

# THE SWIFT BLDG

A HISTORIC REDEVELOPMENT



Food & Beverage Offerings

621 WAVERLY | HOUSTON, TX 77007

# NEW MEETS OLD



A 1917 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 406 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

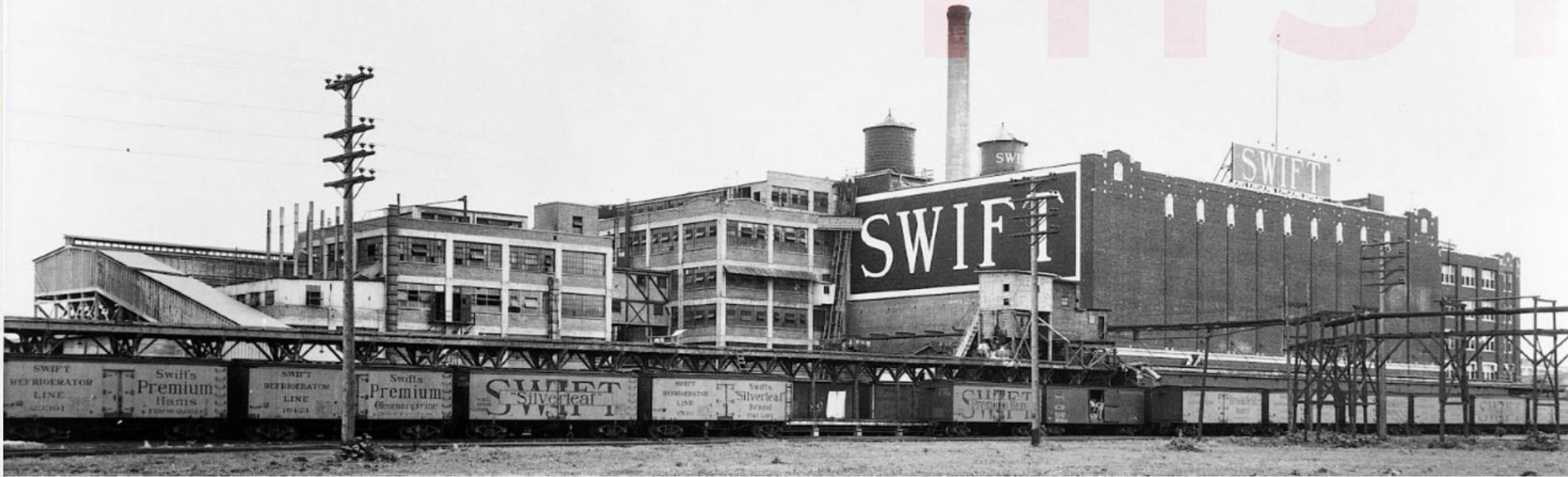
Delivering shell spaces Q1 of 2026

THE  
**SWIFT BLDG**

# PRECEDENTS



# HISTORY



The Swift Bldg was first constructed in 1917 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

