

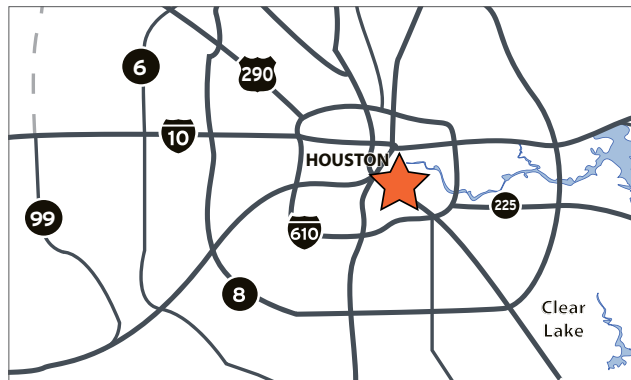
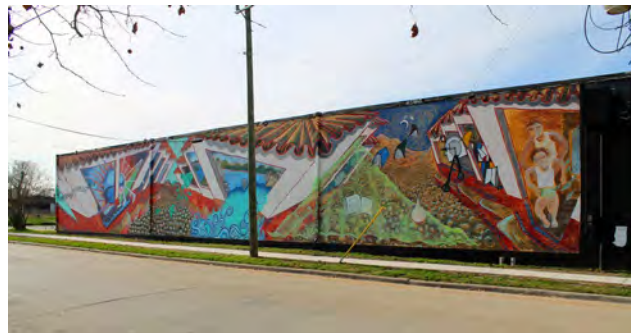
Loft Office Space

*Located in the EaDo/Greater
East End District*

27
27
CANAL

Loft Office Space For Lease

Located in the EaDo/Greater East End District



- Iconic office/warehouse of The Original Ninfa's Headquarters
- Located in EaDo/Greater East End District
- Building Type: Loft office & showroom
- Minutes from Central Business District
- Access to IH-10 East & 59 South Fwy
- Landscaping: Living wall
- Dog friendly!

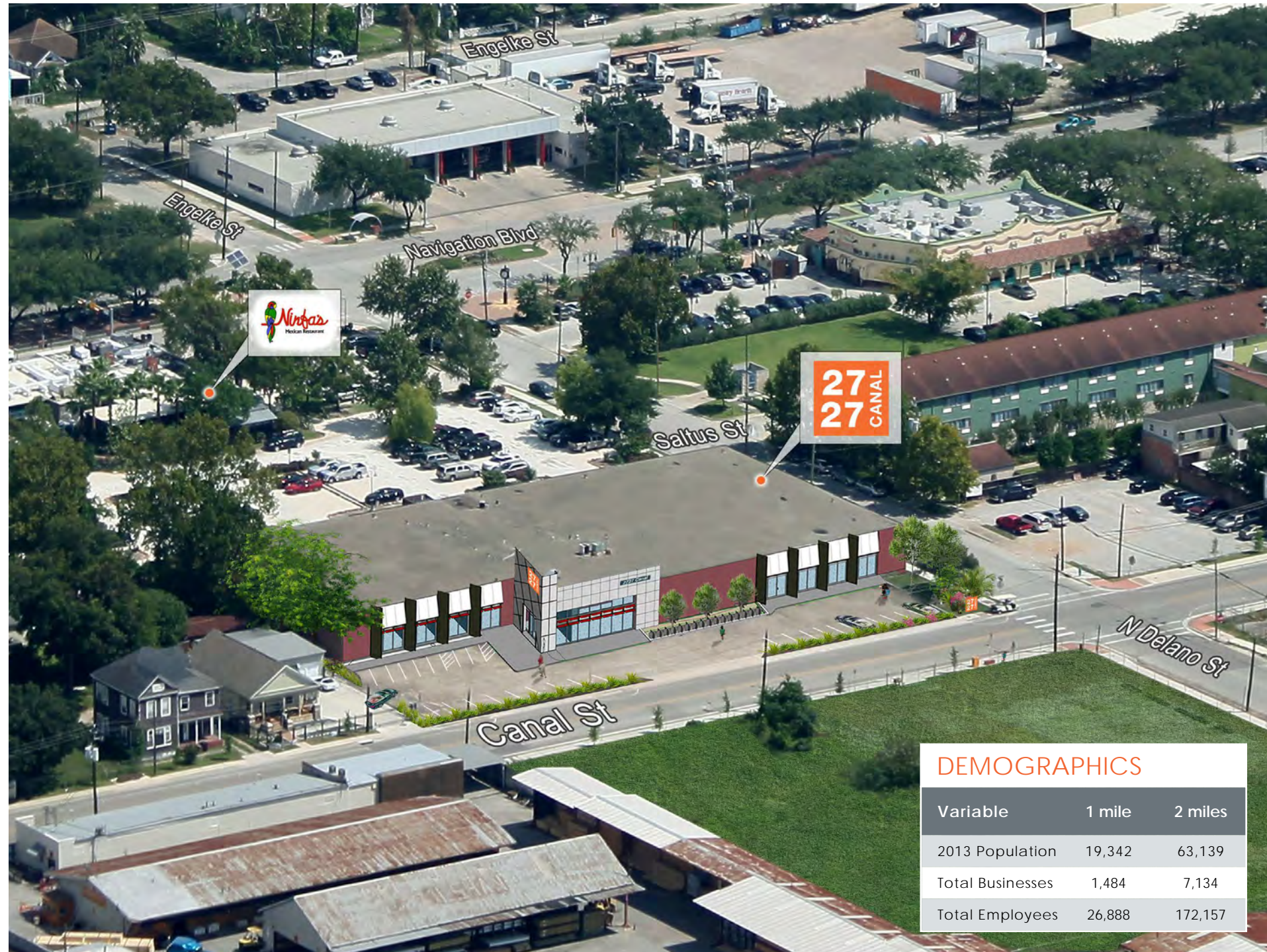
- Space Availability: 27,000 SF | 2,500 SF min.
- Net Rental Rate: \$22/RSF
- Improvement Allowance: Negotiable
- Operating Expenses: Est. \$7.50/SF
- Free parking
- Building Hours: 7:00 am – 7:00 pm
- Amenities: Shared large conference room, two small conference rooms & a catering kitchen for events

