

815 Saint Charles Street

**SPACE FOR LEASE AT THE HISTORIC WALD BUILDING,
NEWLY REDEVELOPED DESTINATION IN THE HEART OF HOUSTON**



Colliers

PROPERTY OVERVIEW

815 Saint Charles Street

815 Saint Charles Street is a two-story, mid-1920s building situated in Houston's vibrant East Downtown neighborhood. This property is ideally situated along one of Houston's urban hike and bike trails, just two blocks from Dynamo Stadium, and is in walking distance from Astro's Stadium, the future East Blocks redevelopment project, and the existing vibrant East Village entertainment district, providing excellent access for both foot and bike traffic.

LEVEL ONE SUMMARY

3,119 SF FOR LEASE

RETAIL/RESTAURANT OPPORTUNITY

800 - 1,000 SF PATIO

ALONG HIKE & BIKE TRAIL

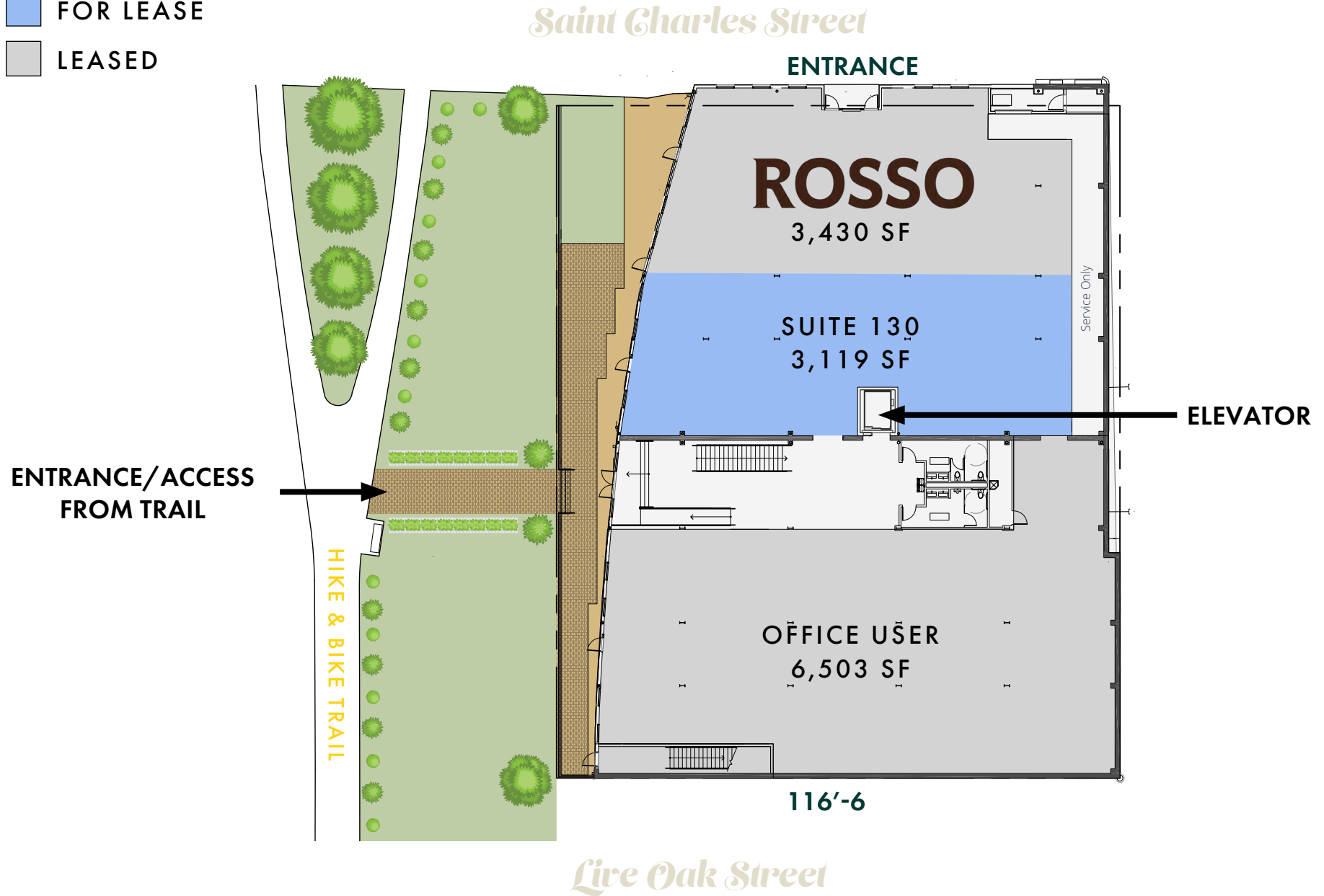


LEVEL ONE FLOOR PLAN

815 Saint Charles Street

 FOR LEASE

 LEASED







DOWNTOWN HOUSTON

THE RUSTIC

TOYOTA CENTER

Hilton

DISCOVERYGREEN

GRB HOUSTON

MARRIOTT

Minute Maid Parks

Shell ENERGY Stadium

570,000 VISITORS (2023)

