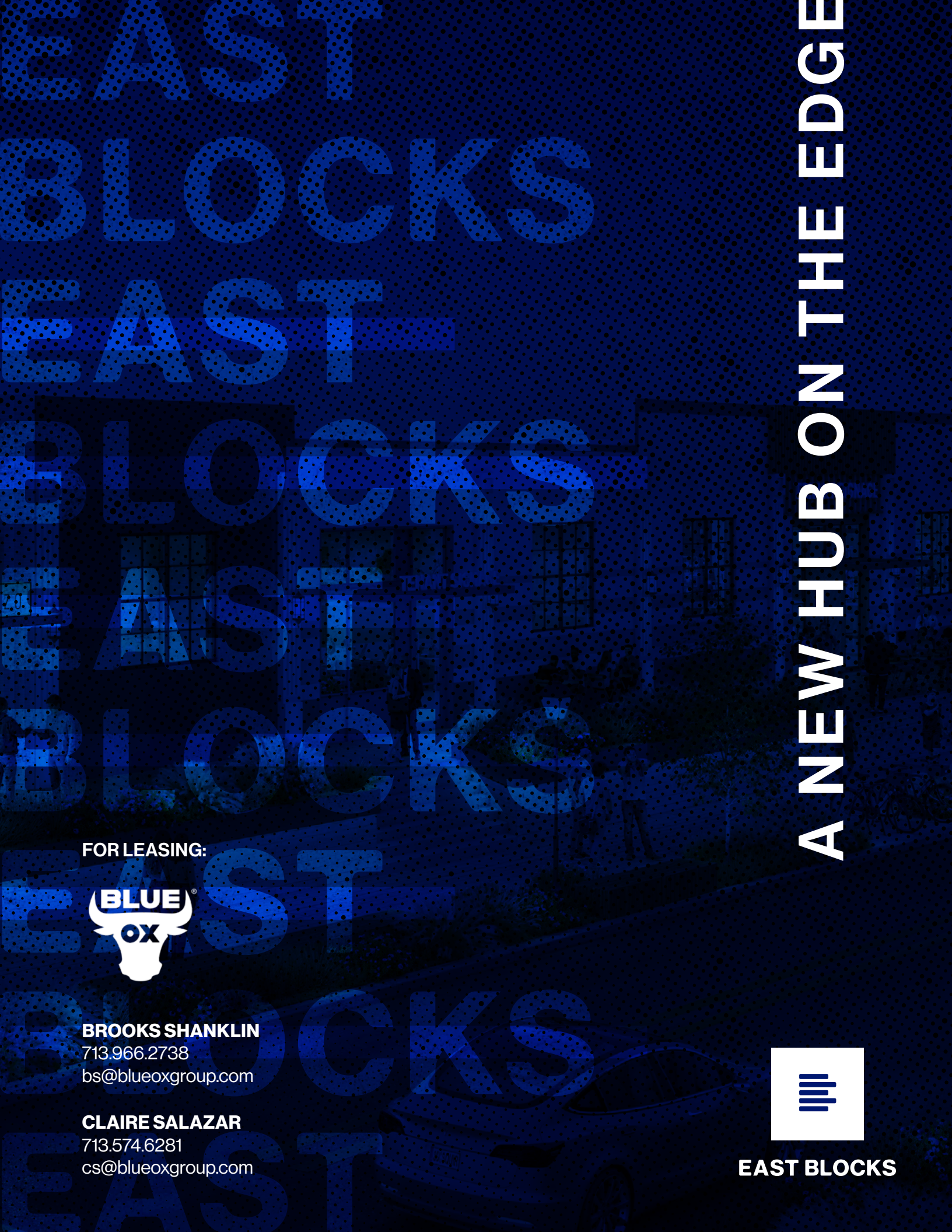


A NEW HUB ON THE EDGE

FOR LEASING:

BLUE OX

BROOKS SHANKLIN
713.966.2738
bs@blueoxgroup.com

CLAIRE SALAZAR
713.574.6281
cs@blueoxgroup.com

EAST BLOCKS

1107 HUTCHINS

15,000 TOTAL RSF

While utilizing the existing elements of the original warehouse, the redevelopment will cater to high-end retailers with Hutchins storefront presence and activated outdoor patio space. Tenants and their customers will be able to conveniently access the future parking garage two blocks away. Construction completion Q4 2026.



