



3509 Harrisburg



EXTERIOR VIEW | View from Hutcheson Street

Retail/Office Space for Lease

Boutique new construction, mixed-use development in Houston's historic East End, developed by the Platform Investment Group, LLC, is now leasing retail/office space. Designed by Gensler and located at the Coffee Plant metro stop, the building is highly visible and accessible. The project features high ceilings, large windows, a pedestrian alleyway, and skyline views.

Site Information



ADDRESS

3509 Harrisburg Blvd
Houston TX, 77003

SPACE AVAILABLE

~17,330 rentable square feet total

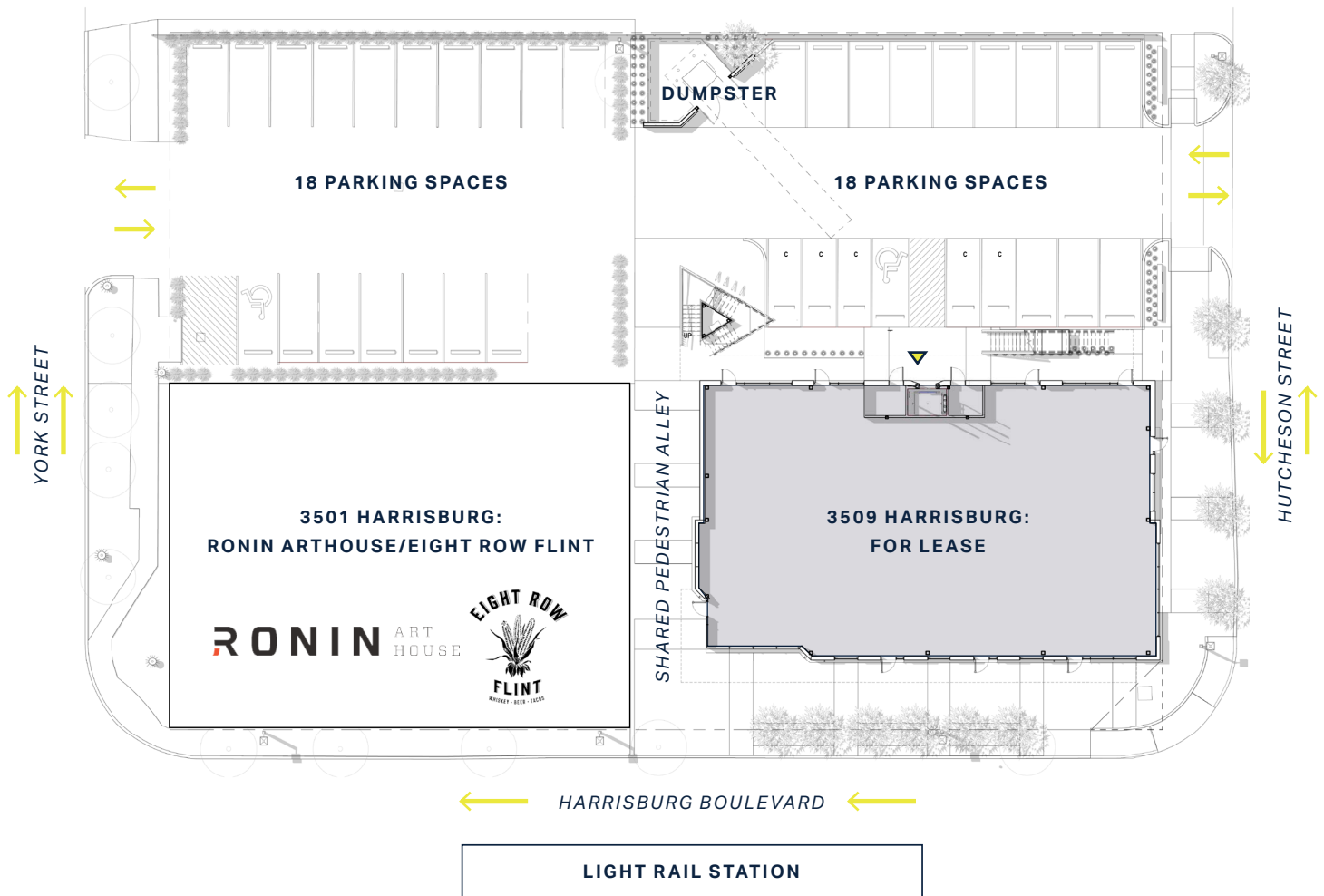
RENTAL RATES

Call for more information

DELIVERY DATE

Q2 2023

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



Site Plan

Site Plan

Situated at the intersection of Harrisburg Boulevard and Hutcheson Street, the building has direct access and visibility to the Coffee Plant Light Rail Station. Parking is shared with 3501 Harrisburg, currently occupied by the event space, Ronin ArtHouse and Eight Row Flint (opening Q4 2022). An alley between the two buildings will be activated with lighting and landscaping to create a signature urban experience.

