

# THE SWIFT BLDG

A HISTORIC REDEVELOPMENT



Food & Beverage Offerings 2024

621 WAVERLY | HOUSTON, TX 77007

# NEW MEETS OLD



— A 1909 historic gem reimaged as a chef-driven restaurant and creative office hub

— 25,000 SF of restaurant and bar space designed by the acclaimed Michael Hsu Office of Architecture

— Part of the thriving Heights neighborhood F&B scene

— Over 700 linear feet of frontage to the MKT Hike & Bike Trail

— Over 330 parking spaces available

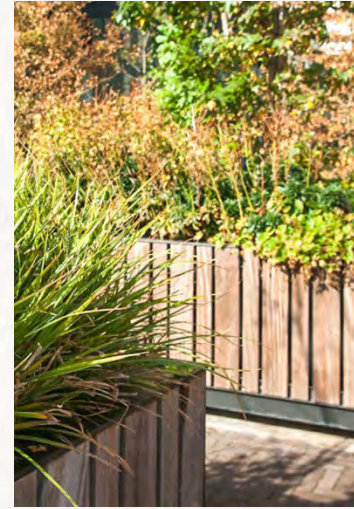
— Connected by walking path to the M-K-T, a mixed-use property with 230,000 SF of retail and office

— Multiple green spaces and patios throughout

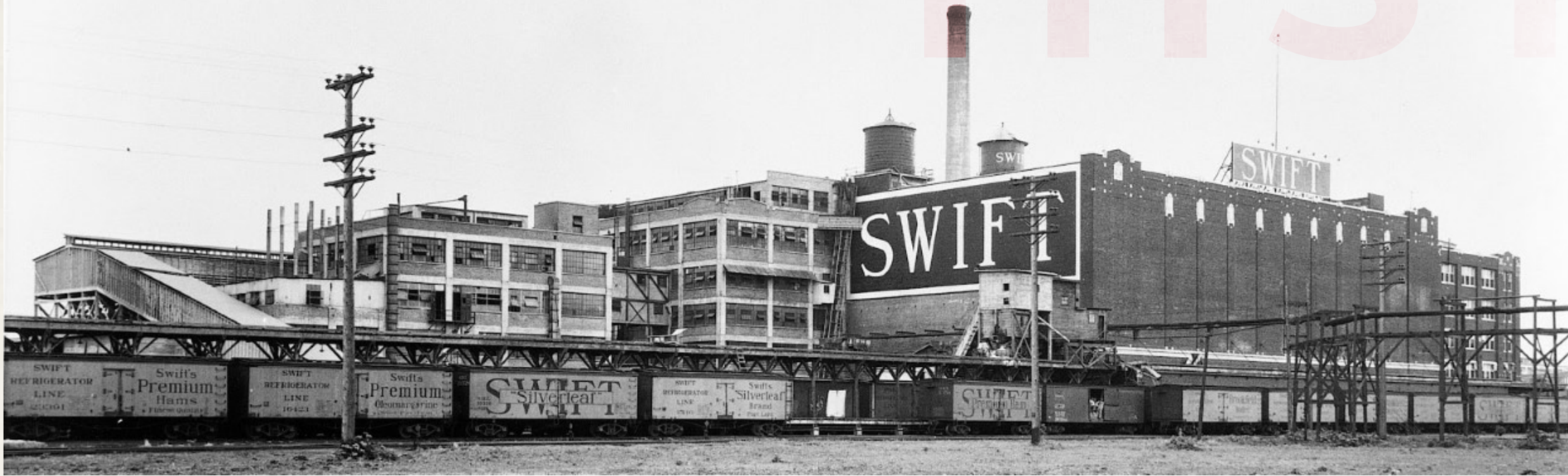
— Delivering shell spaces in late 2024

THE  
**SWIFT BLDG**

# PRECEDENTS



# HISTORY



The Swift Bldg was first constructed in 1909 and was used as a meat packing and distribution refinery for Swift & Company.

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# ABOUT THE SWIFT BLDG

1 Rooftop cocktail garden

5 Ground-floor restaurants

\$850,000 average list price for homes in the Heights

570 apartment units delivered in last 3 years within one block of Swift

All restaurant spaces have patios adjacent

Shared on-site grease traps by landlord

Exposed brick and concrete elements



VIEW FROM MKT HIKE & BIKETRAIL

THE  
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# ABOUT THE SWIFT BLDG

Trail Amenities & Ample Bike Parking



MKT Hike & Bike Trail



Suite 199

"Fat Rendering Bldg"

Suite 160

Waverly Street

Restaurant  
Suite 199  
271 SF, 5,780 SQ. FT.  
Divisible

Suite 170  
4,499 SQ. FT.