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EAST BLOCKS

1107 HUTCHINS

SITE PLAN

8,000 TOTAL RSF AVAILABLE NOW



*AVAILABILITIES ARE DEMISABLE

FOR LEASING:

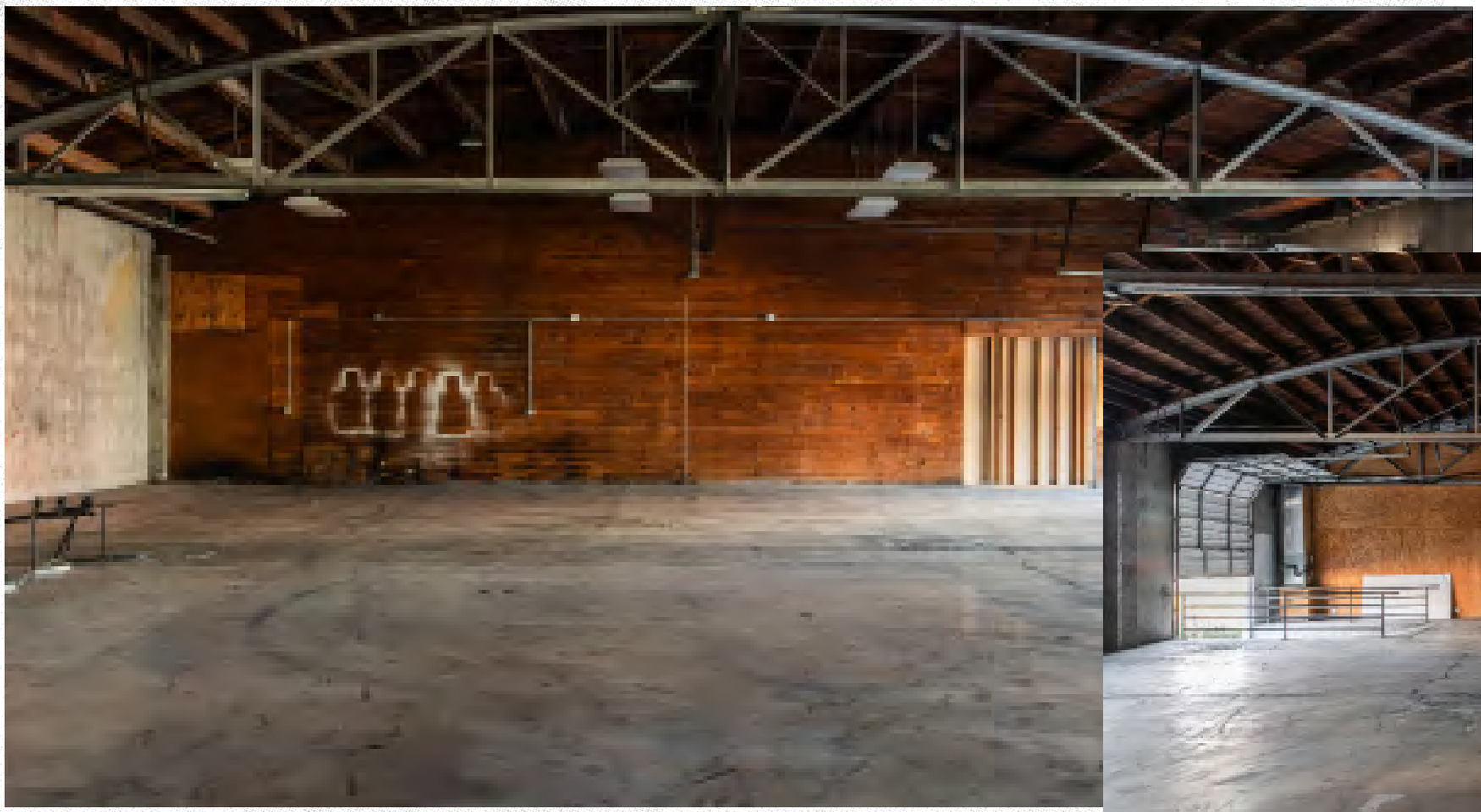
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INTERIOR PHOTOS





