

MIDTOWN



FOR LEASE

GROUND FLOOR  
RETAIL/RESTAURANT  
SPACE

1,500 - 6,663  
CONTIGUOUS SQUARE FEET

THE TRAVIS  
3300 MAIN STREET  
HOUSTON, TX 77002

DEVELOPED BY

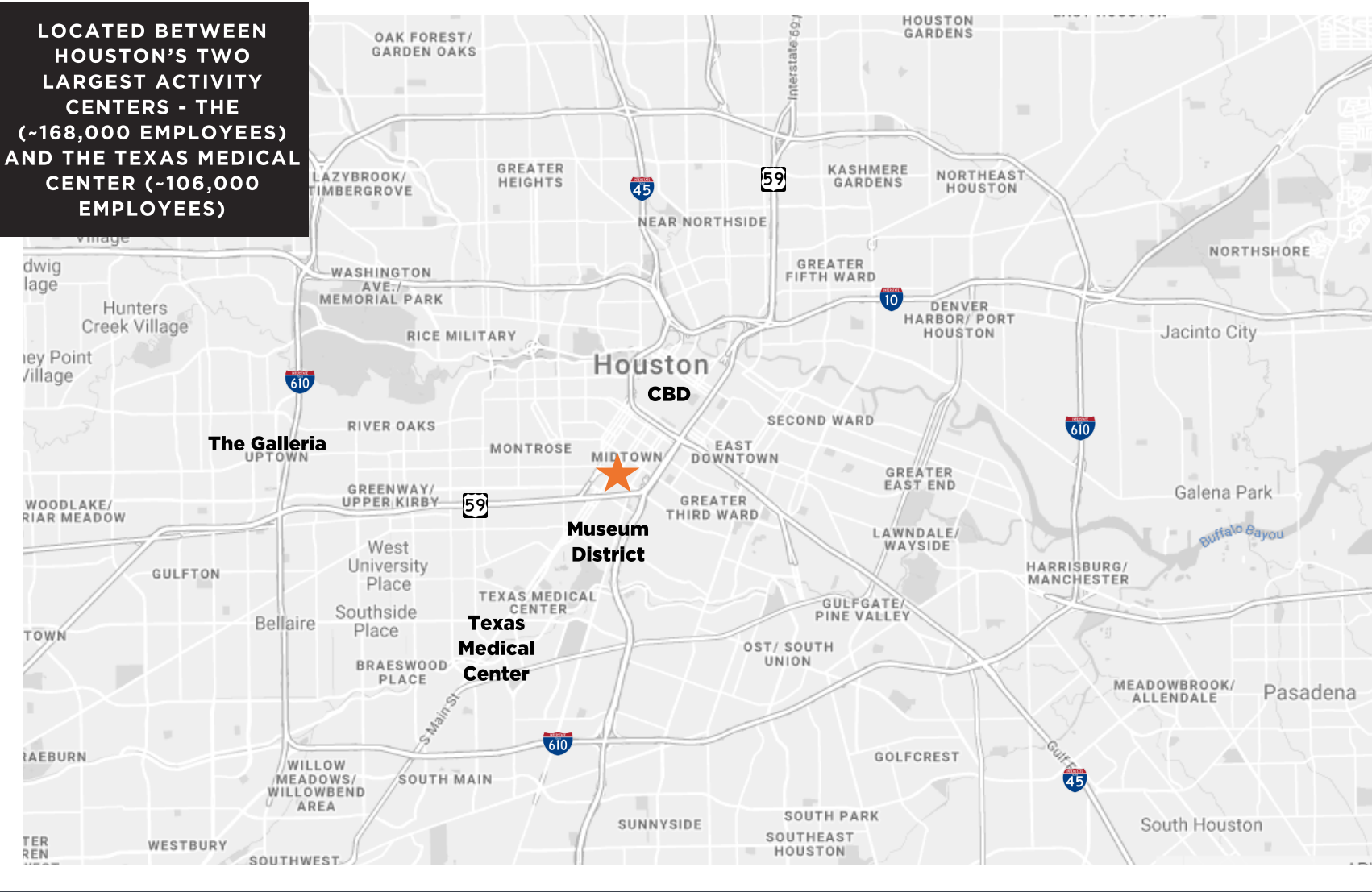


RETAIL / RESTAURANT  
LEASING BY



COMMERCIAL | REAL ESTATE | SERVICES

**LOCATED BETWEEN HOUSTON'S TWO LARGEST ACTIVITY CENTERS - THE (~168,000 EMPLOYEES) AND THE TEXAS MEDICAL CENTER (~106,000 EMPLOYEES)**



[thetravishouston.com](http://thetravishouston.com)

**Elegant  
Landmark**



**The Travis** boasts:

- 30 floors
- 328 multi-family units
- 14,439 SF ground floor retail / restaurant / flex space
- 585 car parking garage

The development is strategically located between downtown Houston and the Texas Medical Center and adjacent to the Ensemble/HCC stop of the METRORail Red Line.

**The Travis Statistics (April 2022)**

Occupied Units	298 (91.6%)
Average Unit Size (SF)	1,116 SF
% of 1 Bedrooms units	61%
% of 2 Bedrooms units	38%
% of 3 Bedrooms units	1%
% Tenants Aged 22-41	79%
% of Tenants Self Employed	54%
% Households Income > \$150,000	35.53%