HERRIN LOFTS
52 UNITS

LITTLE WOODROW'S



172,355 VPD



I-69/US 59

PITCH 25



east village
A PROJECT BY ANCORIAN

TRUCK YARD
LUSTRE Pearl
Brews • Grub • Tunes

TRUE ANOMALY

8TH WONDER

RODEO GOAT

CHAPMAN & KIRBY

SEASIDE

Koffeteria
PASTRIES AND COFFEE

MALA VIDA

GRB CONVENTION CENTER PARKING

MCKINNEY ST

EMANCIPATION AVE

HIKE & BIKE TRAIL

EAST BLOCKS

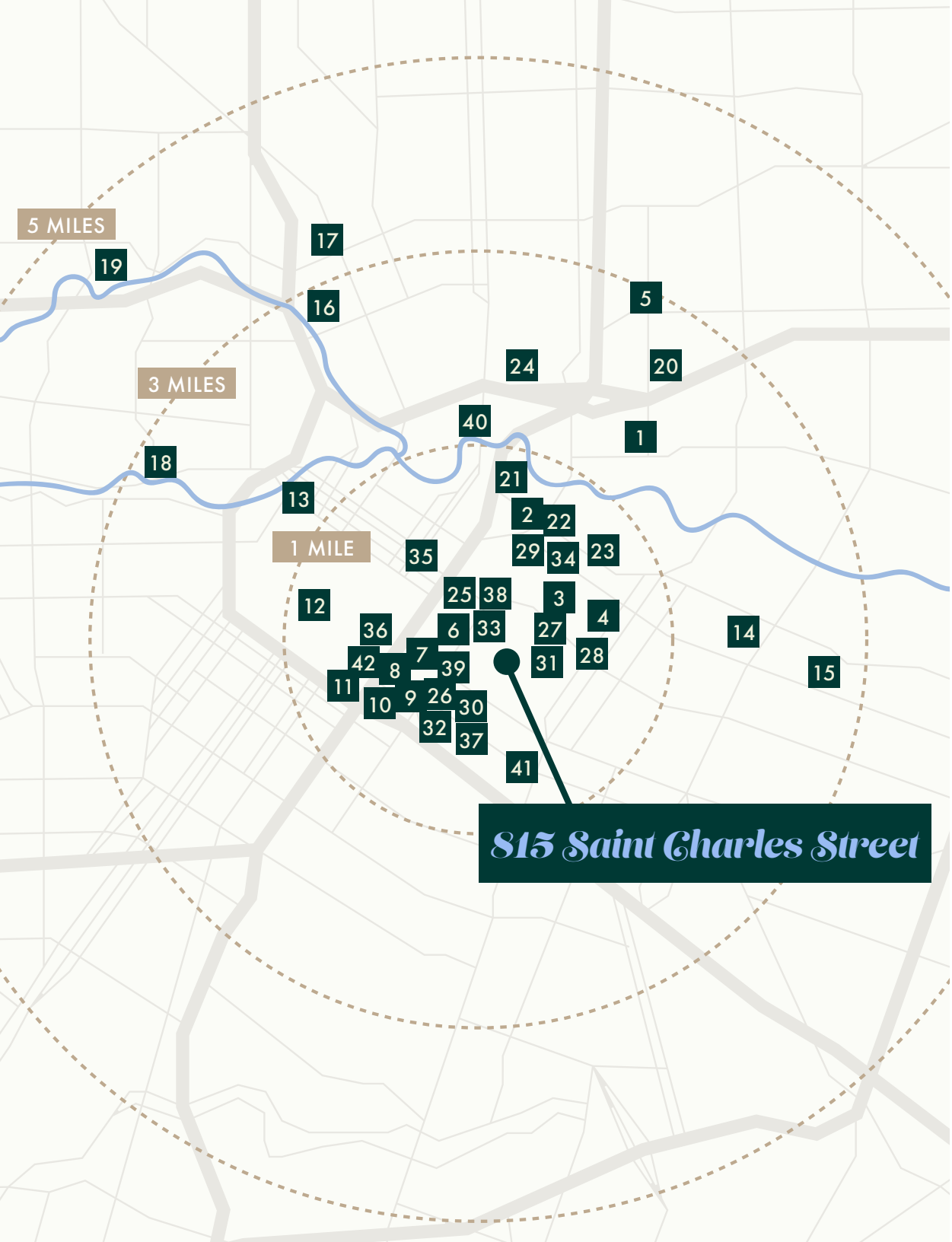
COMING SOON

SAINT CHARLES ST

815 Saint Charles Street

LIVE OAK ST

EAST DOWNTOWN AT A GLANCE



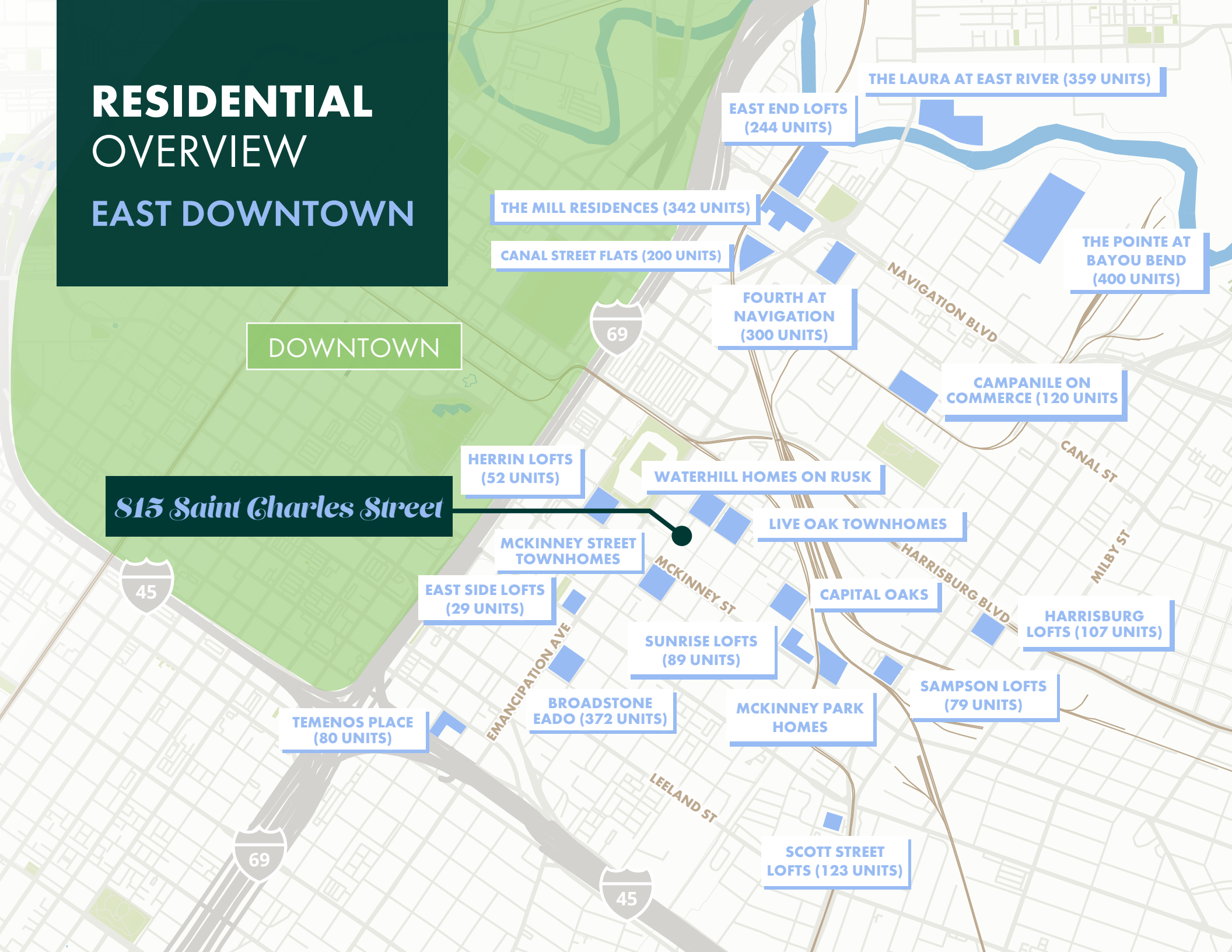
815 Saint Charles Street

- | | |
|-----------------------------------|---------------------------------|
| 1 The Mill Mixed-Use | 26 Nancy's Hustle |
| 2 8th Wonder Brewing | 27 Navigation Boulevard |
| 3 Around The Corner | 28 Neil's Bahr |
| 4 BBVA Stadium | 29 Pitch 25 |
| 5 Buffalo Bayou Park | 30 Rodeo Goat |
| 6 Chapman & Kirby | 31 Saint Arnold's |
| 7 Discovery Green | 32 Sigma Brewing |
| 8 East End District | 33 Stude Park |
| 9 East End Market | 34 The Deluxe Theatre |
| 10 East River | 35 The Knockout Factory |
| 11 El Tiempo Cantina | 36 The New Potato |
| 12 GRB Convention Center | 37 Nickel Sandwich Grill |
