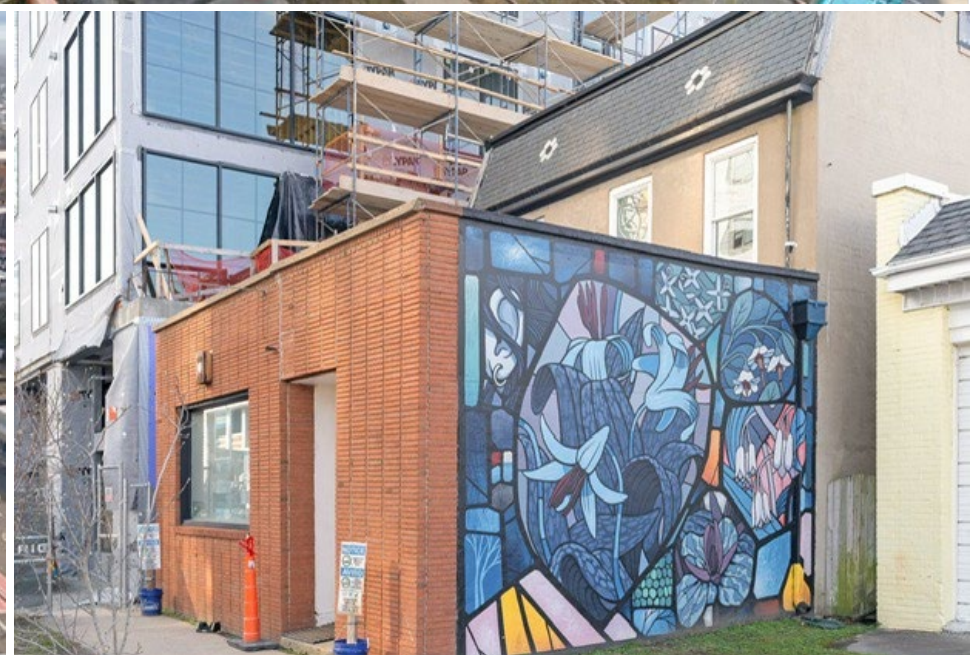


OFFICE SPACE IN THE HEART  
OF SCOTT'S ADDITION



