



# For Lease

# 2132 Bissonnet



EXTERIOR VIEW | Elevation along Shepherd Drive

## Retail/Office Space

Boutique new construction, mixed-use development designed by Michael Hsu Office of Architecture and developed by the Platform Investment Group, LLC, is now leasing retail/office space on the second and third floors. The space features quality design, high ceilings, exposed structure, expansive views of surrounding treescape, and access to exterior balconies.

## Site Information

### ADDRESS

2132 Bissonnet Street  
Houston TX, 77005

### SPACE AVAILABLE

7,945 rentable square feet

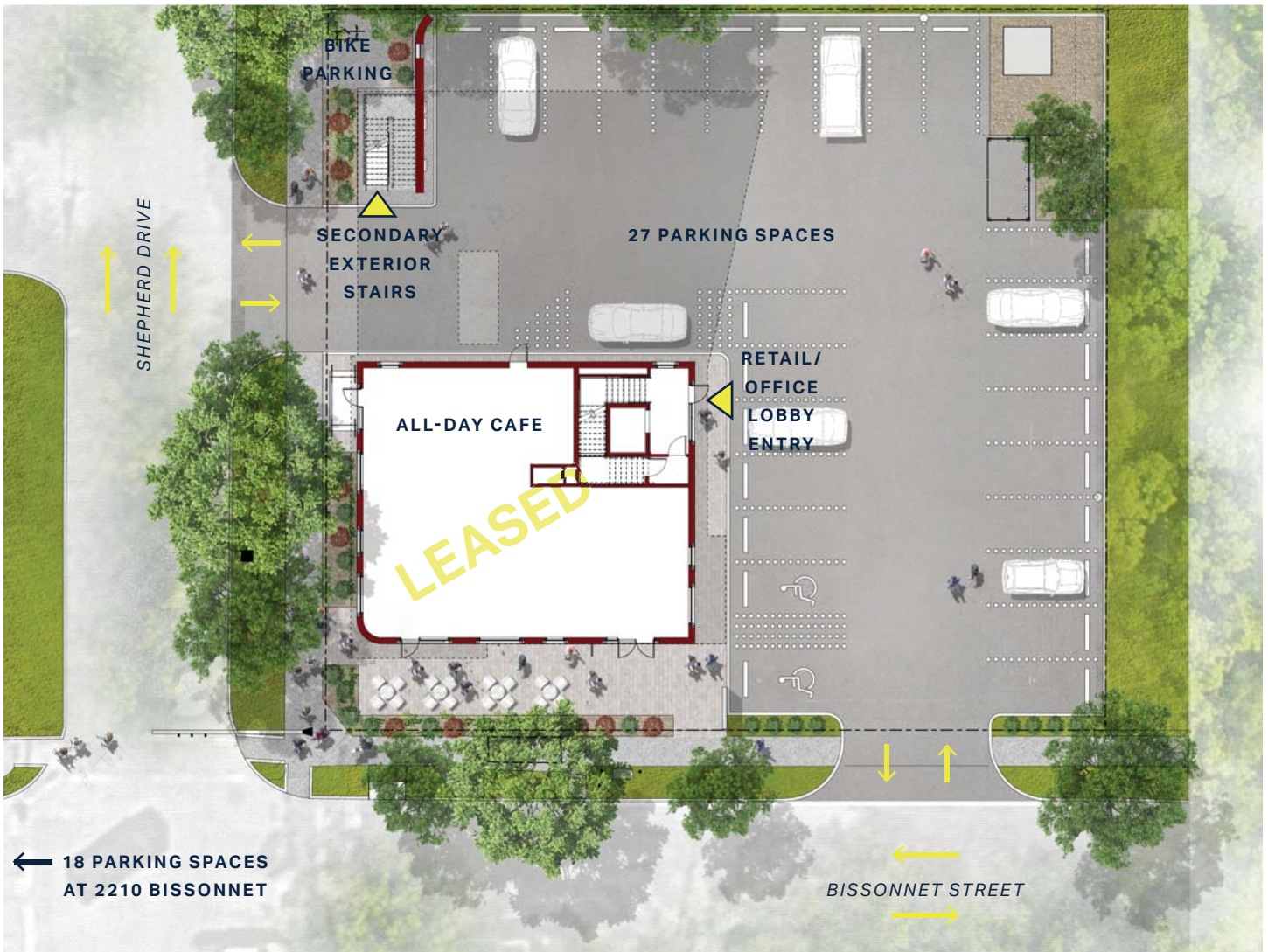
### RENTAL RATES

Call for more information

### DELIVERY DATE

Fall 2018

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



