



7800 Washington

HOUSTON , TEXAS



7800

Located within Houston's urban core,
7800 Washington is a unique adaptive
re-use development with premiere access.



7800 Washington

7800 Washington • Houston, TX, 77007

Located within Houston's 610 Loop and just north of I-10, 7800 Washington is a unique mixed-use, adaptive re-use development in the heart of Houston. The building, a 66,000 SF red-brick, dock-high warehouse, was built in 1960 and has a rich and storied history of being home to some of Houston's notable industrial tenants, including The Great Atlantic and Pacific Tea Company, Stewart & Stevenson and Brian Thomas Display and Packaging. The building is currently occupied by Brian Thomas, which was purchased by Smurfit Kappa in 2014, and will vacate the building in October 2017. The project will then be redeveloped into a loft office development with furniture showrooms and a unique, chef-driven restaurant.

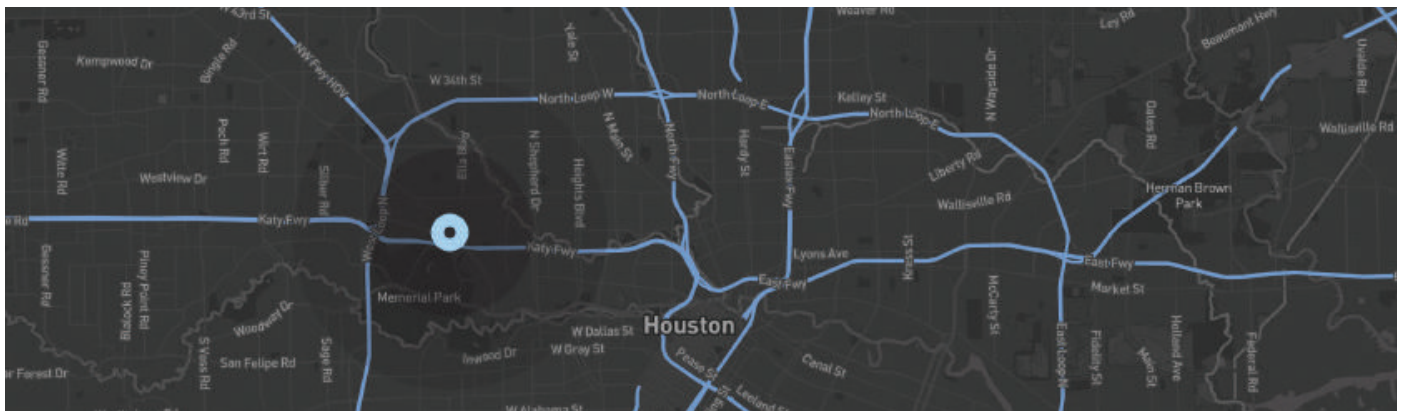
7800 Washington is part of the thriving Washington Avenue corridor of Houston, which is fast becoming a dense and impressive mixed use neighborhood of Houston. Home to world-class restaurants, recently developed high-rise apartment complexes and an impressive nightlife, Washington Avenue represents a growing and important urban node of Houston. In addition, the project is near Hines' new Somerset Green master-planned community and the Houston Design Center.

7800 Washington is also extremely well-located, with immediate access to critical freeways (I-10, I-610 W, I-610 N and US-290). The property is close to Houston's two airports, being 35 minutes away from Bush International Airport and 25 minutes away from Hobby Airport. Further, the project has quick access to several of Houston's important neighborhoods and districts, including:

- The Memorial Villages (< 10 minute drive)
- Uptown (< 10 minute drive)
- The Heights (20 minute bike ride, < 10 minute drive)
- Downtown (10-15 minute drive)
- Katy (25 minute drive)

The project is currently leasing office and restaurant tenants for a Fall 2018 move-in.

MAP & GALLERY



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2018 Estimate	9,783	132,407	453,496
2023 Projection	10,421	139,890	480,054
2010 Census	7,932	114,766	402,522
Projected Annual Growth 2018-2023	0.9%	1.1%	1.2%

Estimated Household Income	1 mile	3 miles	5 miles
2018 Average HH Income	\$171,978	\$161,866	\$140,091
2018 Median HH Income	\$143,318	\$111,967	\$96,741

Household	1 mile	3 miles	5 miles
2018 Estimate	4,673	68,421	211,404
2023 Projection	5,023	73,831	229,167
2010 Census	3,706	56,862	179,181
Projected Annual Growth 2018-2023	1.5%	1.6%	1.7%