Leasing Rates: \$22 + \$7.50 NNN

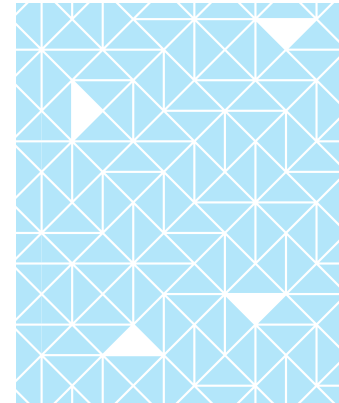
WATERMAN  **STEELE**
REAL ESTATE ADVISORS

Mike Easely, Vice President | mike.easely@watermansteele.com | 713-575-3702

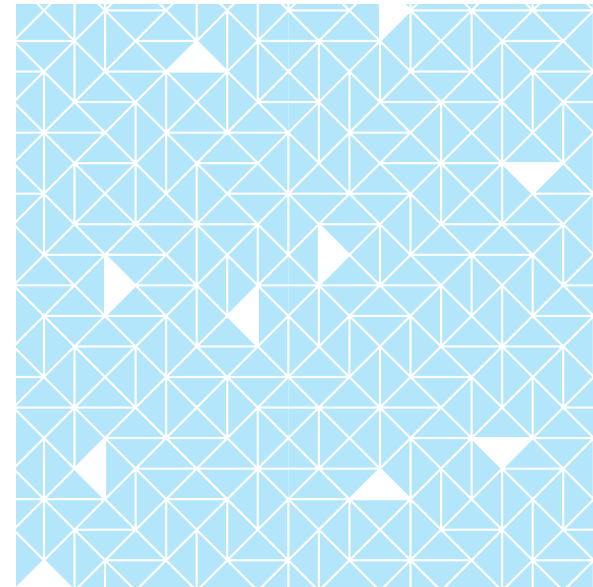
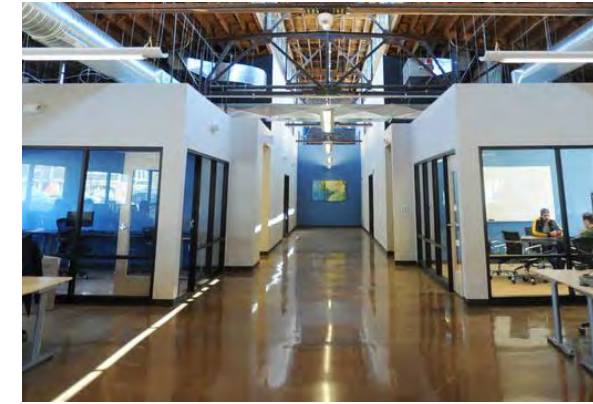
*The information contained herein was obtained from sources believed reliable; however, Waterman Steele Real Estate Advisors ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. FLYER LAST EDITED 6/28/17.