# For Lease or Sale

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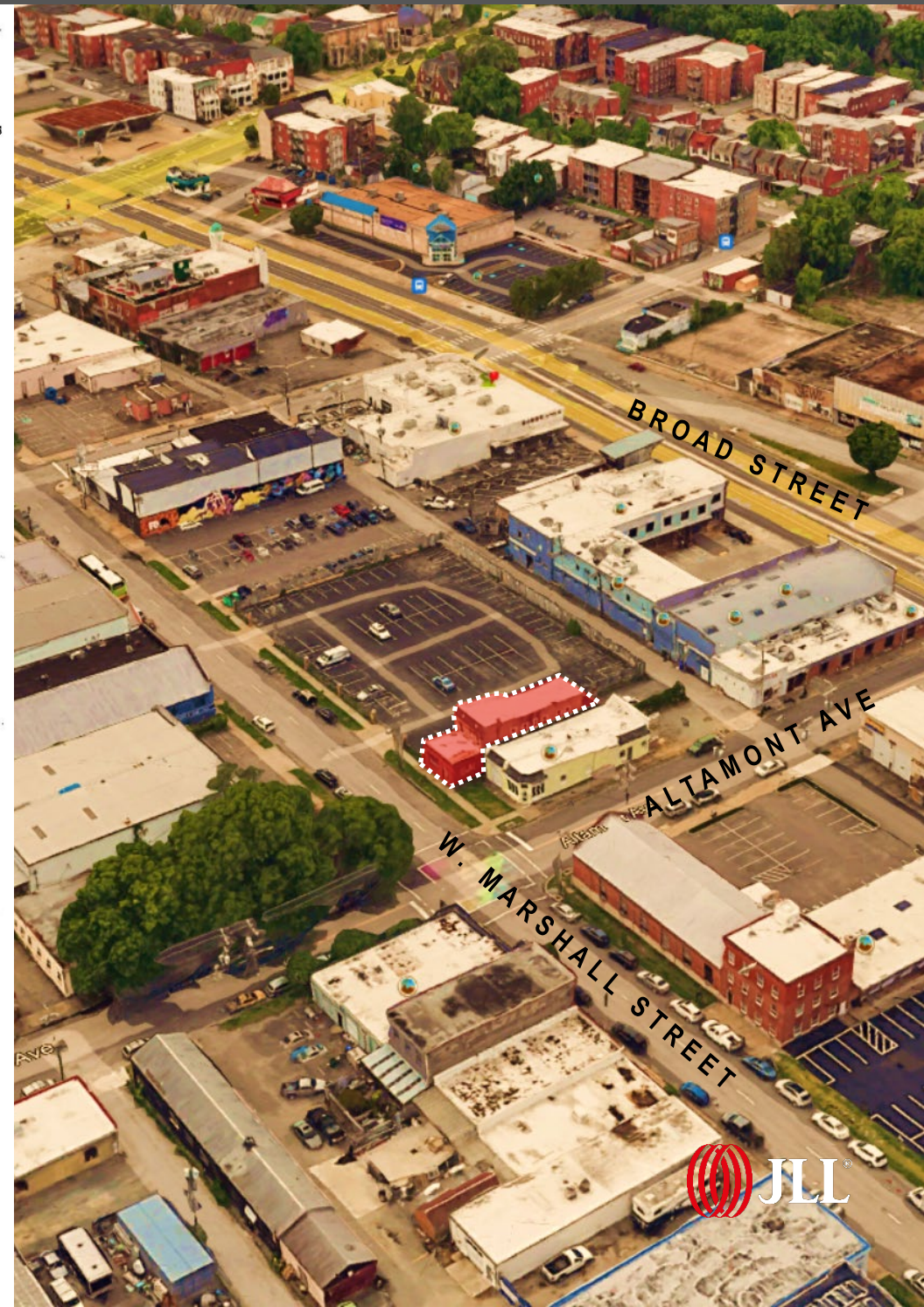
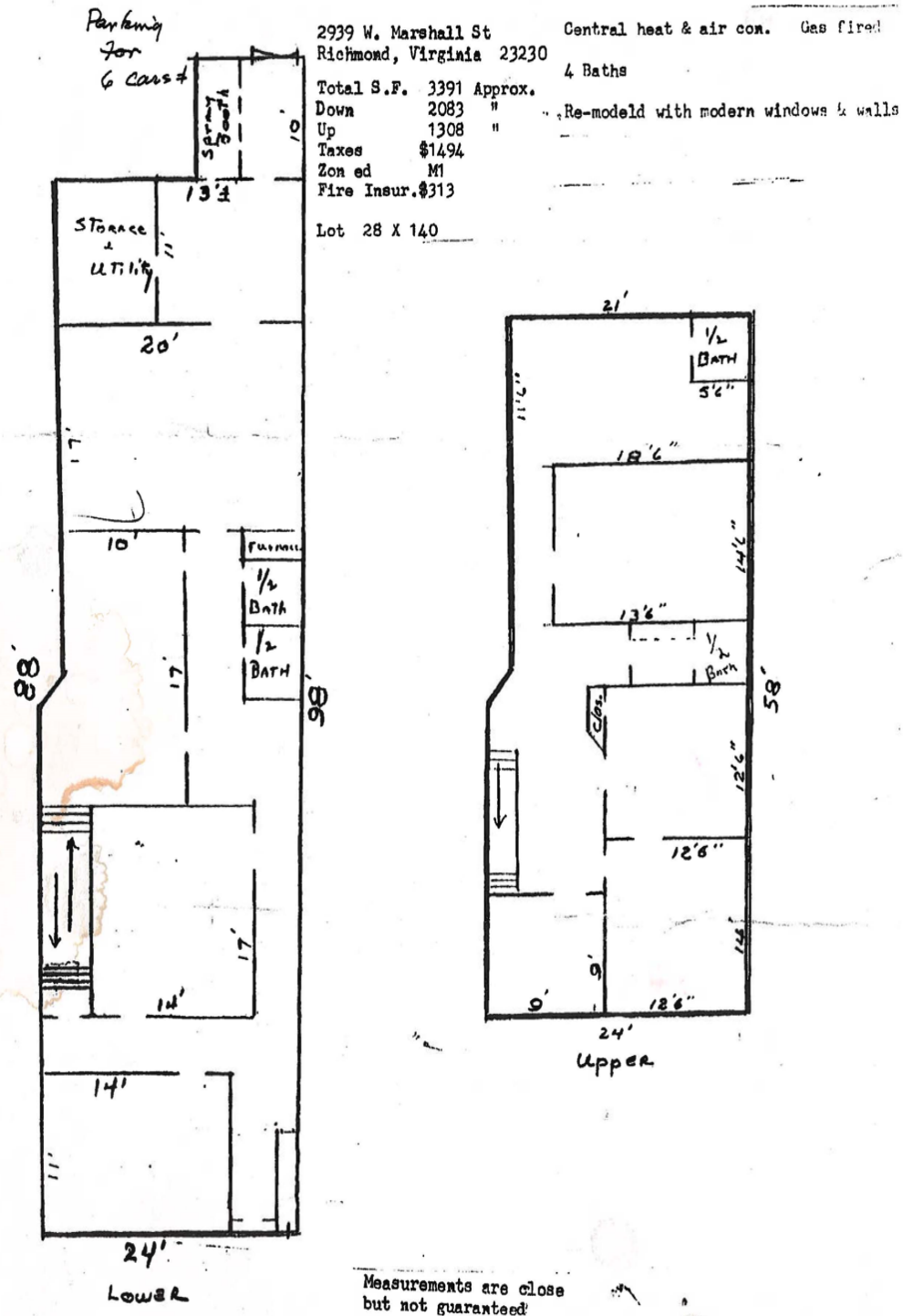
# PROPERTY OVERVIEW

