



WASHINGTON PLAZA

4000 Washington
Avenue, Houston,
Texas 77074

COMMERCIAL REAL ESTATE,
REIMAGINED





✓ Its location offers the potential of high foot traffic, and the flexible zoning opens a wide array of business opportunities

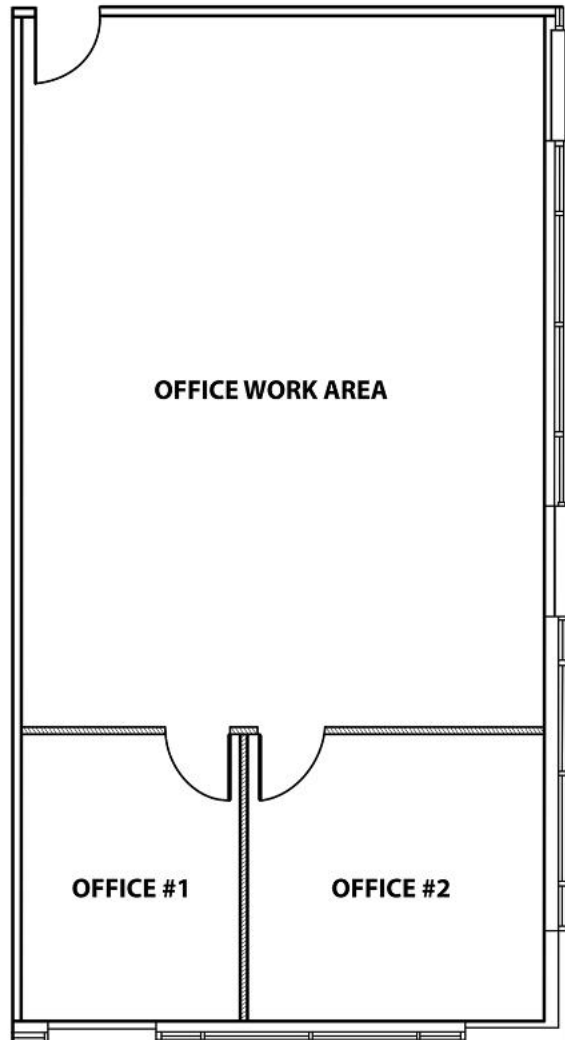
✓ Washington Plaza, located in the Washington Avenue Corridor, is a highly versatile commercial property suitable for office, retail, and mixed-use purposes.

✓ This property is nestled in a vibrant area, providing excellent access to the city's main arteries, commercial districts, and a variety of services

✓ The proximity to major highways ensures ease of commute and logistics, making it an ideal location for your business venture

