





### **Ashley Casterlin**

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# 917 MAIN STREET #B1, HOUSTON, TX 77002

LEASE

tunnel space

• 6,971 SF

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- Just Below Kirby Lofts
- Located at One of the Main Tunnel Entry Points
- Potential for 72' of Tunnel Storefront

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- Daytime Population- Approx. 100,000 w/in 1 Mile ٠
- **Owner Financing Available** •
- Sale: \$699,000 \$575,000 Lease: \$19/SF NNN





# **DEMOGRAPHICS**



**POPULATION ESTIMATES (2020)** 

1 mile –	30,953
2 mile –	94,382
3 mile –	199,728



**AVG. HOUSEHOLD INCOME (2020)** 

1 mile - \$123,259 2 mile - \$110,373 3 mile - \$107,613



**DAYTIME EMPLOYMENT (1 MILE)** 

Total Businesses – 5.401 Total Employees – 99,323





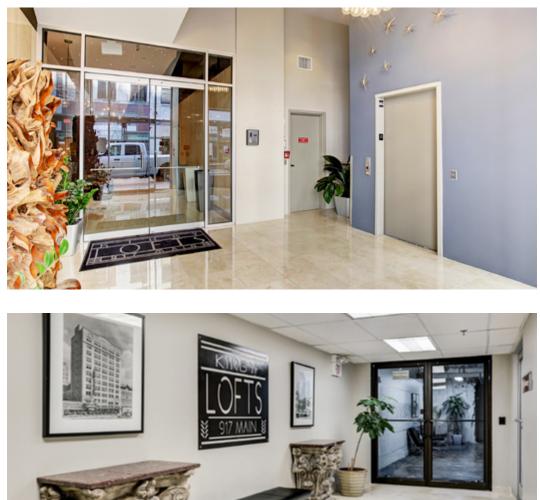


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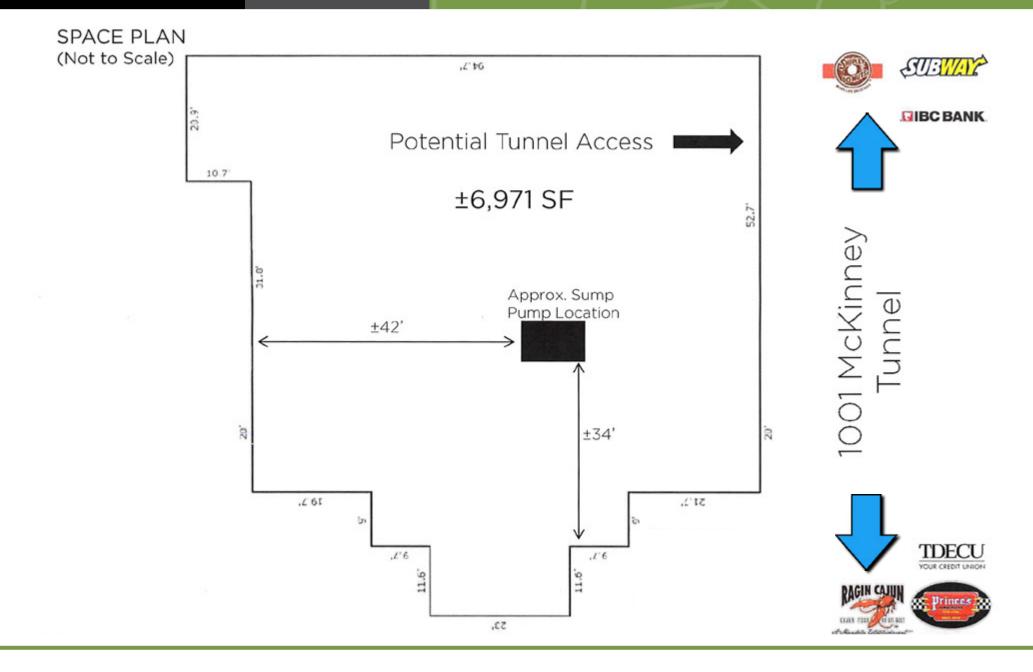
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FOR SALE/

