23rd Street Property Highlights & Update – April 20, 2025

1718 A/B, 1720 & 1726 W. 23rd Street
The architect and builder of these properties demonstrated remarkable vision and engineering excellence, creating a truly versatile, efficient, and future-ready facility. Every system was thoughtfully designed to deliver maximum flexibility, lower operating costs, and significant long-term value — with extensive pre-installed infrastructure that saves future owners and tenants substantial time, money, and disruption.

Prime Location and Accessibility

Strategically located inside the 610 Loop at Ella Boulevard — Houston's northwest hub — this property offers seamless connectivity to major highways: 290, I-45 (north and south), and Interstate 10 (west and east). Easy access for employees, customers, and suppliers makes it an outstanding business destination.

Flexible Space Configurations

The 21,000-square-foot property is divided into four versatile buildings:

- 1718A: 4,050 sq ft
- 1718B: 4,650 sq ft
- 1720: 10,000 sq ft
- 1726: 3,000 sq ft

These spaces can be used independently or combined:

- 1718A + 1718B = one 8,700 sq ft space (with provisions to combine utilities into a single service and a 10×10 framed opening already in the rear warehouse wall).
- 1720 + 1726 = one 13,000 sq ft space.

Recommended Use Case: Combine 1720 and 1726 for a showroom-ready 13,000 sq ft space. 1726 is prepped as a high-visibility showroom, while 1720 provides complementary front access — both fully climate-controlled with zoned HVAC.

Advanced Climate Control Systems

The entire property is fully climate-controlled with intelligently zoned HVAC systems for offices and open areas. The designer engineered these systems with superior efficiency and capacity:

- **Capacity**: 300 sq ft per ton (vs. industry average of 500 sq ft per ton) — providing generous reserve for heat-generating equipment such as ovens or machinery.
- **Stratification Principle**: Returns the coolest air at floor level and discharges at nine feet, leaving roof-level heat unconditioned to save energy.
- **Zoning**: Multiple AC units in larger open areas; each office has its own ceiling return for consistent airflow.
- **Second-Floor Ready**: Systems can be diverted to a future second floor without requiring additional units (thermostats control usage to minimize costs).

Heating Excellence (Primarily Gas for Efficiency and Safety):
All heating throughout the property uses **gas** wherever safely possible — operating **2.5 times more cost-effectively than electric**. In 1720, the dedicated gas meter supplies **both the water heater above the kitchen** (with circulating pump serving the bathrooms) **and all HVAC units** for heating. Electric heaters are used only in vehicle-access areas as a safety precaution. This thoughtful approach keeps operating costs low while maintaining maximum flexibility.

Efficient Office Design

Offices feature linear construction with 8'6" walls and no wasted hallway space. Interconnected offices include doors that can be closed for privacy or opened to serve as a hallway. When closed, each office's dedicated AC return maintains proper airflow. The 2×12 center joists are intelligently configured to route air ducts, gas, water, and sewer lines — providing **unobstructed second-floor potential** across nearly the entire property, along with pre-plumbed hot and cold water and sewer for potential apartment-style buildouts above 1718 A & B.

Robust Utility Infrastructure

Each lease space has independent gas, water, electricity, and sewer service — with outstanding pre-installed capacity and flexibility:

- **Electrical**: 240-volt, three-phase power with approximately 50% reserve capacity in most spaces. Numerous additional outlets from previous tenants remain operable — many ready for immediate equipment hookup, especially in 1720 and 1718 A & B.
- **Plumbing**: Multiple 4-inch sewer openings in the floor (3 in 1718A, 3 in 1718B, multiple in 1720) ideal for kitchen or water-dependent equipment. Additional water lines are easily accessible throughout.

Divider Wall Utility Advantages (Between 1720 & 1726):
The shared divider wall between the 10,000 sq ft (1720) and 3,000 sq ft (1726) spaces includes valuable pre-installed infrastructure:

- Additional sewer and water lines.
- Four additional gas outlets (currently on the 1726 side but easily stubbed through the wall into 1720).

The 1720 gas meter already supports the water heater and office gas piping above the second-floor joist bays.

Forward-Thinking Bathroom & Plumbing Infrastructure at 1720 W. 23rd Street

Built in 1990 with exceptional foresight, 1720 exemplifies the designer's vision for seamless future expansion.
The building currently features **two existing bathrooms** near the southeast corner — both fully plumbed with toilet, hot and cold water, and drain lines. The men's bathroom has a ready-to-use shower; the ladies' bathroom has all plumbing stubbed in the wall for easy shower addition.
In the **southwest corner**, complete plumbing was proactively installed for **two additional full bathrooms** on the first floor. Each includes:

- Plumbing for a toilet
- Plumbing for a shower or tub
- Dedicated hot and cold water lines
- Dedicated sewer lines
- Additional electrical circuits

All four bathroom locations are equipped with **special "wet riser" drain lines** — strategically engineered to support bathroom additions on the **2nd floor** if a second story is built out. This eliminates major concrete demolition or disruptive plumbing work later.
A semi-finished kitchen on the east wall features top and bottom cabinets and a two-compartment sink with plumbing and electrical connections ready for a dishwasher and a 30-inch gas stove. The same water heater (with circulating pump) serves the kitchen and the existing bathrooms.
In short, the heavy lifting is already complete — dramatically reducing time, expense, and complexity for any future tenant or owner.

Additional Stand-Out Features in 1720

- **Flex Room** (rear east/southeast corner): Previously used as a non-compliant paint and body room by a previous tenant. Equipped with a full compressed air piping system that serves not only the Flex Room but also extends throughout the main warehouse area of 1720 along the full length of the south and north walls. The Flex Room also includes washer and dryer connections (for clothing washer and gas dryer), three-compartment sink plumbing with hot and cold water and sewer, specialty 3-amp 120V outlets, high-capacity exhaust fan, and high-intensity lighting.

1718 A & B Second-Floor Preparation

Each unit offers strong expansion potential:

- Four sewer openings in the floor for future use.
- Gas stub-outs on the second floor.
- HVAC systems capable of heating and cooling both the first and second floors.
- 1718B includes existing supply ducts, return air grill, and a 100% cut-off damper for optional second-floor use.
- 1718A has 2×12 joists with ¾" plywood installed and ready for future ducts (HVAC capacity already present).

Structural Advantages and Expansion Potential

- **Building Height**: 20-foot eaves allow a full second floor across 98% of the property.
- **Overhead Doors**: Ample access, including two 10×14 ft doors in 1720 (ideal for box trucks or 18-wheelers — one in, one out). Each space has at least one overhead door.
- **Second-Floor AC Reserve**: Capacity already built in and controllable by thermostats.

Why This Property Delivers Unmatched Value

From its prime location and flexible configurations to the architect's brilliant pre-plumbed, pre-wired, pre-gassed, and future-ready infrastructure, this property minimizes setup costs and maximizes operational efficiency. Whether for manufacturing, food service, retail/showroom, or light industrial use, 1718 and 1726 West 23rd Street offers adaptability, cost savings, and expansion potential that few properties can match.

The thoughtful design choices throughout — especially the generous utility reserves, efficient gas heating, and second-floor readiness — reflect exceptional planning that continues to create lasting value for the next owner or tenant.

Ready to explore how this outstanding property can support your business goals?