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EAST BLOCKS

2105 MCKINNEY

10,891 TOTAL RSF

The transformation of this existing building includes a vibrant retail and dining destination, featuring prominent McKinney Street storefronts, ground floor patios, and an activated rooftop terrace with a view into the city. The project will blend the building's industrial character with modern architectural elements, creating a dynamic pedestrian-friendly environment in the heart of EaDo. Construction completion Q2 2027.



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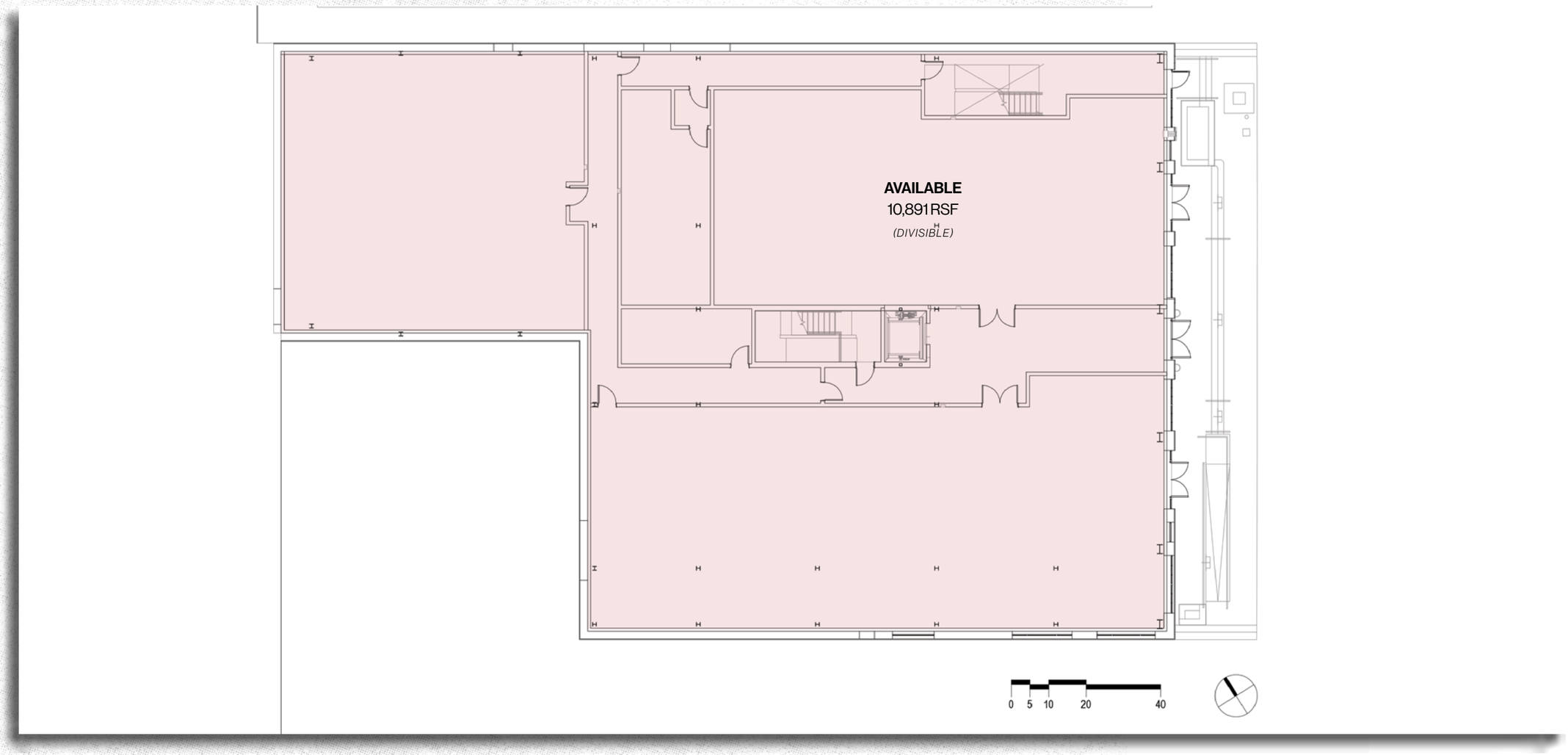
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EAST BLOCKS

