



For Lease

3501 Harrisburg



EXTERIOR VIEW | View along Harrisburg Blvd

Retail/Office Space

Adaptive re-use building in Houston's historic East End, developed by the Platform Investment Group, LLC, is now leasing retail/office space. Located at the Coffee Plant metro stop, the space is highly visible and accessible. The building was recently refurbished and the interior features high ceilings, exposed structure, and views onto Harrisburg Boulevard. Tenant improvement budget available based on tenant needs.

Site Information



ADDRESS

3501 Harrisburg Blvd
Houston TX, 77003

SPACE AVAILABLE

~7,200 rentable square feet

RENTAL RATES

Call for more information

DELIVERY DATE

August 2018, available immediately

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



Site Plan

Site Plan

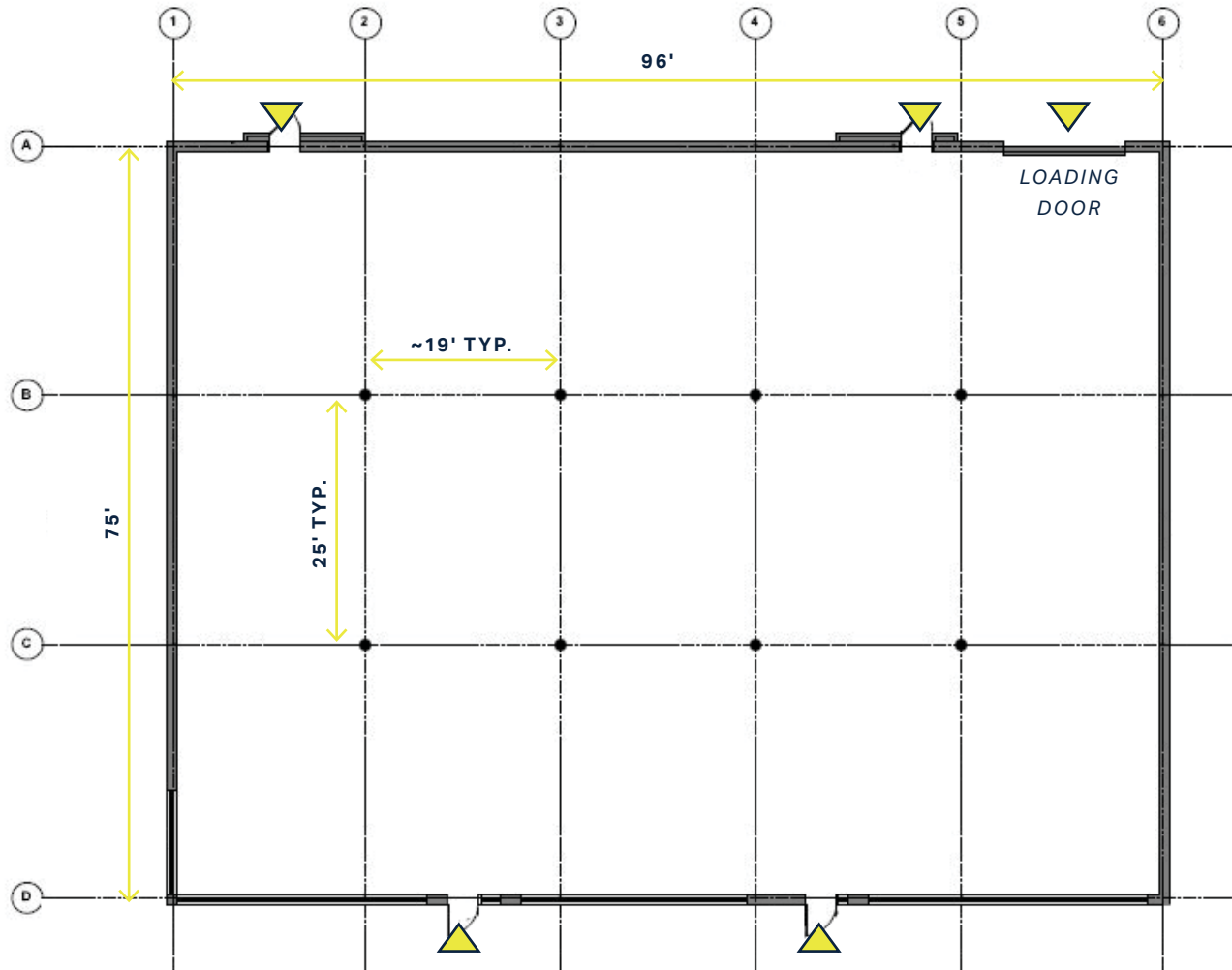
Situated at the intersection of Harrisburg Boulevard and York Street, the site features a new parking lot, perimeter fence, and landscaping. The adjacent lot at 3509 Harrisburg is also owned by Platform and can be used for potential overflow parking based on tenant.

PARKING

18 on-site, shared parking spaces
 Potential overflow parking at 3509 Harrisburg for ~40 cars

ACCESS

Vehicular access from York Street
 Located directly in front of Coffee Plant/2nd Ward Metro stop on the Green Line



Floor Plan

Floor Plan

The building can be occupied by a single tenant or is easily divisible into two spaces. There are two doors along Harrisburg, two back doors from the parking lot, and one loading door.

AREA

~7,200 rentable square feet
 Divisible into two suites between 2,880- 4,320 sf each

FEATURES

Loading door
 ~12' floor to ceiling
 ~11' clear height



Newly completed parking lot, landscaping, and perimeter fence.



Concrete parking lot, striping, and back door access to interior space.





Area Map

- 1 | Dynamo Stadium**
Soccer stadium
- 2 | The Original Ninfa's**
Historic tex-mex restaurant
- 3 | TXRX Labs**
Urban think tank
- 4 | Minute Maid Park**
Astros baseball stadium
- 5 | Convention Center**
1.9 million sf convention center

- 6 | Headquarters**
Coworking space
- 7 | Harrisburg Art Museum**
Outdoor graffiti museum
- 8 | Sigma Brewing Company**
Craft brewery and taproom
- 9 | East Village**
New adaptive re-use retail hub
- 10 | Warehouse Live**
Performance/event venue

- 11 | Nancy's Hustle**
New hip restaurant
- 12 | Voodoo Queen**
Daiquiri dive
- 13 | Moon Tower Inn**
Hotdogs, beer & more