

# THE SWIFT BLDG

A HISTORIC REDEVELOPMENT

Boutique Office Offerings 2024

621 WAVERLY | HOUSTON, TX 77007

# NEW MEETS OLD



A 1909 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

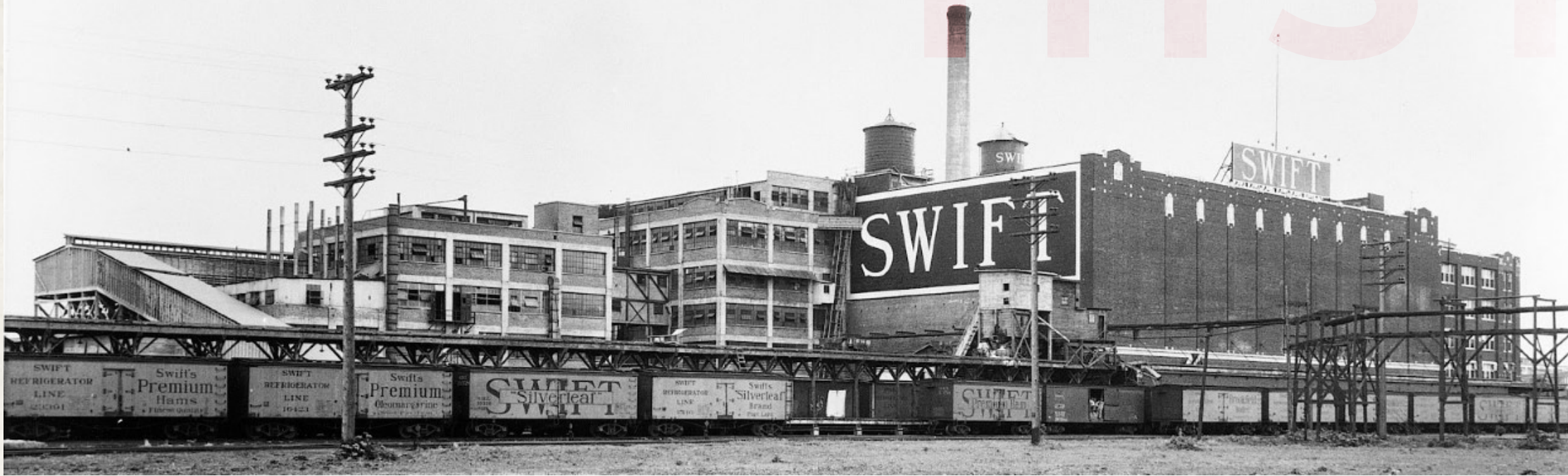
Multiple green spaces and patios throughout

Delivery Q3 2025

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

THE  
**SWIFT BLDG**

# HISTORY



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

TODAY



TOMORROW

THE  
**SWIFT BLDG**

18TH STREET & SHEPHERD



HISTORIC 19TH STREET



11TH STREET & YALE



19TH STREET

11TH STREET

HEIGHTS BLVD

YALE STREET

N. SHEPHERD DRIVE



HEIGHTS BIKE & HIKE TRAIL



FAIRFIELD.

