

DEAL^{co.}

SAWYER  **YARDS**[®]

FIRST INDUSTRIAL
PHASE II

FIRST INDUSTRIAL PHASE II

FOR LEASE
WILL DEMISE
APPROX 74,000 SF
MIXED-USE
OFFICE, RETAIL, ENTERTAINMENT



FIRST INDUSTRIAL PHASE I TENANTS



DOWNTOWN HOUSTON



FIRST INDUSTRIAL PHASE II

OVERVIEW

First Industrial Phase II now available for Lease. An approximately 74,000 SF expansion of mixed use offerings, including retail, entertainment space, and reimagined office space is planned to complement the thriving tenancy. Sawyer Yards, one of the largest creative campuses in the nation, the highly walkable district, features a series of vintage converted industrial buildings with loft office space and art studios, showcasing hundreds of working artists, gallery space, leaders in creative business, food and beverage, and other retail uses.

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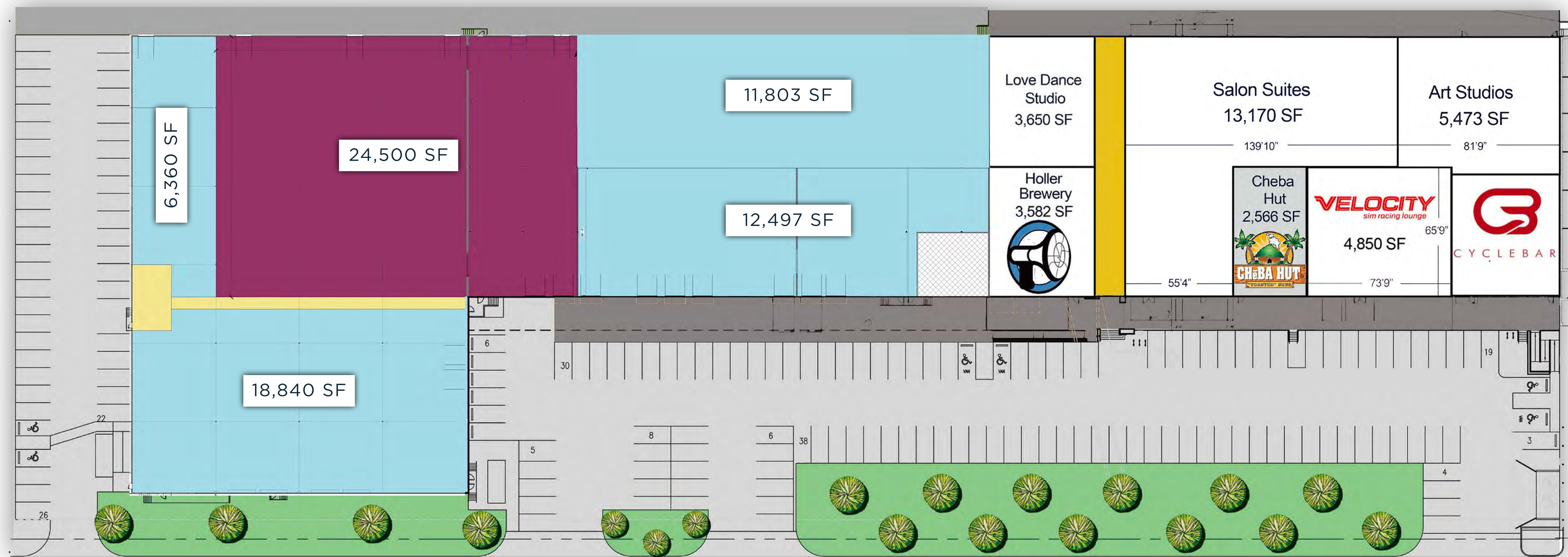
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CONCEPTUAL DEMISING PLAN