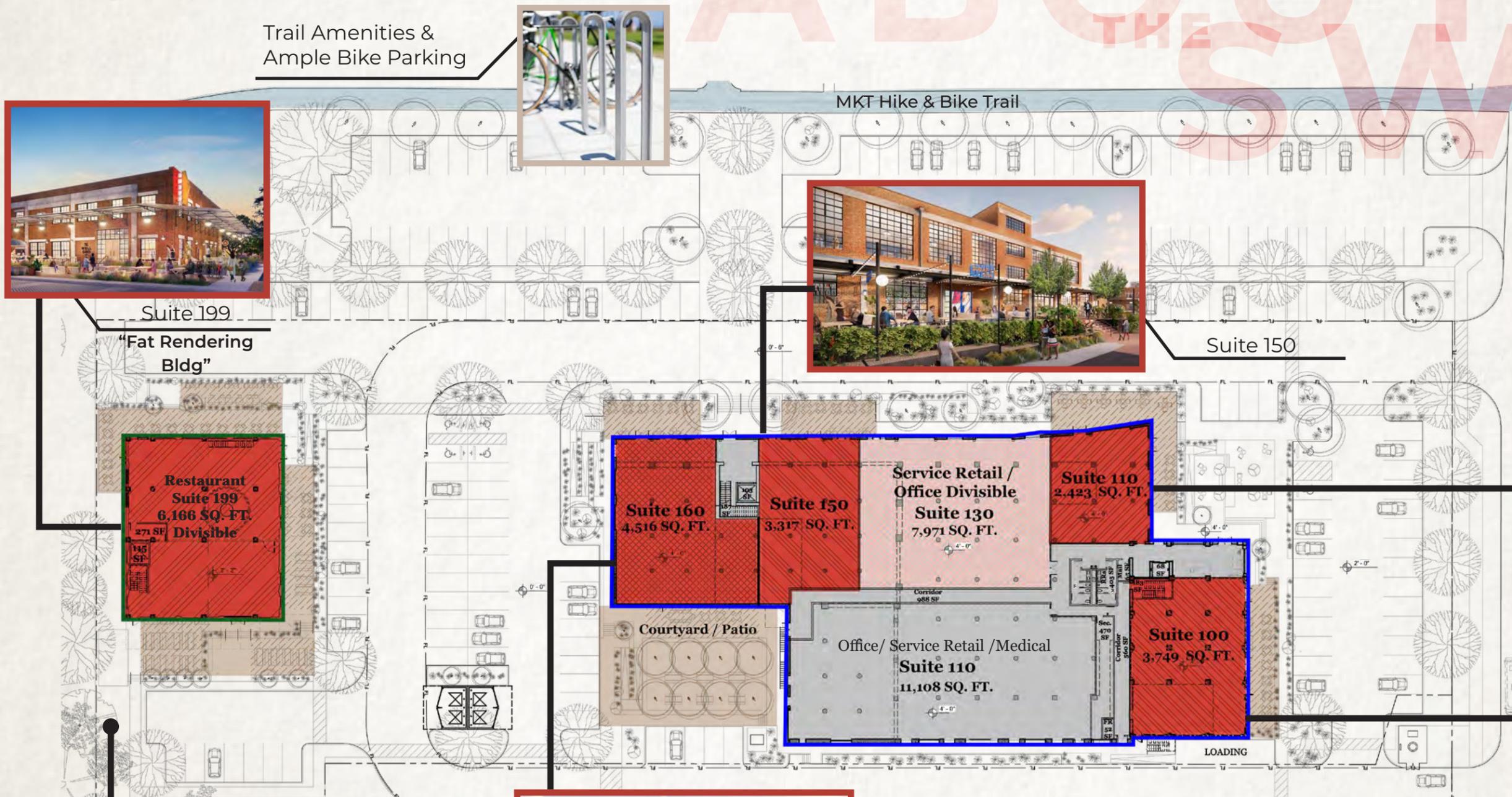
Exposed brick and concrete elements



VIEW FROM MKT HIKE & BIKETRAIL

THE  
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# ABOUT THE SWIFT BLDG



Trail Amenities & Ample Bike Parking



Suite 150



Suite 110



Suite 100



Future pedestrian walkway to M-K-T



Suite 160



Rooftop Terrace  
On Level Three

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

**THE SWIFT BLDG**

TODAY



TOMORROW

**THE  
SWIFT BLDG**



SUITE 100

THE  
**SWIFT BLDG**



SUITE 100 INTERIOR

THE  
**SWIFT BLDG**



SUITE 110

THE  
**SWIFT BLDG**



SUITE 150

THE  
**SWIFT BLDG**



SUITE 160

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**

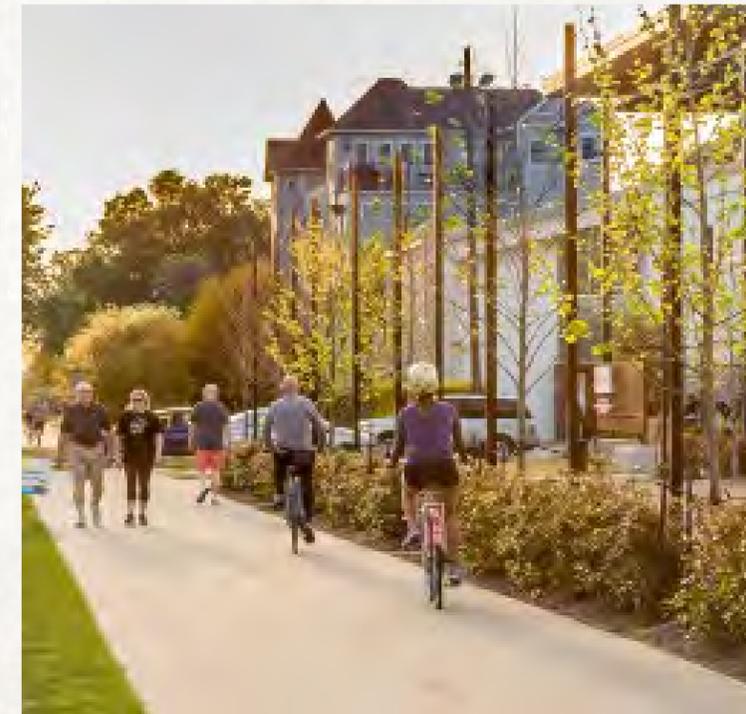
WELCOME  
TO THE

# 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  
SMOOSH  
Supercia  
SWEAT 1000  
LA LUCHA

**HISTORIC 19TH STREET**

harold's  
merchie's  
BOOMTOWN COFFEE  
COMMON BOND  
The Olive  
MANREADY MERCANTILE  
hopdoddy  
Thai Spice  
EMERSON ROBE  
RIFE BOX

**11TH STREET & YALE**

HELEN IN THE HEIGHTS  
DISH SOCIETY  
EIGHT ROW  
FLINT  
CRIME  
MAISON  
Lola  
bellagreen  
Liberty Kitchen OYSTERETTE

