



3901 Capitol St - Ironworks Campus

Houston, Texas 77023 (Harris County) - Gulf Freeway/Pasadena Submarket



Office



Property Summary

RBA (% Leased)	48,000 SF (43.8%)	Built	1927
Stories	1	Typical Floor	48,000 SF
Tenancy	Multiple	Available	250 - 48,000 SF
Max Contiguous	27,000 SF	Asking Rent	Withheld

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	Mixed-Use	Office/Retail	Direct	10,000	27,000	27,000	Withheld	Vacant	Negotiable

Kaldis Interests: Deidre Young (832) 266-2099, Andrew Kaldis (713) 269-8038, Fanny Gonzalez (832) 570-3150

Phase I of the redevelopment at the western side of the building near Ironworks Market with a walkway between and a covered patio, outdoor gathering areas, and green space. This is ideal for a broad range of users and has a one-of-a-kind feel with the original exposed brick and heavy timber framing.

Property Notes

Campus, and thrive with the coactive benefits of a mixed-use destination.

3901 Capitol Street is the creative flex portion of the Ironworks Campus, it is a charming historic building accented by timeless designs like rustic exposed brick, high ceilings, and heavy timber framing. Phase 1 of 3901 Capitol Street is the closest side of the building to Ironworks Market and will feature versatile flex spaces ideal for a broad range of creative uses, from creative offices and studios to boutique fitness and light industrial workshops. Phase 2 will comprise warehouse and storage space.

An activated walkway runs between 3901 Capitol Street and Ironworks Market at 711 Milby Street. Ironworks Market has over 20 shopping, dining, and service businesses, providing an unrivaled array of on-campus amenities. These include a cocktail lounge, coffee shop, pet store, boutiques, salons, and



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Office

Property Notes (Continued)

craft workshops. The path coalesces the two buildings with outdoor seating, a covered patio, gathering areas, and green space, creating a place to eat, drink, shop, and work.

Ironworks Campus is a reflection of the vibrant developments revitalizing Houston's East End. The evolving district adds to Ironworks' convenience by invigorating the streetscape with walkable amenities and creating a buzzing atmosphere to attract and retain workers. As the number of East End destinations and employers rises, migration here follows. The number of households within a mile of 3901 Capitol Street grew by 12.4% from 2020 to 2024, and projections call for continued growth. Commuters will enjoy access to Gulf Freeway and Interstate 69 within a five-minute drive and a light rail station two blocks away on Harrisburg Boulevard. Build upon the East End's vibrancy at one of its premier developments, augmenting businesses with one-of-a-kind amenities, by leasing at 3901 Capitol Street today.



2501 Commerce

Houston, Texas 77003 (Harris County) - Downtown Houston Submarket



Warehouse



Property Summary

RBA (% Leased)	38,600 SF (0.0%)	Built	1968
Tenancy	Multiple	Available	1,000 - 38,600 SF
Max Contiguous	38,600 SF	Asking Rent	\$19.00 SF/year/NNN
Clear Height	18'	Drive Ins	1 total/ 10' w x 12' h
Docks	2 exterior	Levelers	None
Parking Spaces	6 (0.16/1,000 SF)		
True Owner	John R Wood Properties		

Amenities

24 Hour Access, Front Loading, Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Office	Direct	1,000 - 20,600	38,600	\$26.50 NNN	Vacant	1 - 5 Years	2	-

John R Wood Properties: Arlette Molina (713) 530-2579, Edgar Davis (239) 595-5571

Property Notes

Net leased investment deal - 2 years left on lease.

LOCATION



2501 Commerce

Houston, Texas 77003 (Harris County) - Downtown Houston Submarket



Warehouse

Property Notes (Continued)

North side of Commerce, near St. Charles St. Just east of Hwy. 59, minutes from Minute Maid Park.

Key Map - 494 N

BUILDING FEATURES

- ú Tiltwall construction
- ú Sprinklered warehouse
- ú Heavy power
- ú Dock high loading
- ú 3,600 SF office area
- ú 18' clear height



100 Jensen Dr - East River Three

Houston, Texas 77020 (Harris County) - Gulf Freeway/Pasadena Submarket



Office



Property Summary

RBA (% Leased)	252,000 SF (0.0%)	Status	Proposed
Built	December 2026	Stories	14
Typical Floor	38,000 SF	Tenancy	Multiple
Available	25,000 - 252,000 SF	Max Contiguous	252,000 SF
Asking Rent	Withheld		
True Owner	Midway		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 7	-	Office	Direct	35,000 - 38,000	38,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 8	200	Office	Direct	35,000 - 38,000	38,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									



100 Jensen Dr - East River Three

Houston, Texas 77020 (Harris County) - Gulf Freeway/Pasadena Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 9	300	Office	Direct	35,000 - 38,000	38,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 10	400	Office	Direct	35,000 - 38,000	38,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 11	-	Office	Direct	25,000	25,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 12	-	Office	Direct	25,000	25,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 13	-	Office	Direct	25,000	25,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									
E 14	-	Office	Direct	25,000	25,000	252,000	Withheld	01/2026	Negotiable
Parkway: Amanda Nebel (713) 255-7828									



2600 Commerce St - 2600 Commerce

Houston, Texas 77003 (Harris County) - Inner Loop East End Submarket



Retail



Property Summary

Center Type	Industrial Park	GLA (% Leased)	28,562 SF (0.0%)
Built	1950	Available	28,562 SF
Max Contiguous	28,562 SF	Asking Rent	\$18.00 SF/year/NNN
Frontage	120' on Commerce Street		
True Owner	William B Harrison		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Office/Retail	Direct	28,562	28,562	28,562	\$18.00 NNN	Vacant	Negotiable

