



THE SWIFT BLDG

A HISTORIC REDEVELOPMENT

Boutique Office Offerings 2025

621 WAVERLY | HOUSTON, TX 77007

NEW MEETS OLD



A 1917 refinery reimagined into a modern, light-filled creative campus

35,000 SF of Class A boutique space designed by the acclaimed Michael Hsu Office of Architecture

Over 700 linear feet of frontage on the Heights Hike & Bike Trail in the heart of the Houston Heights

Over 330 parking spaces available

On-site restaurants and walking path to the M-K-T mixed-use project

Multiple green spaces and patios throughout

Delivery Q2 2026

Easy access to I-10 and Memorial Drive from Shepherd/Durham Drive

THE
SWIFT BLDG

HISTORY



The Swift Bldg was first constructed in 1917 and was used as a meat packing and distribution refinery for Swift & Company.

THE
SWIFT BLDG

TODAY



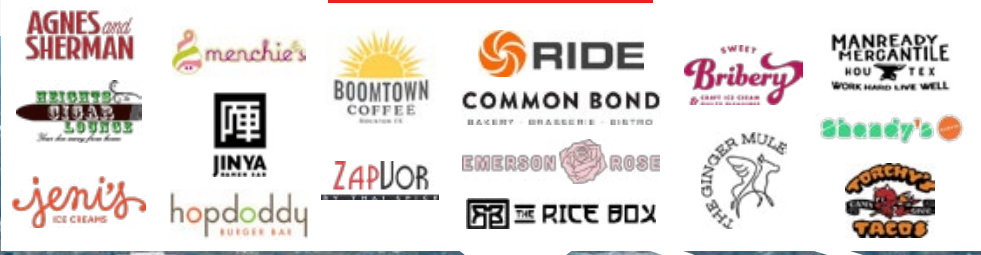
TOMORROW

THE
SWIFT BLDG

18TH STREET & SHEPHERD



HISTORIC 19TH STREET



11TH STREET & YALE



19TH STREET

11TH STREET

HEIGHTS BLVD

YALE STREET



HEIGHTS BIKE & HIKE TRAIL



FAIRFIELD.

6TH STREET / WHITE OAK DR



THE SWIFT BLDG



THE SWIFT BLDG

SWIFT



35,000 SF of creative space
over 4 floors



3.5/1000 on site parking
(5.0/1000 with adjacent lot)