| 13 Greenstreet | 38 The Original Ninfa's |
| 14 Guadalupe Plaza Park | 39 The Rustic |
| 15 Headquarters | 40 Theatre District |
| 16 Hogg Park | 41 Theodore Rex |
| 17 Houston Maritime Museum | 42 Tout Suite |
| 18 Huynh's | 43 Toyota Center |
| 19 Indianola | 44 Truck Yard |
| 20 Koffeteria | 45 TXRX Labs |
| 21 Leeland House | 46 Villa Arcos |
| 22 Metalab | 47 Vinny's |
| 23 Minute Maid Park | 48 Voodoo Queen |
| 24 Miss Carousel | 49 Warehouse Live |
| 25 Moon Tower Inn | 50 White Oak Music Hall |

RESIDENTIAL OVERVIEW EAST DOWNTOWN

DOWNTOWN

815 Saint Charles Street



THE LAURA AT EAST RIVER (359 UNITS)

EAST END LOFTS (244 UNITS)

THE MILL RESIDENCES (342 UNITS)

CANAL STREET FLATS (200 UNITS)

THE POINTE AT BAYOU BEND (400 UNITS)

FOURTH AT NAVIGATION (300 UNITS)

CAMPANILE ON COMMERCE (120 UNITS)

HERRIN LOFTS (52 UNITS)

WATERHILL HOMES ON RUSK

LIVE OAK TOWNHOMES

MCKINNEY STREET TOWNHOMES

EAST SIDE LOFTS (29 UNITS)

CAPITAL OAKS

HARRISBURG LOFTS (107 UNITS)

SUNRISE LOFTS (89 UNITS)

SAMPSON LOFTS (79 UNITS)

BROADSTONE EADO (372 UNITS)

MCKINNEY PARK HOMES

TEMENOS PLACE (80 UNITS)

SCOTT STREET LOFTS (123 UNITS)

EAST DOWNTOWN NEARBY STATS

± 1
MILE

FROM MAJOR HOUSTON
