

VIN REALTY

FOR LEASE

100 E LITTLE YORK, HOUSTON, TX , 77076



ALEX NGUYEN

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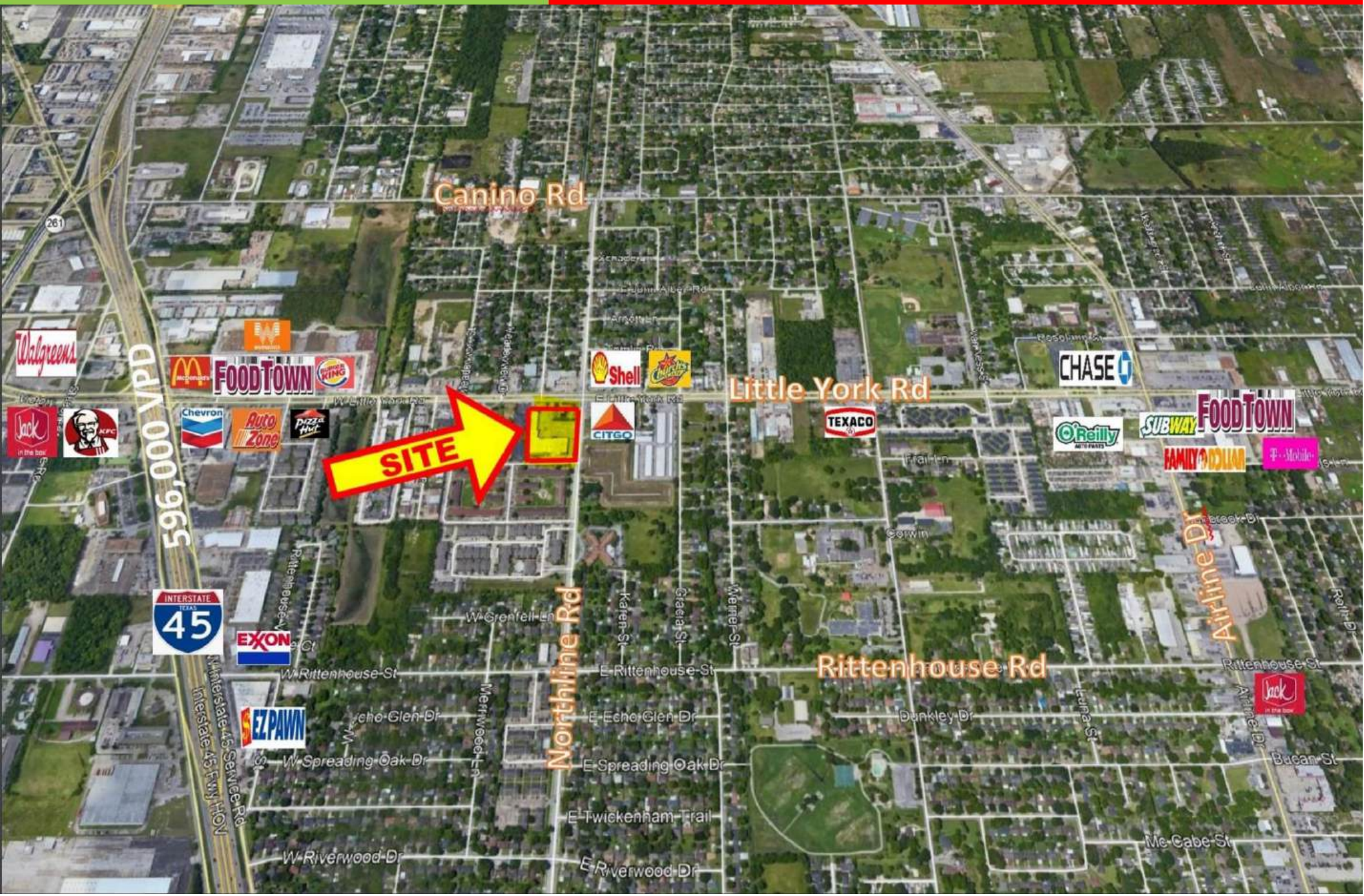
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6100 Corporate Dr, Suite #180,
Houston, Tx 77036

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FOR LEASE 21,102 SF

FOR LEASE
2,750 SF

FOR LEASE
1,600 SF

Space	Base rent/SF/Month	Monthly rent
1,600 Sqft	\$1.6	\$2,560
2,750 Sqft	\$1.2	\$3,300
21,102 Sqft	\$1.2	\$25,322
NNN initial 30 cents per Sqft		

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Unit 148 E Little York

Unit 148 offers an expansive 21,102 sqft of versatile space, making it perfect for a wide range of businesses. The current tenant has utilized it as a party hall, showcasing its ability to host large-scale events. With its generous size, this unit is ideal for:

- Supermarkets**
- Party Halls/Event Venues**
- Grocery Stores**
- Distribution Centers**

160 parking spaces ensure convenience for your customers and clients,



Hall C

Unit C 2,750 sqft space. Ideal for businesses looking to establish a presence in a thriving location, this unit is well-suited for:

- **Restaurants:** Create a cozy dining experience with ample room for kitchen and seating.
- **Event Venues:** Perfect for small to mid-size gatherings, celebrations, or corporate functions.
- **Dance Floors:** Spacious enough to accommodate vibrant dance events or studio activities.
- **Offices:** Efficiently designed for businesses requiring a modern and adaptable workspace.