2105 MCKINNEY

SITE PLAN

10,891 TOTAL RSF AVAILABLE NOW



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EAST BLOCKS

2215 MCKINNEY

22,374 TOTAL RSF

The new six-story parking garage at East Blocks will feature 481 parking spaces and ground-floor retail, providing convenient access for tenants, visitors, and the surrounding community. Designed to complement the district's industrial character, the garage will incorporate modern architectural elements, active storefronts, and a pedestrian-friendly streetscape, further enhancing connectivity and supporting the continued growth of East Blocks as a vibrant mixed-use destination in the heart of EaDo. Expected delivery Q2 2028.



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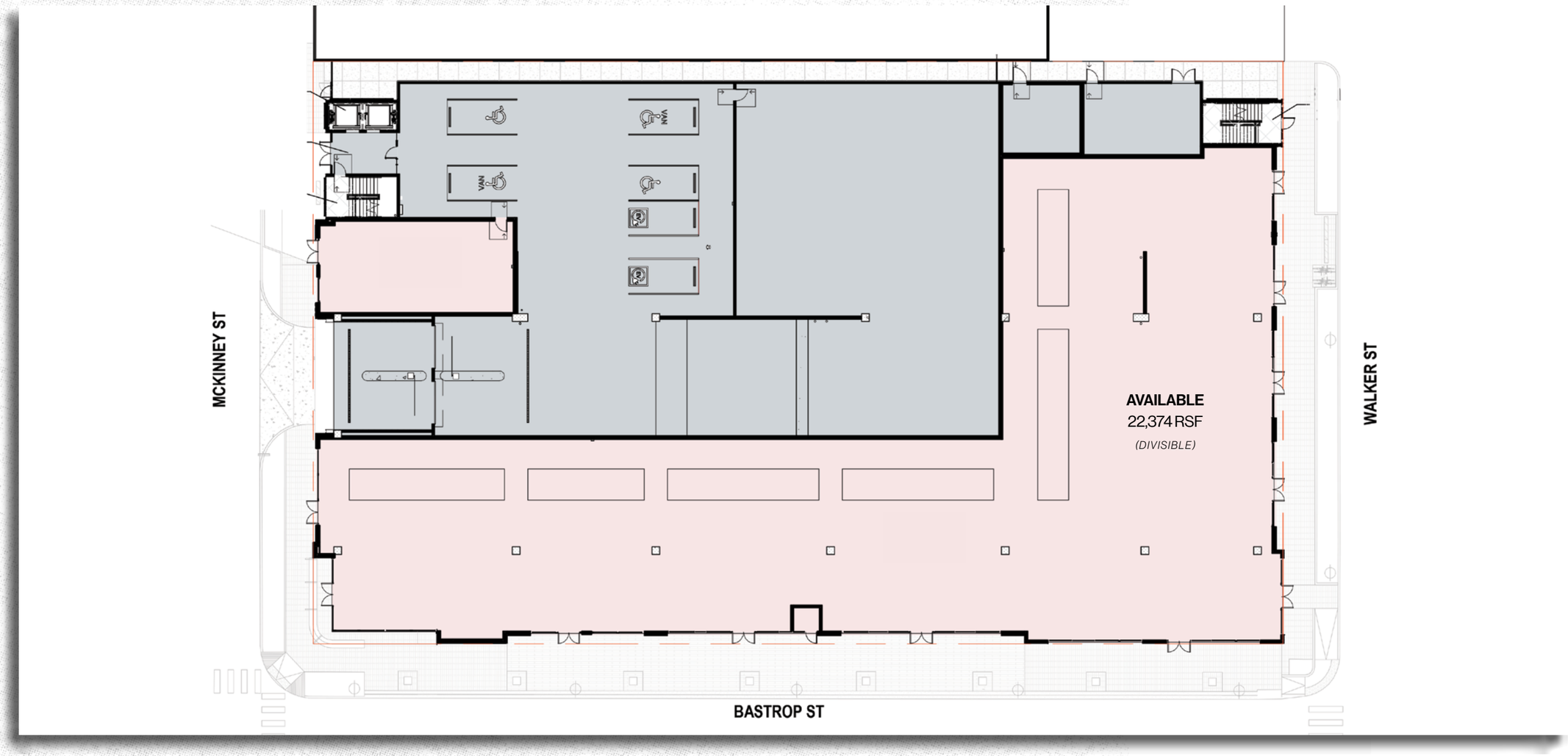
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EAST BLOCKS

