

FOR LEASE

3.4 Acre Build to Suit Site Available

**Can Accommodate 80,000+ SF of Improvements*



EAST END MAKERS HUB

6501 NAVIGATION BLVD | HOUSTON, TX 77011



PROPERTY HIGHLIGHTS

TOTAL LAND ACRES

Total Space: ±3.4 Acres

Availability For BTS Lease

**Owner will sell site or design build for tenant or buyer*

HIGHLIGHTS

- Close proximity to Port of Houston
- Excellent access to I-10, I-45 & 610 Loop
- Located in Inner Loop
- Proximity to Major Rail Yard
- Located on East End Maker Hub Campus
- 70 Parking Spaces with additional available
- Dock High Access
- Outside of 500 year flood plain
- Can Accommodate 80,000+ SF of Improvements
- On-site advanced manufacturing incubator with ideation and engineering support



The East End Maker Hub is Houston's premier manufacturing and fabrication hub, supporting manufacturer innovation, makers, crafters, small batch manufacturers, and traditional users.

Co-located with TXRX Labs, Houston's largest manufacturing incubator, all tenants within the East End Maker Hub have access to state-of-the-art prototyping and fabrication equipment, classes, and on-site technical support.



- 234,000 SF of Lease Space
- 65,000 SF TXRX High Tech Manufacturing Incubator
- Affordable Long-Term Rents
- COLLABORATIVE Space and Access to Equipment provided by TXRX Labs
- Apprenticeship Programs

The East End Maker Hub (EEMH) is a large incubator with anchor tenant TXRX Lab a nonprofit organization who assists manufacturing companies and startups with Ideation, Innovation, rapid prototyping and fabrication, and provides workforce development training and apprenticeships. TXRX specializes in developing hard tech solutions and prototyping for both small and large manufactures their clients include; Marmon Holding, NOV and Chevron as well as start-ups; such as Polyvascular, Volumetric and Rugged Robotics. Its staff of 24 individuals are made up engineers, scientists and advanced manufacturing specialist with many years of experience developing hard tech solutions. TXRX does not take any IP rights and signs NDA agreements with its clients.

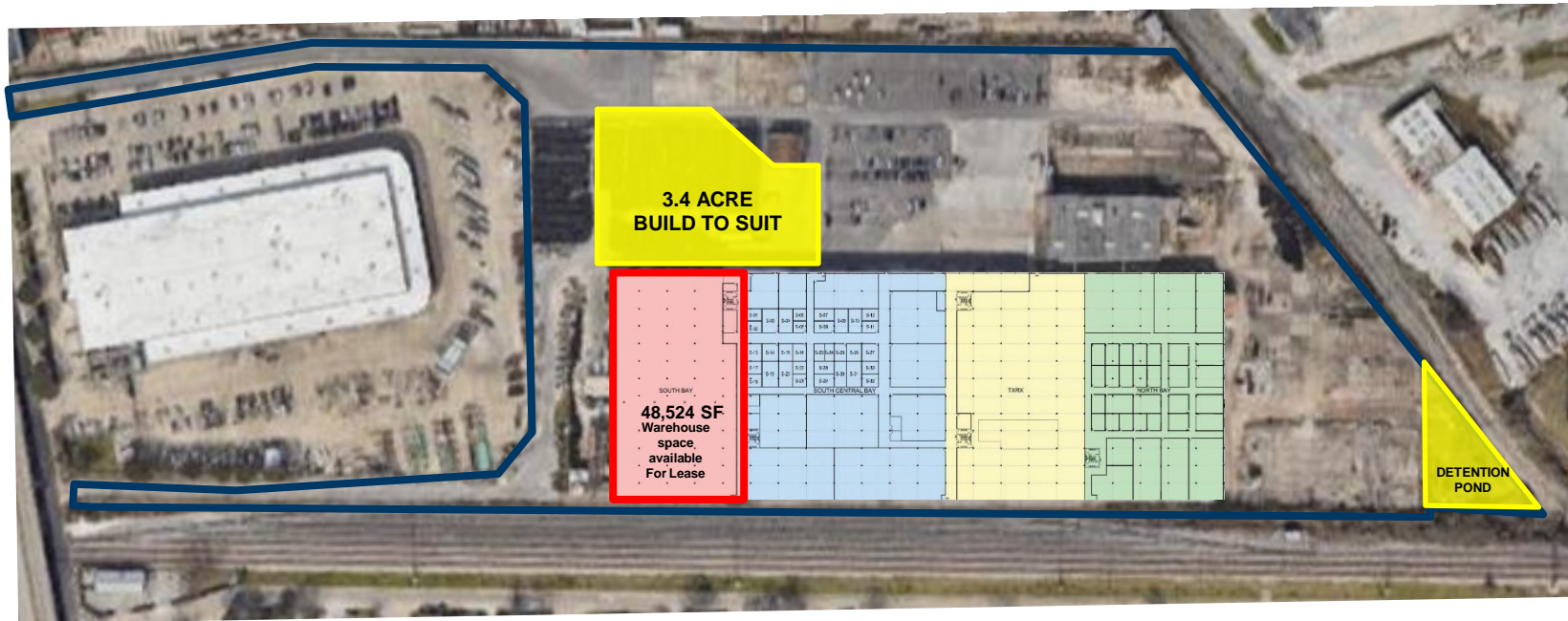
There are currently 47 manufacturing companies at the EEMH, many of whom are start up companies.

