

LOVETT

Polk & Emancipation



PROPERTY

- Adaptive re-use of **115,500 SF** historic **Houston Post** building
- Full block in the heart of **East Downtown (EaDo)**
- Easy access to and from Downtown
- **Retail, office and entertainment** spaces available
- Pedestrian-friendly area

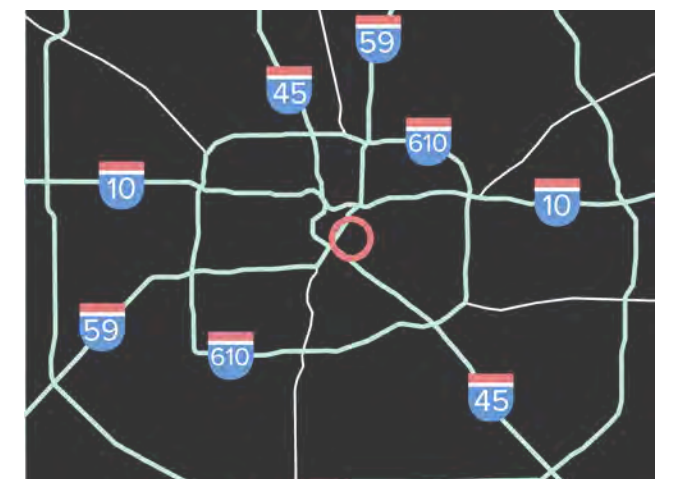
CONTACT

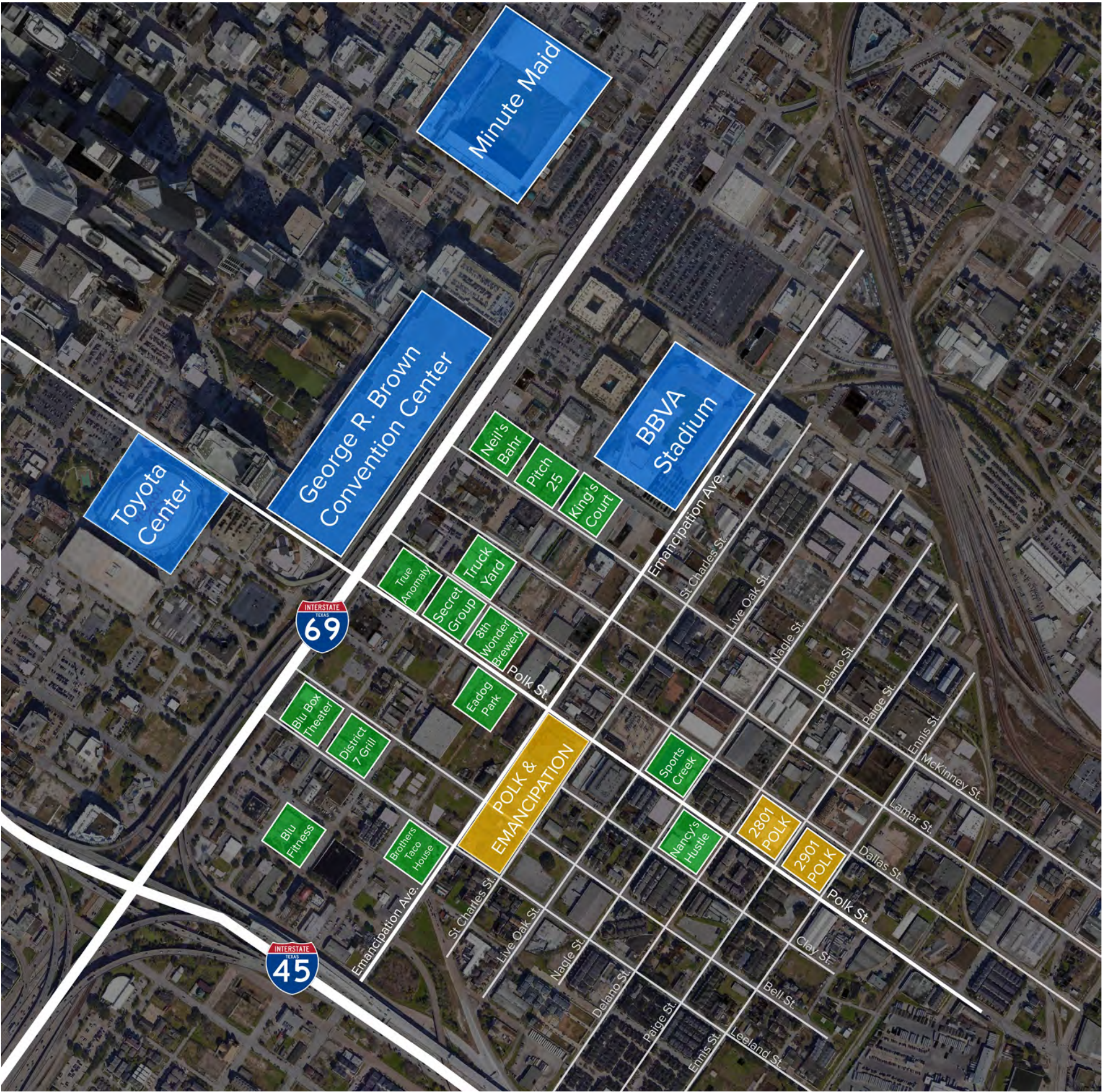
Hattie Parker
(832) 553-5916
hattiep@lovetcommercial.com

