



Accelerating success.



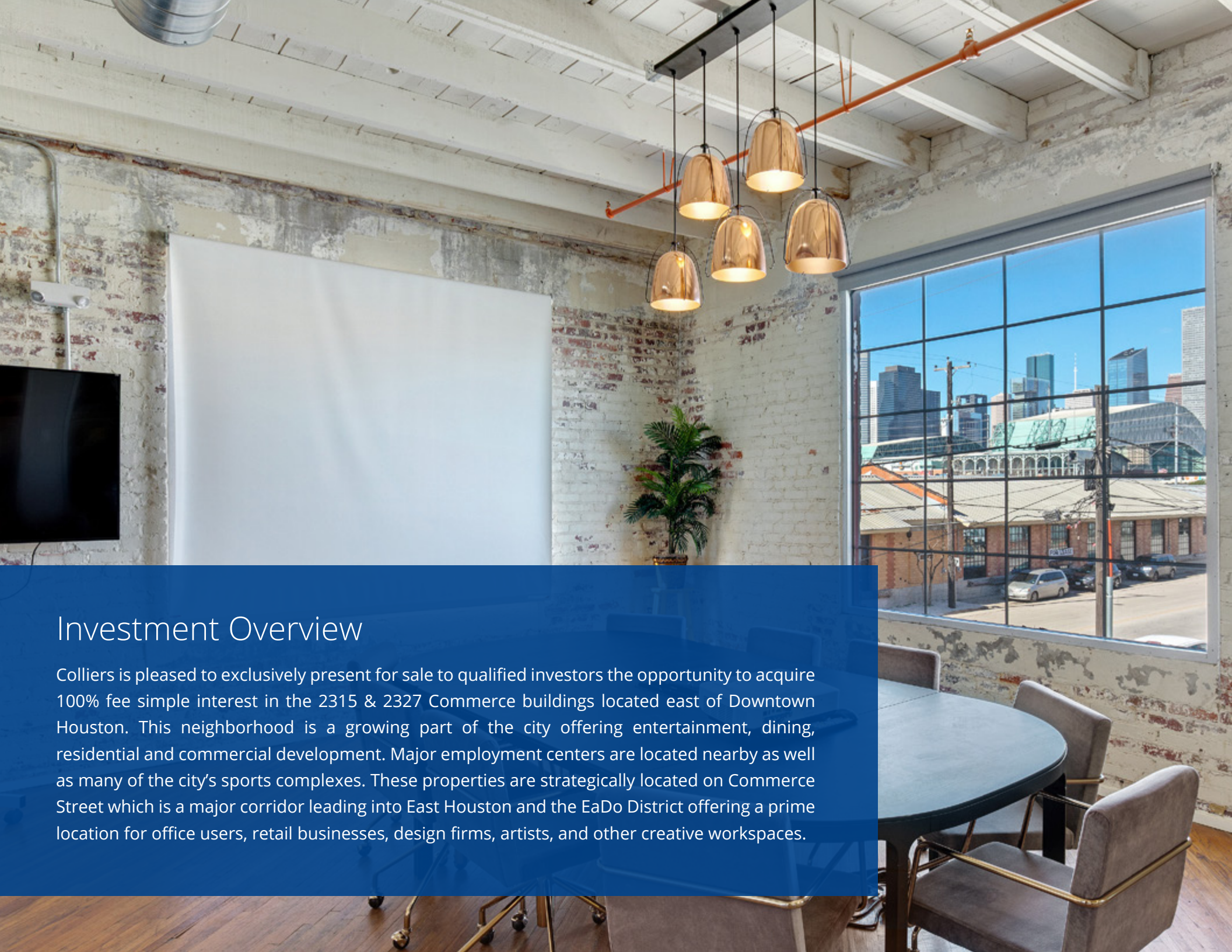
2315 & 2327 Commerce St
Houston, Texas 77002

Investment Opportunity

Christopher D. Winters
Principal & Director | Houston
+1 713 830 2106
chris.winters@colliers.com

John Parsley, SIOB
Principal & Director | Houston
+1 713 830 2140
john.parsley@colliers.com

Jeff Peltier
Senior Vice President
+1 713 830 2182
jeff.peltier@colliers.com



Investment Overview

Colliers is pleased to exclusively present for sale to qualified investors the opportunity to acquire 100% fee simple interest in the 2315 & 2327 Commerce buildings located east of Downtown Houston. This neighborhood is a growing part of the city offering entertainment, dining, residential and commercial development. Major employment centers are located nearby as well as many of the city's sports complexes. These properties are strategically located on Commerce Street which is a major corridor leading into East Houston and the EaDo District offering a prime location for office users, retail businesses, design firms, artists, and other creative workspaces.