6TH STREET / WHITE OAK DR



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

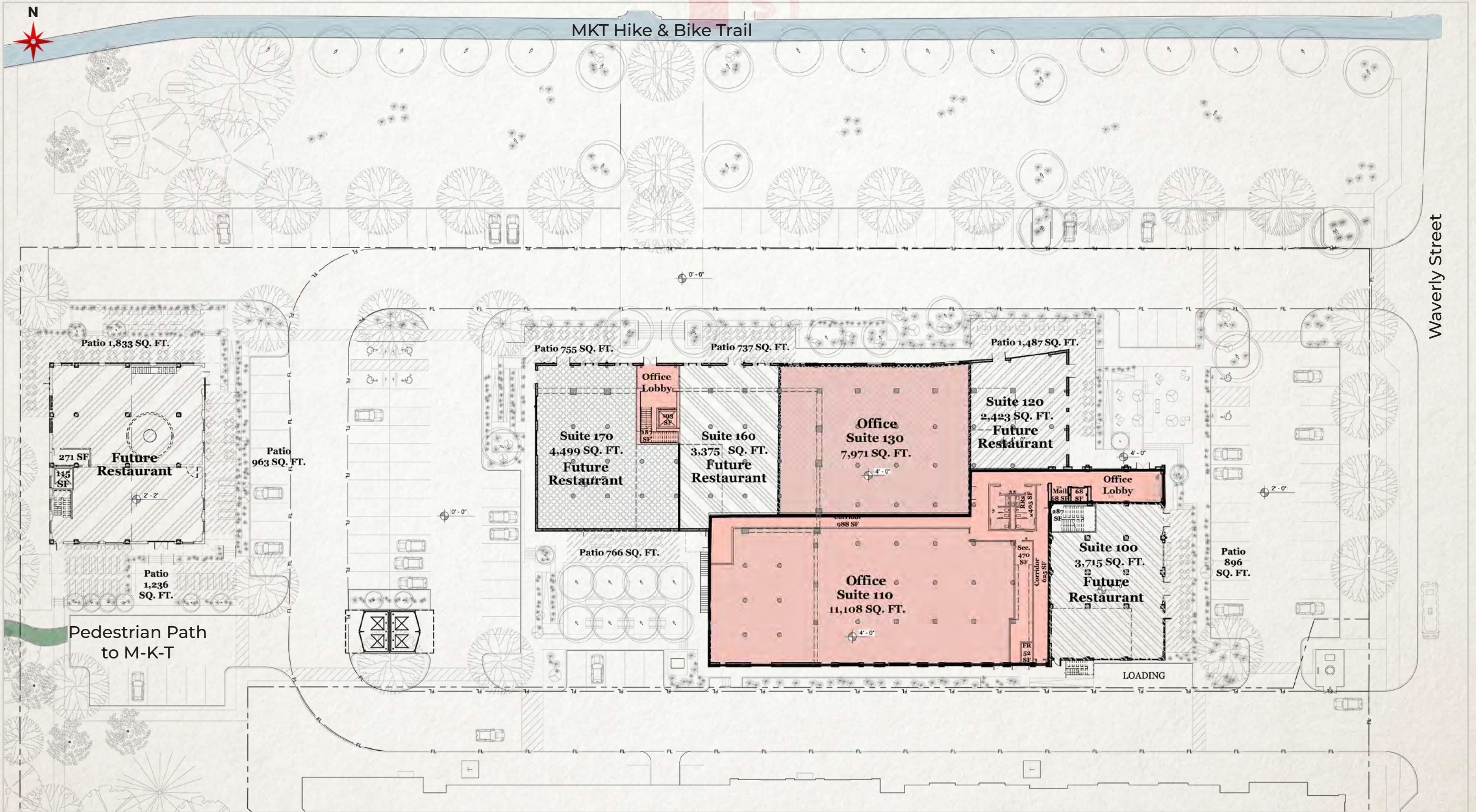


Direct connectivity to Heights  
Hike and Bike Trail and M-K-T  