ADDRESS

2410 Polk St.
Houston, Texas 77003

LOCATION





DEMOGRAPHICS

Radius	Population	\$/Household
1 mile	12,207	\$79,203
3 miles	73,456	\$71,595
5 miles	163,072	\$74,679

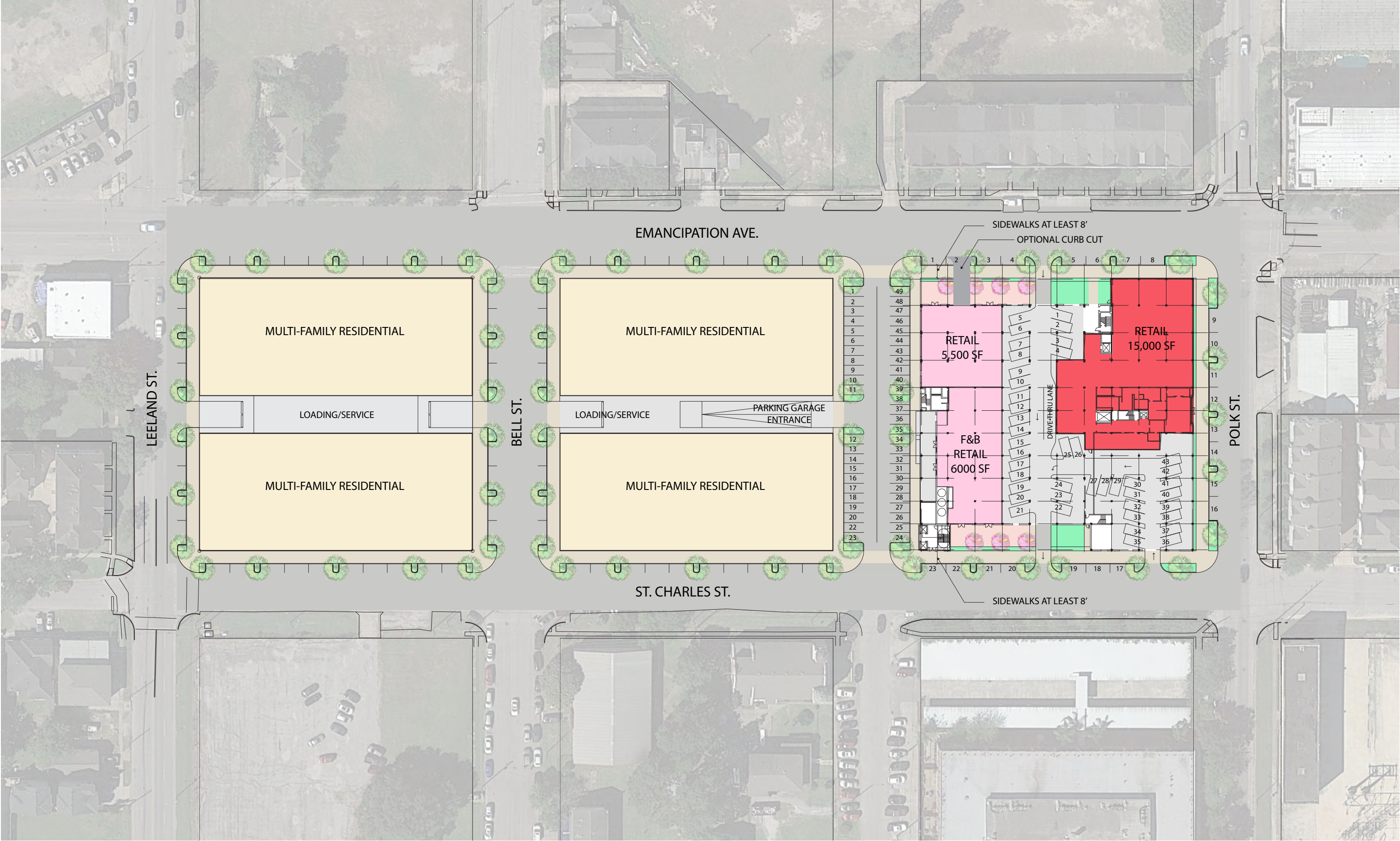
TRAFFIC COUNT

Polk St. Northwest of Emancipation Ave.	3K
Polk St. Southeast of Emancipation Ave.	7K
Emancipation Ave. Northeast of Polk St.	9K
Emancipation Ave. Southwest of Polk St.	4K