PARKING

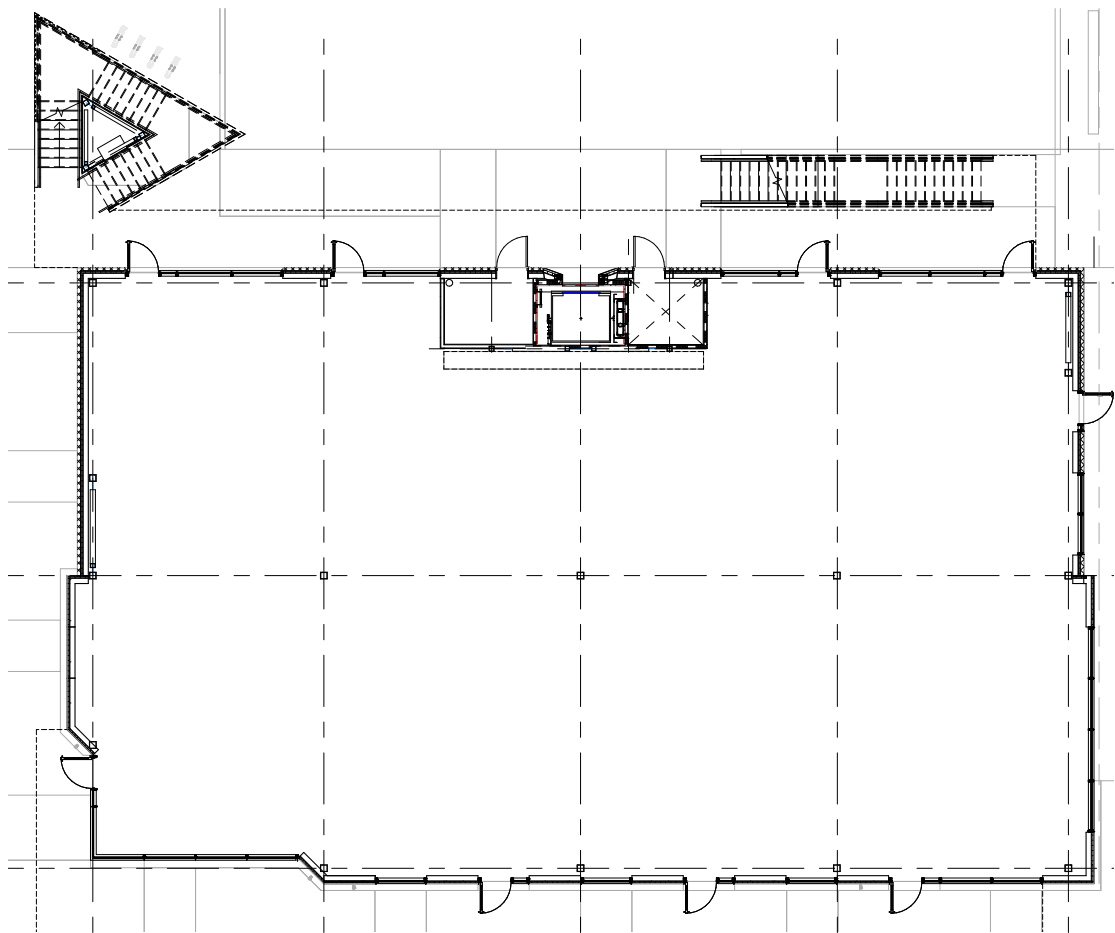
18 on-site parking spaces
Access to shared parking at 3501 Harrisburg with additional 18 spaces