2315 Commerce is a one (1) and two (2) story building consisting of approximately 16,873 SF.

2327 Commerce is a two (2) story building consisting of approximately 27,737 SF.

Both properties are located on ± 1.4395 acres of land and share a surface lot for parking.

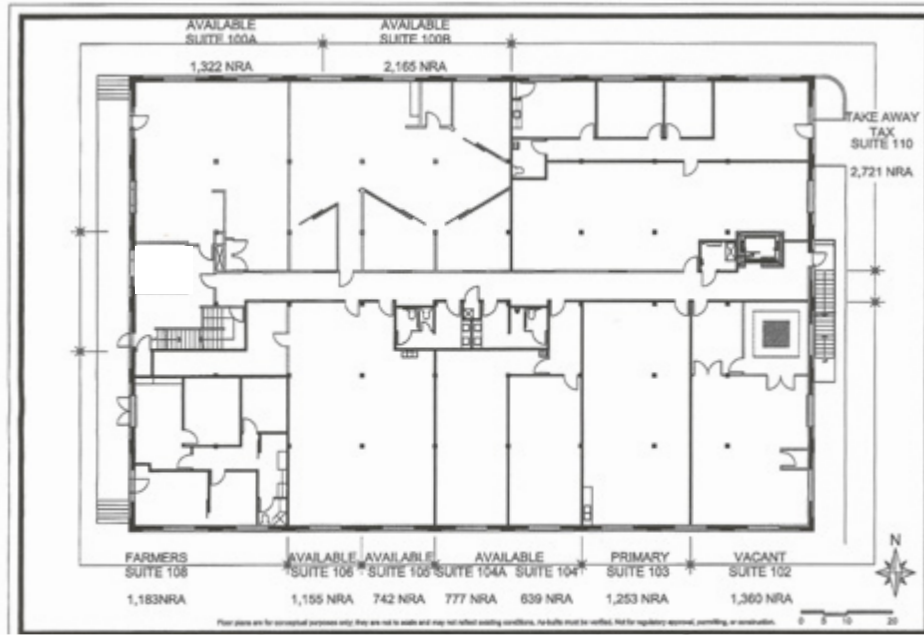
Property Profile

- Stories: One (1) and two (2)
- Total RSF: ± 44,610 SF
- Land area: ± 1.4395 acres
- Construction: Masonry
- Not in a flood zone
- Tenancy: Office, retail, creative art
- Occupancy: 90%
- Parking: 81 surface parking spaces
- 2315 Commerce built: 1939
Renovated: 2014-2016
- 2327 Commerce built: 1921
Renovated: 2015-2016
- 2315 & 2327 Commerce St
Houston, Texas 77002
- Net Operating Income: \$738,141
- New Pricing: \$8,350,000
- Cap Rate: 8.8 %