Suite 160  
3,375 SQ. FT.

Service Retail / Office  
Divisible  
Suite 130  
7,971 SQ. FT.

Suite 120  
2,423 SQ. FT.

Courtyard / Patio

Office  
Suite 110  
11,108 SQ. FT.

Suite 100  
3,715 SQ. FT.



Suite 120



Suite 100



Future pedestrian walkway to M-K-T



Suite 170



Rooftop Terrace  
On Level Three

- Food + Beverage
- Office
- Main Building
- Patio
- Fat Rendering Building

THE SWIFT BLDG

TODAY



TOMORROW

**THE  
SWIFT BLDG**



SUITE 100

THE  
**SWIFT BLDG**





SUITE 100 INTERIOR

THE  
**SWIFT BLDG**



SUITE 120

THE  
**SWIFT BLDG**



SUITE 160

THE  
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SUITE 170

THE  
**SWIFT BLDG**



ROOFTOP TERRACE

THE  
**SWIFT BLDG**



SUITE 199

THE  
**SWIFT BLDG**



SUITE 199

THE  
**SWIFT BLDG**

# SWIFT & COMPANY

TODAY










THE  
**SWIFT BLDG**



# THE SWIFT BLDG



## LEGEND

-  Hike & Bike Trails
-  Main Roads
-  Highways
-  The Swift Bldg
-  MKT
-  Colleges/Universities
-  B-Cycle Station



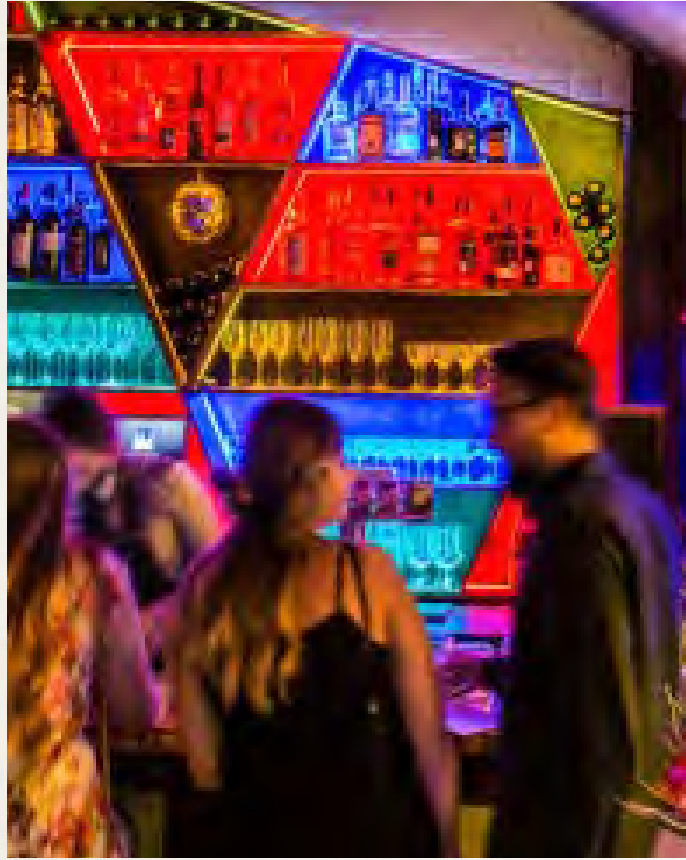
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 POPULATION</b>	23,508	177,350	471,596
<b>POPULATION GROWTH 2010-2021</b>	41.13%	21.11%	17.87%
<b>AVERAGE HOUSEHOLD INCOME</b>	\$158,483	\$140,119	\$120,801
<b>DAYTIME EMPLOYMENT</b>	10,860	191,408	474,325

**THE SWIFT BLDG**

WELCOME  
TO THE

# HOUSTON HEIGHTS



The Heights is among the city's most desirable communities and has been enlivened by avant-garde chefs, artists and merchants.

Acclaimed restaurants Coltivare, Squable, Loro, Trattoria Sofia, Da Gama, Field & Tides already call this neighborhood home. Popular watering holes include Better Luck Tomorrow, Eight Row Flint, EZ's Liquor Lounge, and Heights Bier Garten.