offerings

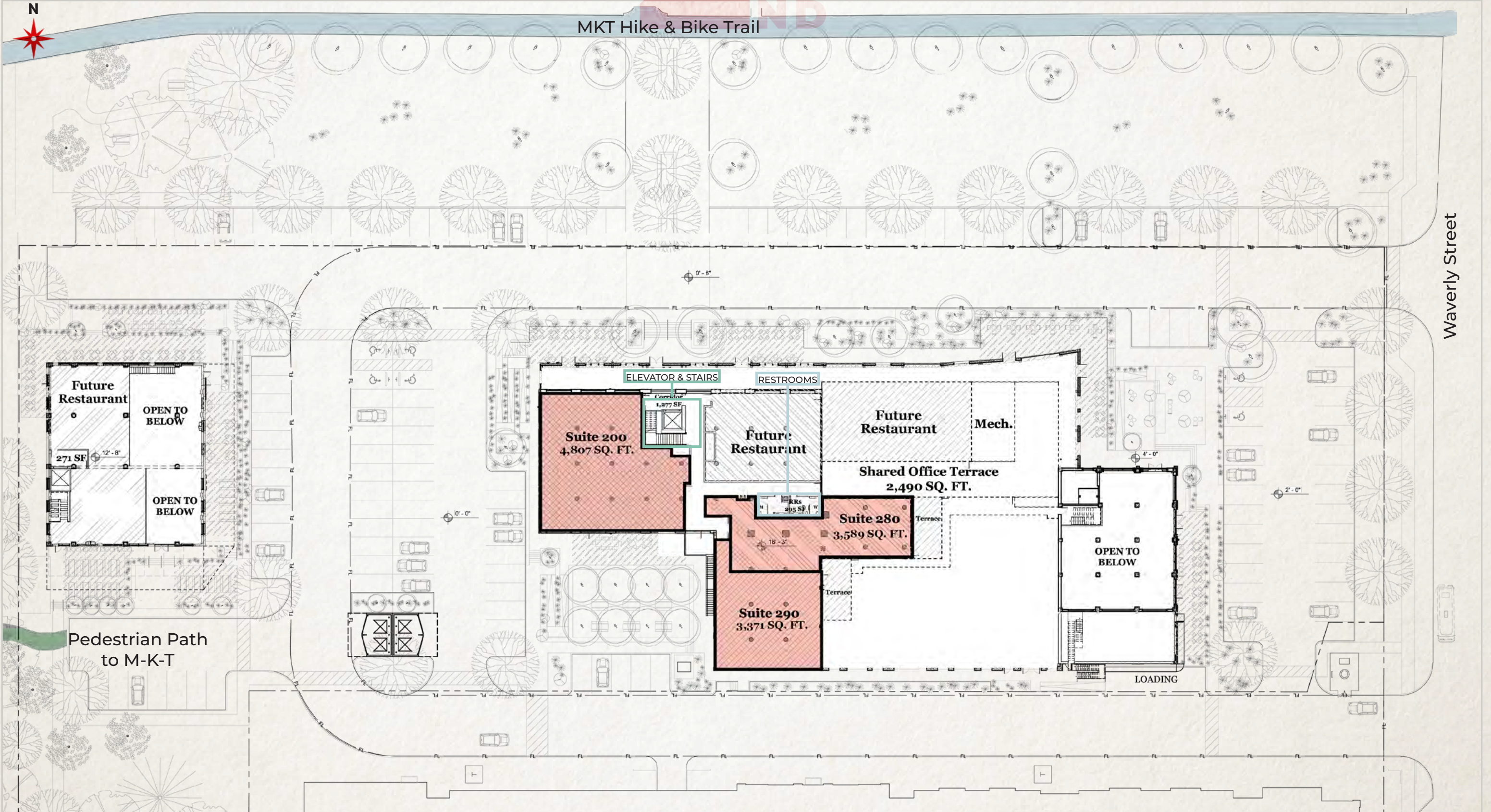


THE  
**SWIFT BLDG**

# 1ST FLOOR PLAN

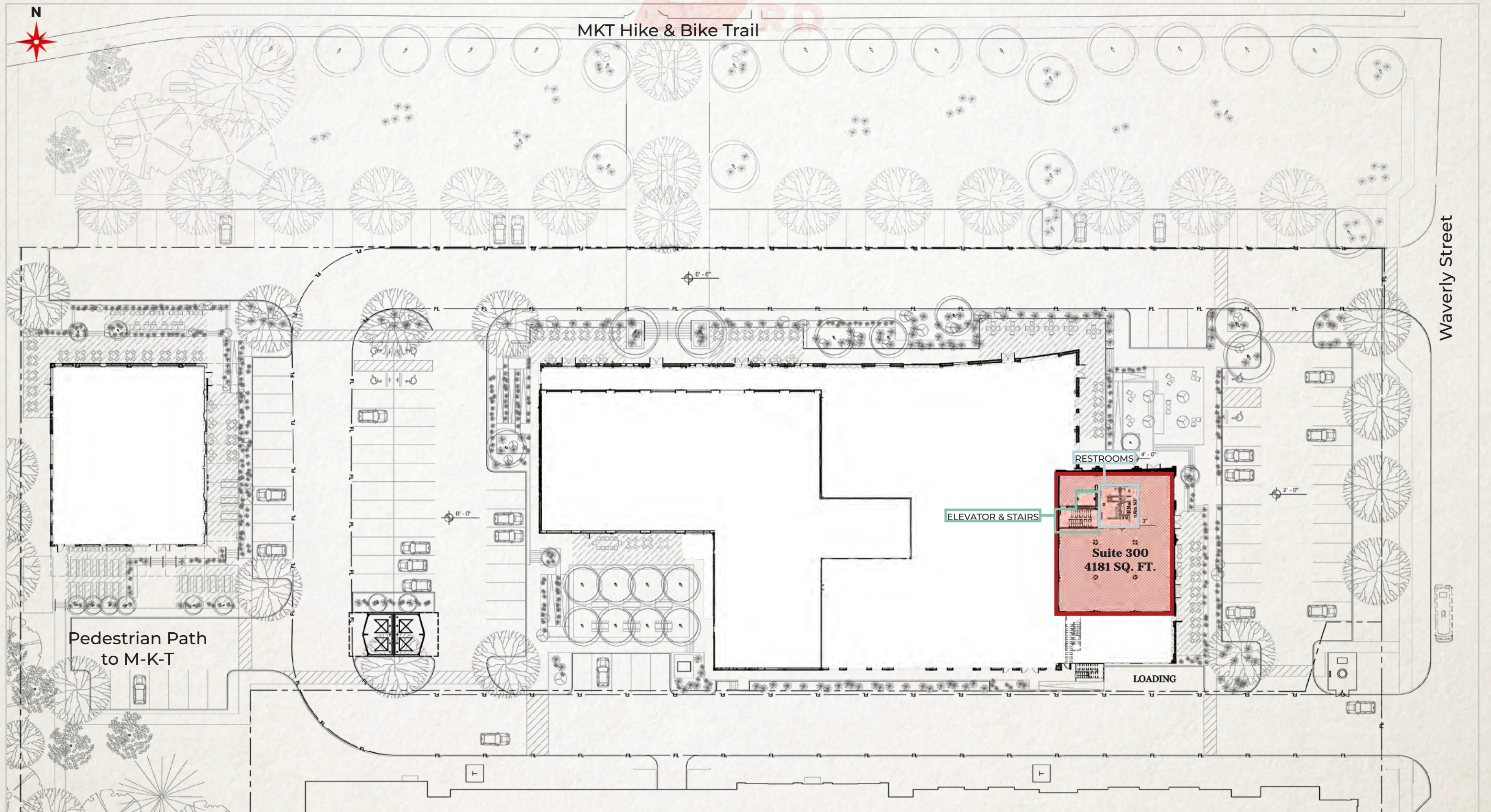


# 2 FLOOR PLAN

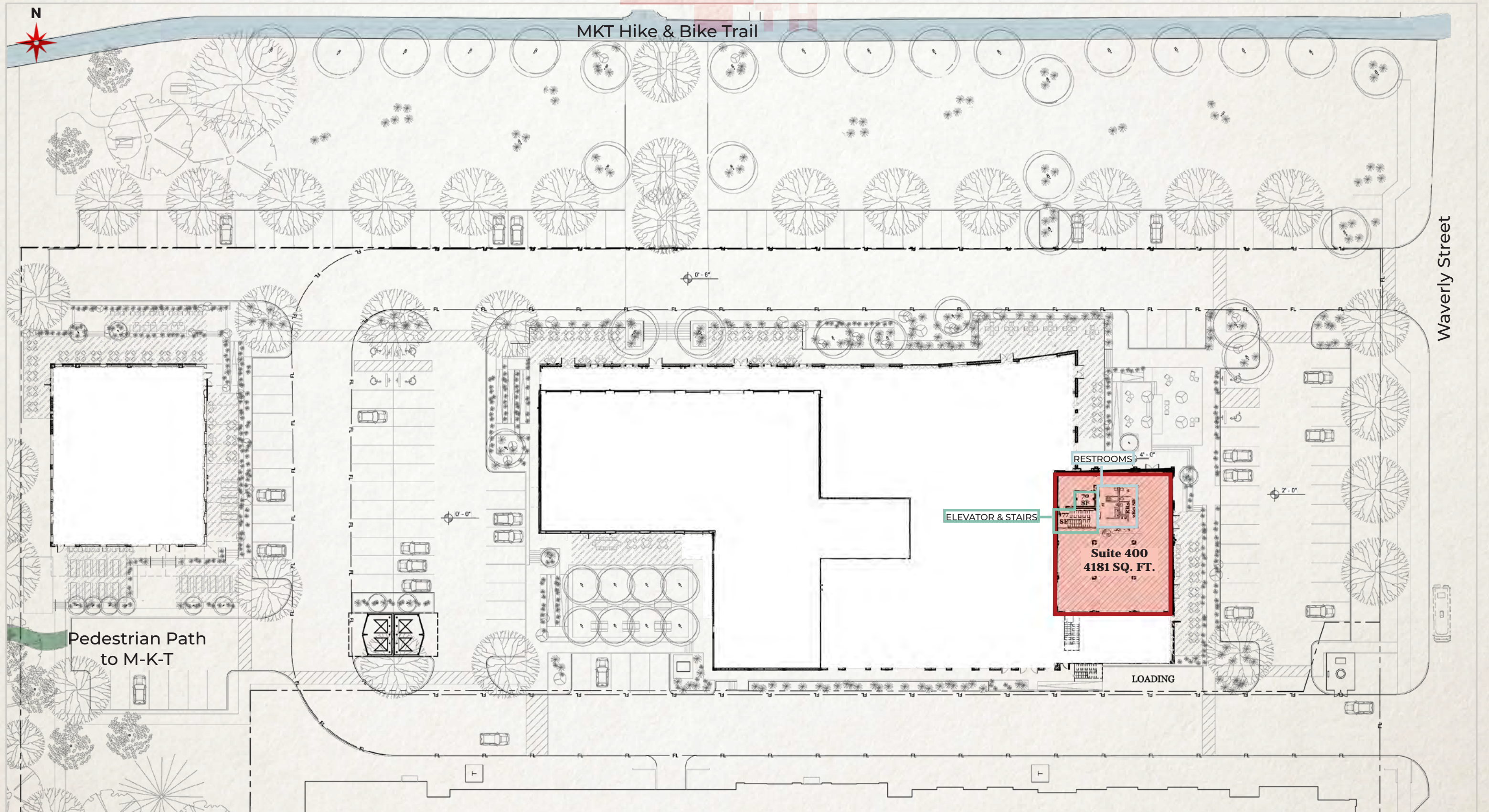