Unit #100

Unit #100, a premium end cap space that offers unmatched visibility and accessibility. This versatile unit is ideal for a wide range of businesses, including:

- Office
- Restaurant
- Barber Shop
- The end cap location ensures maximum exposure to passing traffic, drawing in clients with its standout visibility. Combined with ample parking and easy access, Unit #100 is the perfect choice for businesses looking to make a strong impression.

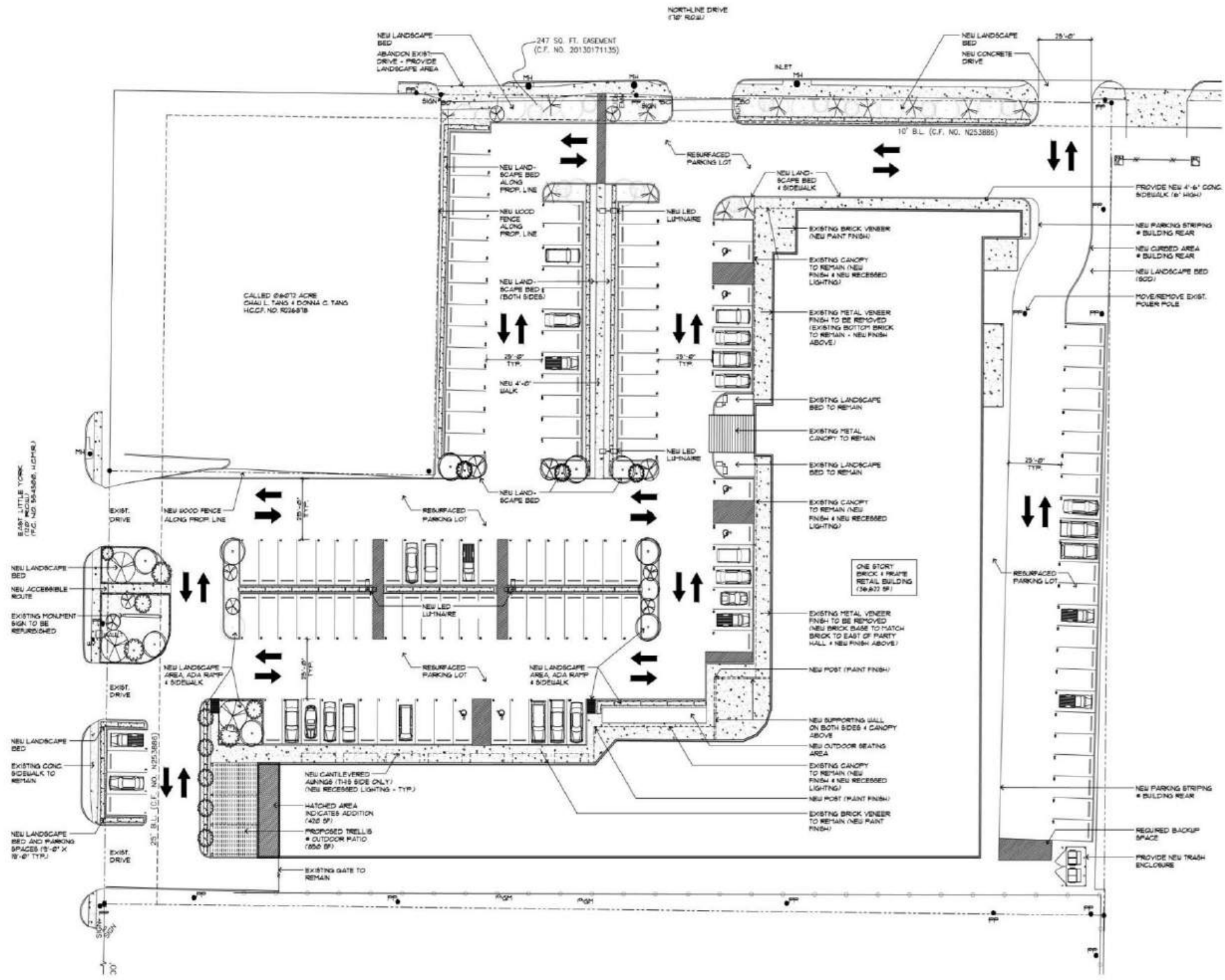


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CALLED 04072 ACRE
CHAU L. TANG & DONNA C. TANG
HCCF, NO. R236818

ONE STORY
BRICK & FRAME
RETAIL BUILDING
(136,822 SF)

new construction for:

E 100 Investments
100 E Little York Rd.
Houston, Texas
77076

T. 04.13.2020 REVIEW

PROVIDE NEW TRASH ENCLOSURE

SITE PLAN

A 0.40

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VIN REALTY and should not be made available to any other person or entity without the written consent of VIN REALTY

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, VIN REALTY has not verified, and will not verify, any of the information contained herein, nor has VIN REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release VIN REALTY and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.