Historic character with
exposed brick and concrete



Only a half mile from Katy
Freeway



Dramatic lobby entry



Direct connectivity to Heights
Hike and Bike Trail and M-K-T
offerings

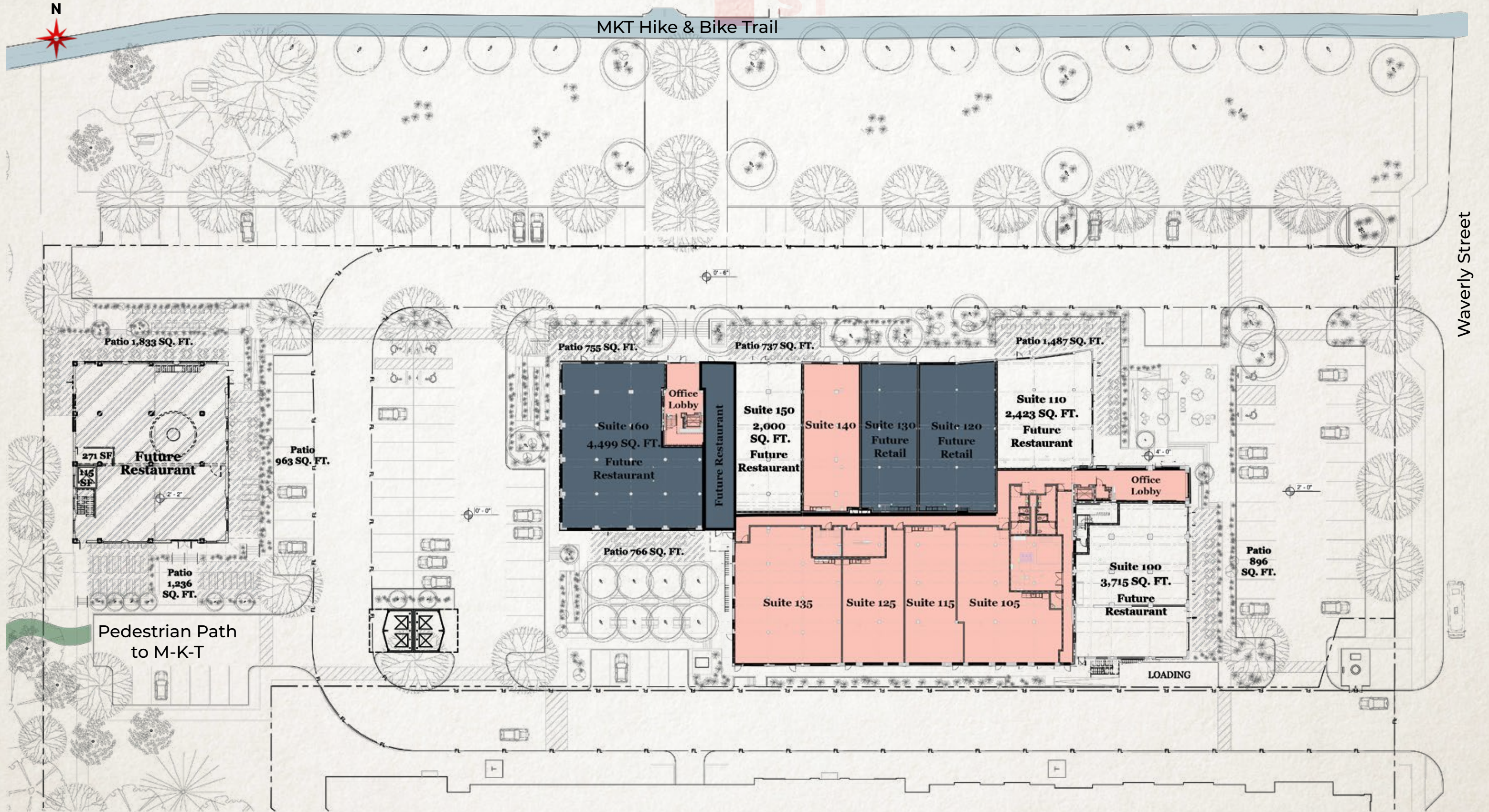


30+ Retail and Restaurants