# 3 FLOOR PLAN



# 4 FLOOR PLAN



# TEST FIT SUITE 130

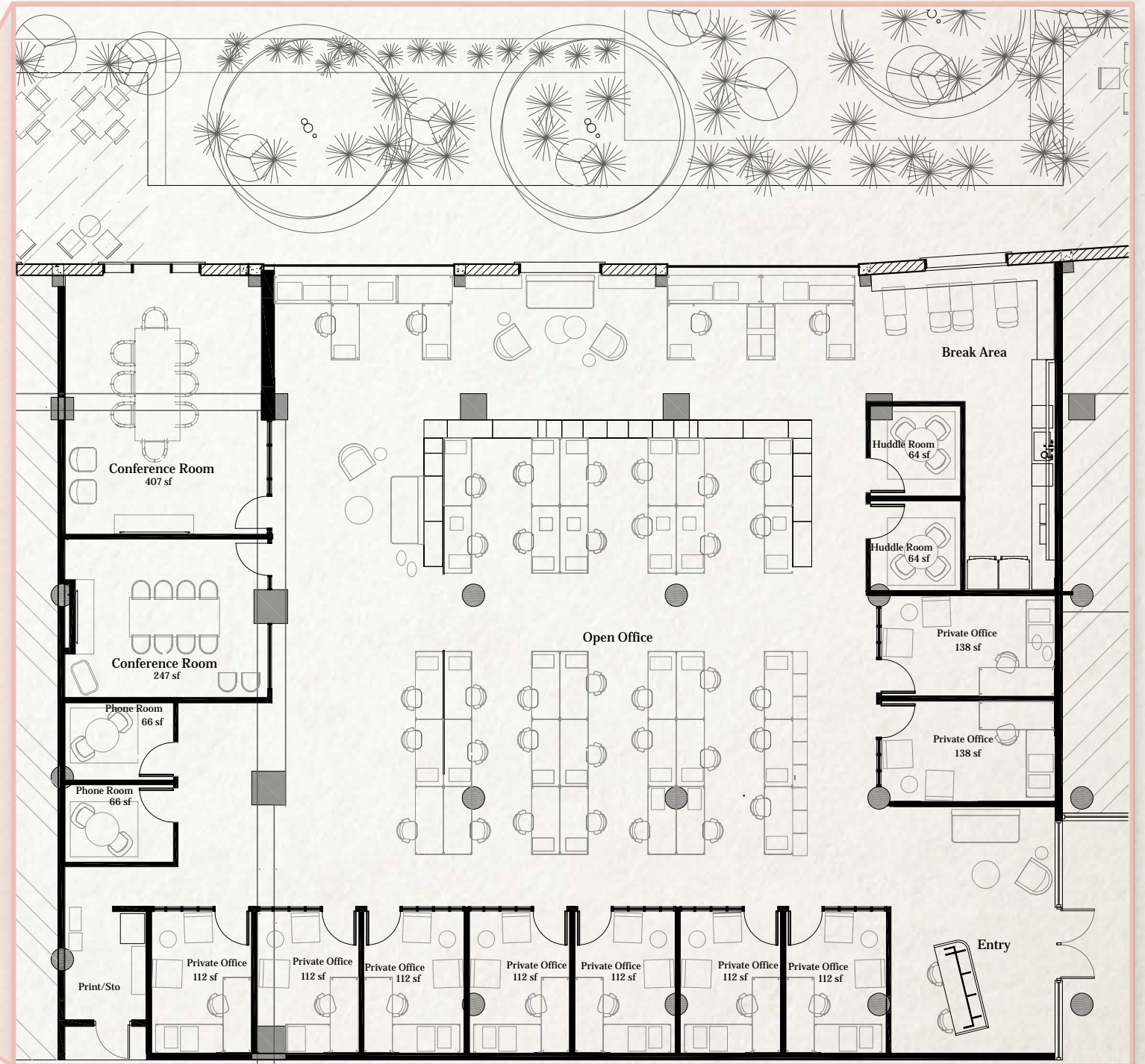
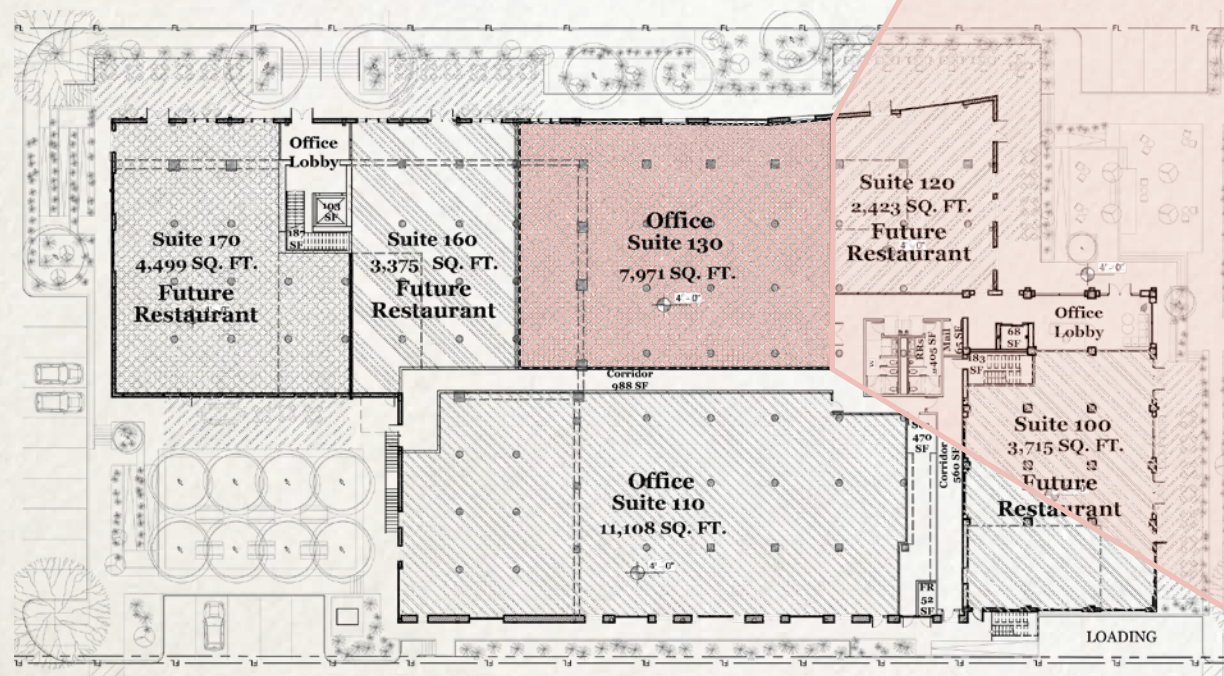
**2**  
Large conference rooms