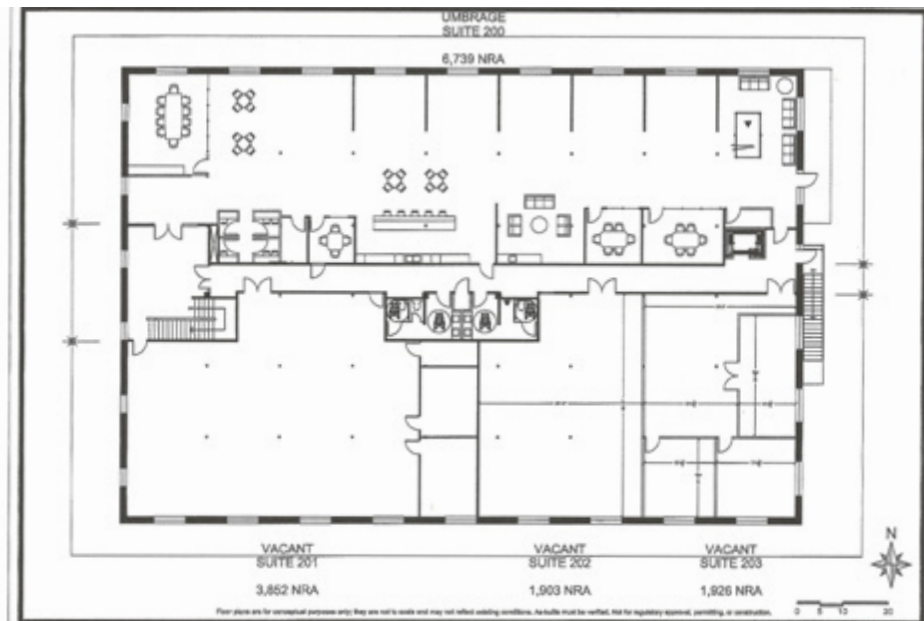




2327 Commerce Floor Plan

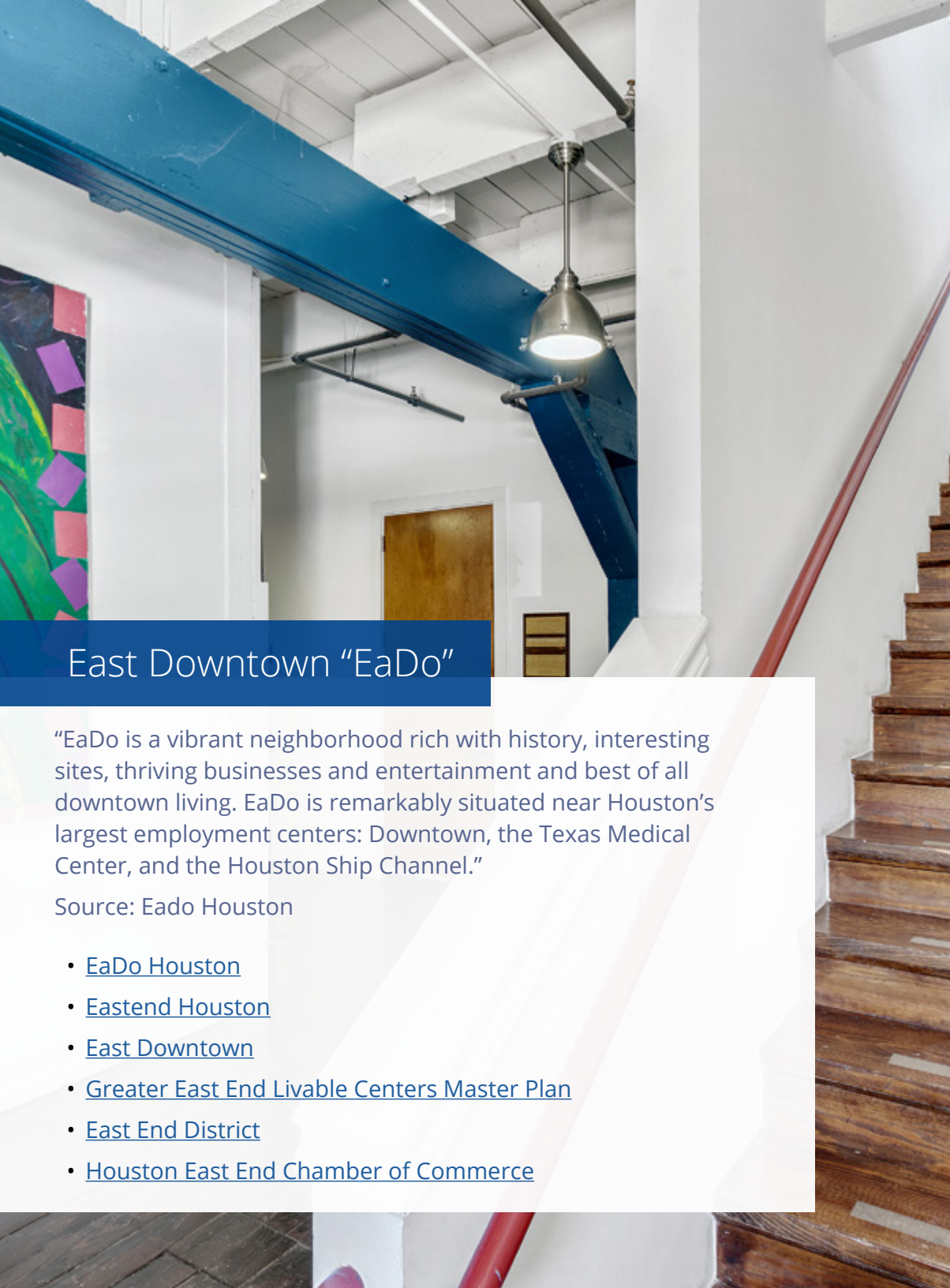


First Floor



Second Floor





East Downtown “EaDo”