2215 MCKINNEY

SITE PLAN

22,374 TOTAL RSF



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EAST BLOCKS



A STANDOUT DESTINATION

SHELL ENERGY STADIUM

LITTLE WOODROW'S

PITCH 25

2

3

MCKINNEY ST

MCKINNEY ST

LIVE OAK ST

DALLAS ST

DALLAS ST

LAMAR ST

HUTCHINS ST

HUTCHINS

handies douzo

1

CHAPMAN & KIRBY

SEASIDE POKE

RODEO GOAT

TRUCKYARD

LUSTRE PEARL

8TH WONDER

POLK ST

EAST BLOCKS

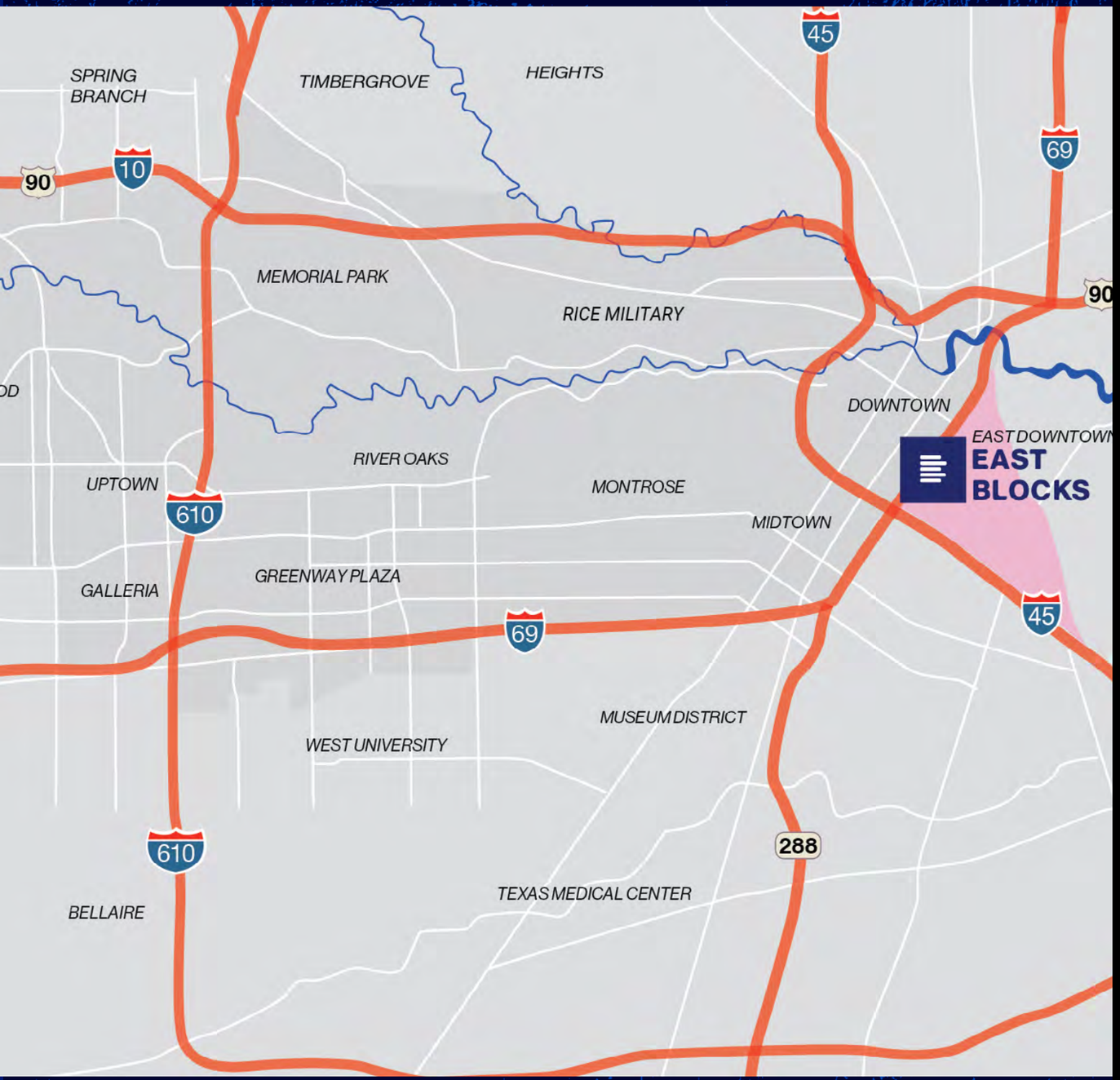
1 1107 HUTCHINS

2 2105 MCKINNEY

3 2215 MCKINNEY

SURROUNDING RETAIL

EADO APPEAL



A BOOMING NEIGHBORHOOD IN THE HEART OF THE CITY.

Located on the other side of I-69 from downtown Houston, East Downtown, or EaDo, has become one of the hottest areas of the city as new developments have moved eastward. The East End Submarket boasts proximity to downtown. EaDo and close-in East End today are the areas best served by METRORail and hike and bike trails in the Houston metro. For commuters, the area benefits from convenient access to some of Houston's main arteries, including Interstate 45, Interstate 610, and State Highway 288, which offer easy access to other employment hubs.

The Eado micromarket is experiencing explosive growth in demographic trends and offers exceptional walk and transit scores. These demographic trends and walkability for millions of Houston residents and visitors will continue to drive a disproportionate amount of new retail demand and absorption into EaDo compared to other more mature micromarkets in Houston.