**2**  
Phone rooms

**2**  
Huddle rooms

**9**  
Private offices

**36**  
Open workstations



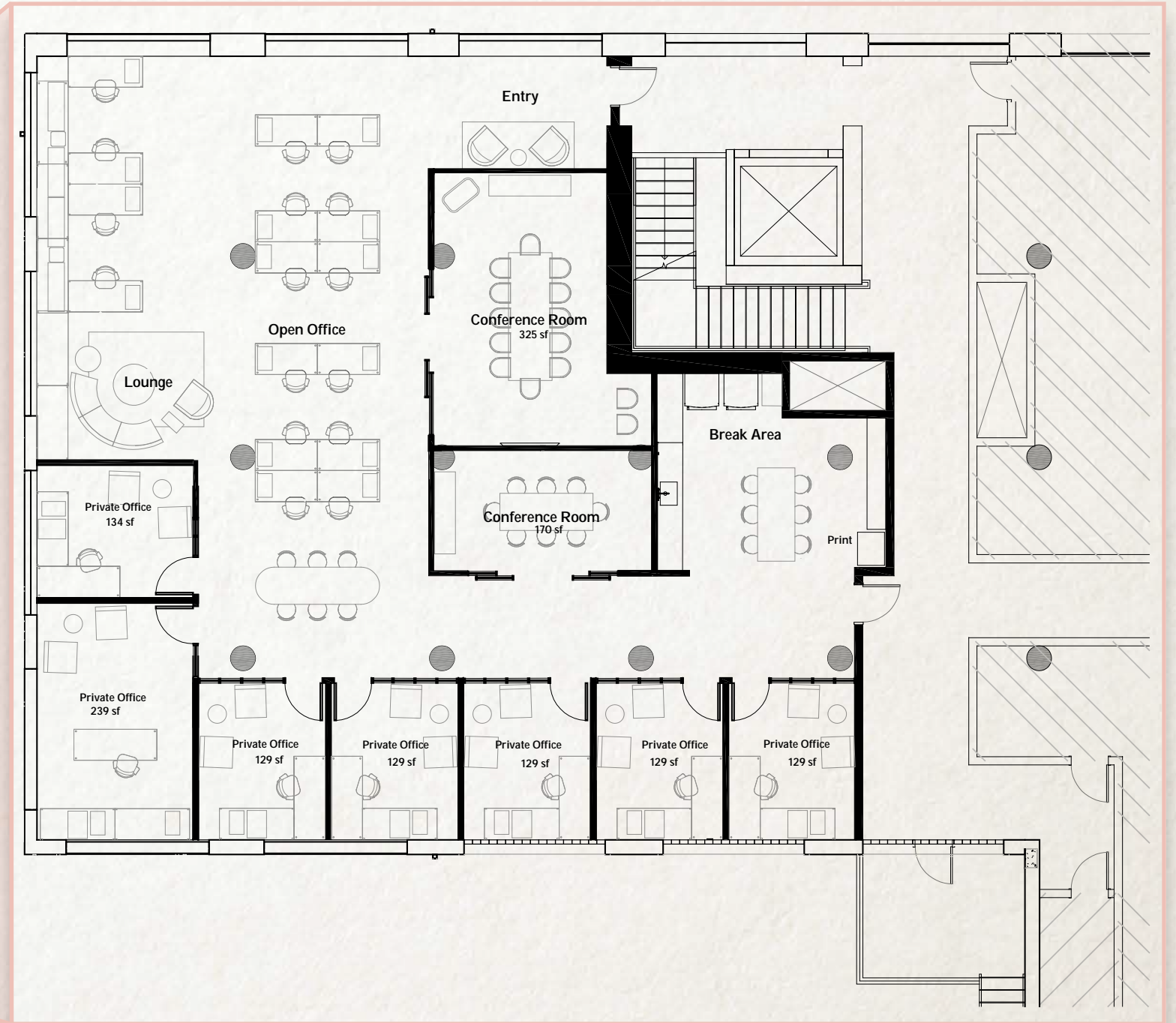
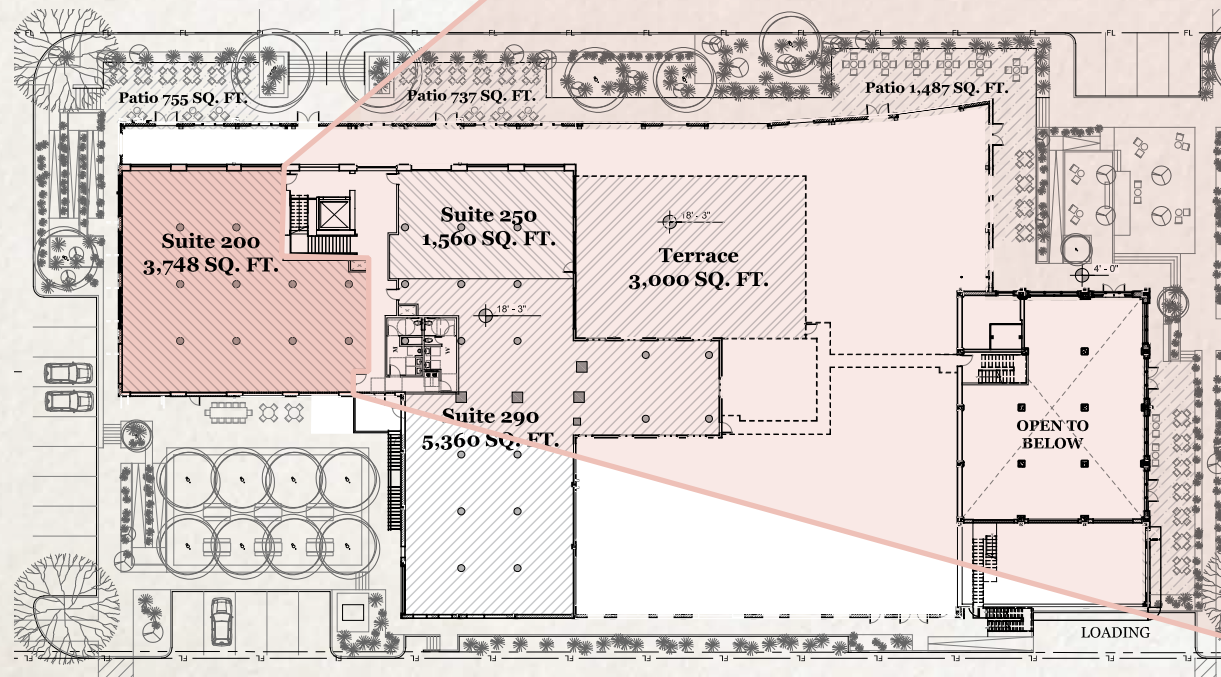
# TEST FITSUIE 200

