

# FOR LEASE DAYCARE / OFFICE SPACE

## 307 LILAC STREET, SUITE A, HOUSTON, TX 77009



### PROPERTY FEATURES

±3,599 SF RBA

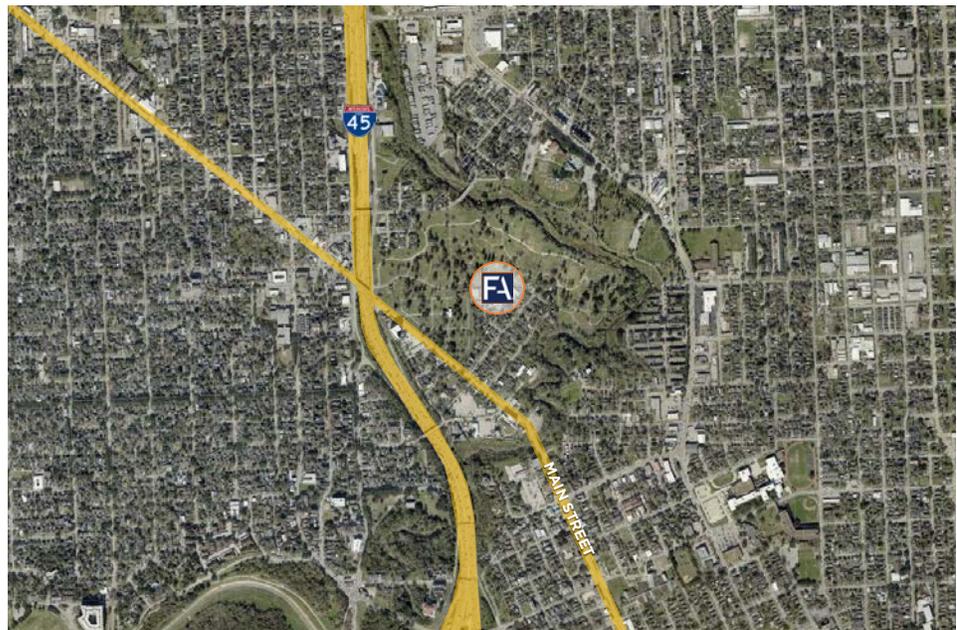
±2,000 SF Outdoor Space

±5,599 SF Total

- 4 Large Private Offices
- Reception Area
- 4 Restrooms (3) Full (1) Half
- Kitchen
- Washroom
- (hook ups for washer & dryer)
- Additional Storage on 2nd Floor
- Drop Off / Waiting Room
- Pick up & Drop Off Lane
- Fully Fenced & Gated
- Staff & Additional Parking Available

### Mileage To Major Thoroughfares:

- 0.22 Miles - Main Street
  - 0.48 Miles - Interstate 45 (I-45)
  - 1.45 Miles - Interstate 10 (I-10)
  - 2.12 Miles - 610 Loop (North)
  - 3.45 Miles - Hardy Toll Road
  - 4.51 Miles - Interstate 59 (I-59)
- Eastex Freeway



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### Additional Notes/Features & Major Attractions

- Property is suited for Daycare or Office Space Inside the Loop
- Located outside of the Greater Heights areas (0.81 Miles)
- Close Proximity to CBD (1.71 Miles)
- Easily accessible from I-45
- White Oak Music Hall (0.31 Miles)
- Hardy Yards (1.61 Miles)
- University of Houston Downtown (1.57 Miles)
- Swayer Heights (1.89 Miles)
- Motivated Landlord / TI Available



Rendered playground area. Currently used for parking.



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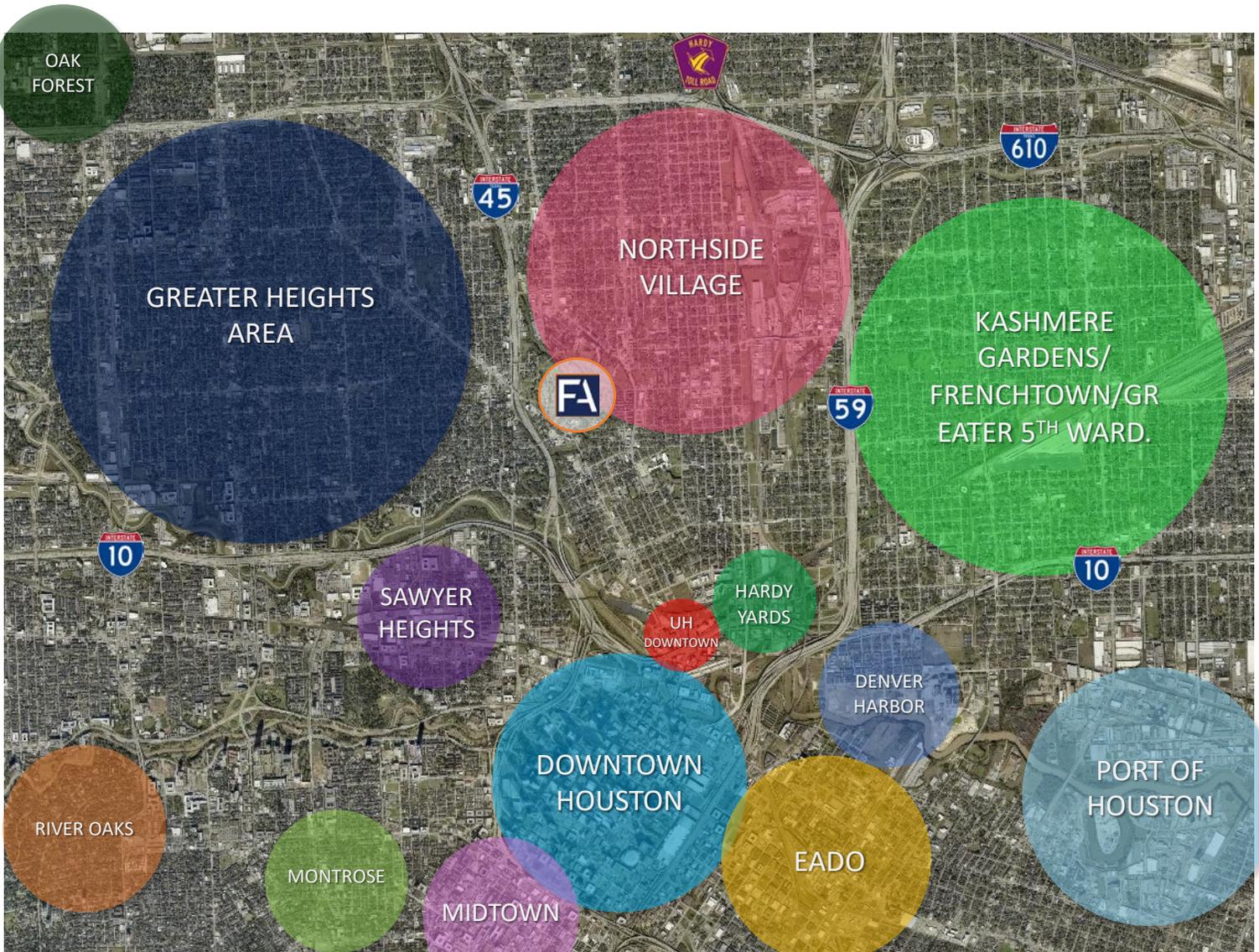


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