DEMOGRAPHICS		
Variable	1 mile	2 miles
2013 Population	19,342	63,139
Total Businesses	1,484	7,134
Total Employees	26,888	172,157

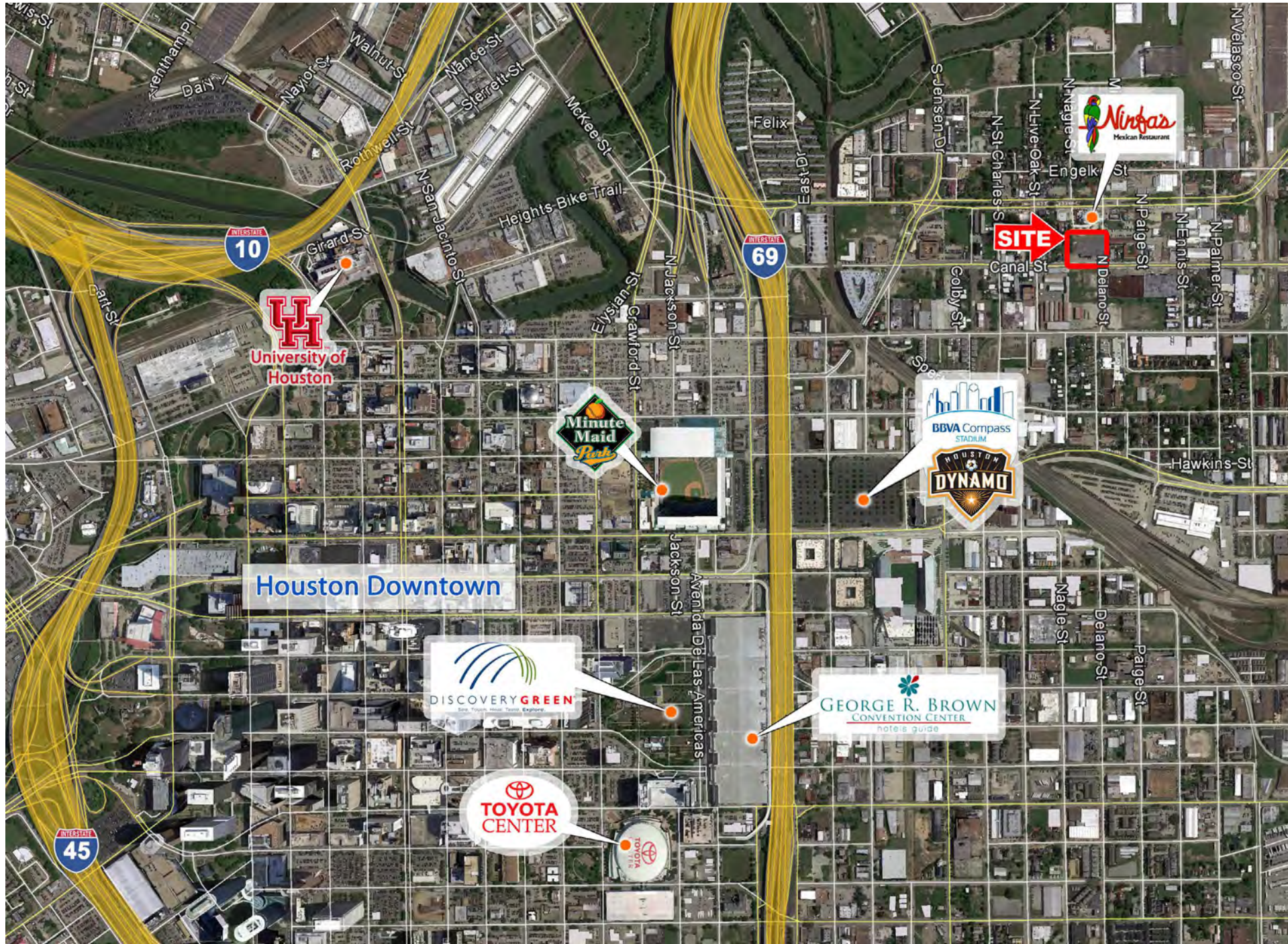


Loft Office Space



Iconic office/warehouse of The Original Ninfa's headquarters

27,507+ SF of creative office space minutes from Central Business District