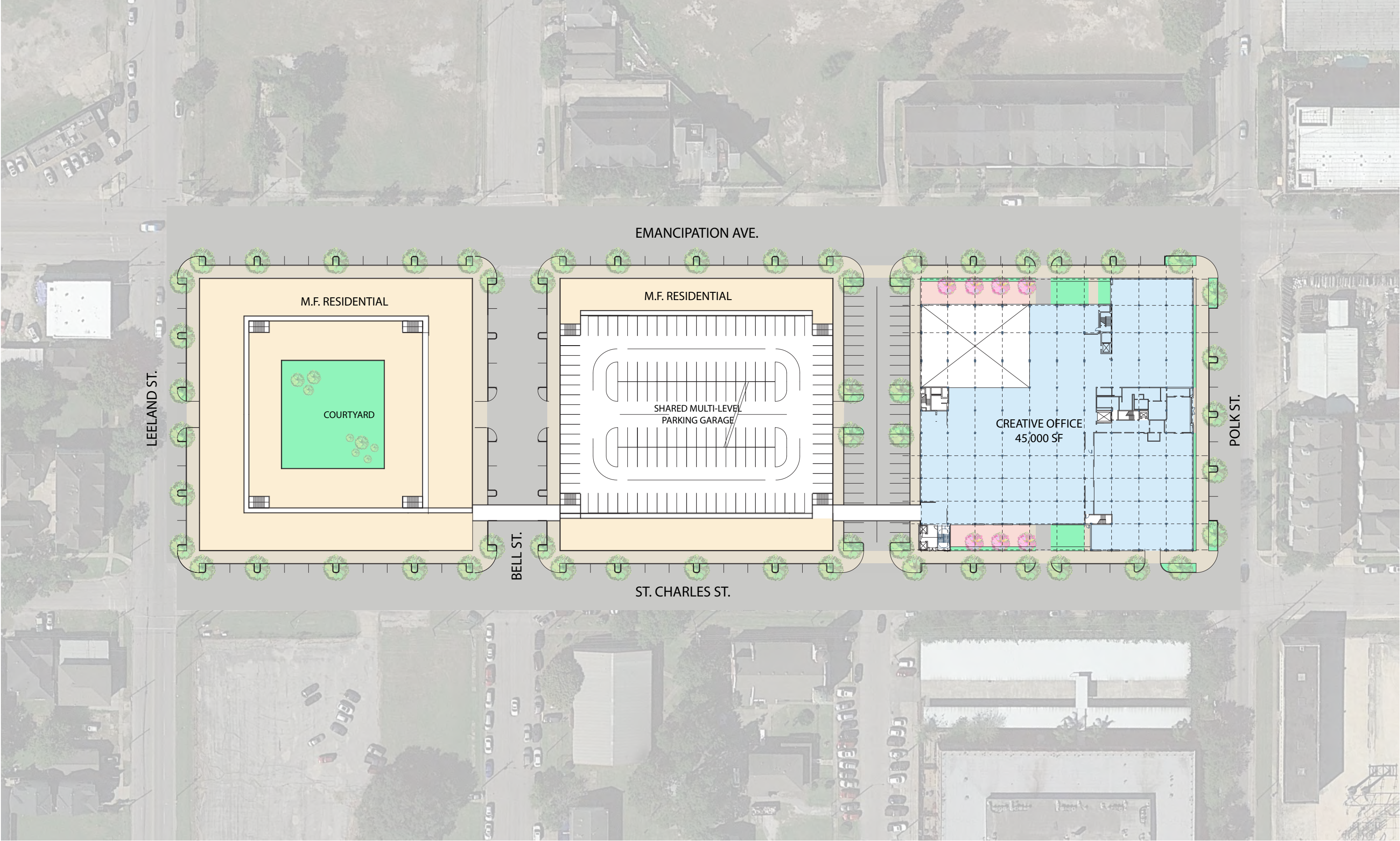
AREA AMENITIES

Neil's Bahr	Pitch 25	King's Court Bar
True Anomaly Brewing	Chapman and Kirby	Rodeo Goat
Truck Yard	The Secret Group	8th Wonder
Iron and Oak	Sports Creek	Nancy's Hustle
Eadog Park	District 7 Grill	Around the Corner
Leeland House	The Blue Box Theatre	Blu Fitness
Brothers House Taco	The Rustic	Toyota Center
George R. Brown Conv.	Minute Maid Park	Light Rail Station