INCLUDES ROBOTICS | R&D | 3D PRINTING | AEROSPACE

- Ecosystem of neighboring hardware innovation and manufacturing R&D companies
- Access to TXRX confidential ideation support
- Innovation lobby for events and receptions
- Co-working areas available for flexibility
- Shared conference rooms
- Shared breakrooms
- Coffee on-site
- Startups and corporations welcomed
- HUB zone and opportunity zone
- Whitebox and shop spaces available
- Breakrooms
- Conference rooms (zoom room equipped) available
- Mail room
- Shop sinks
- Individualized suites
- ADA compliant



AMENITIES



Usable Land Area Estimate: 3.492 Acres or 152,112 Square Feet

*Ownership Has
Building Plans
Available for Review









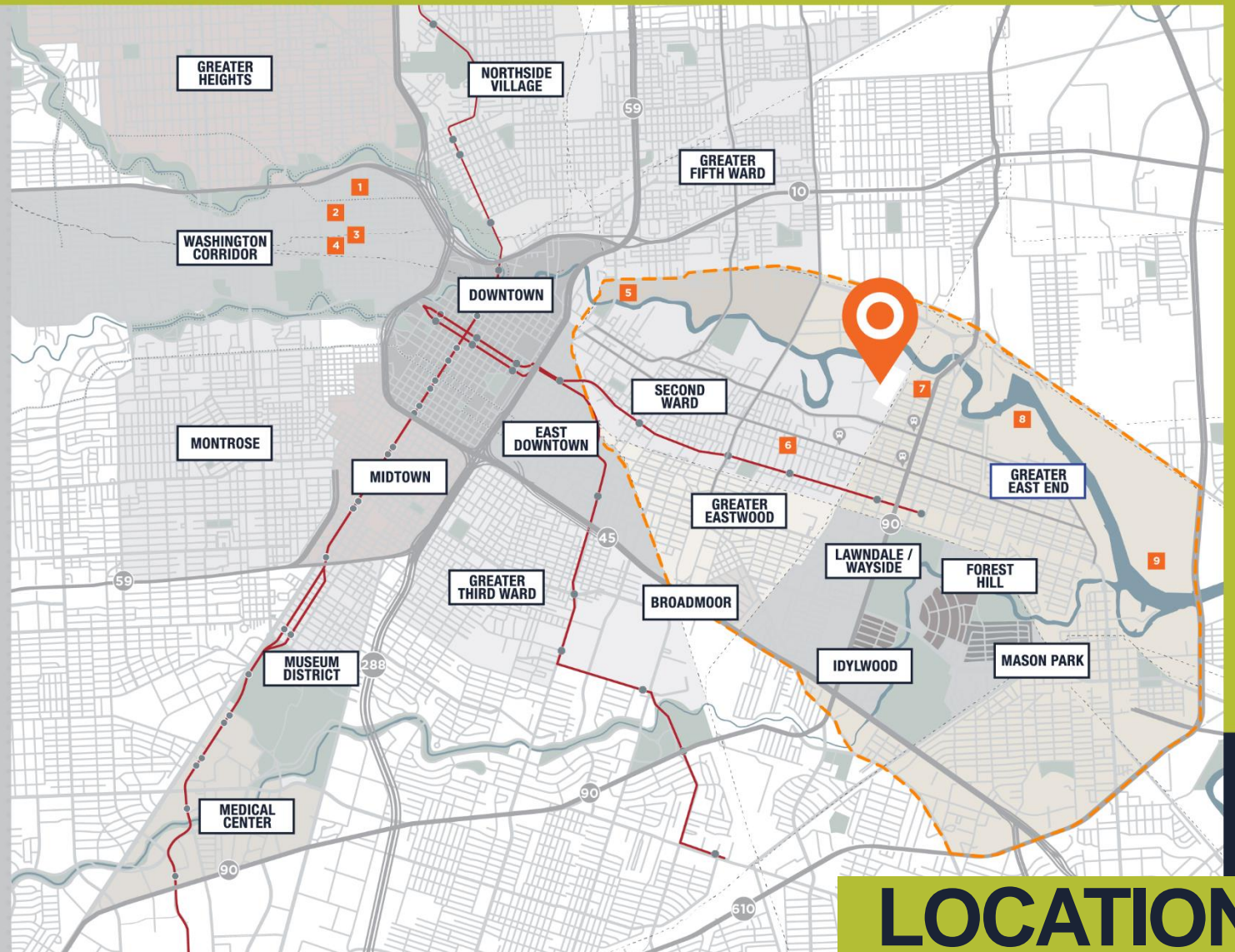
SITE PLAN



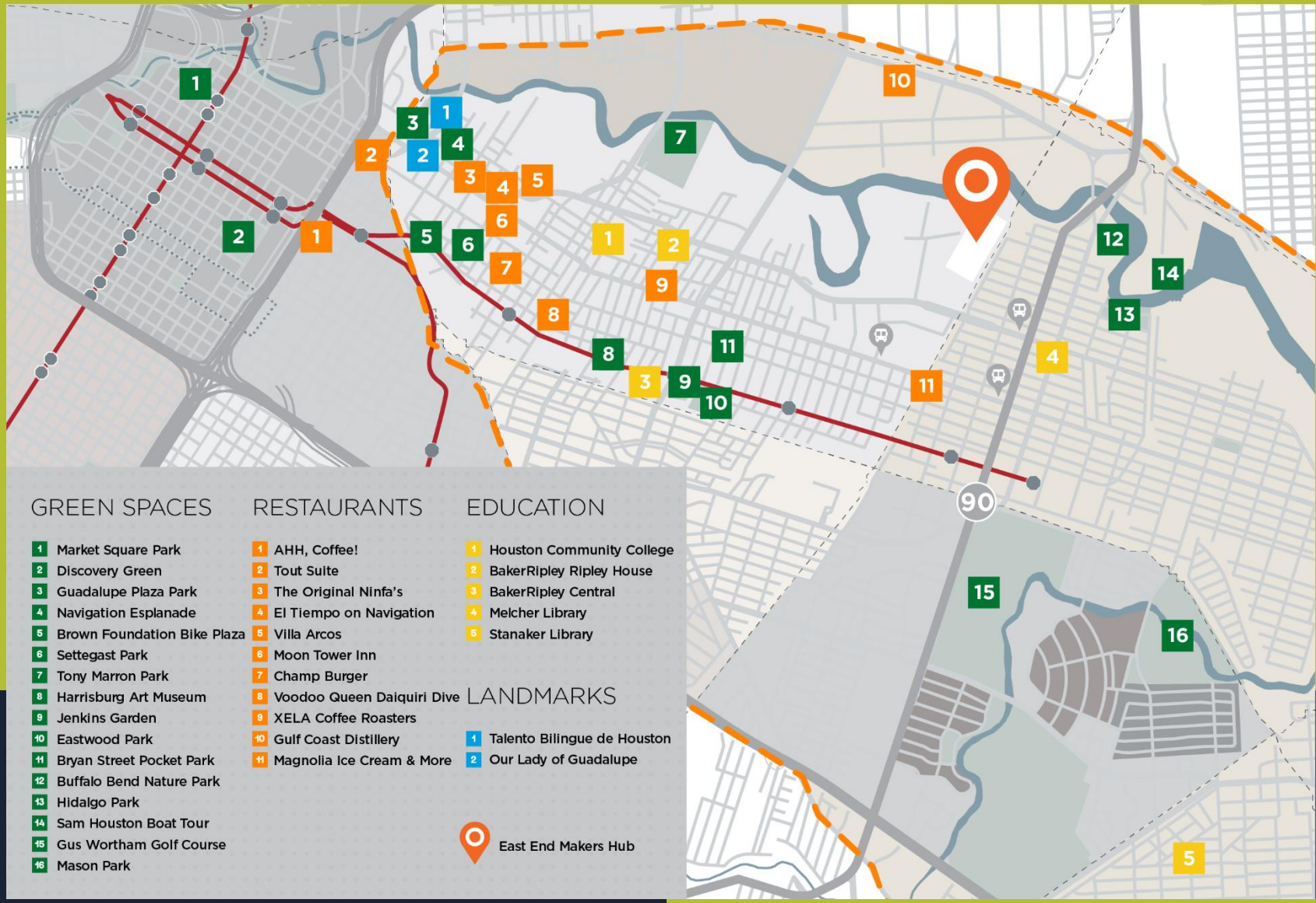
KEY

-  East End Makers Hub
-  Summer Street Studios
-  Spring Street Studios
-  Winter Street Studios
-  Sawyer Yards
-  East River
-  Canal Studios
-  Cox Hardware & Lumber
-  Port of Houston Docks
-  Port of Houston Authority

-  East End Area
-  METRO Rail Stations
-  METRO Bus Stops
-  Railroad Lines
-  Bike Paths
-  Parks



LOCATION



POINT OF INTEREST



PHOTOS



**SUBJECT
PROPERTY**



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