

CONCEPT IDEA

**2614**

**WASHINGTON ST.**

**2614 Washington St.  
Waller, TX 77484**





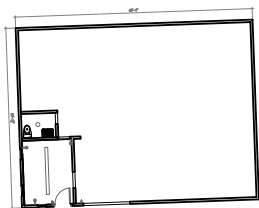
## PROPERTY DESCRIPTION

The Icehouse concept idea is set to take downtown Waller to a whole new level, with a separate project attached to the old Haney's feed store. The plan boasts an impressive array of features, including a 30-foot curved bar, outdoor seating complete with cozy fire pits, a retail store, and a fully equipped kitchen.

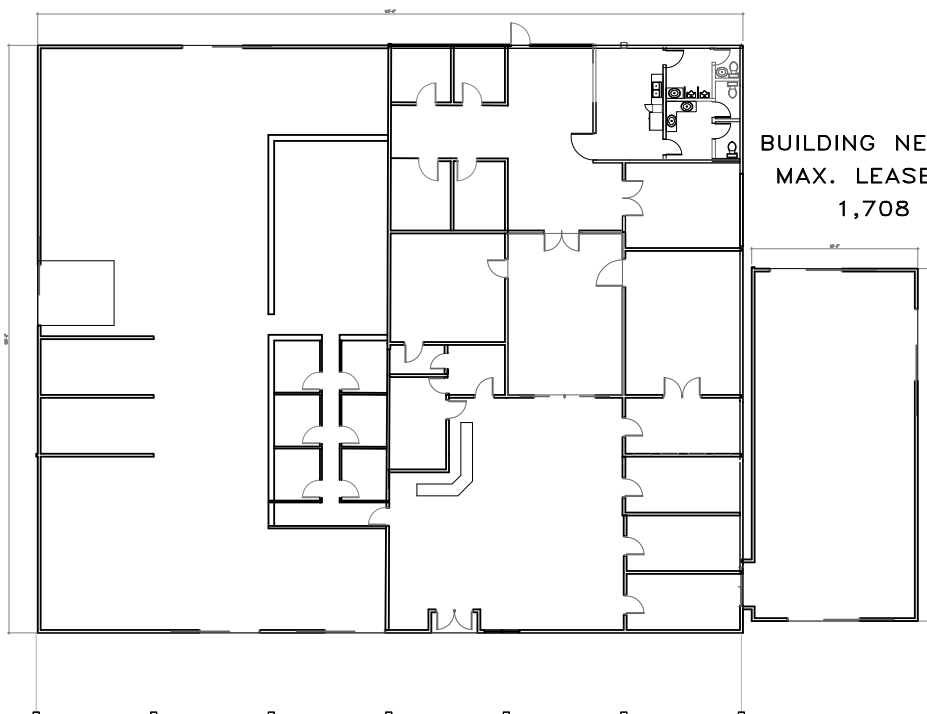
The proposed renovations will expand the already historic building by approximately 3,200 square feet, making it an exciting addition to Waller's vibrant food and event scene. This development presents an ideal opportunity for businesses to establish themselves in the heart of Waller and become part of its dynamic and growing community. The Icehouse concept idea promises to be a game-changer, bringing new energy and excitement to downtown Waller.

## AVAILABLE SPACE

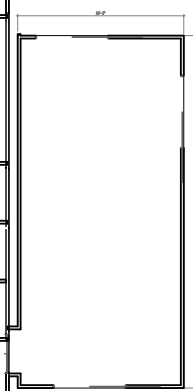
BUILDING  
MAX. LEASEABLE SPACE  
1,235 SQ.FT.



HANEY MAIN BUILDING  
MAX. LEASEABLE SPACE  
12,000 SQ.FT.