THE  
**SWIFT BLDG**



**18TH STREET & SHEPHERD**

Snooze  
Burger Joint  
Supercia  
Taco Stand  
SWEET  
LA LUCHA

**HISTORIC 19TH STREET**

harold's  
Emerchie's  
BOOMTOWN COFFEE  
RIDE  
COMMON BOND  
olive  
MANREADY MERCANTILE  
JINYA  
Thai Spice  
EMERSON ROSE  
TACO  
SQUABLE

**11TH STREET & YALE**

LORO  
DISH SOCIETY  
EIGHT ROW  
FLINT  
MAISON  
KOLACHE SHOPPE  
Lola  
bellagreen  
Liberty Kitchen & OYSTERETTE

**MERCHANTS PARK**

BIG LOTS  
petco  
Kroger  
O'Reilly  
UT Physicians  
SALLY BEAUTY  
PAPA JOHN'S  
Starbucks

**M-K-T**

MALA  
BODY20  
BURDLIFE  
sweetgreen  
[solidcore]  
Lava Land  
HOMESTEAD  
DECODE FOCUS  
VENETIAN  
MENDOCINO FARMS  
Semper BLUE  
huemn  
RAKKAN RAMEN  
VENETIAN  
MENDOCINO FARMS  
da Cama  
MGA  
Ray-Ban  
CARILOHA  
PEDEGO  
XCL RESOURCES  
HIGHLINE PARK  
Treadwell  
anjouil's  
SMUL  
Hi skin  
MAYWEATHER  
SmartVault  
DAO CHLOE OVD  
BUTTERMILK  
CASA NOMAD  
FORT CAPITAL

**THE SWIFT BLDG**

**6TH STREET / WHITE OAK DR**

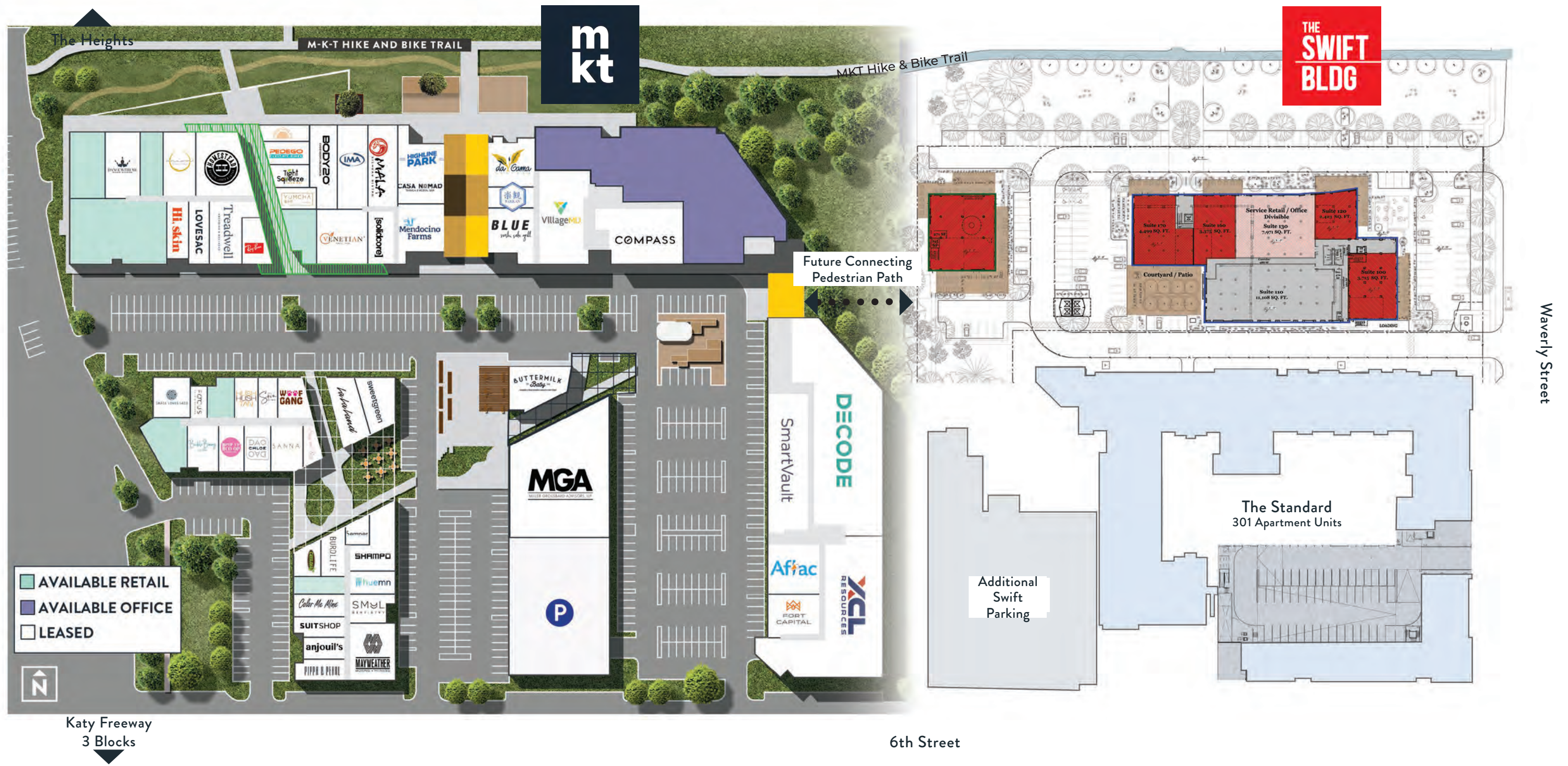
LIDOR  
EZE LOUNGE  
handies do uo  
BETTER LUCK FOMORROW  
PERMISSION  
COMMON BOND CAFE & BAKERY  
TACOS AGOGO  
ONION CREEK  
COLT VARE  
JuiceLand  
MIKE'S LOVE & SANDWICHES