within a 3 minute walk



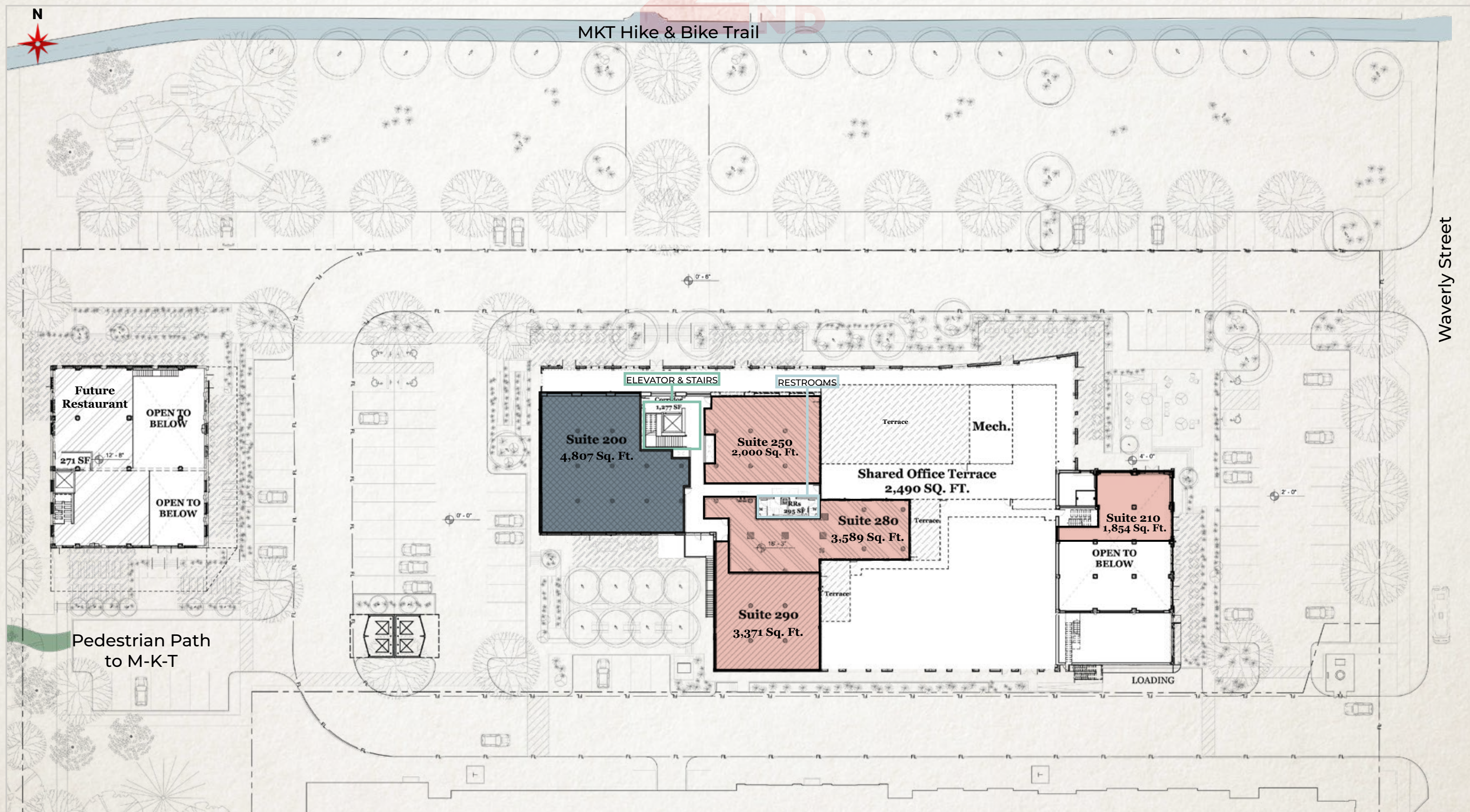
THE
SWIFT BLDG

1ST FLOOR PLAN



THE
SWIFT BLDG

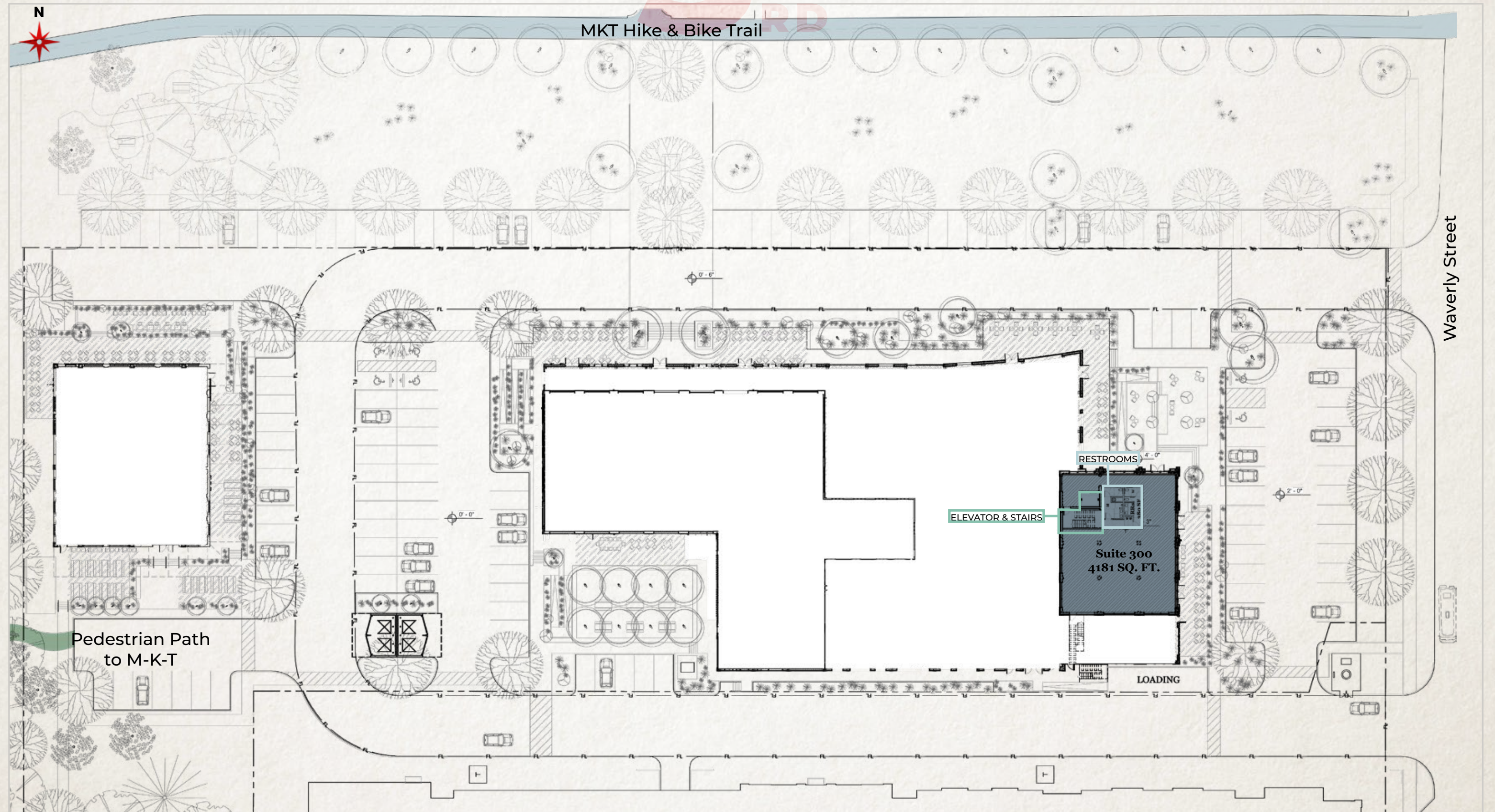
2ND FLOOR PLAN



Available Leased

THE SWIFT BLDG

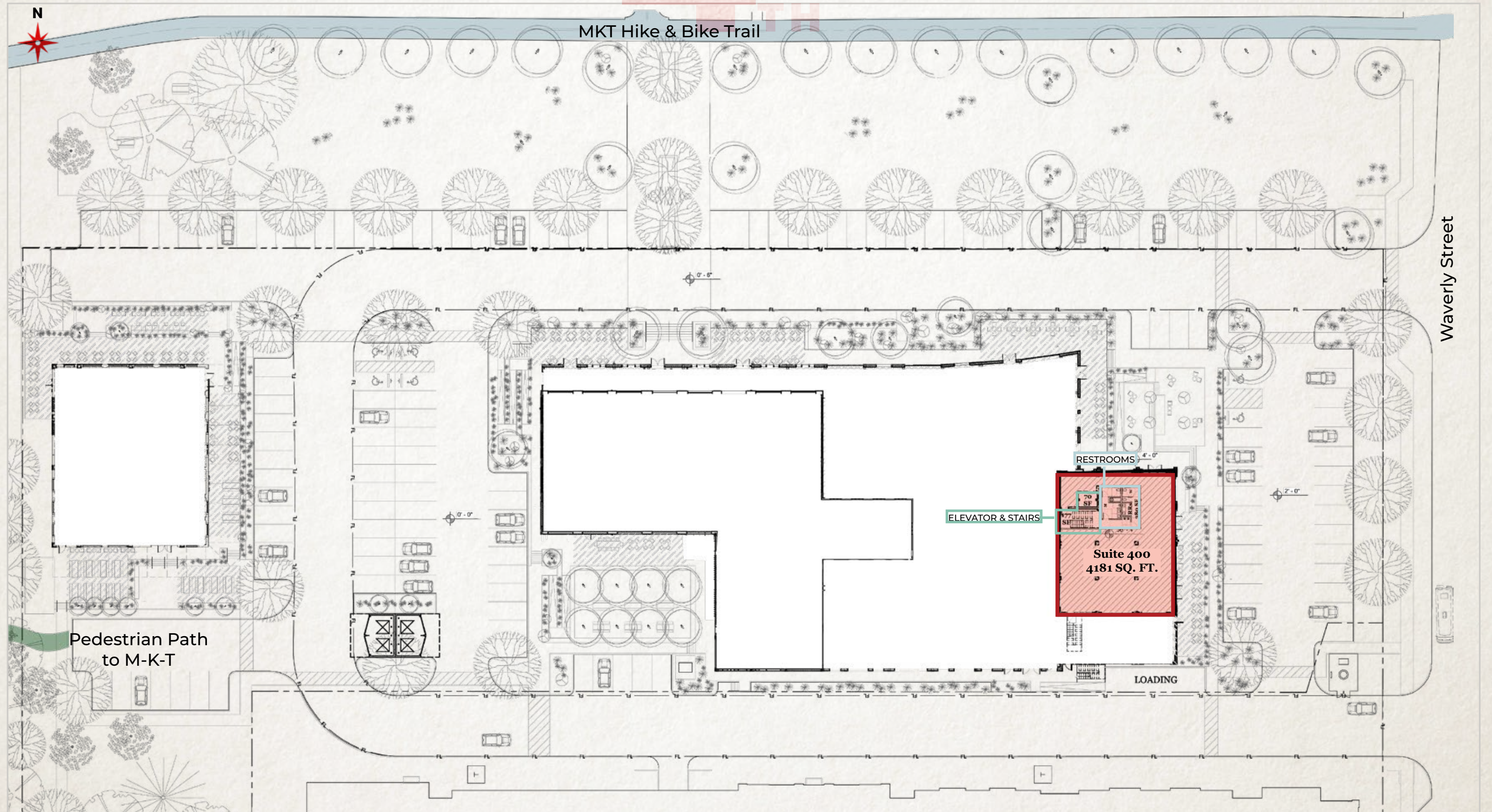