# Site Plan

## Retail/Office Entry

Situated at the prime intersection of Bissonnet Street and Shepherd Drive, the building is located in the historic neighborhood of Boulevard Oaks, minutes from Highway 59, Rice Village, the Museum District, and Texas Medical Center. The retail/office floors can be accessed through the lobby elevator & stairs or an exterior set of stairs.

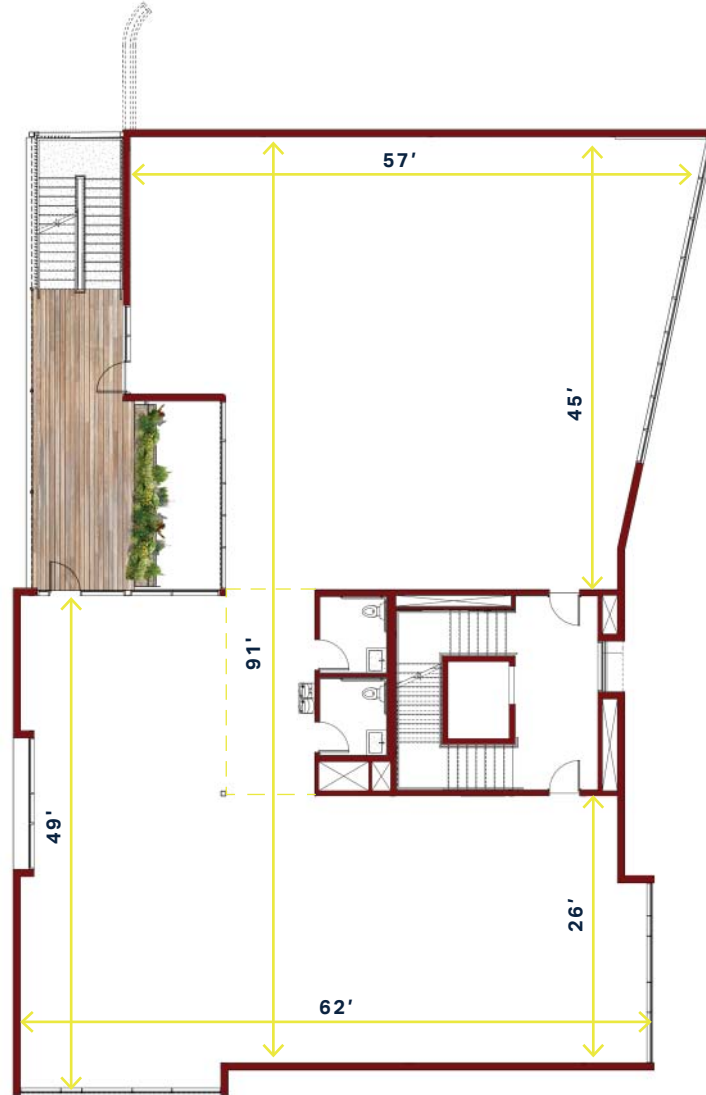
Forty-five parking spaces are provided: 27 on-site and 18 across the street at 2210 Bissonnet, 60 yards away.

## 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



# Level 2

## Second Floor

The second floor can be occupied by a single retail or office tenant or is easily divisible into two suites. This level has access to a planted balcony along Shepherd Drive and expansive windows looking into the surrounding tree canopy.