**HEIGHTS MERCANTILE**

MIZZEN+MAIN  
LOCAL  
Aēsop  
PALOMA BEAUTY  
POSTINO  
Outdoor Voices  
KENDRA SCOTT  
THE STUDIO BE  
the impeccable pig  
chubbies  
CLOUD 10  
WARBY PARKER  
Melange Creperie  
LEMON LAINE

**THE SWIFT BLDG**

# SITE PLAN



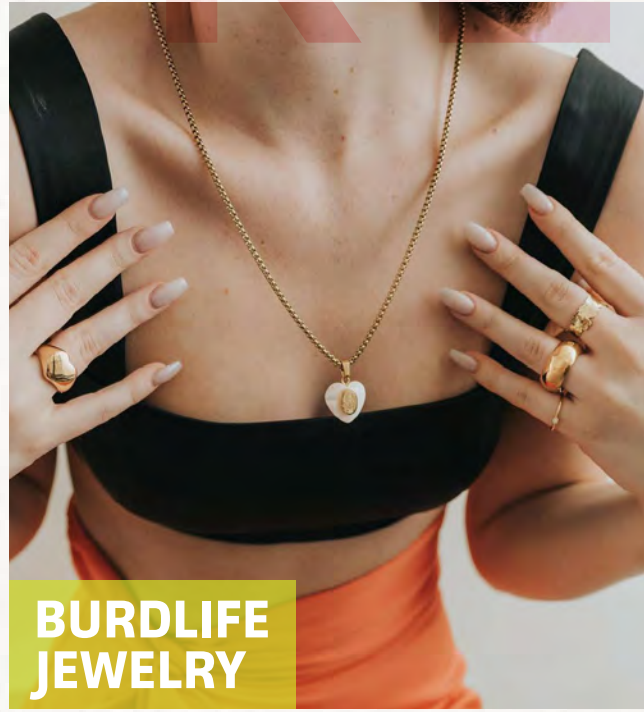
THE SWIFT BLDG

# WALKABLE WELLNESSES & RETAIL

**SMYL DENTISTRY**



**[SOLIDCORE]**



**BURDLIFE JEWELRY**



**RAY-BAN**



**VENETIAN NAIL SPA**



**TREADWELL**



**CHLOE DAO**



**MAYWEATHER BOXING & FITNESS**



**UNION STUDIO YOGA**

# FRONT SIDE



*Miles of connected footpaths*



**THE SWIFT BLDG**

# ABOUT THE TEAM

## Michael Hsu Office Of Architecture

Michael Hsu Office of Architecture was formed in 2005 with the goal of producing locally-engaged, design driven architecture and interiors in Austin. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Their work includes diverse projects ranging from mixed-use developments to original commercial interiors and residences.

MHOA advocates a simple, edited design palette, using available materials and techniques to create unexpected results. MHOA believes in the innate beauty of unadorned natural materials, carefully chosen, composed and crafted.



Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.



Radom Capital is a diversified real estate development and investment firm based in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects. We seek to catalyze economic revitalization and growth in each of the communities we work in.

Our investments include ground-up, value added and repositioned properties which we mold into community-enhancing environments. We differentiate ourselves through our focus on creating enduring designs, building long-term relationships and solving complex real estate problems.

Our projects have received awards by the Urban Land Institute, the American Institute of Architects, the Houston Business Journal and Preservation Houston, among others.



# RANDOM CAPITAL COMPLETED PROJECTS



THE  
**SWIFT BLDG**

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