3RD FLOOR PLAN



Available Leased

THE
SWIFT BLDG

4TH FLOOR PLAN



Available Leased

THE
SWIFT BLDG

TEST FIT SUITE 130

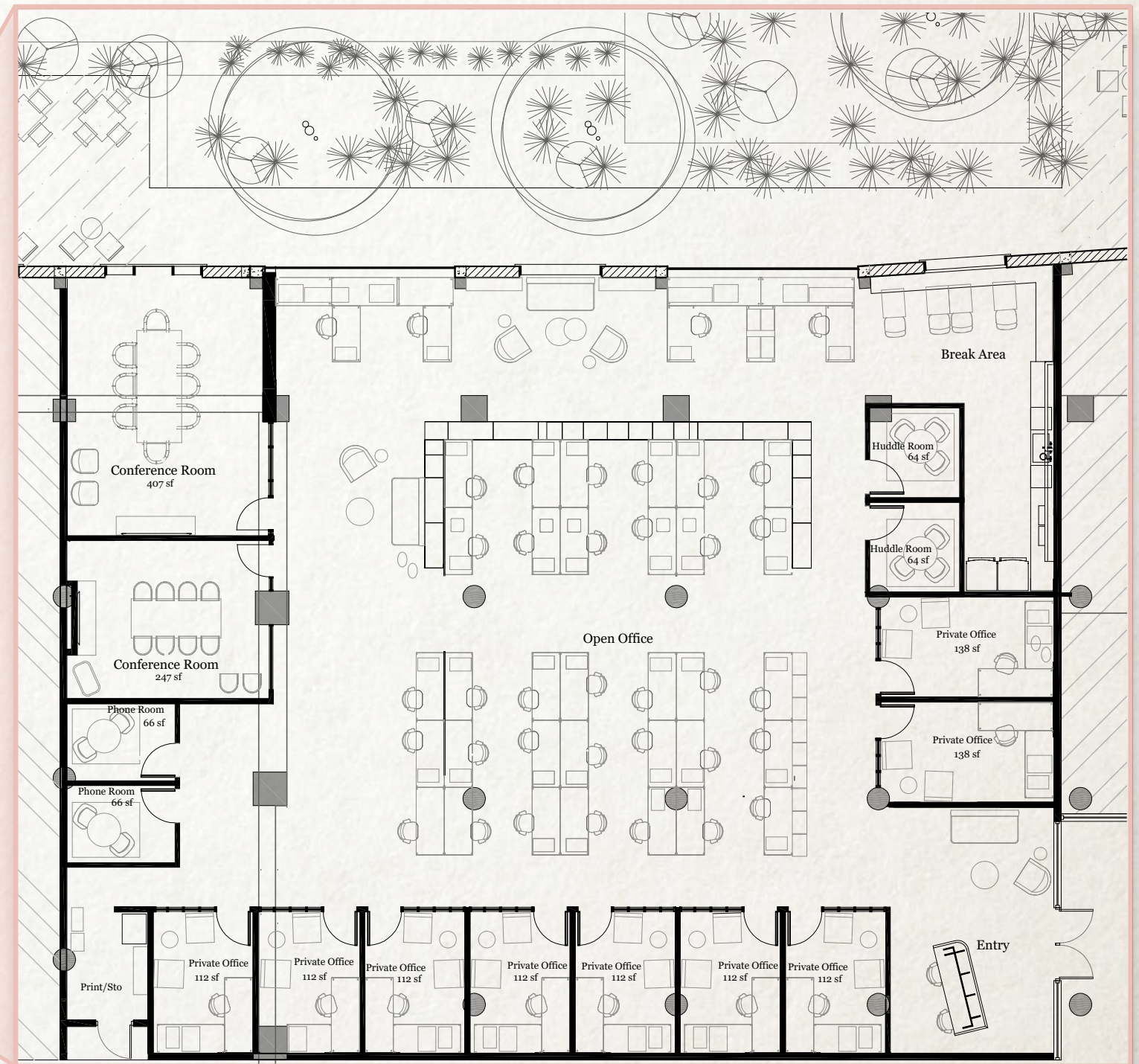
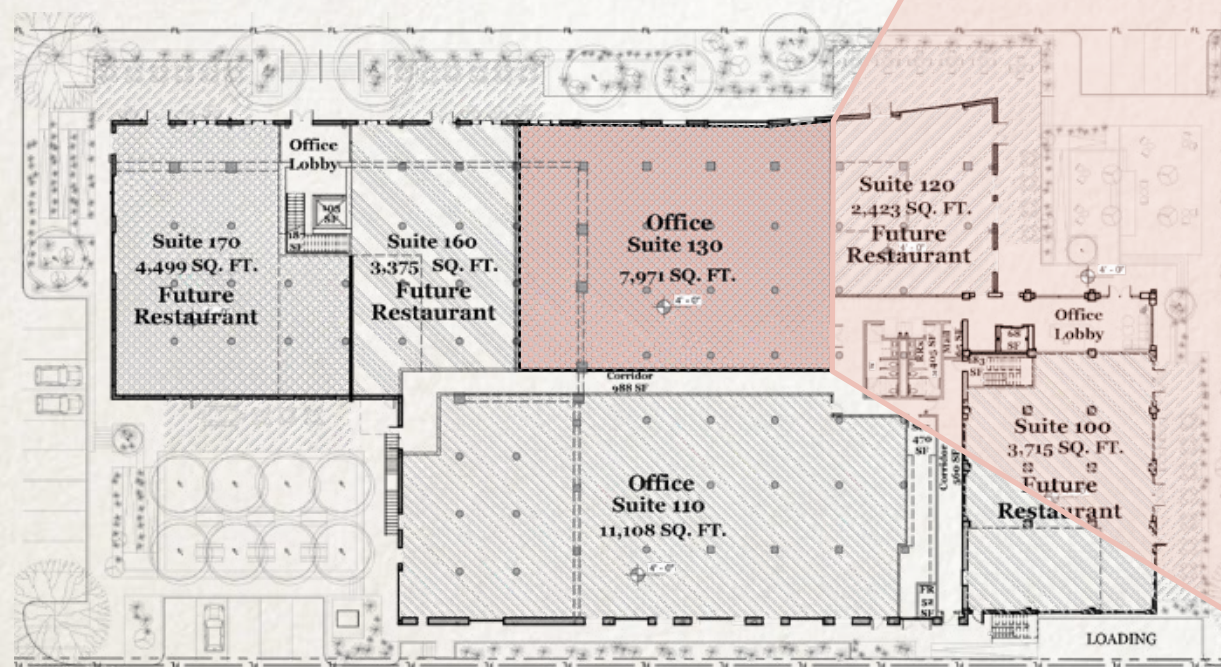
2
Large conference rooms

