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New Washington Ave. mixed-use development underway

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A new mixed-use development will expand the restaurant offerings of the Washington Avenue corridor.

The project, 7800 Washington, a 66,000-square-foot mixed-use development that'll offer retail, office and a chef-driven restaurant, is underway and should deliver in mid-2018, a source close to the deal told the Houston Business Journal. Houston-based Levcor is developing the project.



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The 66,000-square-foot mixed-use development at 7800 Washington should deliver in mid-2018.

Like many of Washington Avenue's commercial developments, 7800 Washington is an adaptive reuse project. Levcor is redeveloping a red brick, dock-high warehouse that was built in 1960.

Houston-based Tramonte Johnson is the architect, and U.S. Builders is the general contractor. A building permit filed with the city of Houston listed the cost of buildout as \$2 million. Gensler also did work on the project, per [a leasing flyer available on Levcor's website](#).

At least 24,000 square feet in the project has been leased, per the flyer, but it's unclear how up-to-date the flyer is. A Levcor spokesperson declined to comment.

Levcor's project will add to the growing portfolio of adaptive reuse projects along the Washington Avenue corridor and within Houston's broader urban core. A few minutes down the street, Houston-based developers Baker Katz and Braun Enterprises are redeveloping the historic 17,000-square-foot property at 1919 Washington Avenue.

One of the area's most well-known reuse projects is B&B Butchers and Restaurant, which opened in a 7,600-square-foot redeveloped warehouse at 1814 Washington Ave. in May 2015.

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