- > 1,700 SF available in two offices
- > Available now
- > Located in the heart of Scott's Addition
- > Ideally positioned just one block from West Broad Street
- > Excellent access from I-195 / Downtown Expressway
- > Great walkability to restaurants, breweries, fitness facilities, and newly built loft apartments





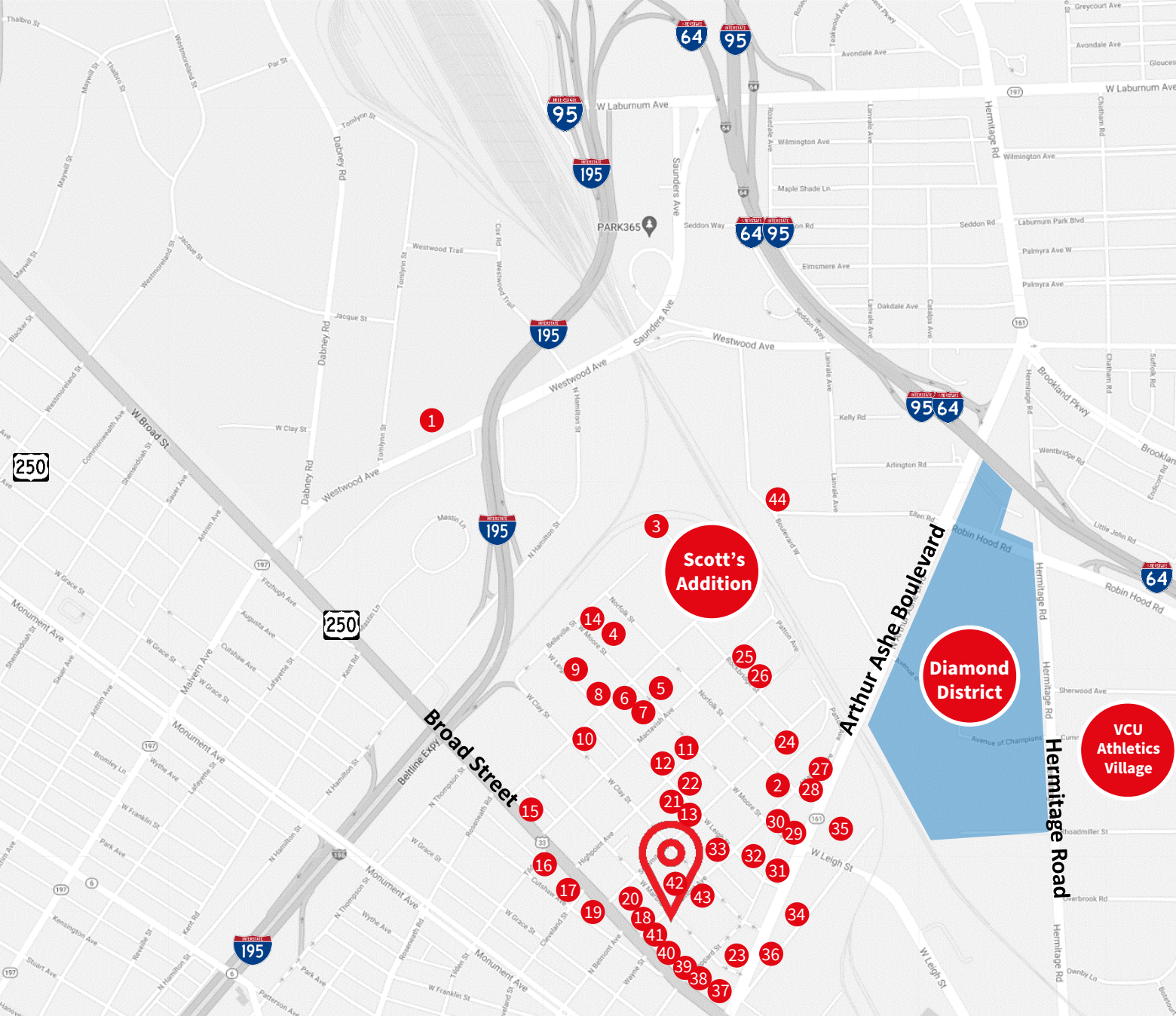
# FLOOR PLAN





# AMENITIES

1. Topgolf
2. Pinky's
3. Brambly Park Winery
4. Nokoribi
5. Chochiloco
6. Stella's Grocery
7. Vasen Brewing Co.
8. Tazza Kitchen
9. Starr Hill Beer Hall
10. Wood & Iron
11. ZZQ Texas BBQ
12. Ardent Craft Ales
13. Lucky AF
14. The Veil Brewing Co.
15. Don't Look Back
16. Lemon of India
17. McLeans
18. Cabo Fish Taco
19. Blanchard's Coffee
20. Lunch & Supper
21. Parlay Bar & Lounge
22. Strangeways Brewing
23. Fighting Fish
24. Afterglow Coffee
25. Brenner Pass
26. Black Lodge
27. Potbelly Sandwich
28. Gelati Celesti
29. Boulevard Burger & Brew
30. Moore Street Café
31. Fat Dragon
32. Buskey Cider
33. Lillian
34. Starbucks
35. Bowtie Cinema
36. En Su Boca
37. Peter Chang's
38. Harry's at Hofheimer
39. Bingo
40. Kismet Modern Indian
41. Three Notch'd Brewing
42. Recluse Coffee Bar
43. Lost Letter
44. Ruff Canine Club



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