RETAIL · FULLY LEASED

Heights Waterworks

W 20TH ST & NICHOLSON ST, HOUSTON, TX 77008

17,974 SF
RETAIL & RESTAURANT

4
HISTORIC BUILDINGS

100%
LEASED



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PROPERTY DESCRIPTION

HEIGHTS WATERWORKS is a landmark adaptive-reuse destination at the hard corner of W 20th Street and Nicholson Street in the heart of The Heights. The historic Heights waterworks campus has been reimagined as four buildings totaling 17,974 square feet, home to a curated mix of national and local restaurant, service and healthcare tenants around a central turf market lawn. Fully leased, it is one of the neighborhood's most recognizable retail addresses.

- 100% LEASED TO A NATIONAL AND LOCAL TENANT MIX
- HARD CORNER OF W 20TH & NICHOLSON ON THE HEIGHTS HIKE & BIKE TRAIL
- HISTORIC HEIGHTS WATERWORKS, REIMAGINED AS A NEIGHBORHOOD GATHERING PLACE

TENANT ROSTER

BUILDING A		
one medical	One Medical	4,927 SF
BUILDING B		
JINYA RAMEN BAR	JINYA Ramen Bar	2,747 SF
The Ginger Mule	The Ginger Mule	2,080 SF
BUILDING C		
Common Bond Heights Bistro & Bakery	Common Bond Bistro & Bakery	3,200 SF
BUILDING D		
hopdoddy BURGER BAR	Hopdoddy Burger Bar	4,000 SF
Floyd's 99 Barbershop	Floyd's 99 Barbershop	1,020 SF
TOTAL	**17,974 SF · 100% LEASED**	

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	24,964	167,558	442,411
AVERAGE HOUSEHOLD INCOME	$233,179	$174,791	$150,018
TOTAL HOUSEHOLDS	13,180	88,616	226,112
DAYTIME POPULATION	25,221	189,359	657,854
MEDIAN HOME VALUE	$562,758	$492,734	$452,340

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TENANTS		AREA (SF)
A	One Medical	4,927
B	JINYA Ramen Bar	2,747
B	The Ginger Mule	2,080
C	Common Bond Bistro	3,200
D	Hopdoddy Burger Bar	4,000
D	Floyd's 99 Barbershop	1,020
	TOTAL	**17,974**

100% LEASED



11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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