



For Lease Restaurant/Bar



ENTRY VIEW

2nd Generation F&B Space

Fully built out, turn-key restaurant and bar space available for immediate occupancy at 2132 Bissonnet. The space was designed by Michael Hsu Office of Architecture and is located in a development by the Platform Investment Group, LLC. All FF&E can remain. The current layout is for an all-day cafe model, with counter-service ordering, full kitchen, coffee & bar service, and various seating areas. Currently shown with 54 interior seats, and 30 exterior seats.

Information



LOCATION

2132 Bissonnet Street
Houston, TX 77005

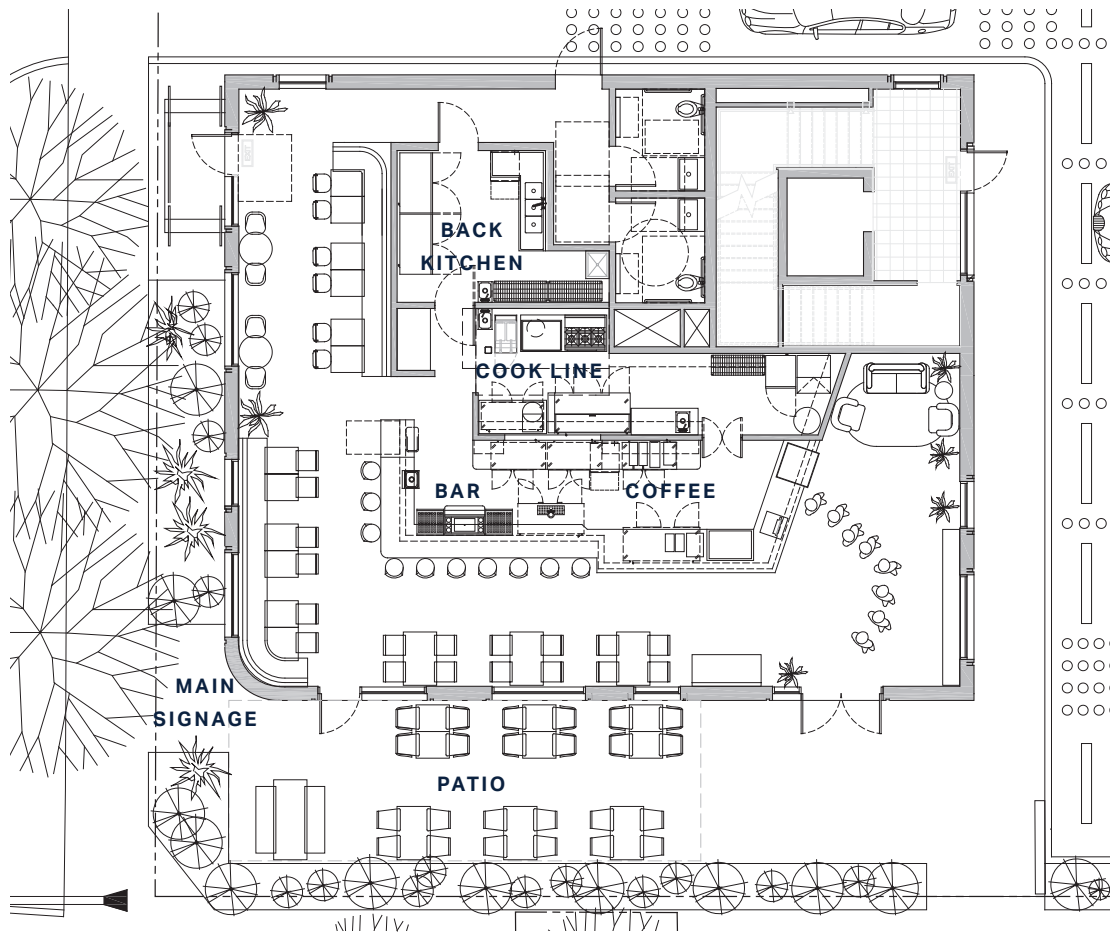
SPACE AVAILABLE

2,225 rentable square feet
plus ~500 sf Exterior Patio

DELIVERY DATE

Available Immediately

For more information, please call → **713.352.6888**



Suite 100

Restaurant / Retail

The corner space has frontage along both Bissonnet and Shepherd, and windows on all four sides. There are three main entries, along with a back service door. The office tenants in the building use a separate entry. The main signage can be located at the SW corner of the building. FF&E includes bar equipment, cook & prep lines, and coffee equipment, including custom painted espresso machine.

AREA

2,225 rsf

FEATURES

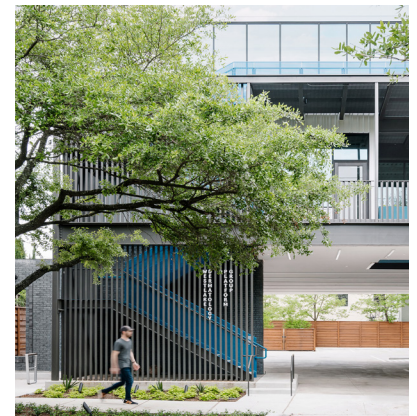
- 14.5' ceilings
- 7' panoramic windows
- Two shared restrooms
- Exterior patio w/umbrellas
- Lush landscaping & treescape



The space is currently setup as an all-day cafe. It can be modified as necessary to fit tenant's desired model.



It has custom banquettes, airy ceilings, and custom millwork, among other design features.



2132 Bissonnet

Focus on Design

The building exterior and all interiors have been designed by Michael Hsu Office of Architecture.

The second floor tenant is Westlake Dermatology, the Houston flagship and first location for the high-end dermatology group based in Austin, TX. The third floor includes Platform Group's own offices, as well as a boutique shared office space that will be opening in Fall 2020.

TENANTS

New Restaurant Tenant
Westlake Dermatology
Platform Group
Shared Office



Site Plan

Location and Access

At the intersection of Bissonnet Street and Shepherd Drive, the building is located between Boulevard Oaks and Southampton neighborhoods, a short drive from Rice Village.

45 parking spaces are provided: 27 on-site and 18 at 2210 Bissonnet, 60 yards away.

Mon-Fri 9am - 5pm :

Parking is shared with other tenants

Mon-Fri 5pm onward & Sat-Sun All-Day:

Parking entirely available for the restaurant

PARKING

45 shared parking spaces

125+ street parking spaces within three minute walk

Bike parking available

ACCESS

Vehicular access from both Shepherd Drive and Bissonnet Street

65 & 27 METRO bus stops at corner



Area Map

- | | | |
|--|---|---|
| 1 Rice University
<i>World-class educational institution</i> | 6 Texas Medical Center
<i>Medical district</i> | 11 Yoga & Juice
<i>Black Swan Yoga & Juiceland</i> |
| 2 Museum of Fine Arts
<i>Expansive art museum</i> | 7 Goode Co BBQ
<i>Local bbq restaurant</i> | 12 Wine & Beer
<i>Vinology Bottle Shop/Tasting Bar and Baileson Brewery</i> |
| 3 Menil Collection
<i>Collection of museum pavilions</i> | 8 Levy Park
<i>Newly opened public park</i> | 13 Tech Hub
<i>Rice University's The ION Project</i> |
| 4 Herman Park
<i>Historic public park</i> | 9 Fleming Park
<i>Neighborhood park</i> | |
| 5 Rice Village Retail Center
<i>Over 35 retailers at open air mall</i> | 10 Poe Elementary School
<i>Local elementary school</i> | |