“EaDo is a vibrant neighborhood rich with history, interesting sites, thriving businesses and entertainment and best of all downtown living. EaDo is remarkably situated near Houston’s largest employment centers: Downtown, the Texas Medical Center, and the Houston Ship Channel.”

Source: Eado Houston

- [EaDo Houston](#)
- [Eastend Houston](#)
- [East Downtown](#)
- [Greater East End Livable Centers Master Plan](#)
- [East End District](#)
- [Houston East End Chamber of Commerce](#)

Investment Highlights

- The properties are strategically located at a major entry point to East Houston and the EaDo District. This area continues to see new residential and commercial development occurring and generating new jobs. One major contributor is the East River Master planned project.
- The owner completely renovated both properties and maintained the historical significance of the property while restoring and updating the common areas and lease spaces. Today the 2327 Commerce building has beautifully built out loft style tenant spaces offering exposed steel and wood floors with 17’ ceilings.
- The 2315 Commerce Building is occupied by numerous artists and creative groups that have found a facility providing the perfect place to collaborate and create a variety of artwork.
- Both buildings have experienced consistent leasing activity over the years and maintain healthy occupancies and continued base rental growth.

New Pricing

\$8,350,000



The Mill | 2315 Navigation Blvd
Mixed-use redevelopment



The Shops on Navigation
2240 Navigation Blvd



Forth | 2404 Navigation Blvd
Luxury apartments



Cidercade | 2320 Canal St
Arcade bar



Common Desk | Co-working
2339 Commerce St



Office building
2310 Commerce St



Office building
2220 Commerce St

Navigation Blvd

Canal St

Commerce Street



EAST RIVER



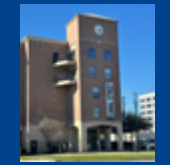
The Mill | 2315 Navigation Blvd
Mixed-use redevelopment



East River | 100 Jensen St
Mixed-use development



Forth | 2404 Navigation Blvd
Luxury apartments



Canal St Flats
2104 Canal St



Circuit | 2424 Capitol St
Luxury apartments



59



Lofts at the Ballpark apts.
610 St. Emanuel St



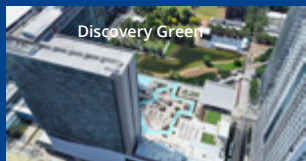
Marriott Marquis Houston
1777 Walker St



George R Brown Convention Ctr
1001 Avenida de Las Americas



George R Brown Convention Ctr
1001 Avenida de Las Americas



Discovery Green
Marriott Marquis Houston
1777 Walker St



Shell Energy Stadium
2200 Texas Avenue



Discovery Green
1500 McKinney St



Daikin Park
1777 Walker St



Lofts at the Ballpark apts.
610 St. Emanuel St

Midtown



59

Downtown



Canal St Flats
2104 Canal St

East End District

Common Desk | Co-working
2339 Commerce St

The Shops on Navigation
2240 Navigation Blvd

Office Building
2220 Commerce St

Navigation Blvd

Forth | 2404 Navigation Blvd
Luxury apartments



Cidercade | 2320 Canal St
Arcade bar

Commerce Street

Canal St

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle is a horizontal bar with a color gradient from blue to red.

1233 West Loop South
Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Christopher D. Winters

Principal & Director | Houston
+1 713 830 2106
chris.winters@colliers.com

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Principal & Director | Houston
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Senior Vice President
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jeff.peltier@colliers.com

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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.

2-10-2025



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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.

houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.

danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
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Email	Phone
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Christopher Winters	388377
Sales Agent/Associate's Name	License No.

chris.winters@colliers.com	+1 713 830 2106
Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date