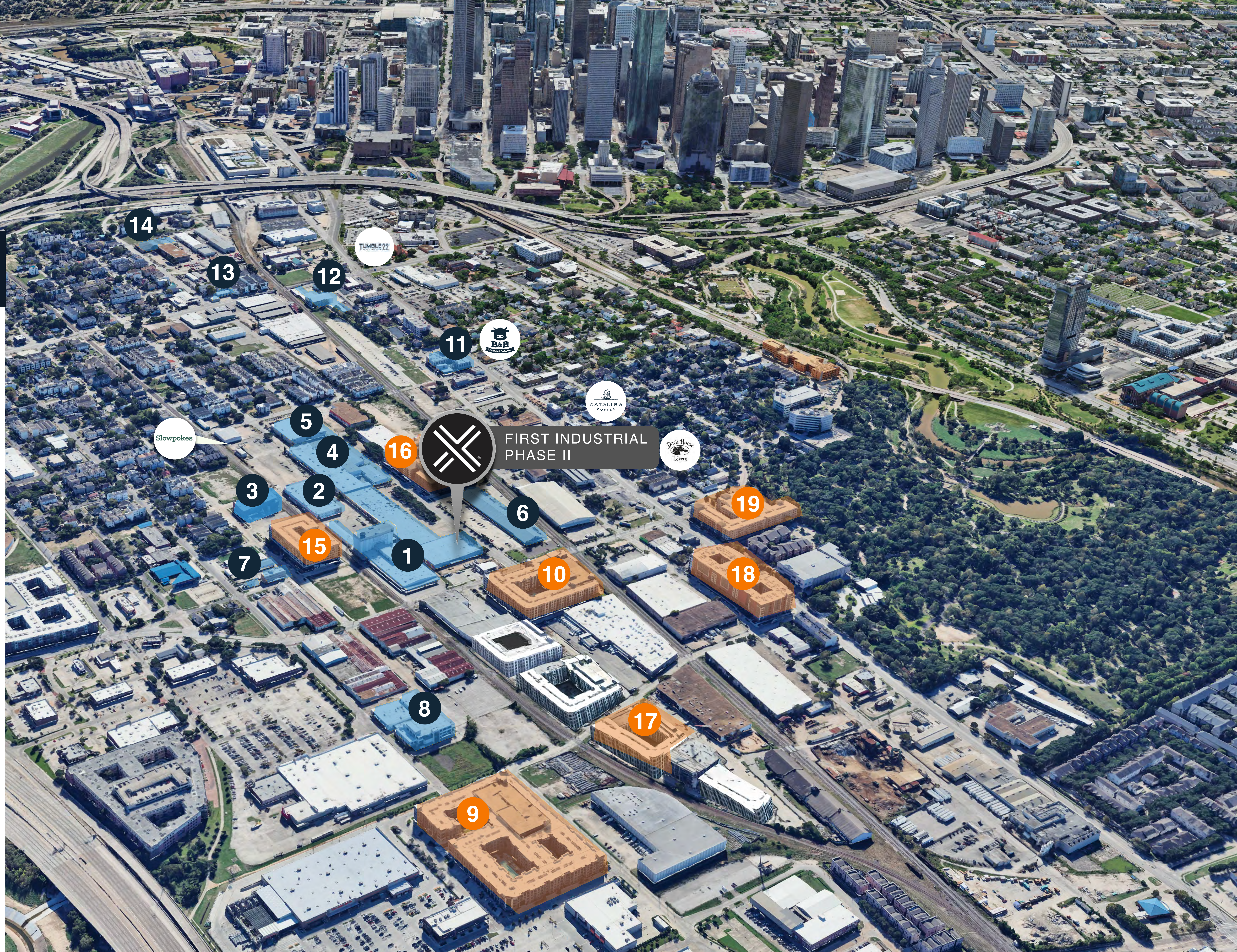
PHASE I TENANTS



- AVAILABLE SPACE
- ENTERTAINMENT SPACE
- COMMON AREA

SAWYER YARDS

- 1 THE SILOS AT SAWYER YARDS
- 2 WINTER STREET STUDIOS
- 3 TEJAS BREWERY
- 4 SILVER STREET STUDIOS
- 5 MOMENTUM CLIMBING GYM
- 6 THE SHOPS AT SAWYER YARDS
- 7 1702 TAYLOR STREET
- 8 2500 SUMMER STREET
- 9 27SEVENTY
- 10 BELLROCK SAWYER YARDS
- 11 1818 WASHINGTON DEVELOPMENT
- 12 1512 CENTER STREET
- 13 1224 & 1230 HOUSTON AVE
- 14 1201 HOLLY
- 15 THE OLIVER
- 16 THE ART HOUSE AT SAWYER YARDS
- 17 BROADSTONE OLIVER
- 18 MODERA WASHINGTON
- 19 24ELEVEN WASHINGTON
- MULTI-FAMILY



PALOMA



Target

PETSMART

MOD

SMOOTHIE KING

Staples

PANDA EXPRESS

Starbucks

BARNABY'S CAFE

THE HOME DEPOT

Kroger

McDonald's

ULTA BEAUTY

GOLFTEC

Total Wine

SPIRITS • BEER & MORE



FIRST INDUSTRIAL
PHASE II

SAWYER X YARDS

CAVA

SPROUTS FARMERS MARKET

Guitar Center

LAIFITNESS

WORLD MARKET

CATALINA COFFEE

B&B

Dark Horse Tavern

LOCAL FID

CHICKEN HUT

Orangetheory

Slowpokes.

