

412 MAIN STREET

RESTAURANT & BAR SPACE FOR LEASE

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Waterman Steele Real Estate Advisors

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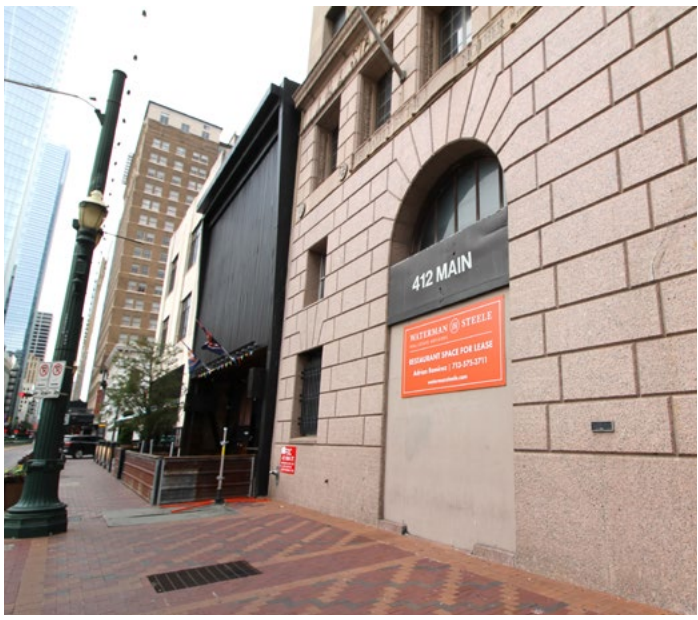
412 Main Street is a 2,000 SF lower level restaurant and bar available for lease in Downtown Houston. The site sits in the heart of Houston's historic district. The area is a favorite destination for downtowners and visitors alike.

The block will be home to **Moxy Hotel**, Marriott International's new hotel brand aimed at young travelers. Innovative in design, Moxy Hotels boast playful social spaces anchored by an electrifying dining scene.

PROPERTY INFORMATION

- Lower level restaurant & bar: 2,000 SF
- 412 Main Street sits alongside popular restaurants and historic bars such as Local Foods, Bovine & Barley, El Big Bad, Dean's Downtown, The Pastry War, and Honeymoon Cafe & Bar.
- The site is located in one of Downtown Houston's hot spots, Main street and the Historic Market Square neighborhood.
- Over 65,000 residents live within Greater Downtown Houston
- Downtown Houston remains a dynamic business center with a workforce of approximately 157,000 employees
- METRORail Red Line, formerly known as the Main Street Line, carries an extraordinary 51,039 passengers daily, making it one of the nation's most traveled lines.





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TRAFFIC COUNTS

Main Street north of Prairie Street 11,393 cpd
 Prairie Street east of Main Street 7,500 cpd

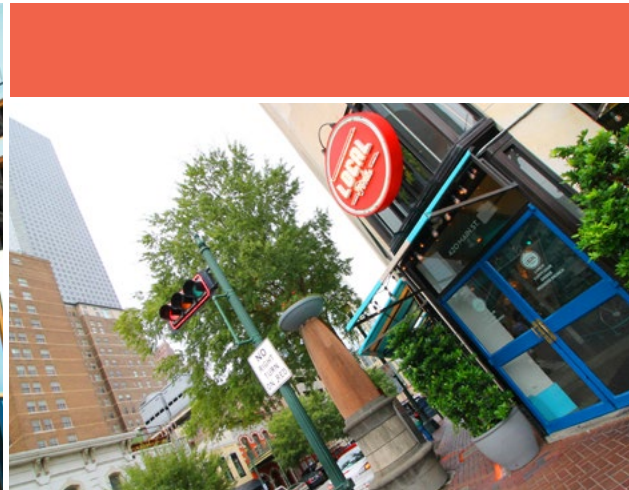
DEMOGRAPHICS

2018 Population	25,704	83,901
Total Employees	181,581	216,440
Median HH Income	\$133,381	\$107,691

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DOWNTOWN HOUSTON



MEET 412 MAIN STREET'S NEIGHBORS





DESTINATION DOWNTOWN

Attractions & Sights

- 1 Buffalo Bayou
- 2 Discovery Green
- 3 Downtown Aquarium
- 4 James Baker Monument
- 5 George R. Brown CC
- 6 Historic Market Square
- 7 Main Street Square
- 8 Saint Arnold Brewing Company
- 9 Minute Maid Park

Eat & Drink

- 10 Ballpark District
- 11 Bayou Place/Theater District
- 12 Discovery Green
- 13 Downtown Aquarium
- 14 Historic Market Square
- 15 GreenStreet
- 16 The Shops at Houston Center
- 17 Warehouse District

City, County & Federal

- 18 Bob Casey Federal Courthouse
- 19 City Hall/City Hall Annex
- 20 Harris County Court Complex