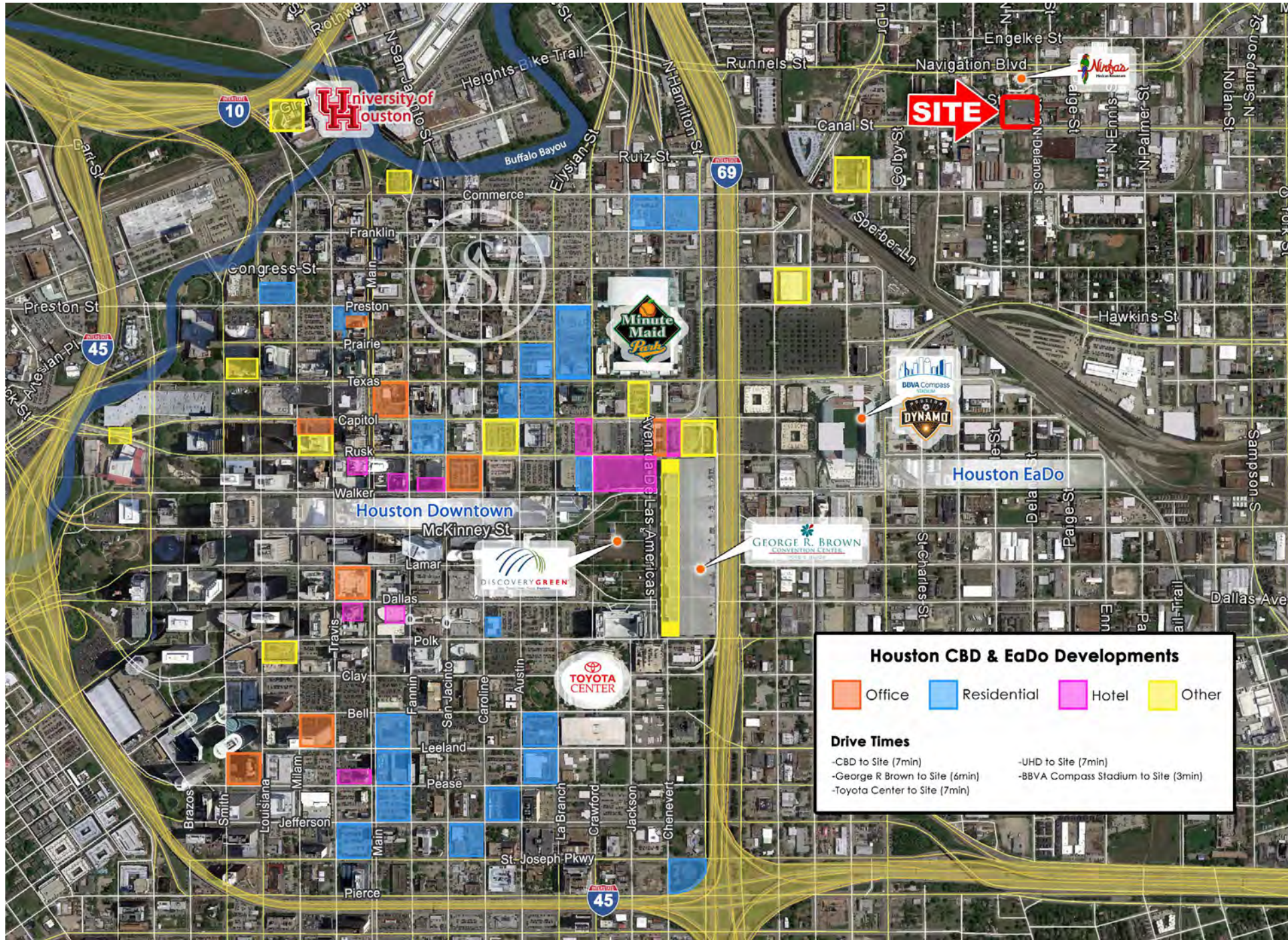
EaDo/Greater East End

East End is Houston's most connected region with links to more miles of rail, trails, and bus routes than any other area of the city.

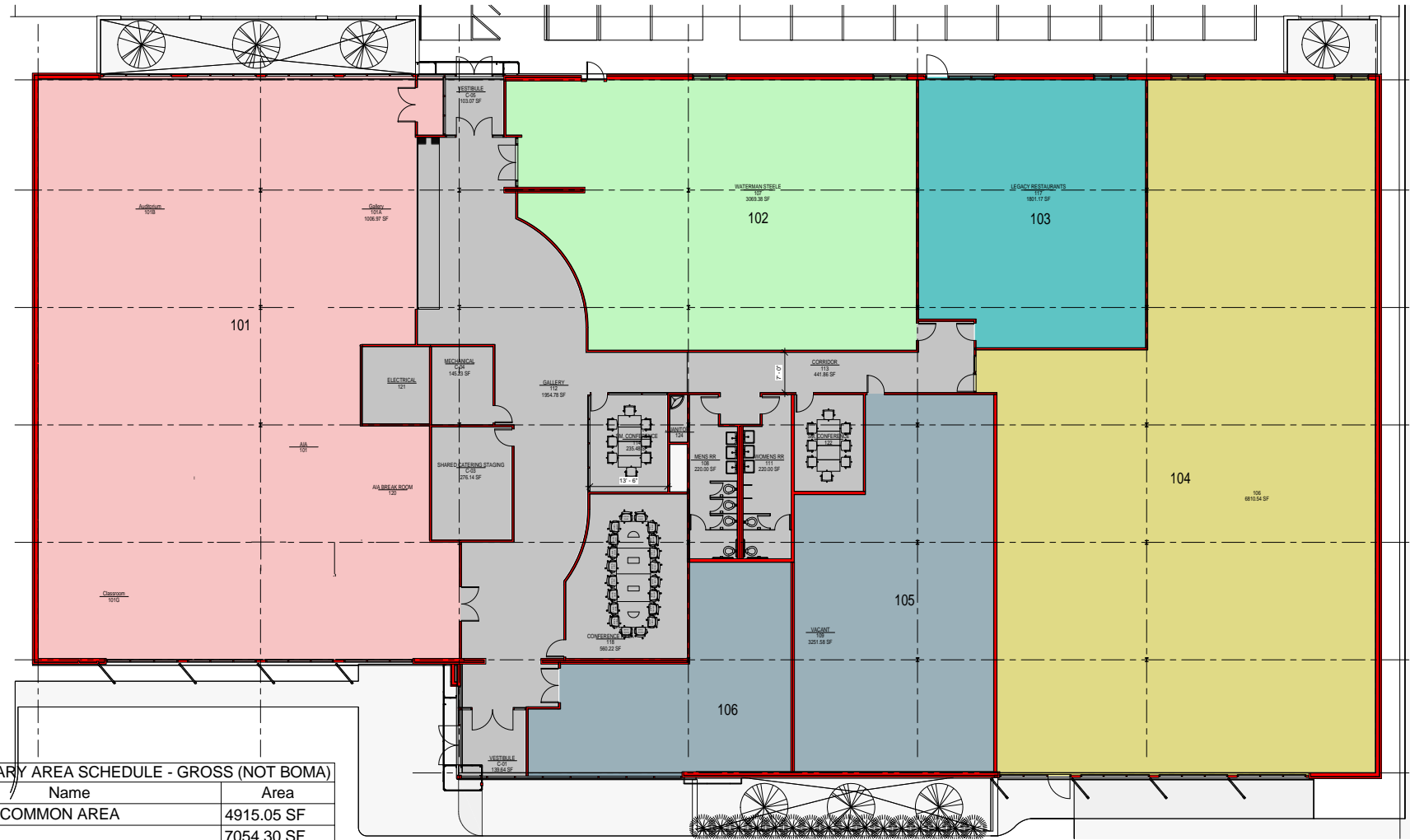
East End, is a vibrant neighborhood rich with history, interesting sites, entertainment and best of all easy access to CBD. East End is remarkably situated near Houston's largest employment centers: Downtown, the Texas Medical Center, and the Houston Ship Channel. With unmatched views of downtown, this culturally diverse neighborhood continues to grow and attract new residents and tenants.

