" Pedestrian Bridge
- 6 Trail
- 7 Protected Waterway
- 8 Navigation Greenway

..... On & Off Street Connections



CONNECTED LOCATION



6 Minutes from
I-10 Freeway



8 Minutes from
University of Houston



PORT HOUSTON
THE INTERNATIONAL PORT OF TEXAS

12 Minutes from
Port of Houston

**DOWNTOWN
HOUSTON+**

10 Minutes from
Downtown Houston



18 Minutes from
Hobby Airport

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

Just minutes from key landmarks like Downtown Houston, the University of Houston, the East End Maker Hub, and the scenic Navigation Esplanade and Buffalo Bayou Trail, your business will be positioned at the intersection of commerce, culture, and community.



Where Ideas Take Root.

This is more than just another commercial building. It's a space where ideas take root and Houston's next generation of creators, doers, and innovators take off.

CONTACT US TODAY



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