2
Phone rooms

2
Huddle rooms

9
Private offices

36
Open workstations



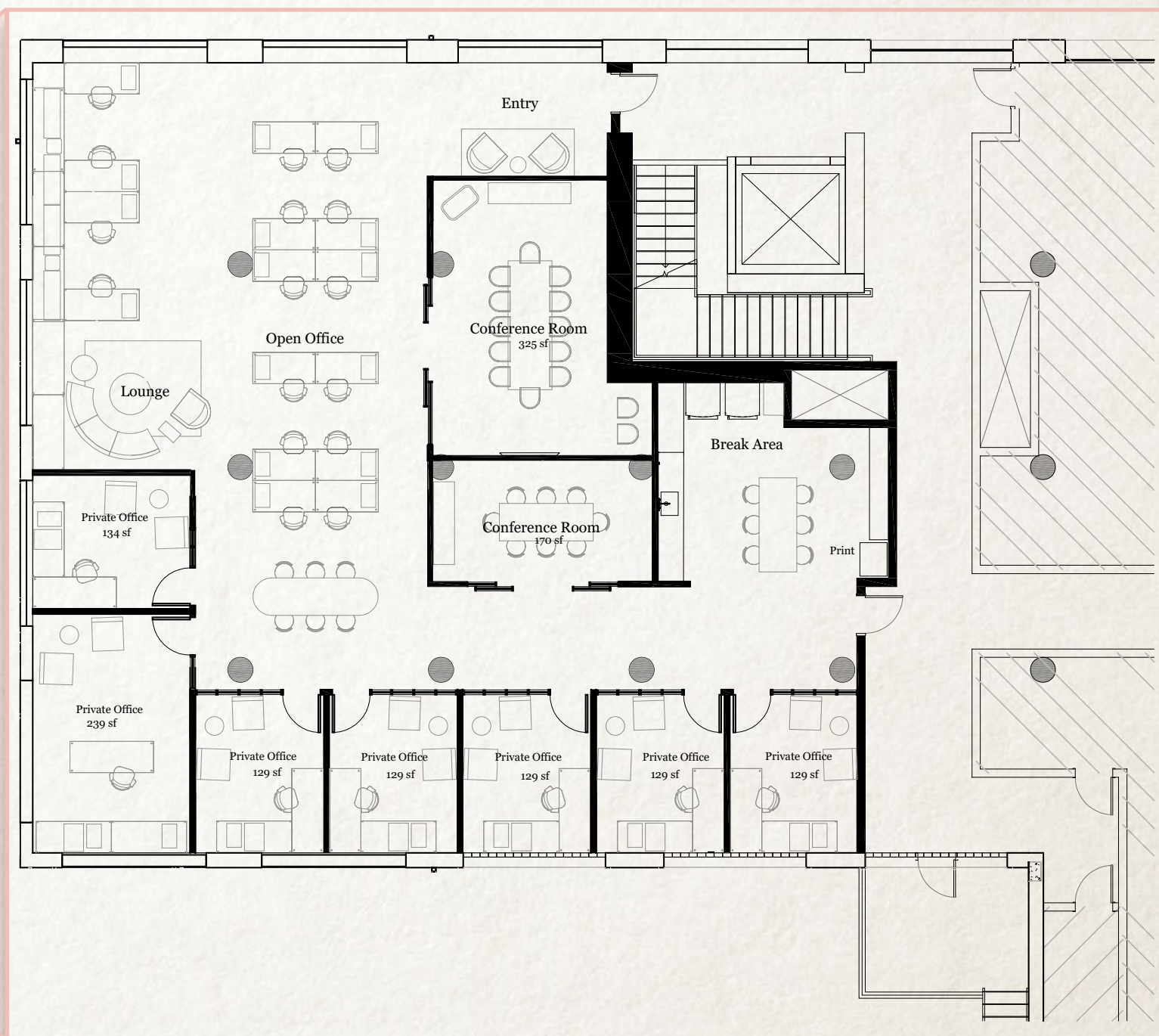
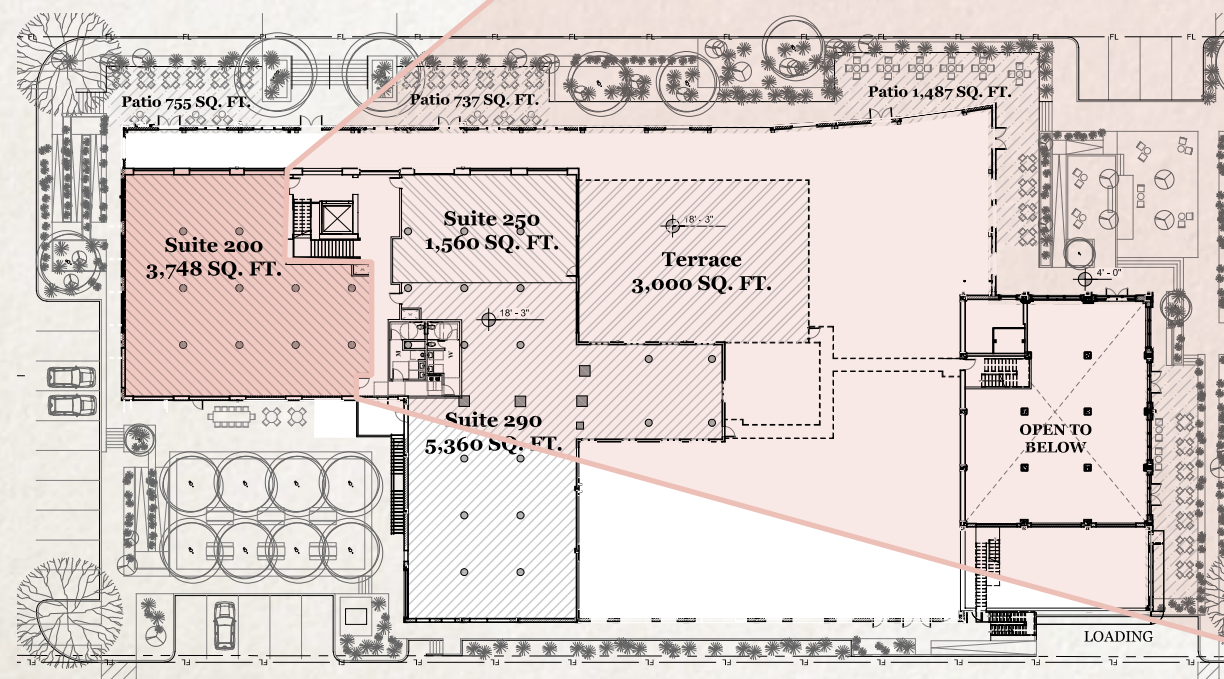
TEST FIT SUITE 200