THOROUGHFARE



(79)

"VERY WALKABLE"
"VERY BIKEABLE"
[walkscore.com](https://www.walkscore.com)

25
MINUTE

AVERAGE DRIVE TO
BOTH MAJOR HOUSTON AIRPORTS

GEORGE BUSH INTERCONTINENTAL
20-MILES NORTH

WILLIAM P. HOBBY
10-MILES SOUTH

30+

RESTAURANTS

\$113K

AVG. HH INCOME

DYNAMO STADIUM

638.5K FANS VISITORS ANNUALLY

EAST VILLAGE

POPULAR ENTERTAINMENT DISTRICT COMPRISING 5
BLOCKS WITH STRONG ALCOHOL SALES

4+

MILES OF BIKE TRAILS

32

AVERAGE AGE

DISCOVERY GREEN

1.2 MILLION PARK-GOERS ANNUALLY

**G.R.B. CONVENTION
CENTER**

3 MILLION VISITORS ANNUALLY & RANKED
7TH LARGEST CONVENTION CENTER IN USA

EAST RIVER

THE MILL
342 UNITS



TOU SUITE



LOFTS @ THE BALLPARK
375 UNITS

172,355 VPD

Shell ENERGY Stadium
570,000 VISITORS (2023)

CIRCUIT
311 UNITS

LITTLE WOODROW'S
BEER - SPORTS - FOOD - FUN



REPUBLICAN PITCH 25

WALKER ST

HIKE & BIKE TRAIL

815 Saint Charles Street

GRB CONVENTION CENTER PARKING

EMANCIPATION AVE

SAINT CHARLES ST



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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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29114

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Date