Education

- 21 Houston College of Law
- 22 Incarnate Word Academy
- 23 U of H Downtown

Medical

- 24 St. Joseph Medical Center

Religious/Spiritual

- 25 Antioch Baptist Church
- 26 Annunciation Catholic Church

- 27 Christ Church Cathedral
- 28 First United Methodist Church
- 29 Hines Center for Spirituality
- 30 Holy Cross Chapel
- 31 Islamic Dawah Center
- 32 Sacred Heart Co-Cathedral

Museums & Libraries

- 33 Houston Central Library
- 34 Julia Ideson Library
- 35 Heritage Society Museum
- 36 Museum District

Music Venues

- 37 House of Blues
- 38 Last Concert
- 39 Revention Music Center

Parks

- 40 Allen's Landing
- 41 Discovery Green
- 42 Halliburton Plaza
- 43 Hermann Square
- 44 Market Square Park
- 45 Root Memorial Square
- 46 Sabine Promenade
- 47 Sam Houston Park
- 48 Sesquicentennial Park
- 49 Tranquillity Park

Recreation

- 51 Buffalo Bayou (hike, bike & jogging trail, canoe & kayak)
- 52 Discovery Green (fitness classes, bocce ball & putting green)

- 53 Lee & Joe Jamail Skatepark
- 56 Sunset Coffee Building (bike, kayak & canoe rentals)
- B Houston BCycle
- 54 Lucky Strike Bowling Lanes
- 55 Root Memorial Square

Shopping

- 57 GreenStreet
- 58 The Shops at Houston Center

Grocery & Conveniences

- 59 CVS/Pharmacy
- 60 Phoenecia Specialty Foods
- 61 Posh Liquors
- 62 Wolfe's Cleaners

Sports

- 63 BBVA Compass Stadium
- 64 Minute Maid Park
- 65 Toyota Center

Theater

- 66 Alley Theatre
- 67 Hobby Center
- 68 Jones Hall
- 69 Jones Plaza
- 70 The Kaleidoscope Theatre Company
- 71 The Landing Theatre Company
- 72 Prohibition Supper Club
- 73 Rec Room
- 74 Wortham Theater Center