1
Kitchenette & break area

2
Conference rooms

7
Private offices

16
Open workstations

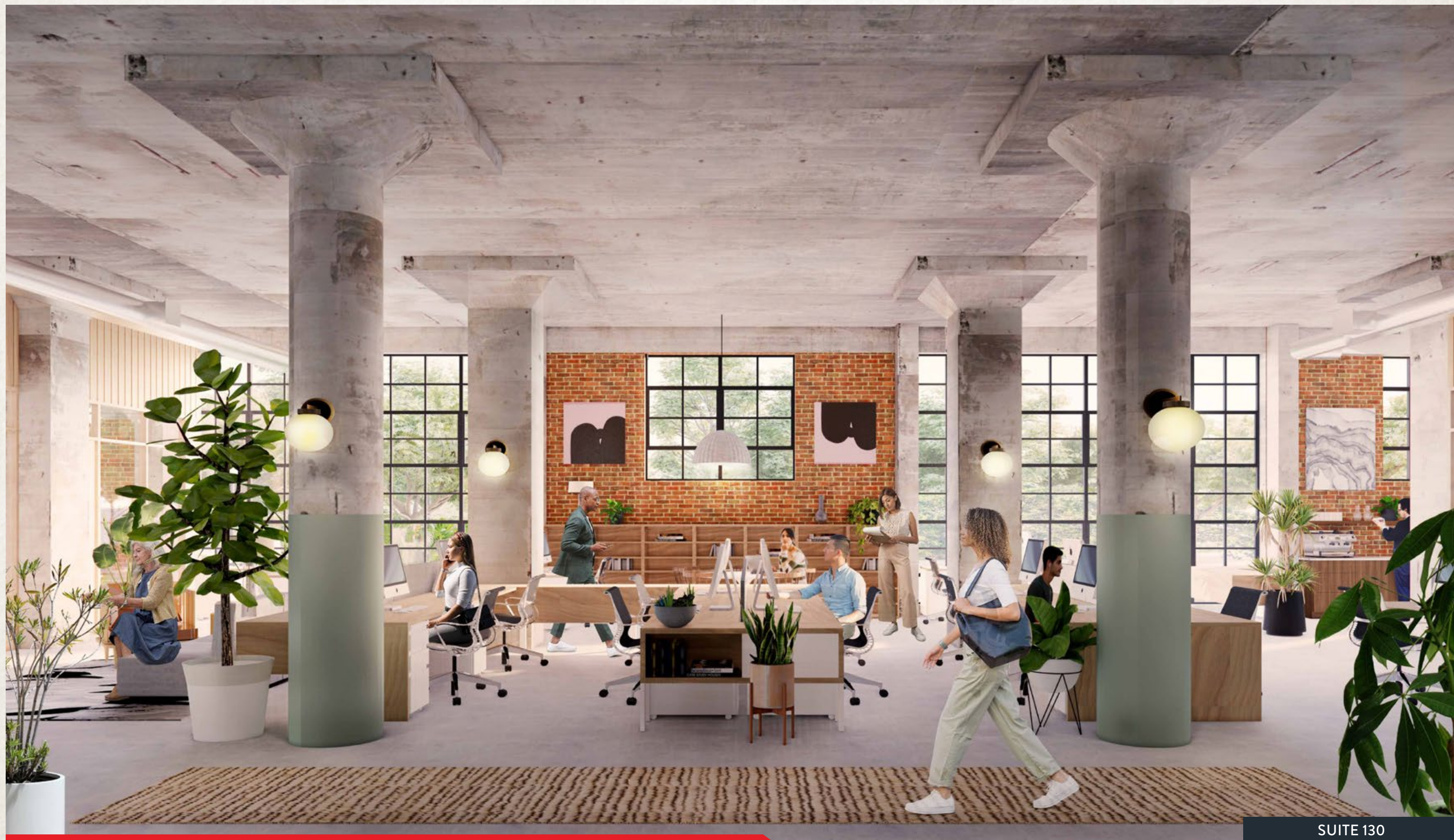




OFFICE LOBBY



OFFICE LOBBY WEST



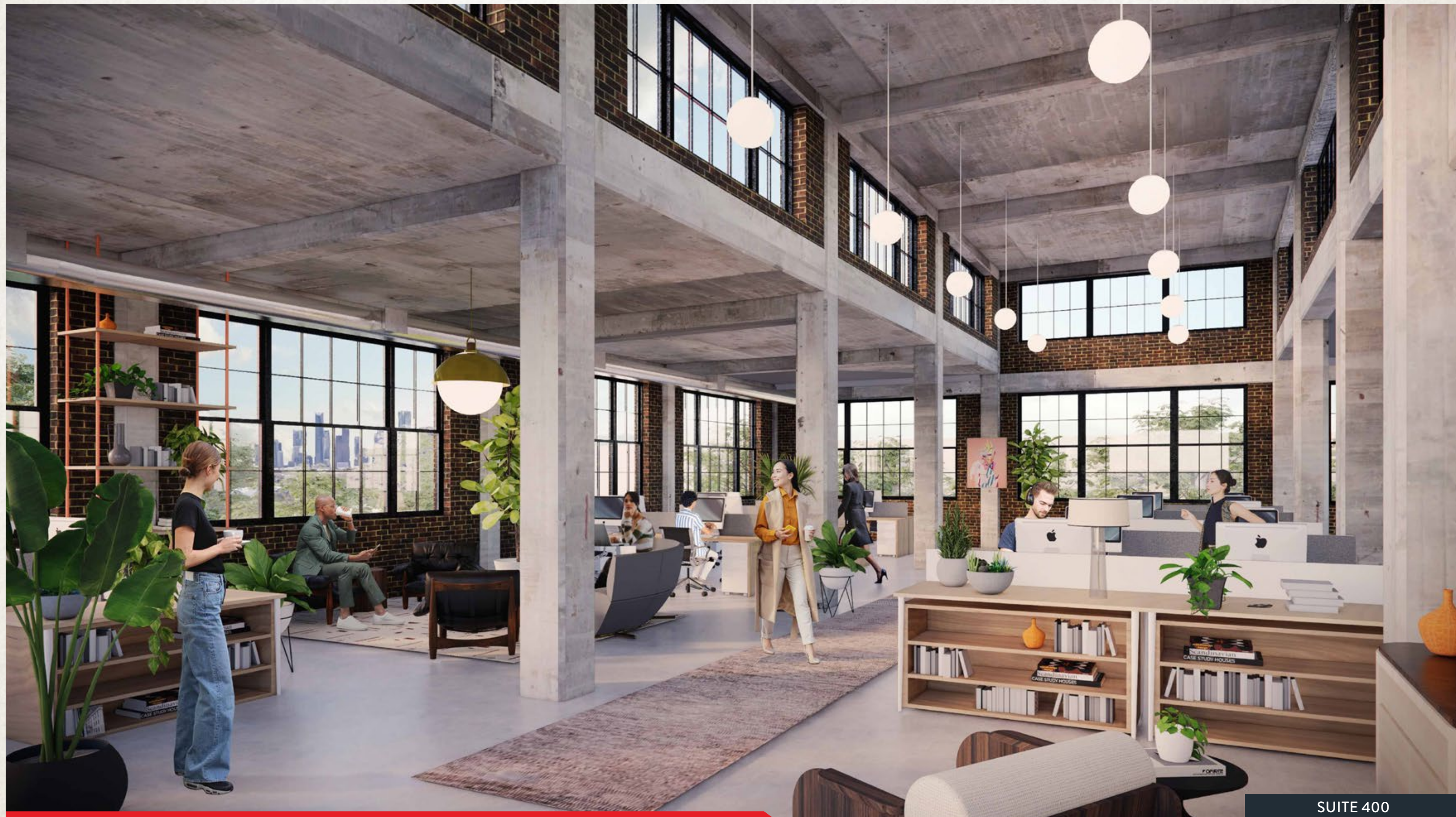
SUITE 130

THE
SWIFT BLDG



SUITE 200

THE
SWIFT BLDG



SUITE 400

THE
SWIFT BLDG

SWIFT & COMPANY

TODAY





VIEW FROM MKT HIKE & BIKE TRAIL



EASTERN OFFICE LOBBY & COURTYARD



RESTAURANT SUITE 100



RESTAURANT SUITE 100 INTERIOR



RESTAURANT SUITE 120



RESTAURANT SUITE 160



RESTAURANT SUITE 170



RESTAURANT SUITE 199



RESTAURANT SUITE 199



ROOFTOP TERRACE

Houston Submarket Map

DISTANCE FROM M-K-T

SUBMARKET	APPROX. DISTANCE	AVG. DRIVE TIME
GALLERIA	7.2 MILES	12 MINUTES
MIDTOWN	4.0 MILES	10 MINUTES
CBD	5.9 MILES	14 MINUTES
BELLAIRE	9.5 MILES	19 MINUTES
GREENWAY PLAZA	8.3 MILES	18 MINUTES
MEDICAL CENTER	7.0 MILES	20 MINUTES



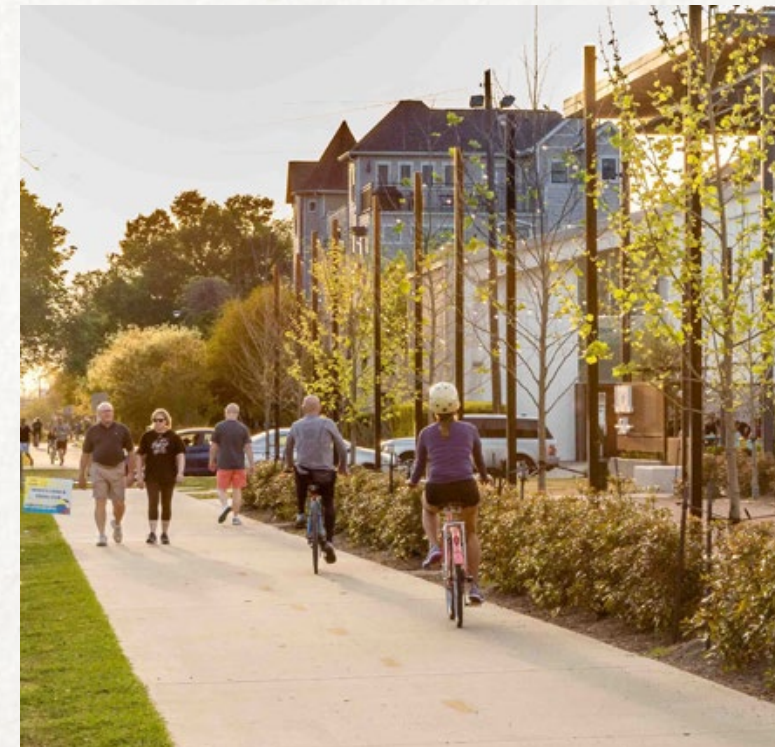
THE
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WELCOME TO THE HOUSTON HEIGHTS



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.