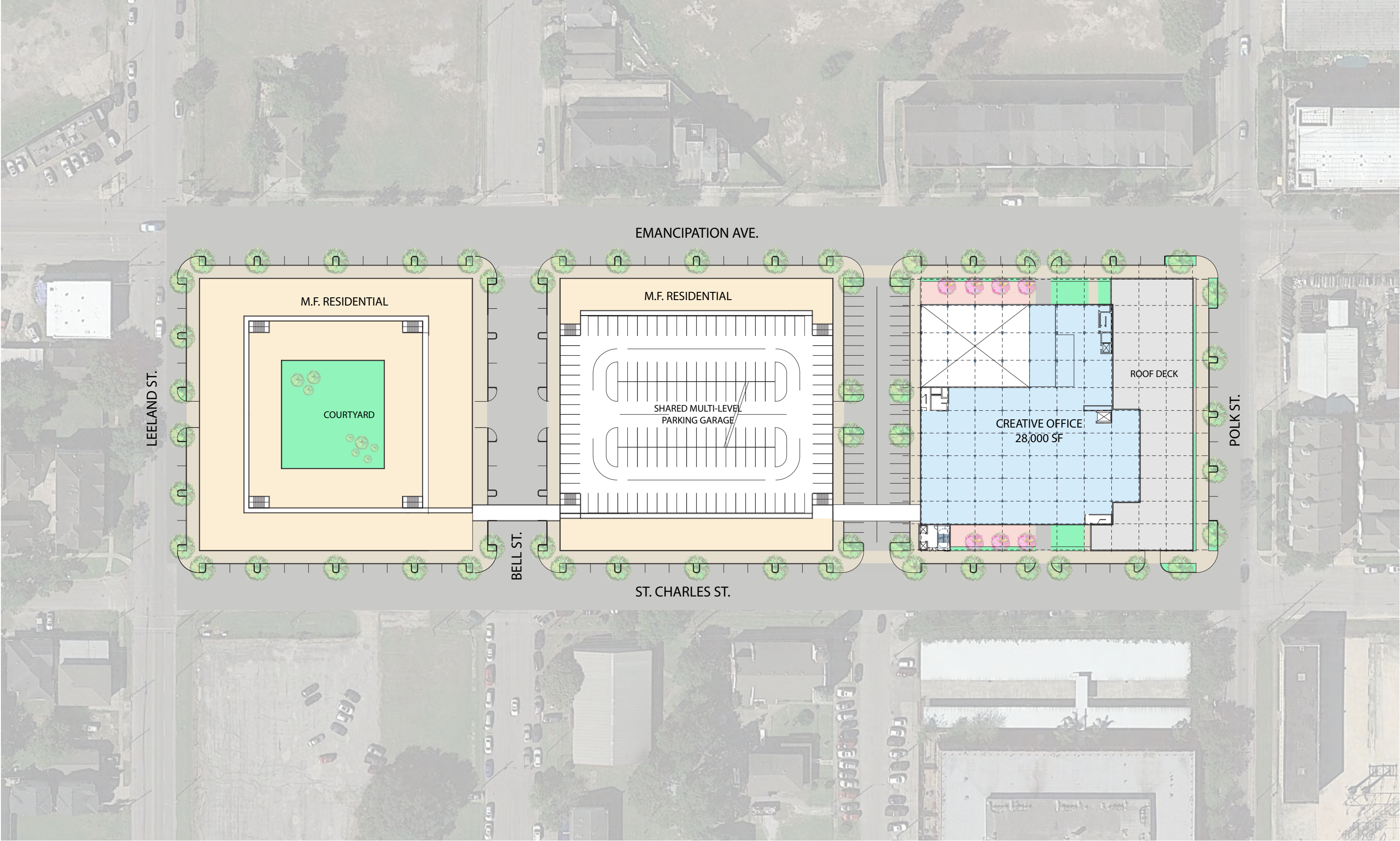
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN





VIEW FROM EMANCIPATION



OFFICE INTERIOR



RESTAURANT INTERIOR