**AREA**

5,470 rentable square feet

*If divided into 2 suites,  
~2,800 rsf & 2,670 rsf per suite*

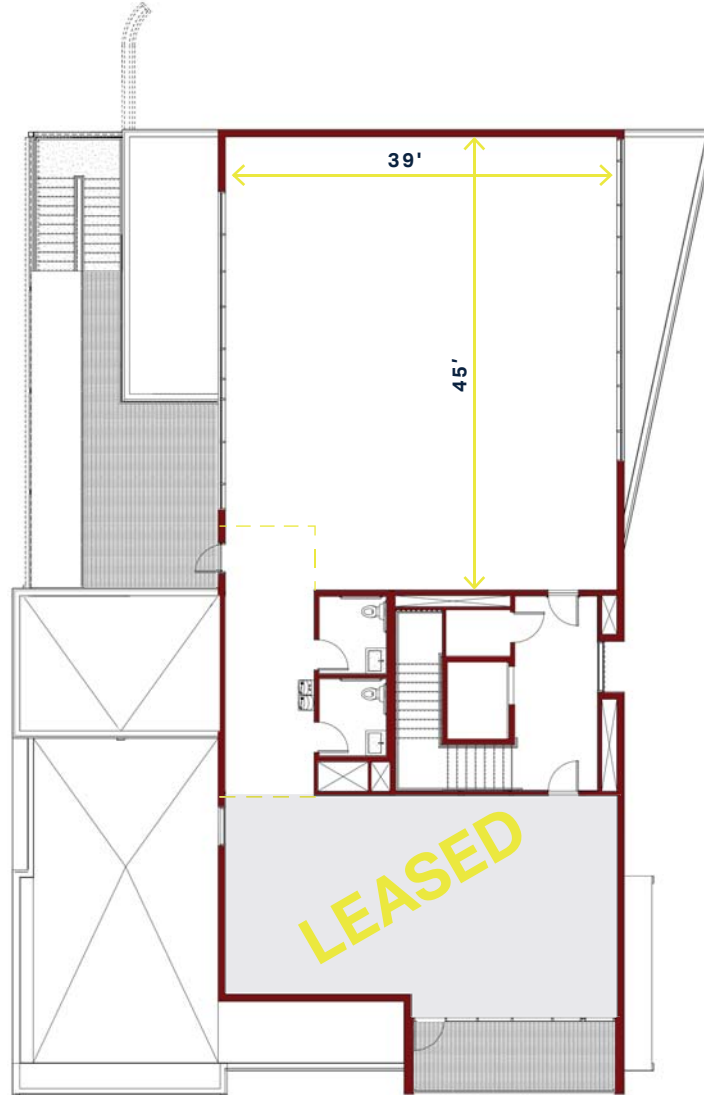
**FEATURES**

~13' floor to ceiling

~12' clear height

Two shared restrooms

Exterior planted balcony



## Level 3

### Third Floor

The third floor has one office suite available to rent. This level has expansive windows overlooking the surrounding tree canopy, with potential views of downtown to the east.