WALKABLE WELLNESS & RETAIL

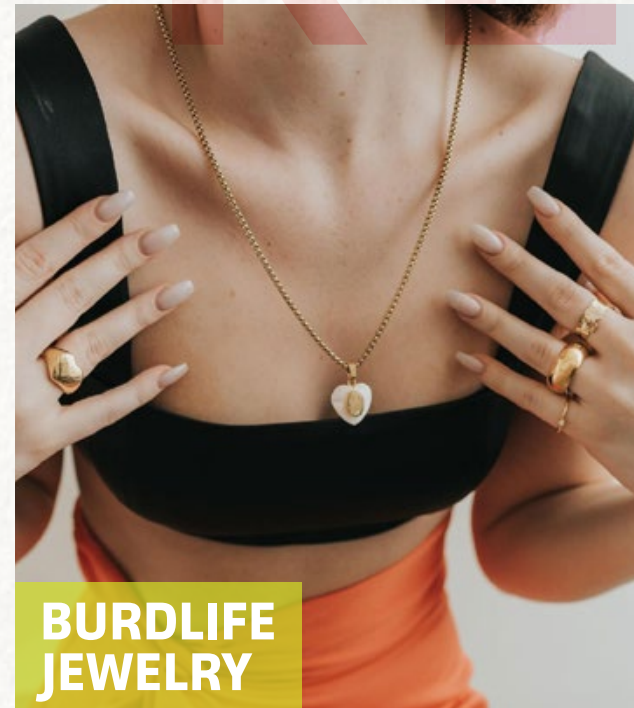
SMYL DENTISTRY



[SOLIDCORE]



BURDLIFE JEWELRY



Discover over 30 retail options including wellness, fitness, clothing and accessories at [M-K-T](#), our next door neighbor.

RAY-BAN



VENETIAN NAIL SPA



HI, SKIN



LULULEMON



CHLOE DAO



UNION STUDIO YOGA



DINING WALKABLE

At our next door neighbor [M-K-T](#), find 15 food and beverage concepts from the early morning coffee to late night bites.

DA GAMA CANTEEN



RAKKEN RAMAN



HOMESTEAD KITCHEN & BAR



MENDOCINO FARMS



HIGHLINE PARK ICE HOUSE



BLUE SUSHI SAKE GRILL



SWEETGREEN



LA LA LAND KIND CAFE



HONEYCHILD'S
SWEET CREAMS

FRANKLIN SIDE



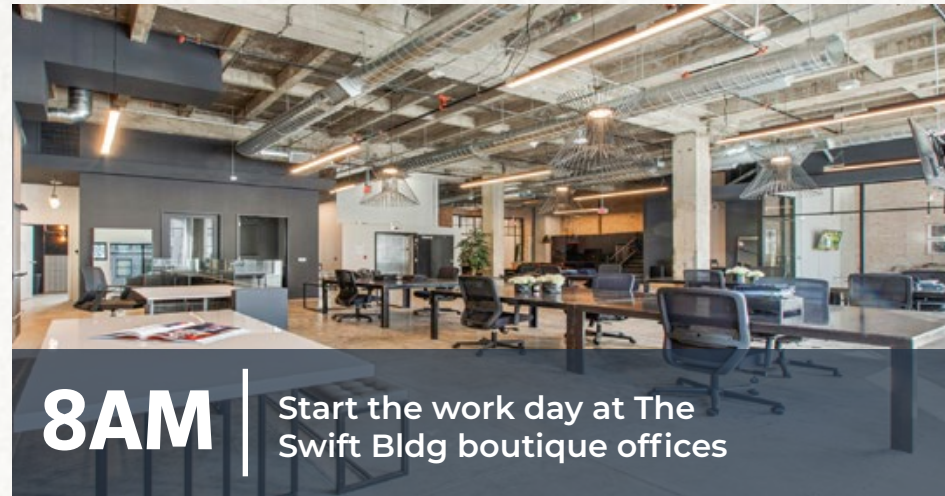
Over 200 curated annual entertainment, market, and wellness events just steps away at [M-K-T](#)