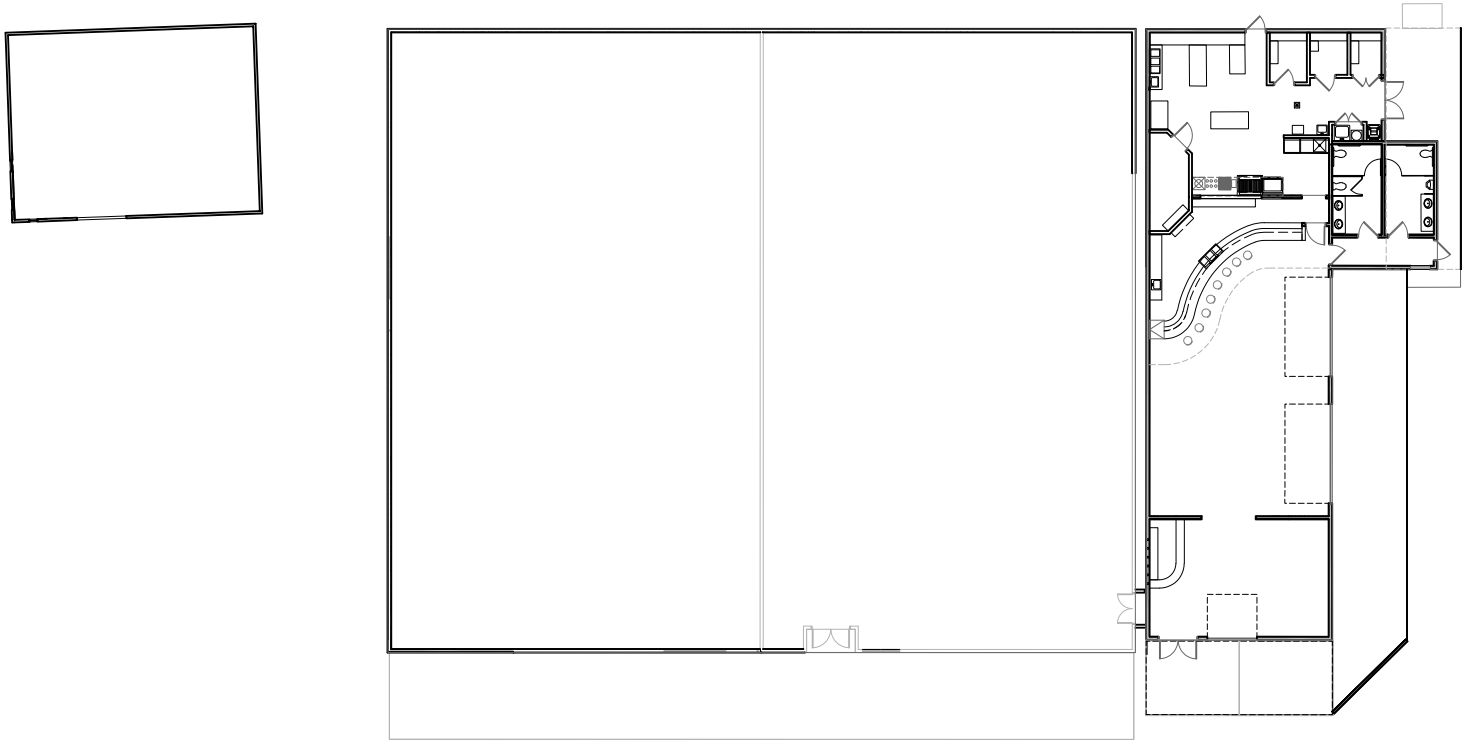


BUILDING NEXT TO HANEY  
MAX. LEASEABLE SPACE  
1,708 SQ.FT.



# PROPOSED SPACE

PROPOSAL ICE HOUSE  
 MAX. LEASEABLE SPACE  
 INCLUDES OUTDOOR DINING  
 ±4,932 SQ.FT.



## PROPERTY HIGHLIGHTS

- Indoor/outdoor seating
- +/- 30 feet of bar space
- Minutes from U.S. 290

## OFFERING SUMMARY

**Lease Rate** Call for pricing  
**Building Size** +/- 1,708 SF

## LEASE INFORMATION

**LEASE TYPE:** NNN      **LEASE TERM:** 60 month

## AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Icehouse	+/- 1,708 SF	As is, build-out per request

*DISCLAIMER: These numbers reflect what is currently available for lease and do not describe the total square footage*