TUMBLE 22

Jersey Mike's

crumbl cookies

Walmart

Starbucks

TACO CABANA

GNC LIVE WELL

H-E-B

TRUTH BARBEQUE

FIVE GUYS

Chatter's CAFE & BISTRO

BUFFALO WILD WINGS

THOMPSON
HOUSTON

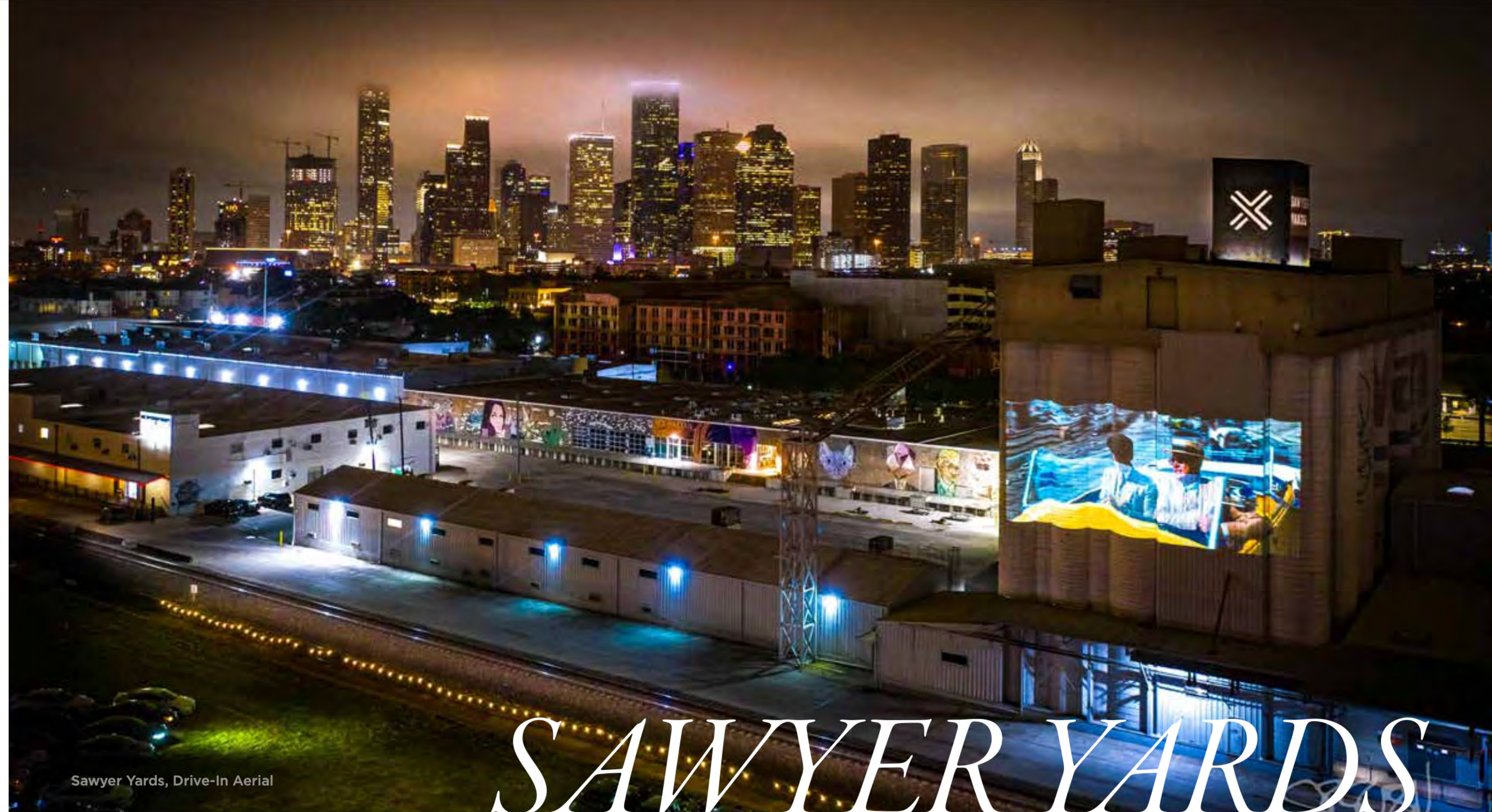
WHOLE FOODS MARKET

EōS FITNESS





Installation by Ken Little, SITE Gallery, The Silos at Sawyer Yards



Sawyer Yards, Drive-In Aerial

SAWYER YARDS



Installation by Erik Hagen, Art Alley, Sawyer Yards



FotoFest at Silver Street, Sawyer Yards

1.5 million square feet of revitalized creative space, boutique retail, & entertainment

450 artist tenants

350 studios

23,000 sq. ft venue space

40+ annual curated exhibitions

Sawyer Yards partners with emerging & established artists, arts organizations, & institutions to bring free programming to the community & provide prime space for artists to share their work.



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