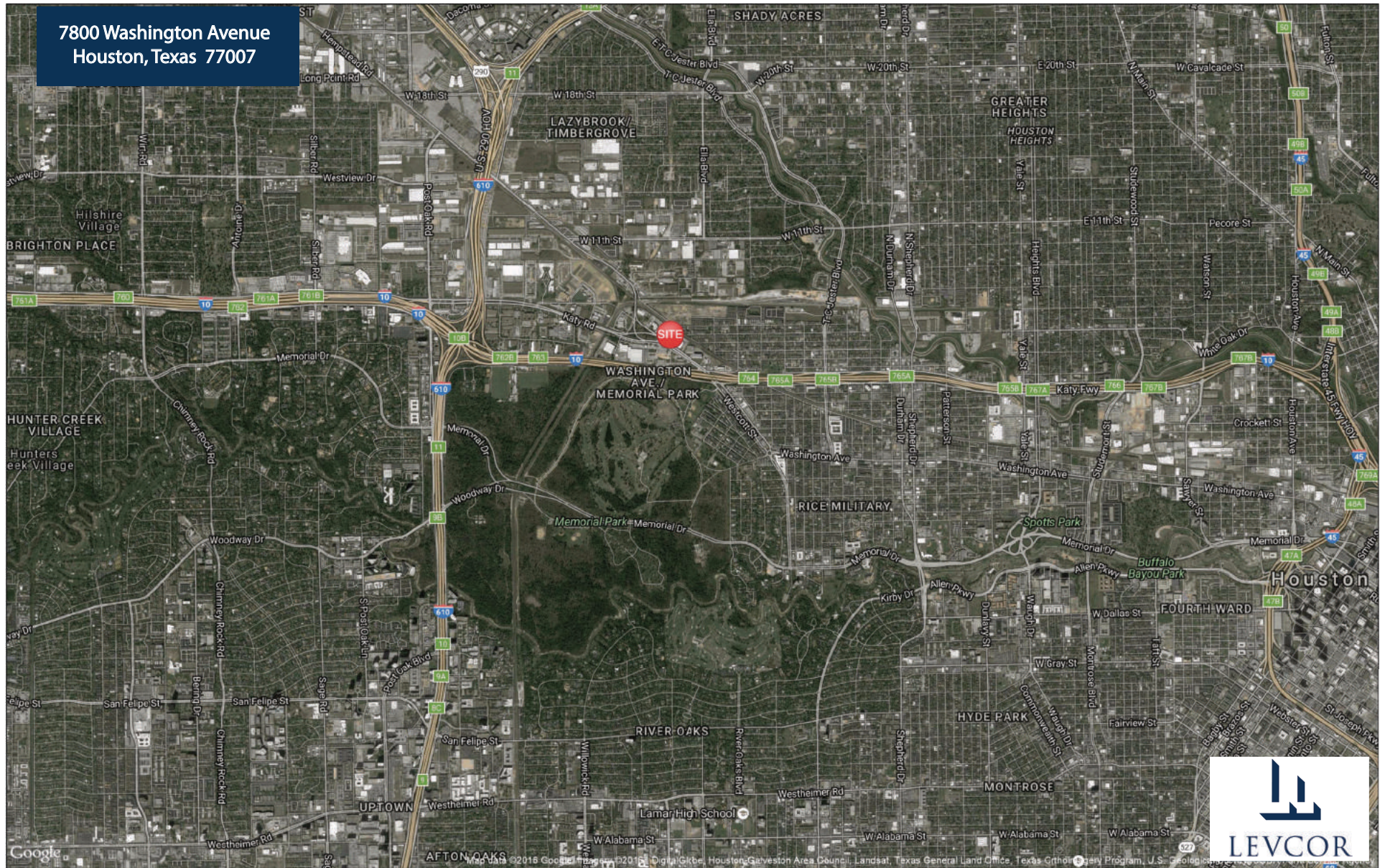
Traffic Counts	Cars per day
I-10	279,000
Washington Avenue	27,000