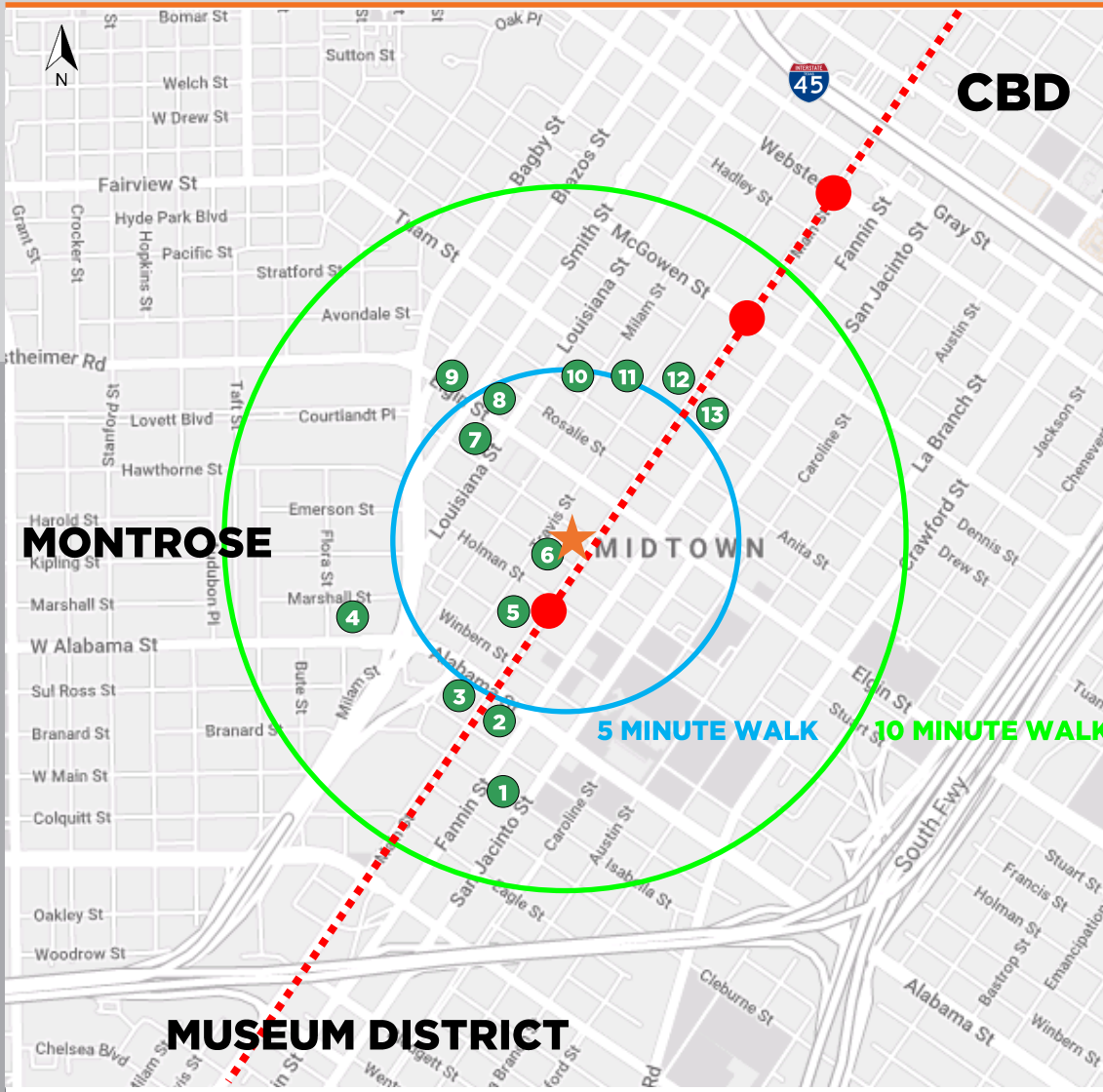




### THE MIDTOWN NEIGHBORHOOD

- DENSE
- WALKABLE
- YOUNG
- AFFLUENT
- CONNECTED TO HOUSTON'S TWO LARGEST EMPLOYMENT CENTERS, THE CBD AND TEXAS MEDICAL CENTER BY LIGHT RAIL
- CONTAINS NUMEROUS CITY-WIDE DRAWS
- BENEFITS FROM A TAX INCREMENT REINVESTMENT ZONE AND MANAGEMENT DISTRICT





