

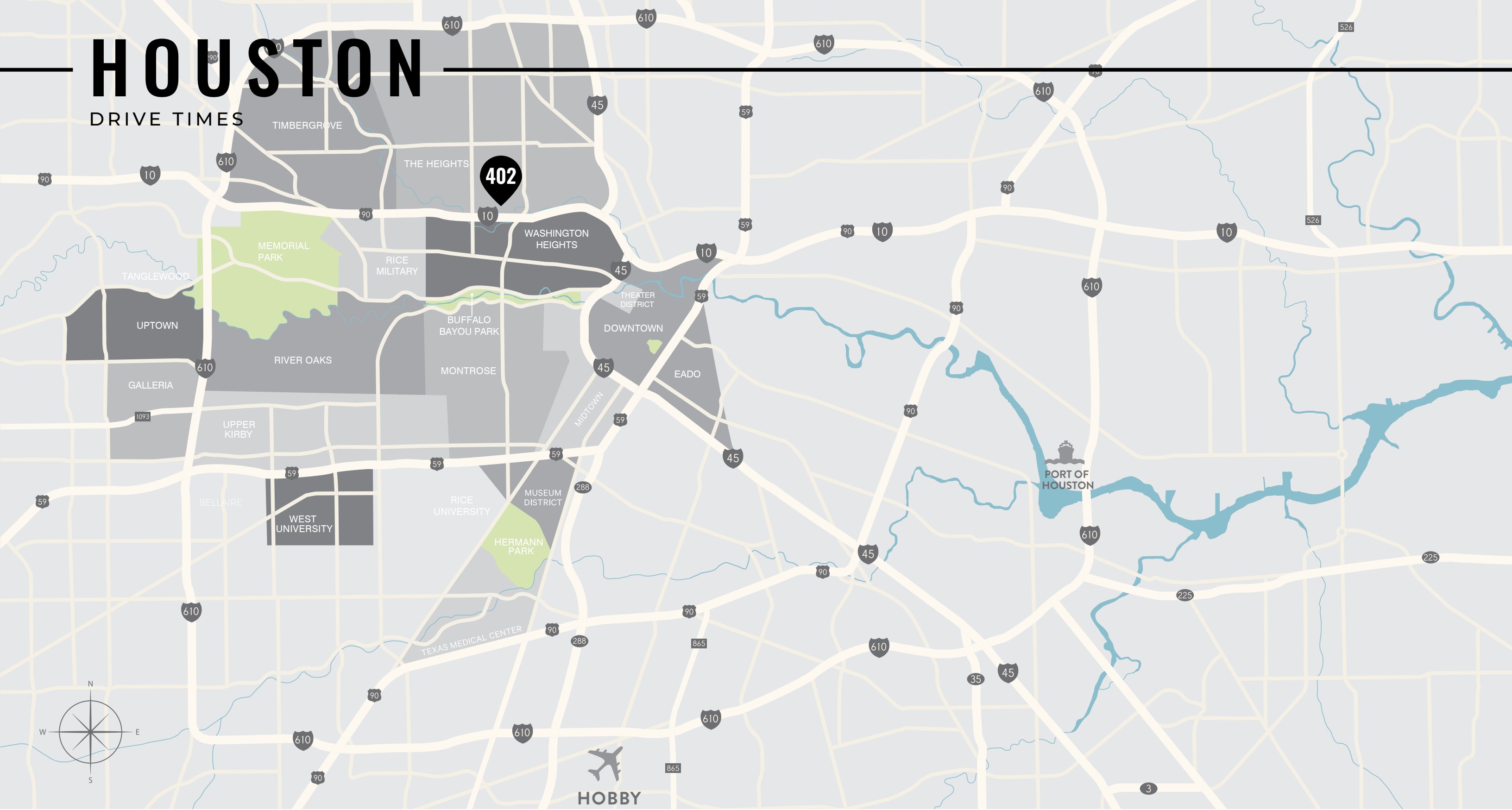
402 ARLINGTON ST.

Move-in Ready Office for Lease



HOUSTON | HEIGHTS

 TRANSWESTERN



The Heights	2 mins	Downtown	13 mins	Sugar Land	23 mins	Katy	26 mins
Memorial	4 mins	West University Place	16 mins	Hobby Airport	23 mins	Baybrook	28 mins
The Galleria	11 mins	The Medical Center	18 mins	George Bush Intercontinental (IAH)	23 mins	The Woodlands	33 mins
River Oaks	11 mins	Port of Houston	19 mins	Cypress	23 mins	Kingwood	38 mins



HOUSTON | HEIGHTS

Northwest of Downtown sits a section of historic neighborhoods that date back to the late 1800s. Residents once flocked to the area to escape the big city, but today it's home to diverse Houstonians that are drawn to its rich and character-filled architecture, mom and pop-type shops a rich restaurant scene and funky restaurants.