**1**  
Kitchenette & break area

**2**  
Conference rooms

**7**  
Private offices

**16**  
Open workstations



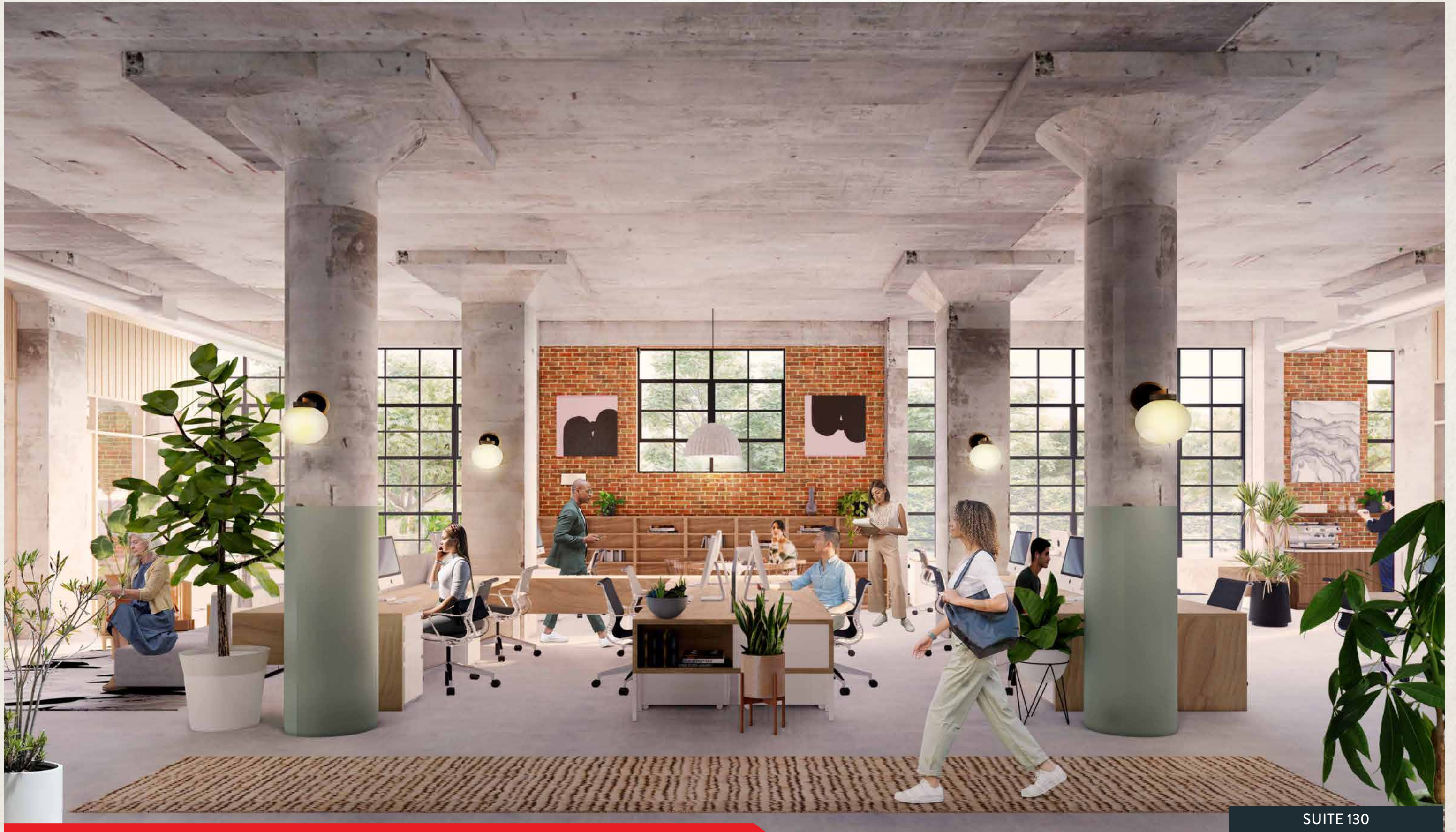


OFFICE LOBBY



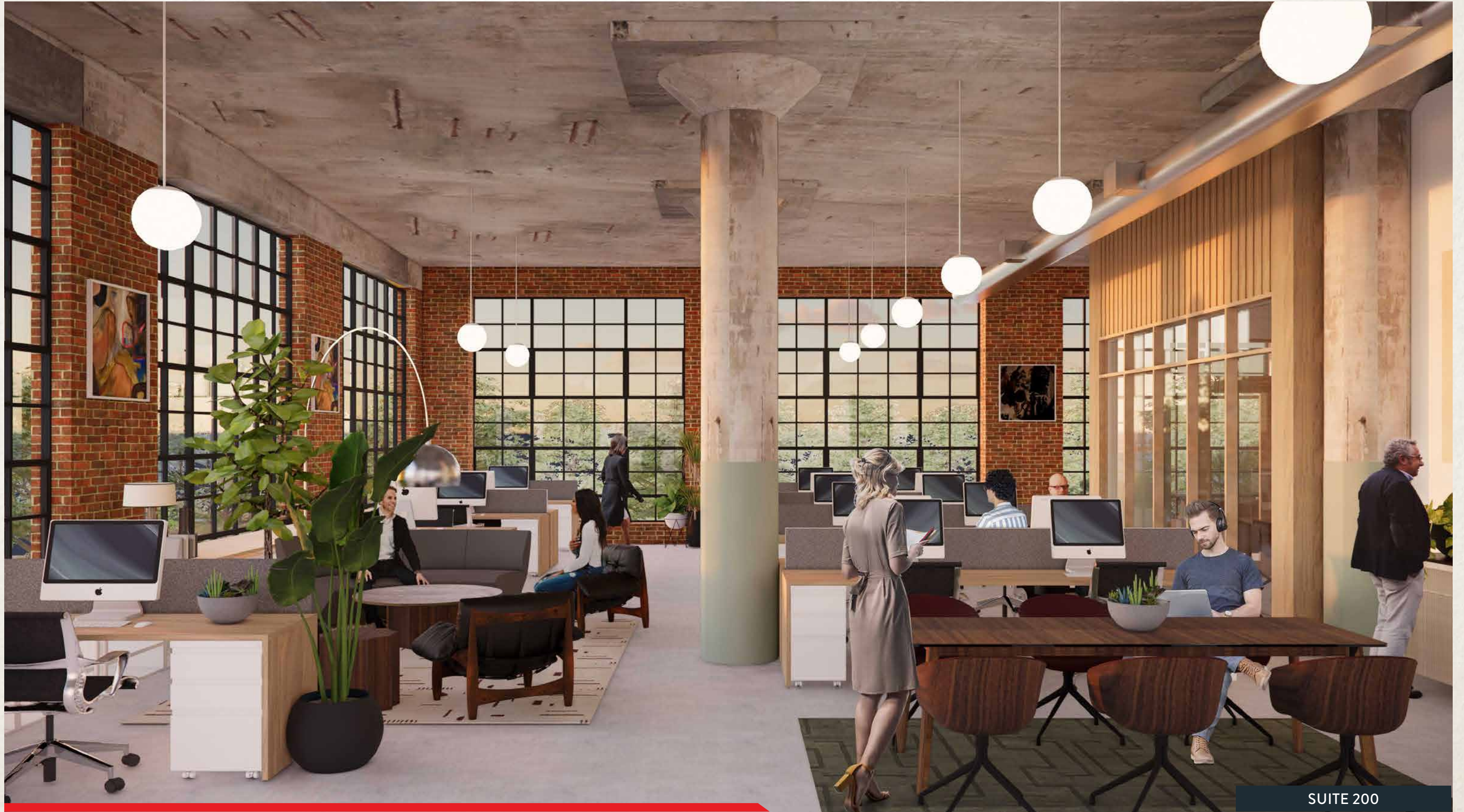
OFFICE LOBBY WEST

THE  
**SWIFT BLDG**



SUITE 130

THE  
**SWIFT BLDG**



SUITE 200

THE  
**SWIFT BLDG**





SUITE 400

**THE  
SWIFT BLDG**

# SWIFT & COMPANY

TODAY





VIEW FROM MKT HIKE & BIKE TRAIL

THE  
**SWIFT BLDG**



EASTERN OFFICE LOBBY & COURTYARD

THE  
**SWIFT BLDG**



RESTAURANT SUITE 100