36.8
Median Age

5.59%
Population Growth

$94K+
Median HH Income

139,622
Daytime Employees

21,626
Population

11,407
Households

Demographics reflect figures within one mile of East Blocks

WALKABLE AMENITIES



BARS

- 1 Little Woodrow's
- 4 Pitch 25
- 5 Chapman & Kirby
- 7 True Anomaly
- 8 The Secret Group
- 9 8th Wonder
- 20 Sports Creek
- 27 King's Court

RESTAURANTS

- 3 Huynh
- 6 Rodeo Goat
- 11 District 7
- 12 Around the Corner
- 14 Kim Son
- 15 Brother's Taco House
- 16 Leeland House
- 17 J-Mar-M Barbeque
- 19 Nancy's Hustle
- 21 Tiny Champions
- 24 Truck Yard
- 32 Hearsay on the Green
- 33 Pappasito's Cantina
- 34 The Grove
- 36 Pappadeaux Seafood
- 37 The Rustic
- 38 Lake House
- 39 Xochi
- 40 Saltgrass Steakhouse
- 41 Biggio's
- 42 Walker Street Kitchen
- 43 Grotto Downtown
- 44 Kulture
- 45 The Printhouse
- 46 Osso's & Kristalla
- 47 Lustre Pearl
- 50 Irma's

PARKS

- 2 Batrop Promenade
- 10 EaDog Park
- 13 Graffiti Park
- 49 Discovery Green

HOTELS

- 29 Marriot Marquis
- 30 Hilton Americas
- 31 Four Seasons

COFFEE SHOP

- 22 Brass Tacks
- 26 Koffeteria
- 35 Starbucks
- 48 Tout Suite

ENTERTAINMENT

- 23 We Love Houston
- 28 EaDo Bike Co

FITNESS

- 18 Be Fit Gym
- 25 F45

--------- 5-MINUTE WALK

--------- 10-MINUTE WALK

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