POPULATION

471,530

Total
Population

854,901

Daytime
Population

INCOME

\$160,264

Average HH
income

\$105,278

Median HH
income

HOUSEHOLDS

220,675

Households

60.4%

Residents have bachelors
degree or higher

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

402 Arlington St not only sits in the vibrant Height neighborhood, it is also within close proximity to Washington/Heights, Downtown and the Inner Loop fine restaurants and offers some of the city's local boutique Hotels.

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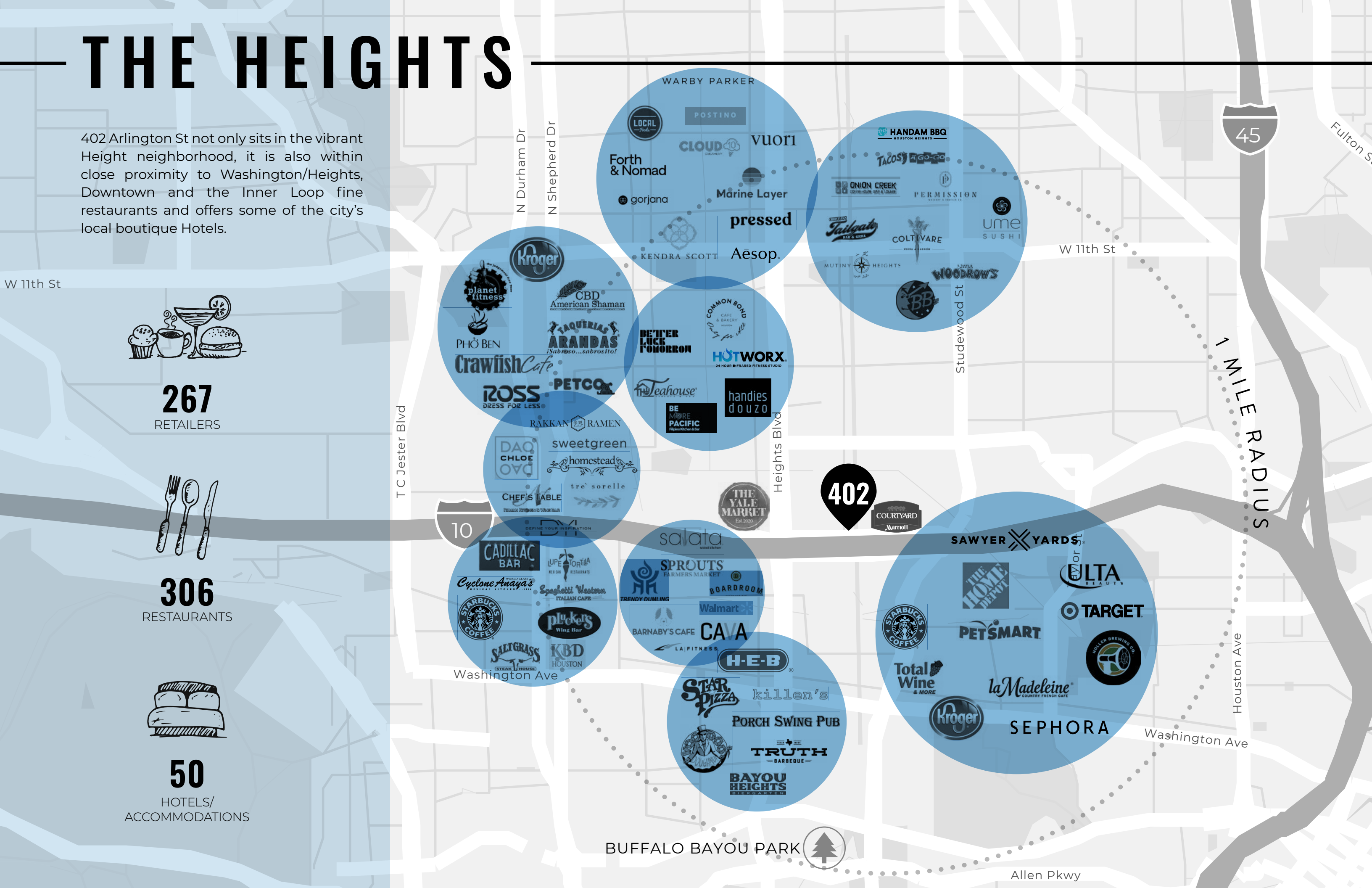
RETAILERS