A DAY AT THE SWIFT BLDG



6AM | Wake up with a heart pumping fitness class

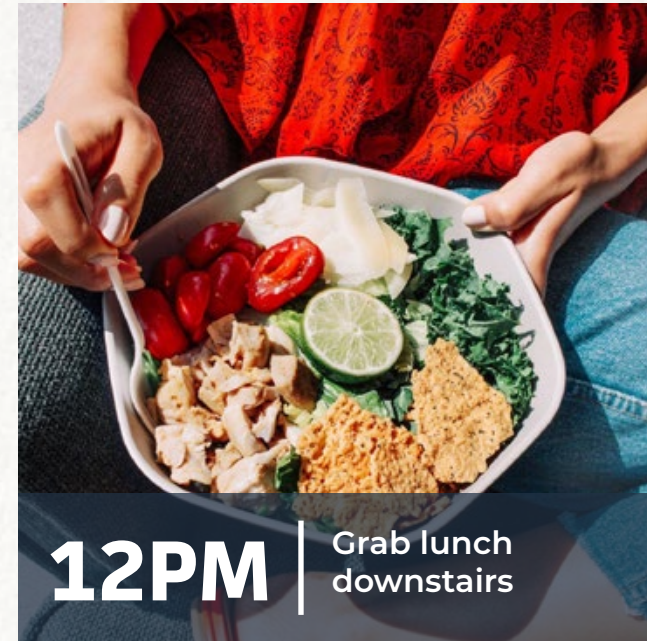


8AM | Start the work day at The Swift Bldg boutique offices

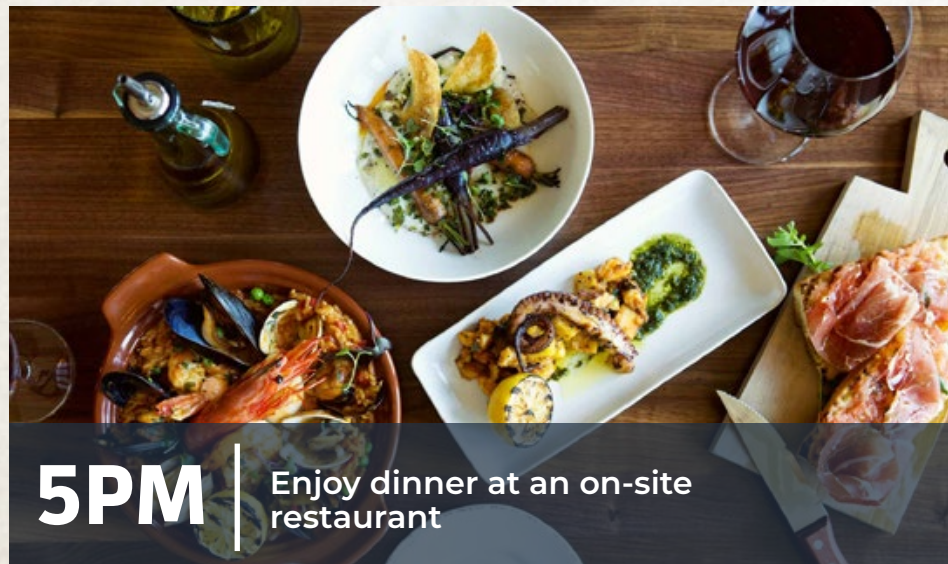


2PM

Afternoon meetings al fresco



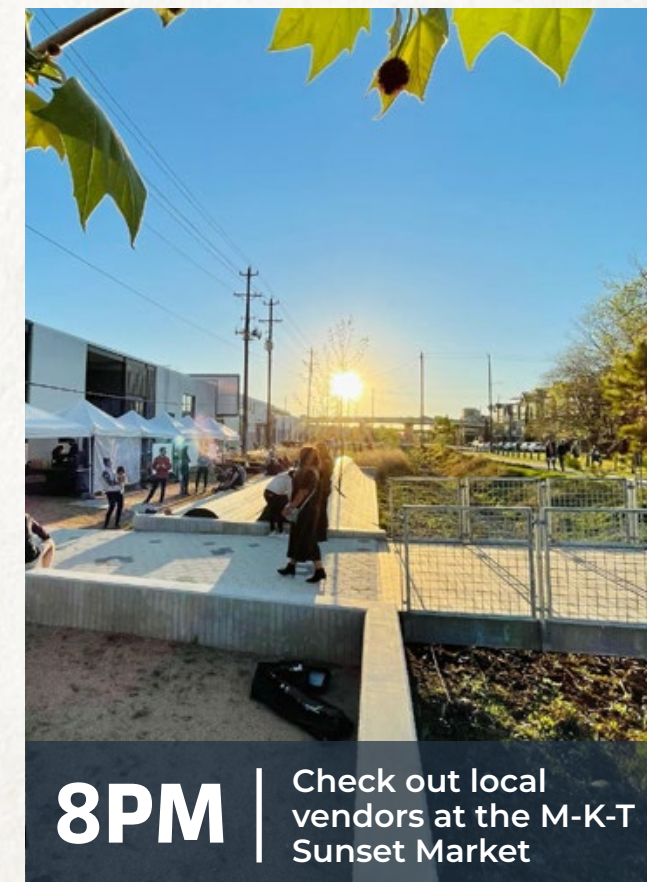
12PM | Grab lunch downstairs



5PM | Enjoy dinner at an on-site restaurant



7PM | Walk or bike the Hieghts Hike & Bike Trail outside your door



8PM | Check out local vendors at the M-K-T Sunset Market



9PM | Polish off the day with cocktails on the rooftop terrace

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 5 million square feet of property, supports over 300 tenant partners and has a portfolio of \$1.8 billion 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.

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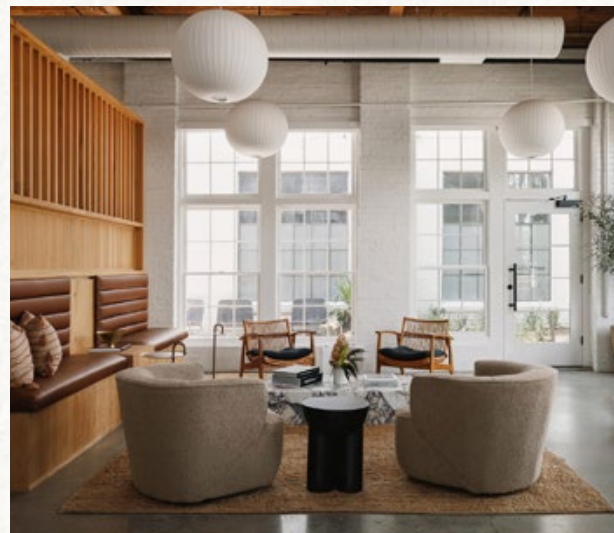
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THE
SWIFT BLDG

RADDOM CAPITAL COMPLETED PROJECTS



AWARDS

We view financial returns as only one metric of a company's success. See below a partial list of select awards we are honored to have received:

2023

- Urban Land Institute, Houston Development of Distinction – Winner, For Profit, Large-Scale – Montrose Collective
- Houston Business Journal, Landmark Award – Winner, Mixed-Use – Montrose Collective

2022

- AIA Austin, Design Award – MKT
- Houston Business Journal, Landmark Award – Winner, Mixed-Use – M-K-T
- PaperCity, Houston Design Award – Historic Restoration / Preservation: Commercial – Star Engraving, 3201 Allen Parkway
- Preservation Houston, Good Brick – Radom Capital for rehabilitating the Star Engraving Co. Building (1930), the former home of Stages Repertory Theater on Allen Parkway, now renamed 3201 Allen.
- Urban Land Institute, Houston Development of Distinction – Winner, For Profit, Large Scale – M-K-T
- Urban Land Institute, Houston Development of Distinction – Nominee, For Profit, Small Scale – 3201 Allen
- Urban Land Institute, Houston Development of Distinction – Winner, People's Choice Award – 3201 Allen

2021

- AIA Houston, Renovation/Restoration Design Award – M-K-T, Houston
- Houston Business Journal, Landmark Award – Winner, Historic Renovation – 3201 Allen Parkway
- Texas Society of Architects, Design Award – M-K-T, Houston

2020

- Preservation Houston, Good Brick – Radom Capital LLC: for rehabilitating a midcentury modern retail center (1955) at 420 East 20th Street in Houston Heights
- REDnews, Houston – Developer (Individual) of the Year Award – Steve Radom, Radom Capital LLC

2019

- AIA Houston, Design Award – Heights Mercantile, Houston
- American Society of Landscape Architects, Texas Merit Award – Heights Mercantile
- Urban Land Institute, Houston Development of Distinction – Winner, For Profit, Small Scale – Heights Mercantile Scenic Houston, Scenic Citizen, March 2019 – Radom Capital
- The Leader News, Commercial Renovation Award – Radom Capital for Lowell Street Market

2018

- Houston Business Journal, Landmark Award – Winner, Retail – Heights Mercantile
- PaperCity, Houston Design Award – Commercial Landscape Design – Outdoor Public Space, Monument, Gardens – Heights Mercantile

2017

- Houston Business Journal, Landmark Award – Winner, Retail – 420 East 20th Street Redevelopment



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