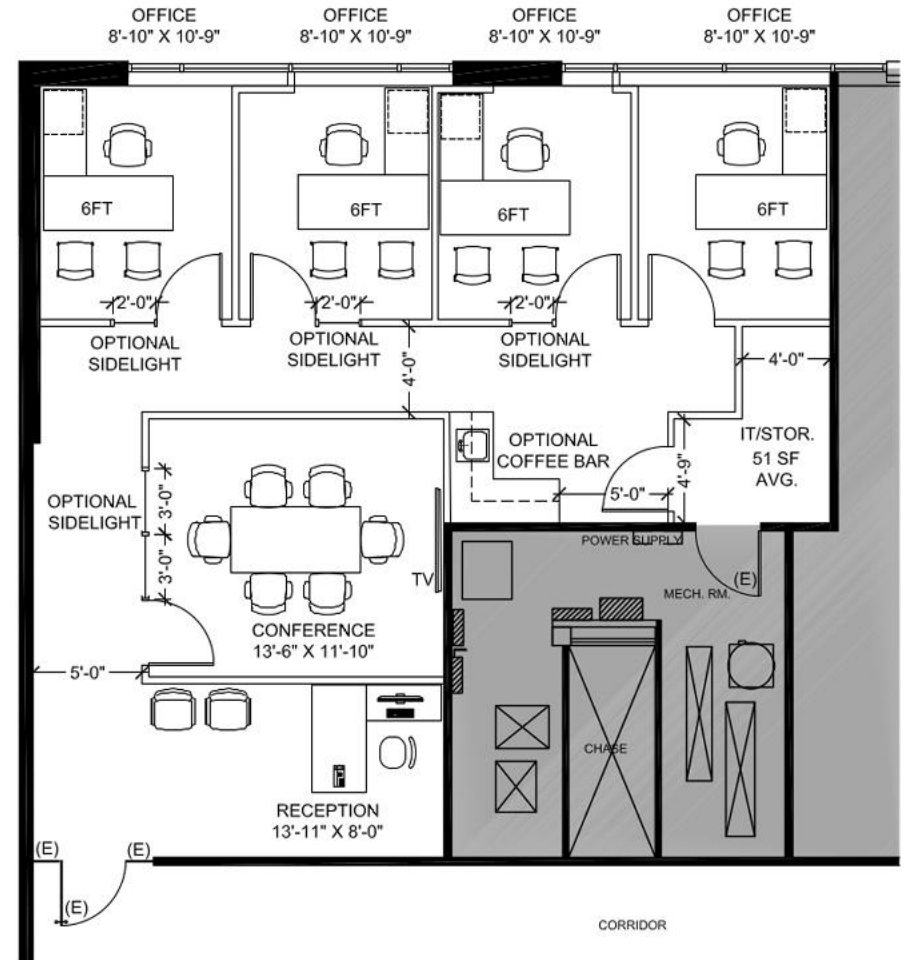
Suite 301

1,187 SF • AVAILABLE JANUARY 2027

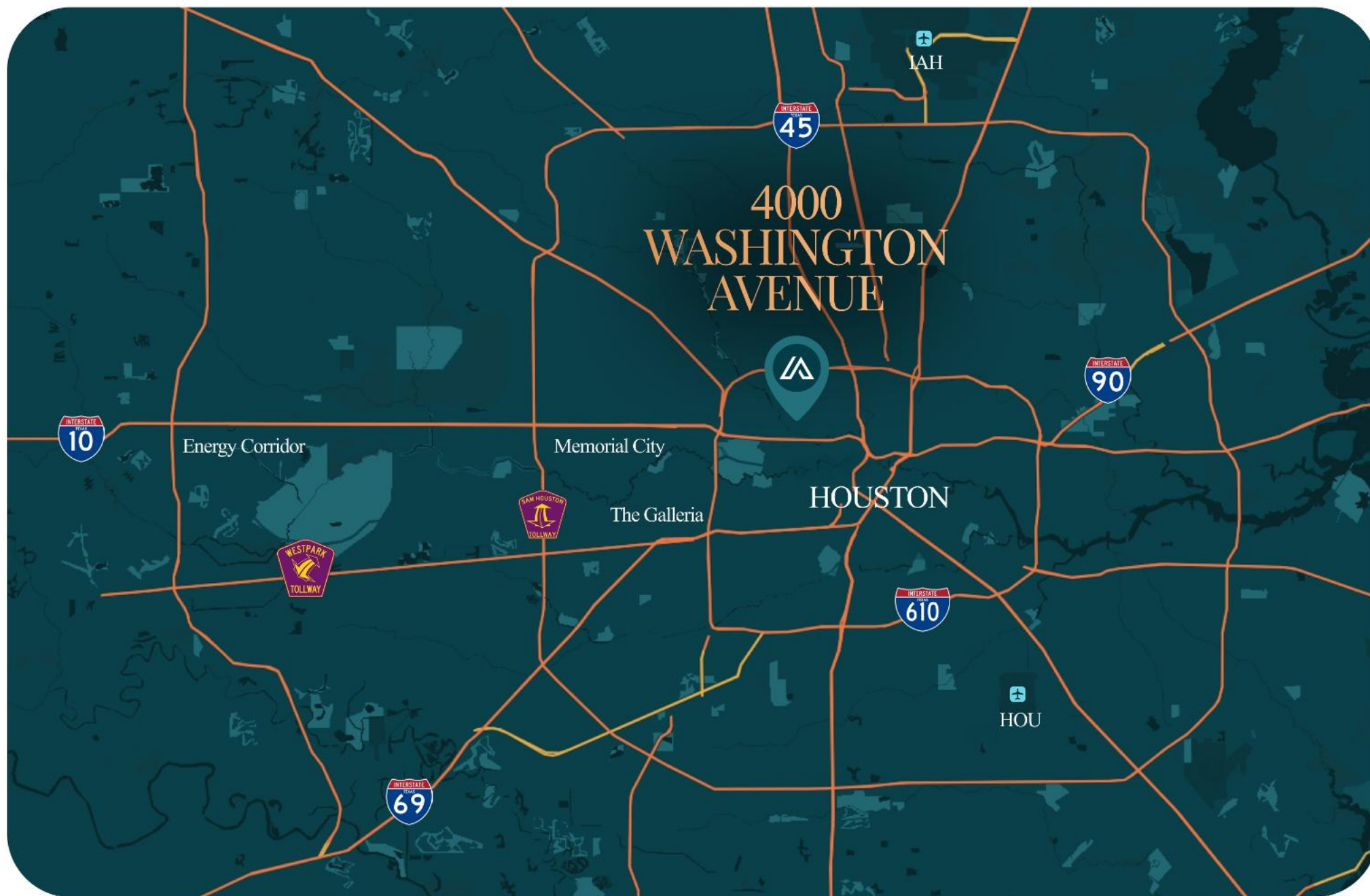


Suite 303

1,112 SF • SPEC SUITE

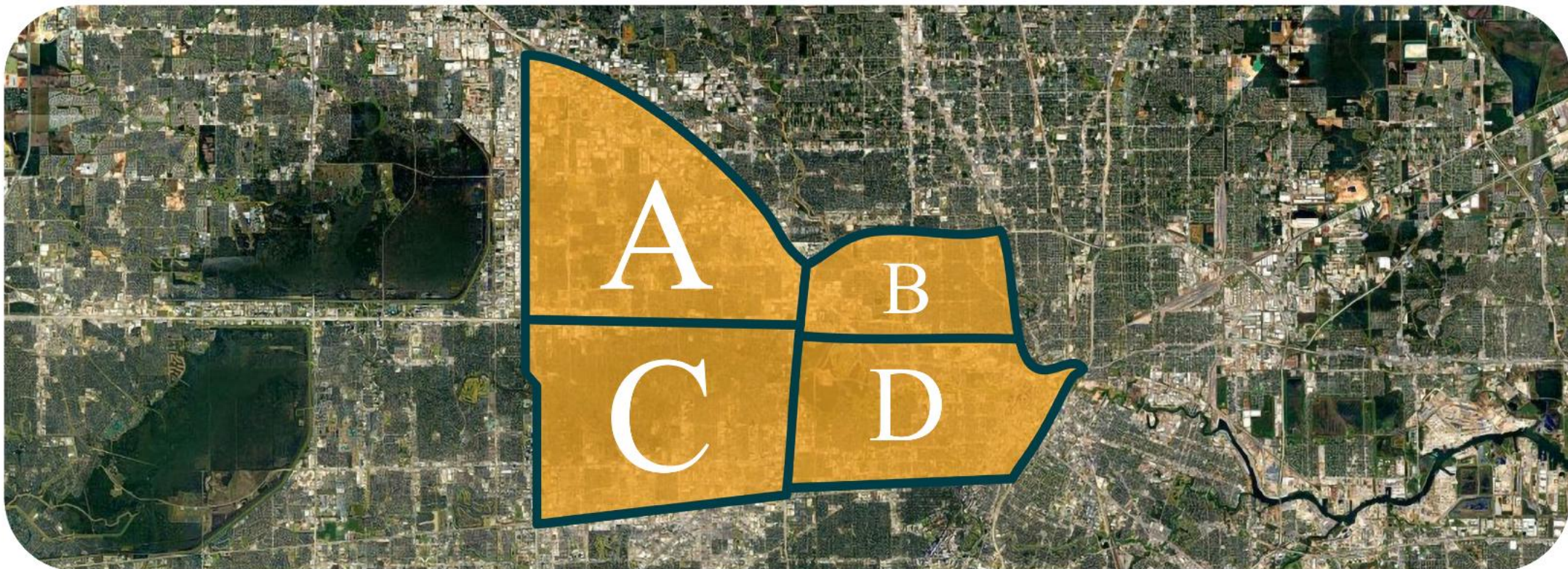












A

- ALDI
- BBQ Garden
- Buzz & Bites
- Dairy Queen
- El Papaturro Restaurant
- H-E-B
- Hunan Chef - Chinese
- IKEA
- K-Tang
- Krisp - Korean
- Paris Baguette
- Ranchero King Buffet
- Starbucks
- Whataburger
- + Many More

B

- Burger King
- Cactus Cove
- Crawfish Cafe
- Doña Leti's
- Gong Cha
- Heights & Co
- Kroger
- Kroger Floral
- Planet Fitness
- Popeyes Louisiana Kitchen
- PortaVino
- Prime 131
- Tarrific Authentic Brown Sugar
- The Shiloh Club
- Many Mor

C

- 024 Grille
- Bean & Bottle
- Chipotle Mexican Grill
- Cinnabon
- Hunan Inn
- La Sara Sweets
- Macy's - Department Store
- Masraff's - New American
- SEPHORA - Cosmetics Store
- Starbucks
- Target - Department Store
- The Cheesecake Factory
- The Galleria
- Treebeards - Southern
- + Many More

D

- Chick-Fil-A
- Chuy's
- Clutch
- El Tiempo Cantina
- Forget Me Not
- Grotto Ristorante
- Jason's Deli
- Ladybirds
- Loch Bar
- Starbucks
- Steak 48
- The Pit Room
- The Railyard
- Trader Joe's
- + Many More



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ABOUT US

We are a commercial real estate company committed to delivering exemplary service with the *attention, focus, and personalized touch* of a boutique firm.

Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as *tenant representation and investor services*.

Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

