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Adaptive reuse mixed-use project on Washington Ave. finishes construction

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Construction work has wrapped up on an office-retail adaptive reuse project in Houston's Washington Avenue Corridor.

The 68,937-square-foot, single-story building, dubbed 7800 Washington, was built in the early 1950s as a warehouse distribution center. However, over the past year, the building has undergone a major remodel overseen by Houston-based commercial real estate firm Levcor.

Levcor said in a news release that it sought to preserve some of the building's features that recall its history as an industrial space, including red brick walls, steel beams and oversized glass windows.

Starting in January 2018, Levcor began work to repair and restore the building's exterior façade, as well as replacing the building's windows and upgrading the building's mechanical, electrical and plumbing infrastructure. Crews also added new awnings, LED lighting and exterior landscaping. The remodel also included resurfacing the attached parking lot.

Levcor's internal design team oversaw the look of the project. Houston-based US Builders served as general contractor.

"We are always attracted to real estate that has history and unique character," Levcor Vice President Justin Levine said in an email. "We saw an opportunity to reinvent this industrial warehouse and invigorate the Upper Washington Corridor, which had not seen as much development as other portions of Washington Avenue."

Levine declined to comment on how much the remodel cost. Harris County Appraisal District records show that the two parcels where the building is located had a combined value of \$5.2 million as of Jan. 1.

HCAD records show the property is owned by L3W LLC, which is registered to Andrew H. Dillon, a real estate attorney at Houston-based Nathan Sommers Jacobs, according to tax records.

L3W LLC purchased the two parcels in 2016, according to HCAD.

While the remodel project was completed last month, the building is already 97 percent occupied, Levine said.

7800 Washington's tenants include The Shops at Ladco, which sells luxury home furnishings; Pomogranit + ADR, a natural stone, tile, mosaics and engineered surface importer and distributor; and Wilbanks & Mackay, a full-service design firm.

The building is also home to the corporate headquarters for Levcor, Eads Family Winery and 4M Investments.

In early 2020, PortaVino, a BYOB restaurant by Bill Floyd, will open at the site.

"Bringing together this outstanding collection of home design showrooms and services to the Upper Washington Avenue Corridor is a testament to the growth in our city," Levine said.

The Washington Corridor has seen a surge in development in recent years.



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Construction work has wrapped up on an office-retail adaptive reuse project in Houston's Washington Avenue Corridor, dubbed 7800 Washington.

Just last month, San Antonio-based H-E-B Grocery Co. opened a store at 3663 Washington Ave., the centerpiece of the soon-to-open Buffalo Heights mixed-use development.

Similar developments have started replacing former industrial properties north of Washington, as well, with projects such as the Lower Heights District and Sawyer Yards.

Elsewhere in Houston, Levcor also owns the Marq'E Entertainment Center, a prominent open-air venue in Houston. In June, Levcor refinanced the entertainment center for \$68 million.

The company also owns Northwest Mall, just a little northeast of the Marq'E. Built in 1968, the mall closed almost all of its stores in 2017 and was selected as the preferred site for Houston's proposed bullet train station in 2018.

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