RESTAURANTS

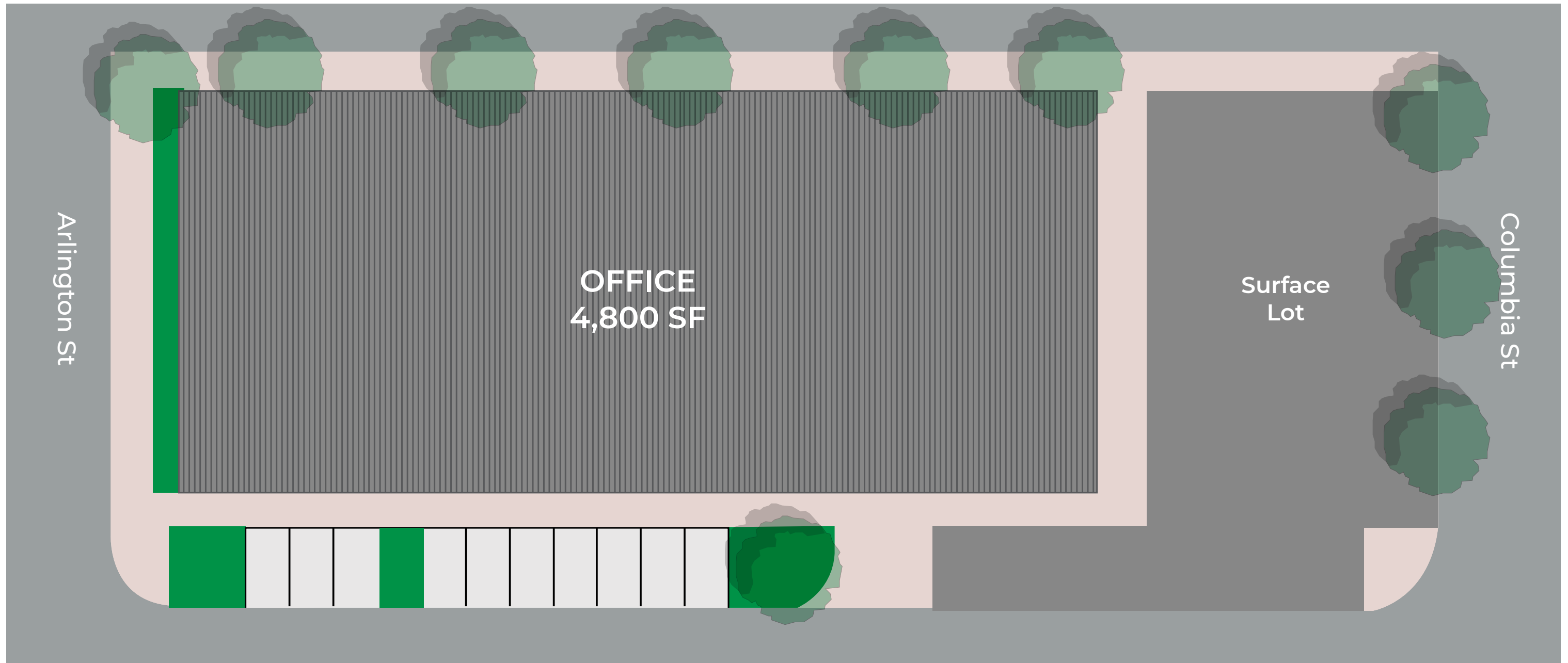


HOTELS/ ACCOMMODATIONS



SITE PLAN

4,800 SF OFFICE | MOVE IN READY



- Move-in ready creative office
- Free standing building with tons of natural light
- Head-in & surface parking with available overflow across 4th street
- Built in 2022
- Available immediately
- Minutes away from Downtown, Memorial Park, The Galleria, and White Oak Entertainment District.
- In a rapidly growing and dense area with a projected 5.3% population growth rate over the next five years.
- Great access to I-10 between on and off ramps next to the Marriott Hotel.
- The property is surrounded by new residential construction, single family and multi-family.

THE VISION



HOUSTON | HEIGHTS

H Cloud 10 Creamery, Local Foods, Mamaka, Melange Creperie, Postino Wine Cafe, Pressed, Forth & Nomad, gorjana, Kendra Scott, Malbon Golf, Marine Layer, Mizzen + Main, Saint Lo Boutique, Vuori, Warby Parker, Yellow Rose, Aesop, Artavi Med Spa, Electric Avenue, The Studio BE, Paloma Beauty

mk Blue Sushi Sake Grill, Buttermilk Baby, Casa Nomad, Da Gama Canteen, Highline Park, Homestead Kitchen & Bar, Honeychild's Sweet Creams, Hui Lau Shan, La La Land Kind Cafe, Mala Sichuan Bistro, Mendocino Farms, RAKKAN Ramen, Sweetgreen, Anjouil's, BURDLIFE, Carloha Bamboo, Chloe Dao, J. Aimer Jewelry, LoveSac, Lululemon, Pippa & Pearl, Ray-Ban, SuitShop, The Doll House, The Plant Project



White Oak Dr

402

223,000 CPD

196,000 CPD

TC Jester Blvd

Shepherd Dr

Durham

Bonner St

Studemont St

Sawyer St

Washington Ave

Washington Ave

Memorial Dr

Allen Pkwy

Studemont St

Shepherd Dr

Westcott St

Memorial Dr

BLACK WALNUT CAFE

Brenner's STEAKHOUSE



SAWYER YARDS





402 ARLINGTON ST.

HOUSTON | HEIGHTS

CRYSTAL ALLEN

Managing Director

713.270.3360

Crystal.Allen@transwestern.com

LOCH COOK

Vice President

713.231.1566

Loch.Cook@transwestern.com