Concept Neighborhood: Jeffrey Kaplan (281) 630-2220, Jeremy Roberts (713) 851-4982, Rachel Hulsey (713) 824-6450



Property Summary

GLA (% Leased)	35,000 SF (0.0%)	Built/Renovated	1954/2023
Tenancy	Single	Available	150 - 35,000 SF
Max Contiguous	35,000 SF	Asking Rent	Withheld
True Owner	Yang Jiang		

Amenities

Conferencing Facility, Courtyard

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	-	Office/Retail	Direct	150 - 35,000	35,000	35,000	Withheld	Vacant	Negotiable

Concept Neighborhood: Jeffrey Kaplan (281) 630-2220, Jeremy Roberts (713) 851-4982, Rachel Hulseley (713) 824-6450

High ceilings and natural light; adaptable for restaurant, retail or office use; coffee shop on site; beautiful interior/outdoor courtyard as patio space;

Property Notes

This is a former industrial warehouse that was converted into office/creative space in 2016-2017. 47% of the building is comprised of open common areas for creative use.



3302 Canal St - The Plant Second Ward

Houston, Texas 77003 (Harris County) - Inner Loop East End Submarket



Retail

Property Notes (Continued)

Amenities include: 1-2, up to 18 person offices available on a year lease

- Cowork space available on a month to month lease
- 45% Common Areas
- Fiber Internet
- 6 Conference Rooms
- Game Room
- Kitchen
- Courtyard
- Coffee Shop
- Huddle Spaces
- All inclusive leases

Lease Rates:

- Suites starting at \$750 per month
- Cowork starting at \$450 per month

Houston's First Creative Workspace Building, with easy 1 year leases that include, 18 ft ceilings, 14 ft hallways, writeable walls, GAME ROOM, LARGE KITCHEN, SOFT MEETING SPACES, COURTYARD, Free Parking, and Fiber Internet, all included in the monthly rent.

Minutes from downtown, easy and multiple transportation options, great local restaurants within walking distance.



1005 Hutchins St - East Blocks

Houston, Texas 77003 (Harris County) - Inner Loop East End Submarket



Retail



Property Summary

Center Type	Office Park	GLA (% Leased)	43,206 SF (0.0%)
Status	Under Renovation	Built/Renovated	1950/April 2025
Available	10,525 - 43,206 SF	Max Contiguous	22,156 SF
Asking Rent	Withheld		
True Owner	Wile Interests, Inc., Pagewood		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 2	-	Office	Direct	10,525	10,525	21,050	Withheld	07/2025	Negotiable
Stream Realty Partners, LP: Ryan Barbles (713) 385-3356, Matthew Asvestas (832) 652-6480									
E 3	-	Office	Direct	10,525	10,525	21,050	Withheld	07/2025	Negotiable
Stream Realty Partners, LP: Ryan Barbles (713) 385-3356, Matthew Asvestas (832) 652-6480									



908 Live Oak St - Building 7

Houston, Texas 77003 (Harris County) - Gulf Freeway/Pasadena Submarket



Office



Property Summary

RBA (% Leased)	93,818 SF (23.9%)	Status	Under Renovation
Built/Renovated	1930/July 2025	Stories	3
Typical Floor	31,273 SF	Tenancy	Multiple
Available	21,053 - 71,361 SF	Max Contiguous	50,308 SF
Asking Rent	Withheld		
True Owner	Wile Interests, Inc., Pagewood		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 2	-	Office	Direct	25,784	25,784	50,308	Withheld	07/2025	Negotiable
Stream Realty Partners, LP: Ryan Barbles (713) 385-3356, Matthew Asvestas (832) 652-6480									
E 3	-	Office	Direct	24,524	24,524	50,308	Withheld	07/2025	Negotiable
Stream Realty Partners, LP: Ryan Barbles (713) 385-3356, Matthew Asvestas (832) 652-6480									



Property Summary

RBA (% Leased)	32,500 SF (0.0%)	Status	Proposed
Stories	4	Typical Floor	8,125 SF
Tenancy	Multiple	Available	8,125 - 32,500 SF
Max Contiguous	32,500 SF	Asking Rent	Withheld
True Owner	The Center for Pursuit		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 1	-	Office/Medical	Direct	8,125	8,125	32,500	Withheld	08/2025	Negotiable
Cushman & Wakefield: Robert LaCoure (832) 722-8476, Jill Nesloney (832) 643-9585, Mike Pittman (832) 795-8613, Bryce Adams (832) 474-8818, Michael Burgower (281) 841-8635									
E 2	-	Office/Medical	Direct	8,125	8,125	32,500	Withheld	08/2025	Negotiable
Cushman & Wakefield: Robert LaCoure (832) 722-8476, Jill Nesloney (832) 643-9585, Mike Pittman (832) 795-8613, Bryce Adams (832) 474-8818, Michael Burgower (281) 841-8635									



4500 Harrisburg Blvd - 4400 Harrisburg

Houston, Texas 77011 (Harris County) - Gulf Freeway/Pasadena Submarket



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 3	-	Office/Medical	Direct	8,125	8,125	32,500	Withheld	08/2025	Negotiable
Cushman & Wakefield: Robert LaCoure (832) 722-8476, Jill Nesloney (832) 643-9585, Mike Pittman (832) 795-8613, Bryce Adams (832) 474-8818, Michael Burgower (281) 841-8635									
E 4	-	Office/Medical	Direct	8,125	8,125	32,500	Withheld	08/2025	Negotiable
Cushman & Wakefield: Robert LaCoure (832) 722-8476, Jill Nesloney (832) 643-9585, Mike Pittman (832) 795-8613, Bryce Adams (832) 474-8818, Michael Burgower (281) 841-8635									