THE  
**SWIFT BLDG**



RESTAURANT SUITE 100 INTERIOR



RESTAURANT SUITE 120



RESTAURANT SUITE 160

**THE  
SWIFT BLDG**





RESTAURANT SUITE 170

THE  
**SWIFT BLDG**



RESTAURANT SUITE 199

THE  
**SWIFT BLDG**



RESTAURANT SUITE 199

**THE  
SWIFT BLDG**



ROOFTOP TERRACE

THE  
**SWIFT BLDG**

# Houston Submarket Map

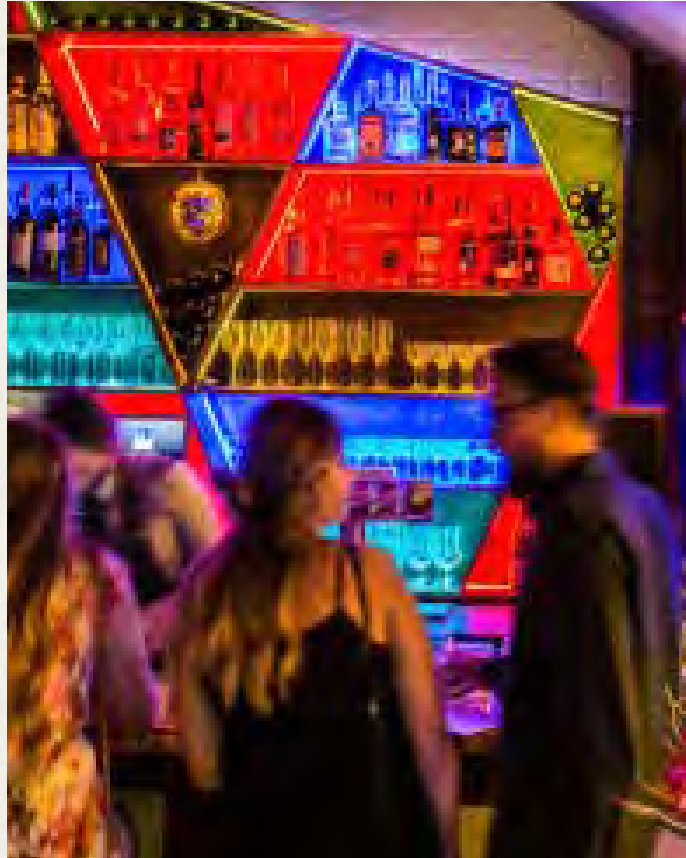
DISTANCE FROM M-K-T

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 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.