**MERCHANTS PARK**

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

**M-K-T**

TAFT  
HOMESTEAD.  
DECODE  
BURDLIFE  
sweetgreen  
Kala Land  
Semper BLUE  
MGA  
Ray-Ban  
CARILOHA  
LOVESAC  
XCL RESOURCES  
HIGHLINE PARK  
Treadwell  
anjouil's  
SMYL  
SUITSHOP  
[solidcore]  
SmartVault  
DAG CHLOE DYD

**THE SWIFT BLDG**

**6TH STREET / WHITE OAK DR**

Golden  
handies do uzo  
BETTER LUCK FOMORROW  
REVIVAL  
bungaloom  
TACOS AGOGO  
ONION CREEK  
COLT VARE  
JuiceLand  
Sam's FRIED CHICKEN & DONUTS

**HEIGHTS MERCANTILE**

RYE 51  
LOCAL  
Aēsop  
PALOMA BEAUTY  
POSTINO  
Outdoor Voices  
marine layer  
DEFINE  
the impeccable pig  
chubbies  
CLOUD 10  
WARBY PARKER  
Melange Creperie  
LEMON LAINE

**THE SWIFT BLDG**

# SITE PLAN



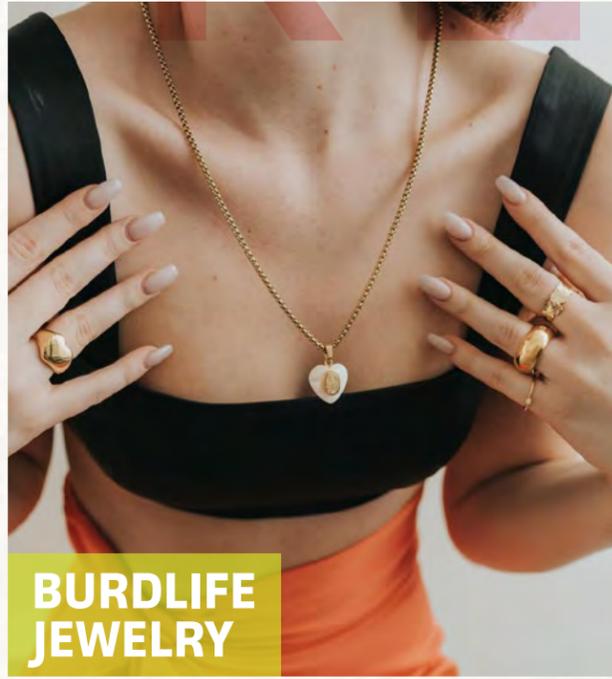
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# WALKABLE WELLNES & RETAIL

SMYL DENTISTRY



[SOLIDCORE]



BURDLIFE JEWELRY



RAY-BAN



VENETIAN NAIL SPA



TREADWELL



CHLOE DAO



HI, SKIN

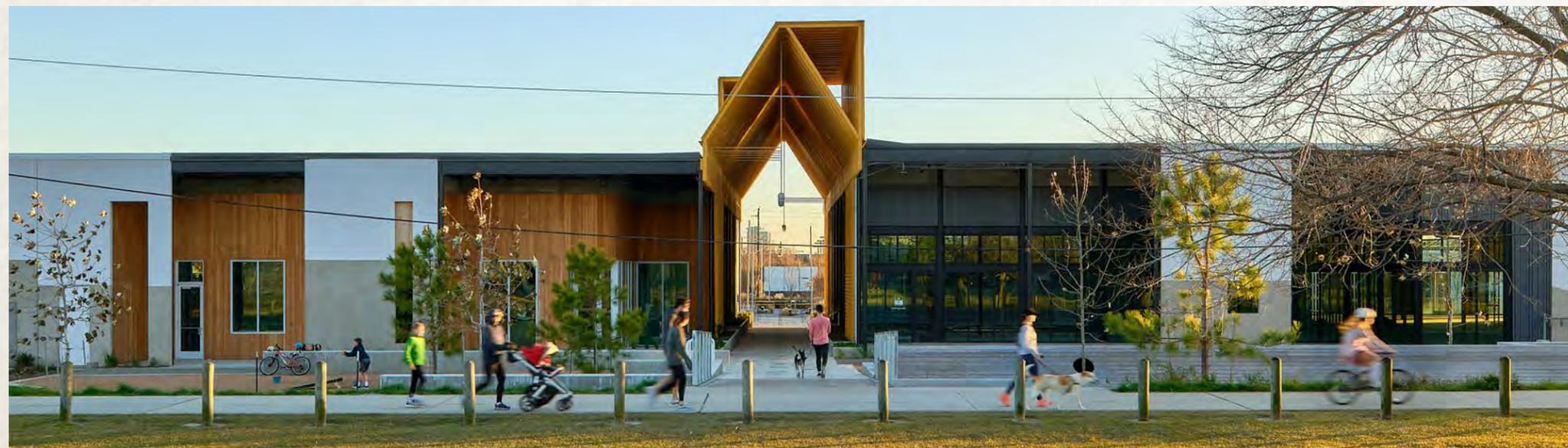


UNION STUDIO YOGA

# FAMILY 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  
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**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