LEASE

tunnel space





ARTIST RENDERINGS (Space In Cold Shell Condition)



FOR SALE/

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tunnel space







RENDERINGS

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► From Washington Avenue HALLIBURTON Preston 402 MAIN REPUTFLIC D'GEORGE CHRONICLE HOGG GARAGE WORTHAM ARIS STATE SCANLAN BLDG MARKET DOWNTOWN MINUTE MAID THEATER THESAM SQUARE BANK BLDG PALACE LYRIC PARK THE AQUARIUM HOUSTON CENTER U/C CENTRE BYRD 500 CRAWFORD < Prairie ▲To Memorial Drive GARAGE 717 TEXAS MCCRORY 500 DUNN CENTER/ UNION THE RICE LOFTS BUILDING FANNIN CATALYST CHRIST EPISCOPAL DIOCESE OF TEXAS ALLEY U/C BINZ ANCASTER CHURCH URBAN LEAGUE THEATRE UILDING CATHEDRAL HOTEL TO BBVA COMPASS > ► From Memorial Drive Texas ANNUNCIATION STADIUM MAGNOLIA WESTIN CATHOLIC CREAT HOTEL KEYSTONE FEDERAL 609 MAIN JONES JONES 601 ALEXAN HOUSTON CHURCH 600 SOUTHWEST BAYOU PLACE AT TEXAS LOFTS DETENTION HALL DOWNTOWN PLAZA TRAVIS TRAVIS BUILDING DOWNTOWN INCARNATE U/C CENTER KS GARAGE U/C WORD CADEM TTQTT PENNZOII T CERMAIN THE TRANQUILLITY CAPITO BANKO BOBCASEY US PLACE TOWER JONES LOFTS HSPVA U/C ARTNERSHIP THE STAR 700 PARK CUSTOMS FEDERAL ON MAIN LOFTS QUARTER COURTHOUSE U/C HOUSE CENTER HOBBY CENTER ..... MARRIER ME FOR THE RUSK BG GROUT HOUSTON LANIER 801 LOUISIAN. TRANQUILLITY PERFORMIN SABINE MARRIOTT GARAGE GARAGE PLACE CENTER PUBLIC ESPERSON BUILDING HESS 800 a MARQUIS PARK ARTS PROMENADE MERIDIEN S GARAGE 2 U/C 8 ONE HOTEL AMAIN GAI ٠ U/C < To I-45 North Walker YONDELLBASELL FULBRIGHT COMMERCE 919 MILAN TOWERS ONESH HESS TOWER LOFT HOUSTON CITY HALL TOWER LY 2 HOUSTON 006 PLAZA CENTER HERMANN . A-KINNEY CITY HALL MCKINNEY ACE GARAG CENTER B ANNEX SOUARE B From I-45 North McKinney las Am GEORGE R. HOUSTON ONE PARK PLACE JULIA IDESON LIBRARY MAIN SAM 1001 THE SHOPS AT HOUSTON CENTER 53 TRAVIS ONE BROWN 1000 FARCO PLAZA KINDER ٠ CENTRAL **DISCOVERY GREEN** FANNIN PARK STREET PLACE CITY MORGAN 1000 CONVENTION GARAGE da de U.S. SQUARE CENTRE 0 BUILDING MAIN CENTER Allen Parkway .... < Lamar: 0 **FOUR SEASONS** 1010 LAMAR GARAGE Brazos 1100 1200 HOTEL 1100 1100 HERITAGE SOCIETY MUSEUM HERITAGE PLAZA 111 SMITH TRAVI å LAMAR FOUR SEASONS TRAVIS LOUISIANA EMBASSY SUITES IIII MAIN GARAGE 1111 GARAGE LOUISIANA GARAGE GARAGE PRIVATE EANNIN RESIDENCES From Allen Parkwar Dallas .... HOTEL COURTYARD BY HERITAGE A TOTAL HYATT 1200 CLAY STREET GARAG PLAZA MARRIOTT DOUBLETREE ONE ALLEN . REGENCY HILTON AMERICAS HOUSTON HOTEL Θ GREENSTREET RESIDENCE IN HOTEL 1225 MARLOWE NRG TOWER CENTER SPRINCHIL HOTEL LOUISIANA SUITES U/C < Polk TWO ALLEN PARKING 1300 9 MAIN AVENIDA SOUTH GARAGE HOUSTON CENTER REENSTREE 1300 1301 ALLEN CENTER RECENCY IRST UNITED COLLEGE TRAVIS GARAGE FANNIN 777 CLAY GARAGE METHODIS OF LAW 0 GARAGI GARAGE CHURCH ► Clay **TOYOTA CENTER** W.Dallas > ATHENS SMITH ROOT ā S. ANTIOCH MET WEDGE HOTEL SUITES 1415 AT&T 4 Andrew MEMORIAL BAPTIST 1400 **INTERNATIONAL** JPMORGAN FANNIN BUILDING PEACOCK CHURCH SQUARE CHASE ALLEN TOWER OUISIA GARAGE APARTMENTS -GARA CENTER ARAGE 1400 < Bell SMITH SALVATION ARMY HOUSTON AREA COMMAND HOLIDAY BLOCK 334 TUNDRA GARAGE INN LOUISIANA 800 BELL BROWN 1600 SMITH -APARTMENTS PACKARD EXPRE