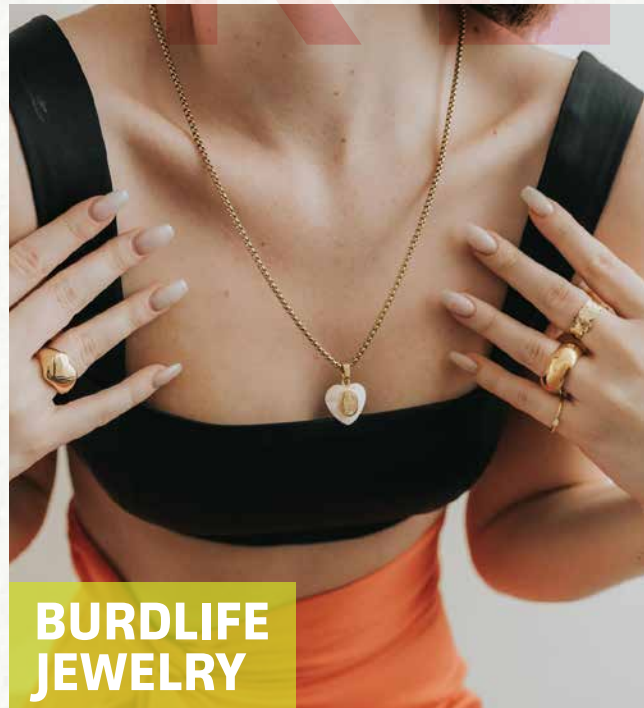


# WALKABLE WELLNESSES & RETAIL

**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**



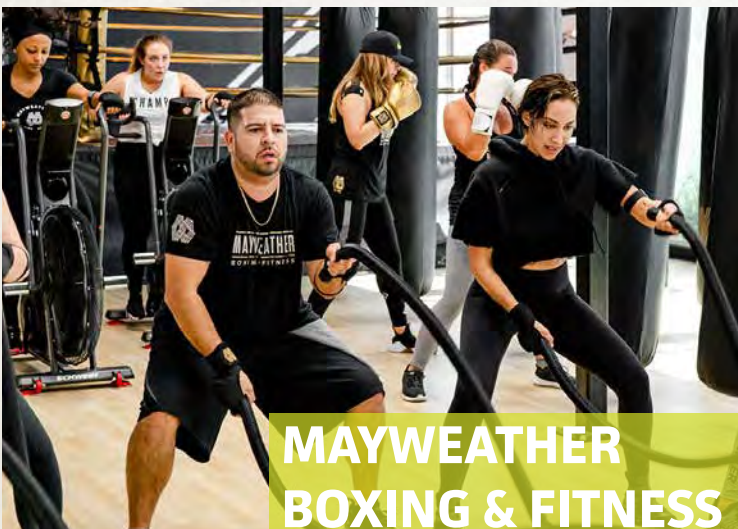
**VENETIAN NAIL SPA**



**TREADWELL**



**CHLOE DAO**



**MAYWEATHER BOXING & FITNESS**



**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**



**HOMESTEAD KITCHEN & BAR**



**HIGHLINE PARK ICE HOUSE**



**LA LA LAND KIND CAFE**



**BLUE SUSHI SAKE GRILL**



**HONEYCHILD'S SWEET CREAMS**



**RAKKEN RAMAN**



**MENDOCINO FARMS**



**SWEETGREEN**



# FAMILY SIDE



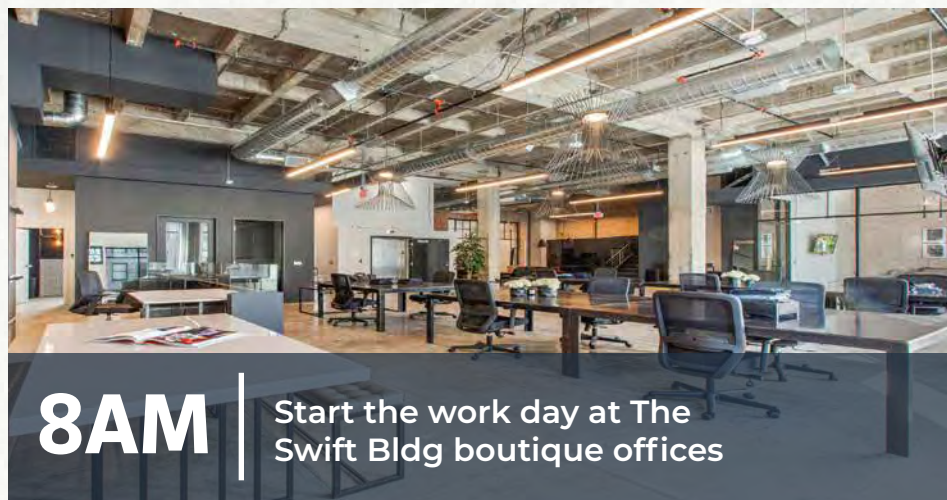
Over 200 curated annual entertainment, market, and wellness events just steps away at [M-K-T](#)



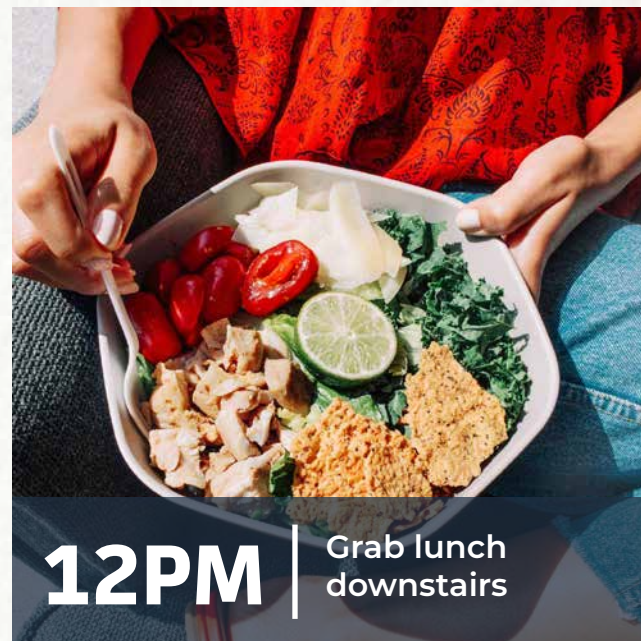
# A DAY AT THE SWIFT BLDG



**6AM** | Wake up with Mayweather Boxing & Fitness



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

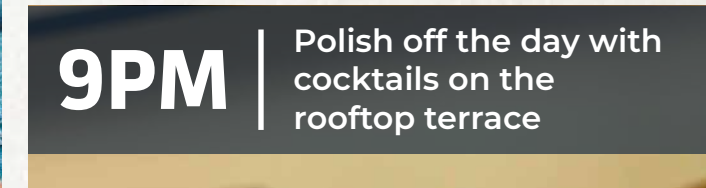


**12PM** | Grab lunch downstairs



**2PM**

Afternoon meetings al fresco



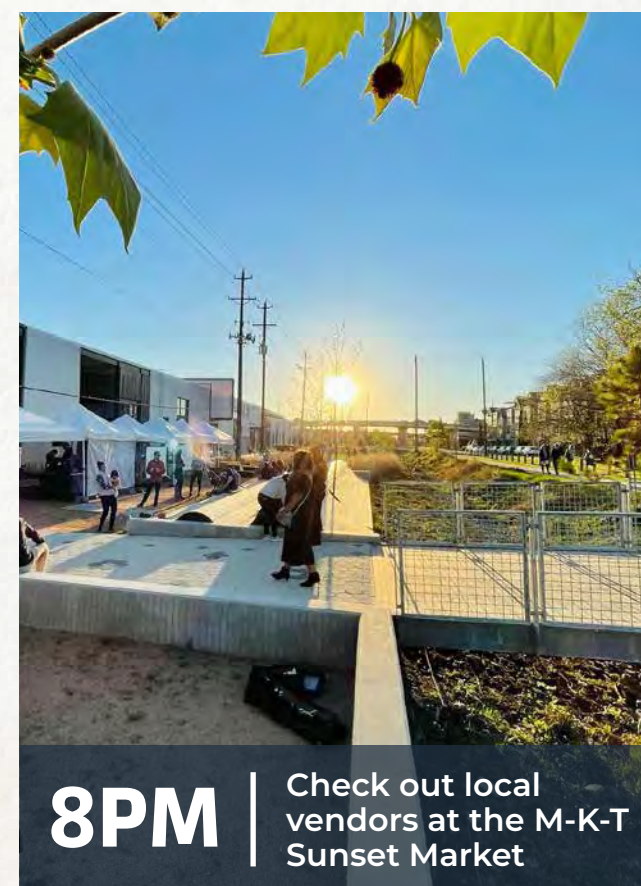
**9PM** | Polish off the day with cocktails on the rooftop terrace



**5PM** | Enjoy dinner at an on-site restaurant



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



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



# 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.

### FOR RETAIL LEASING UPDATES AND INFORMATION:

Barton Kelly, Radom Capital  
Barton@radomcapital.com  
713.783.4444

### FOR OFFICE LEASING UPDATES AND INFORMATION:

Bubba Harkins, CBRE  
Bubba.harkins@cbre.com  
713.577.1723

Jenny Sealy, CBRE  
Jenny.Sealy@cbre.com  
713.577.1730

Nina Seyyedin, J.D., CBRE  
Nina.Seyyedin@cbre.com  
713.577.1598

THE  
**SWIFT BLDG**

# RADDOM CAPITAL COMPLETED PROJECTS



THE  
**SWIFT BLDG**

# 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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