

FOR LEASE INDUSTRIAL WAREHOUSE / CREATIVE OFFICE

313 - 315 LILAC STREET | HOUSTON, TX 77009



PROPERTY DETAILS:

Address:	313 - 315 Lilac Street Houston, TX 77009
Space Type:	Industrial Warehouse & Office/Studio Space (covered outdoor working space)
Available Space:	20,517 SF
Doors:	Grade Level Load
Clear Height:	14' to 20'
Power:	3 Phase Heavy & Single-Phase Power available
Lighting:	LED Lighting / Outdoor Lighting
Fenced:	Yes - fully fenced & gated
Parking:	Covered
HVAC:	Fully insulated; ability to climate control / 100% HVAC warehouse space
Notes:	Located inside the 610 Loop with close proximity to Downtown and Houston's Heights. The property caters to multiple uses including office, art studio space, industrial manufacturing space, warehouse storage & light distribution. Good Access to major thoroughfares, I-45, I-10, 610 Loop North & Hardy Toll Road.



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SPACE BREAKDOWN:

Suite A: 3,599 SF (Office / Art Studio Space) - BTS

Currently Open Concept Layout - Kitchen, Restrooms, Fully Fenced & Gated Parking. Additional Storage Space on 2nd Floor.

Suite B1: 5,910 SF (Office / Art Studio Space) - BTS

+/- (6) Executive Offices, Reception Area, Conference Room, Break Room & Restrooms

Suite B2: LEASED (Office)

Suite C: LEASED (Warehouse)

Suite D: 9,203 SF Total (2-story Warehouse Space & BTS Office Space)

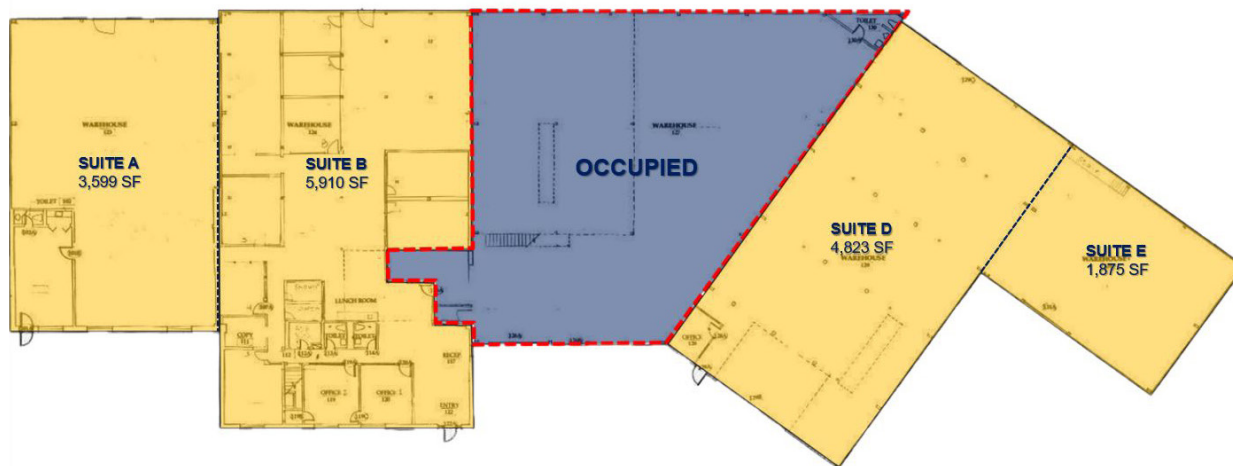
Level 1: 4,823 SF / Level 2: 4,380 SF

Covered Outdoor Space, Clear Height 14' to 16', (1) Grade Level Door, Fully Insulated, Covered Parking, Fully Fenced & Gated, Restrooms

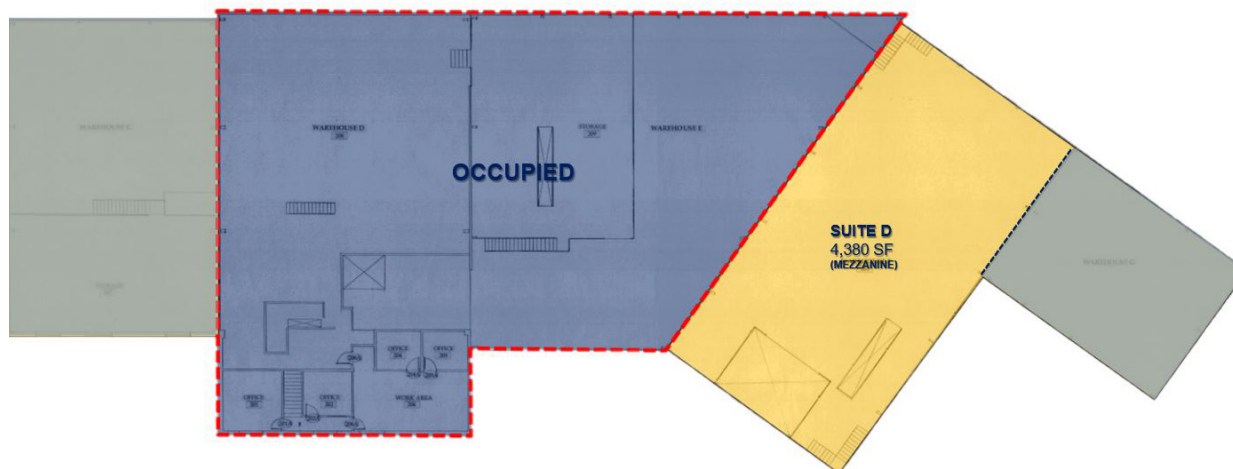
Suite E: 1,875 SF Total (Warehouse Space & BTS Office Space)

Clear Span Warehouse Space, (1) Grade Level Door, Fully Insulated, Fully Fenced & Gated Parking

LEVEL 1



LEVEL 2



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SUITE A EXTERIOR



SUITE B EXTERIOR



SUITE D EXTERIOR



SUITE D - LEVEL 1



SUITE D - LEVEL 2



SUITE E EXTERIOR



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