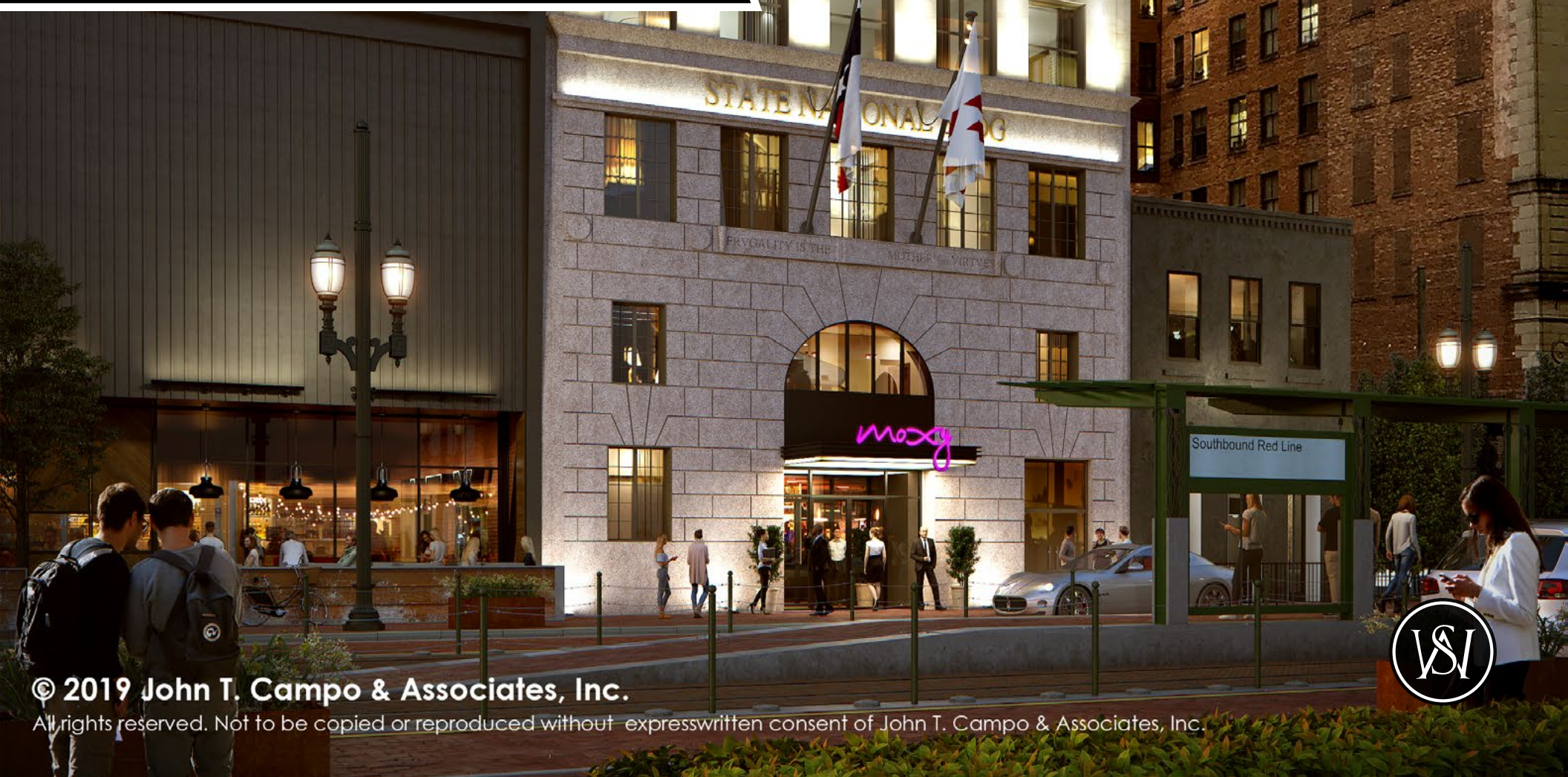
Film

- 75 Sundance Cinemas at Bayou Place



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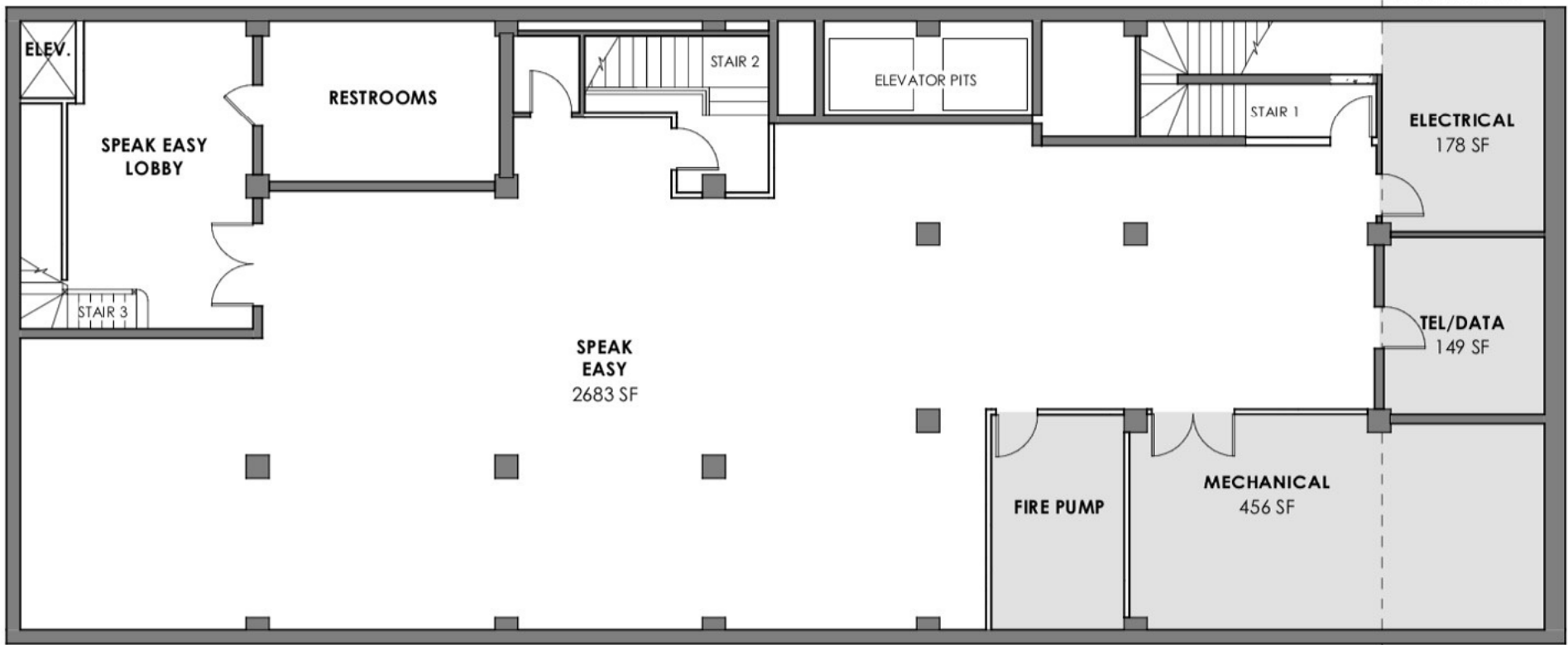
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412 MAIN STREET SITE PLAN



LEGEND ■ BOH □ PUBLIC

Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date