RENDERING



AERIAL

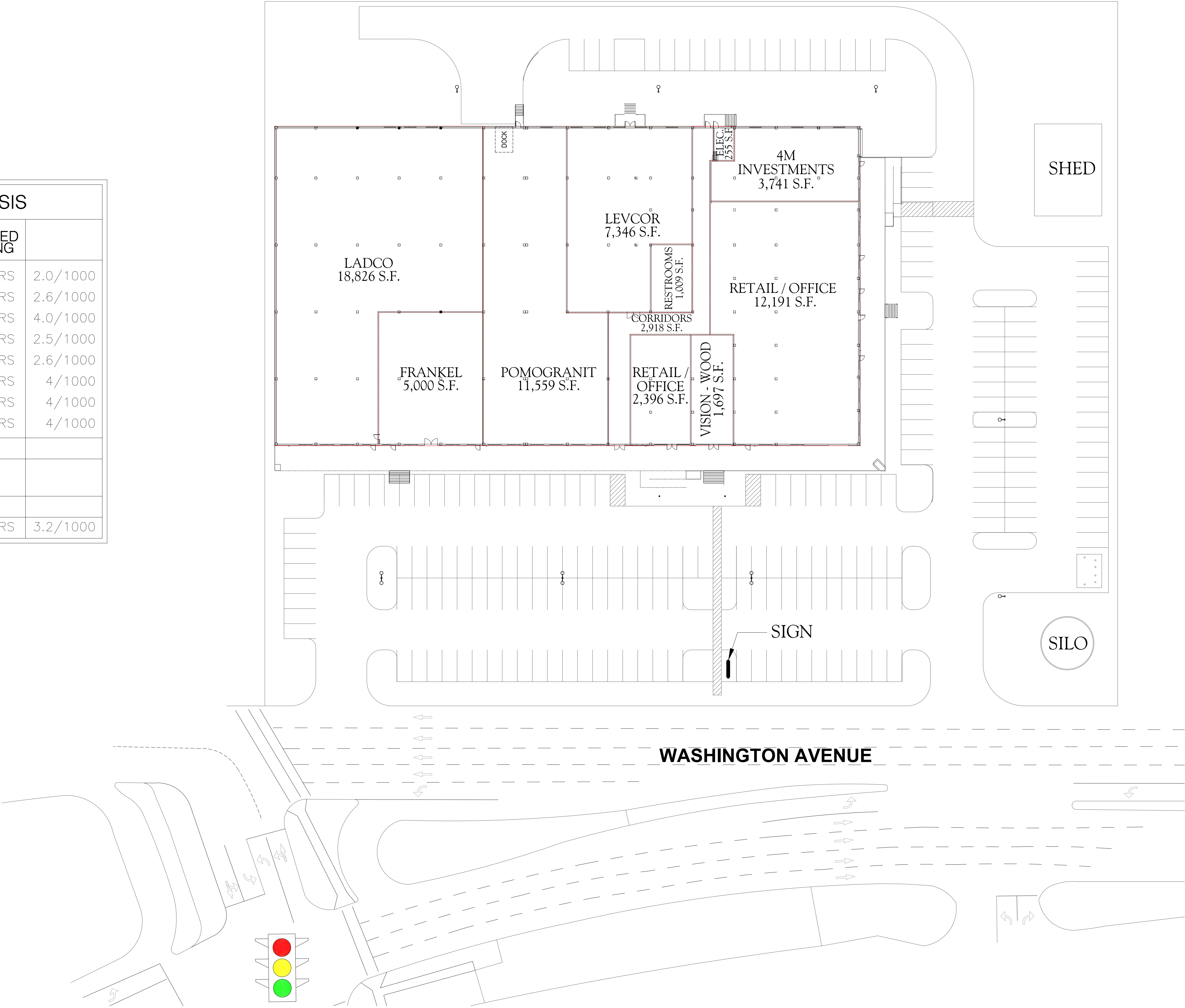
7800 Washington Avenue
Houston, Texas 77007



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DEVELOPMENT SYNOPSIS			
TENANT NAME	APPROX. GLA	PROVIDED PARKING	
LADCO	18,826 S.F.	38 CARS	2.0/1000
FRANKEL	5,000 S.F.	13 CARS	2.6/1000
POMOGRANIT	11,559 S.F.	46 CARS	4.0/1000
LEVCOR	7,346 S.F.	18 CARS	2.5/1000
4M INVESTMENTS	3,741 S.F.	10 CARS	2.6/1000
RETAIL/OFFICE	2,396 S.F.	10 CARS	4/1000
VISION-WOOD	1,697 S.F.	7 CARS	4/1000
AVAILABLE	12,191 S.F.	49 CARS	4/1000
GROSS LEASEABLE	62,756 S.F.		
CORRIDORS & COMMON AREAS	4,182 S.F.		
TOTAL BLDG. AREA	66,938 S.F.		
PROVIDED CARS		213 CARS	3.2/1000



LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.