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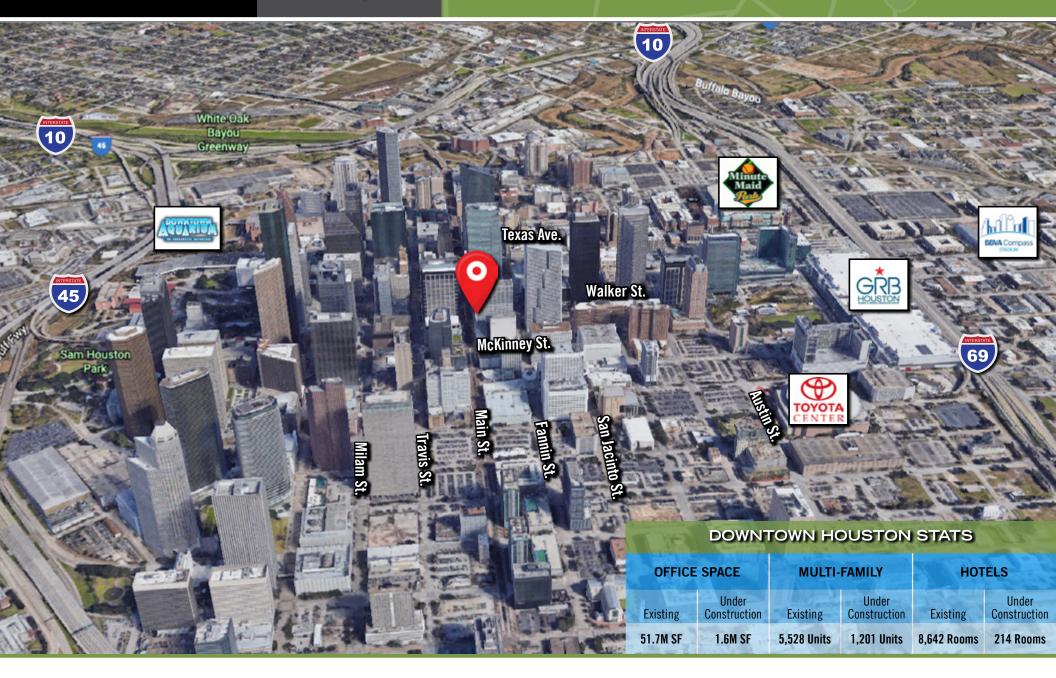
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FOR SALE/ LEASE tunnel space

**6,971 SF Downtown Tunnel Space** Below Kirby Lofts in the 1001 McKinney Tunnel



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### INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.* 

#### **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; &
- Treat all parties to a real estate transaction honestly and fairly.

# A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/ tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

 any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

*Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0, TAR 2501* 



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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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