#### AREA

*One suite available at 2,475 rsf*

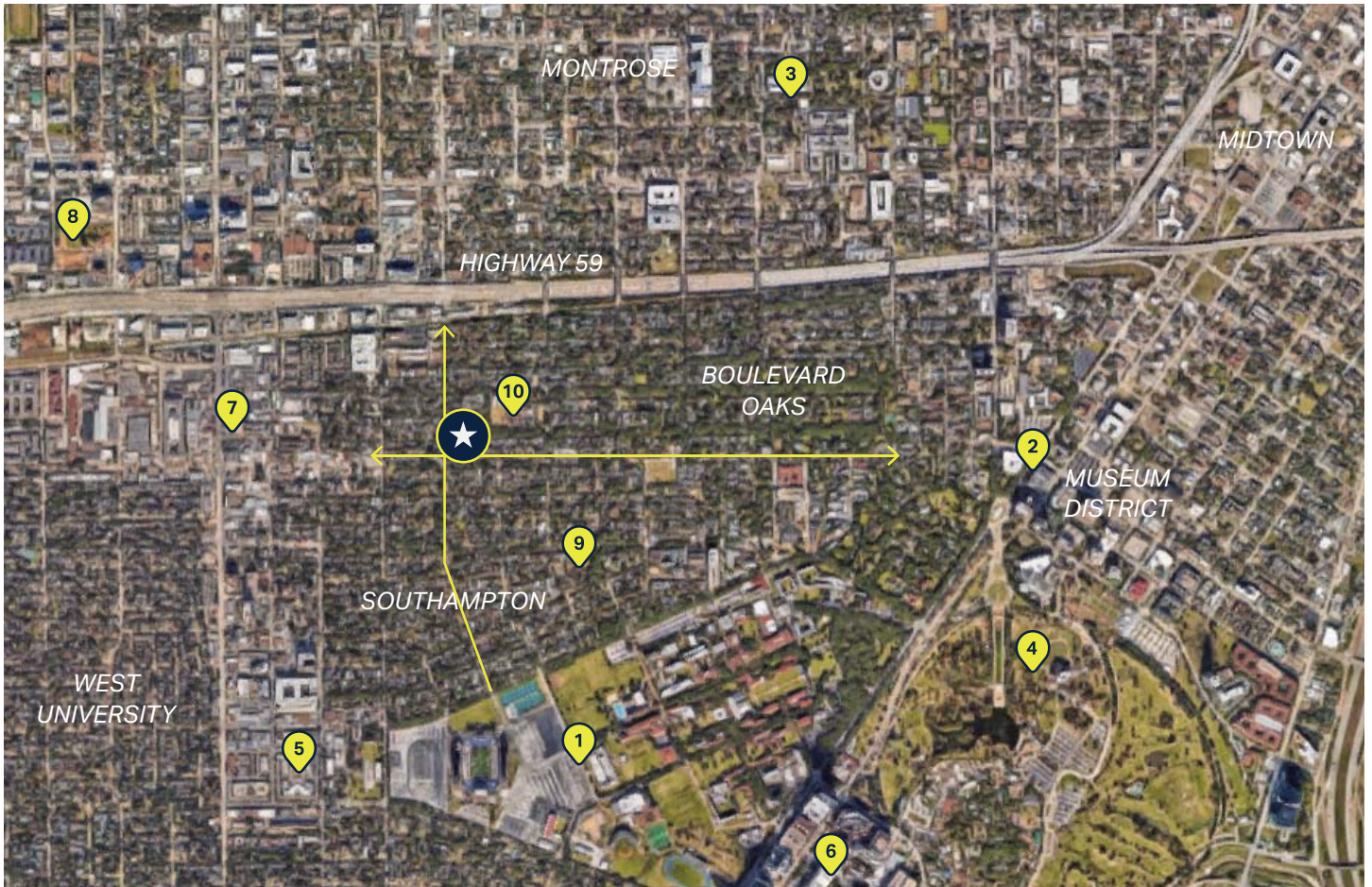
#### FEATURES

*~13' floor to ceiling*

*~12' clear height*

*Two shared restrooms*

*Exterior planted balcony*



# Area Map

- |  |  |   |
|--|--|---|
| <b>1   Rice University</b><br><i>World-class educational institution</i> | <b>5   Rice Village Retail Center</b><br><i>Over 35 retailers at open air mall</i> | <b>9   Fleming Park</b><br><i>Neighborhood park</i>                 |
| <b>2   Museum of Fine Arts</b><br><i>Expansive art museum</i>            | <b>6   Texas Medical Center</b><br><i>Medical district</i>                         | <b>10   Poe Elementary School</b><br><i>Local elementary school</i> |
| <b>3   Menil Collection</b><br><i>Collection of museum pavilions</i>     | <b>7   Goode Co BBQ</b><br><i>Local bbq restaurant</i>                             |   |
| <b>4   Herman Park</b><br><i>Historic public park</i>                    | <b>8   Levy Park</b><br><i>Newly opened public park</i>                            |   |