East End is Houston's most connected region with access to major freeways, thoroughfares, METRO Transit, and the METRO Light Rail. It's where the arts and the bayou connect!

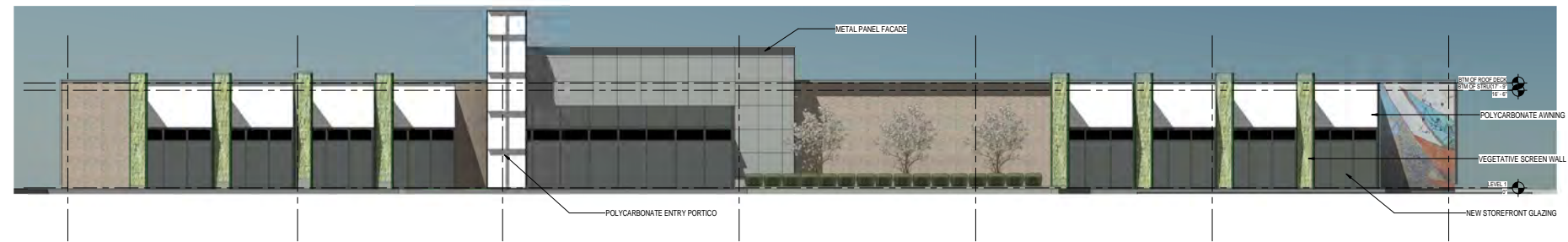




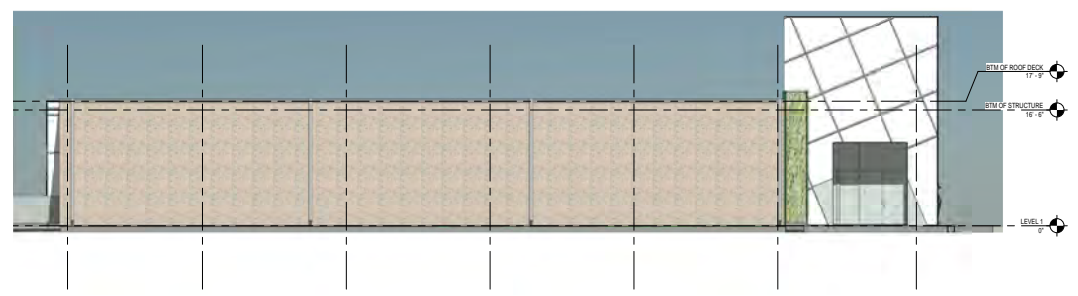
Floor Plan & Elevations



PRELIMINARY AREA SCHEDULE - GROSS (NOT BOMA)	
Name	Area
BUILDING COMMON AREA	4915.05 SF
101	7054.30 SF
102	3218.59 SF
103	1877.97 SF
104	7055.45 SF
105	3385.73 SF
Grand total	27507.10 SF



1 SCALE: 1/8" = 1'-0" SOUTH ELEVATION



3 SCALE: 1/8" = 1'-0" WEST ELEVATION



2 SCALE: 1/8" = 1'-0" NORTH ELEVATION