****No parking required for any use or tenant due to location adjacent to light rail station****

ACCESS

Vehicular access from Hutcheson Street and York Street

Located directly in front of Coffee Plant/2nd Ward Metro stop on the Green Line



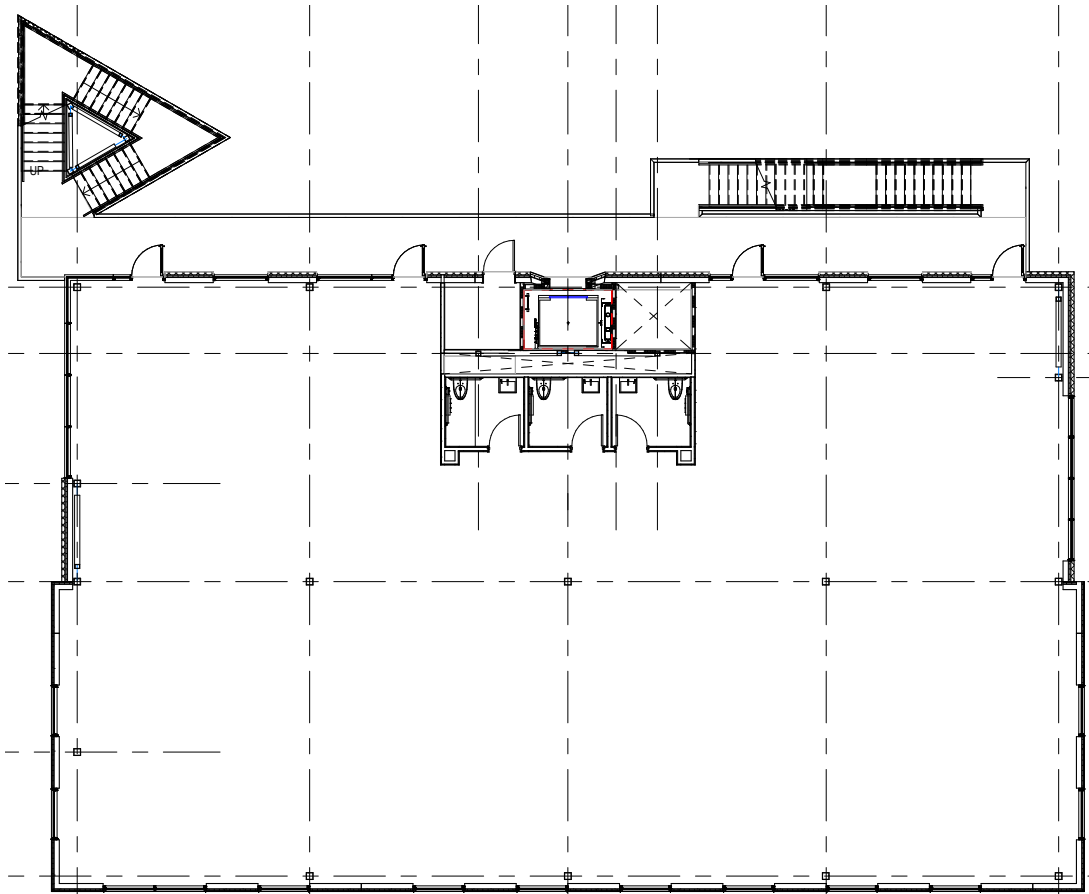
Ground Floor

Floor Plan

The ground floor features retail space for up to four tenants with access from both the sidewalk along Harrisburg Street and the north parking area. Ample storefront along Harrisburg provides visibility to vehicular traffic, pedestrians, and the light rail.

AREA
~5,640 rentable square feet

FEATURES
14' floor to floor
Up to 13' clear height



Levels 2 & 3

Floor Plan

The office/retail space on the second and third floor are accessed from the north balcony. Three restrooms are provided per floor. Each floor can be leased separately or together.

AREA

~5,845 rentable square feet per floor

FEATURES

14' & 15' floor to floor
Up 13' & 14' clear height



Design

A New Neighborhood Icon

Clad in distinctive metal paneling, the building creates an iconic corner for the neighborhood while blending in to the industrial and historic building fabric.



Area Map

- | | | |
|---|--|--|
| 1 Dynamo Stadium
<i>Soccer stadium</i> | 6 Headquarters
<i>Coworking space</i> | 11 Nancy's Hustle
<i>Restaurant</i> |
| 2 The Original Ninfa's
<i>Historic tex-mex restaurant</i> | 7 Harrisburg Art Museum
<i>Outdoor graffiti museum</i> | 12 Voodoo Queen & White Rhino <i>Two bars, same street</i> |
| 3 Tiny Champions
<i>Pizza & more</i> | 8 Equal Parts Brewing
<i>Craft brewery and taproom</i> | 13 Moon Tower Inn
<i>Hotdogs, beer & more</i> |
| 4 Minute Maid Park
<i>Astros baseball stadium</i> | 9 East Village
<i>Adaptive re-use retail hub</i> | 14 Cafe Louie & Red Box Grocery <i>All-day cafe & neighborhood grocer</i> |
| 5 Convention Center
<i>1.9 million sf convention center</i> | 10 Warehouse Live
<i>Performance/event venue</i> | 15 How to Survive on Land & Sea <i>Wine bar and shop</i> |