Dense and Walkable  
Walk Score  
Walker's Paradise

**92\***

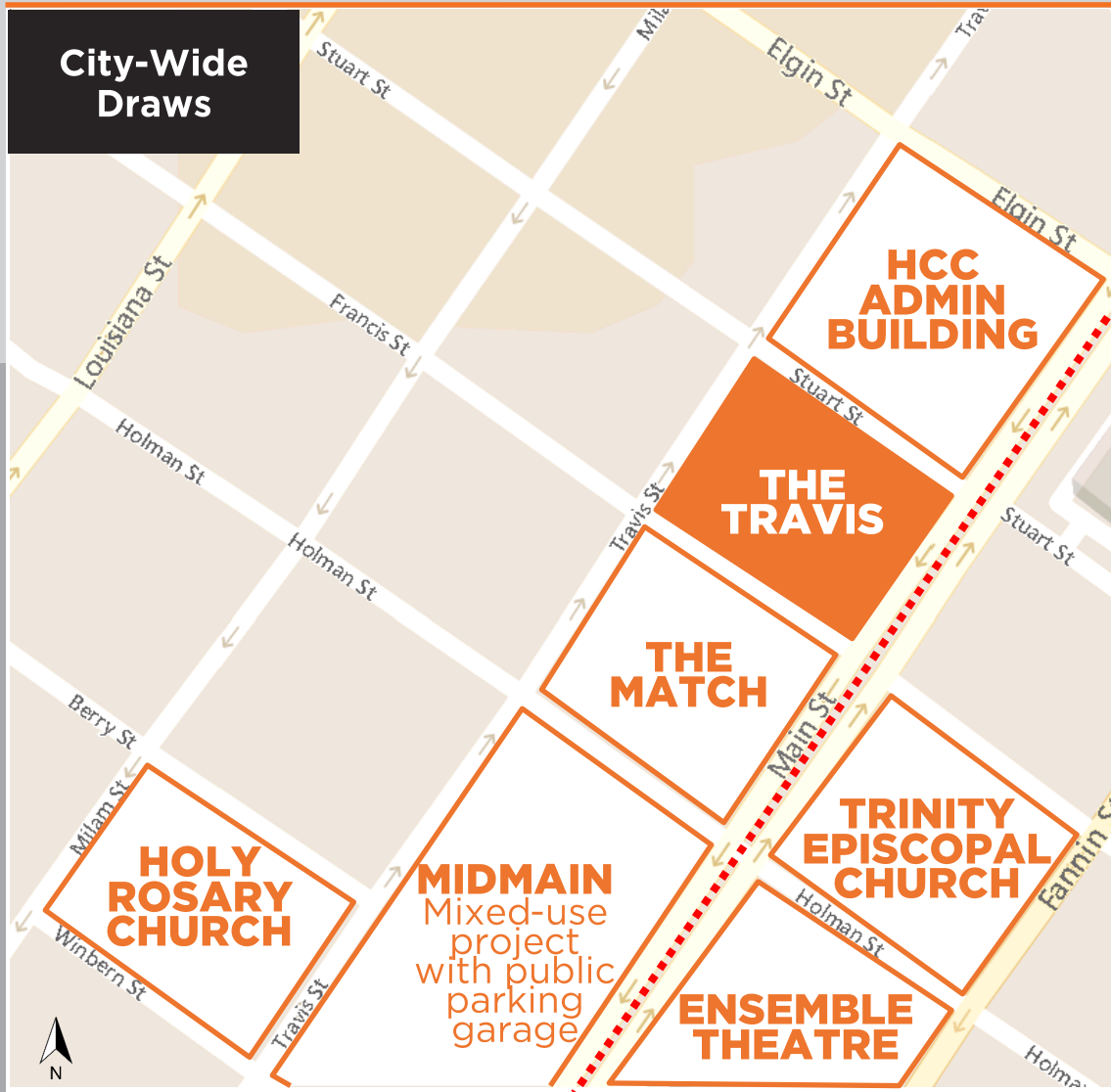
**Multifamily Within 10-Minute Walk**

- 1. Ventana at Midtown 282 units
- 2. 3800 Main Phase II 117 units
- 3. 3800 Main 203 units
- 4. 220 W Alabama 131 units
- 5. Mid Main Lofts 357 units
- 6. **The Travis (3300 Main)** 328 units
- 7. Calais Midtown 356 units
- 8. Pearl Midtown 154 units
- 9. Pearl Whole Foods 260 units
- 10. Pearl in the Mix 196 units
- 11. Camden Travis 253 units
- 12. Camden SuperBlock 315 units
- 13. Brewery Place 357 units

**Total Multifamily Units 3,309 units**

..... LIGHT RAIL  
★ THE TRAVIS

**NEIGHBORHOOD  
ADJACENT CITY  
WIDE DRAWS**



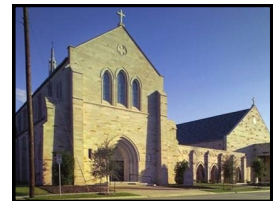
**Trinity Episcopal Church**

was founded in 1893 as a mission from Christ Church and is the second-oldest Episcopal parish in Houston.



**Holy Rosary Parish**

was founded in 1913 and since has served as the physical foundation to provide spiritual care throughout the city.



**The MATCH**

is a nonprofit development that gives cultural arts organizations their stage. The first performances took place in October of 2015.



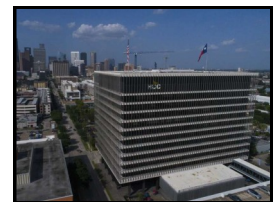
**The Ensemble Theatre**

was founded in 1976 to preserve African American artistic expression and to entertain and enrich the diverse community.



**The Houston Community College Administration Building**

contains the offices overseeing the ~70,000 student college system.

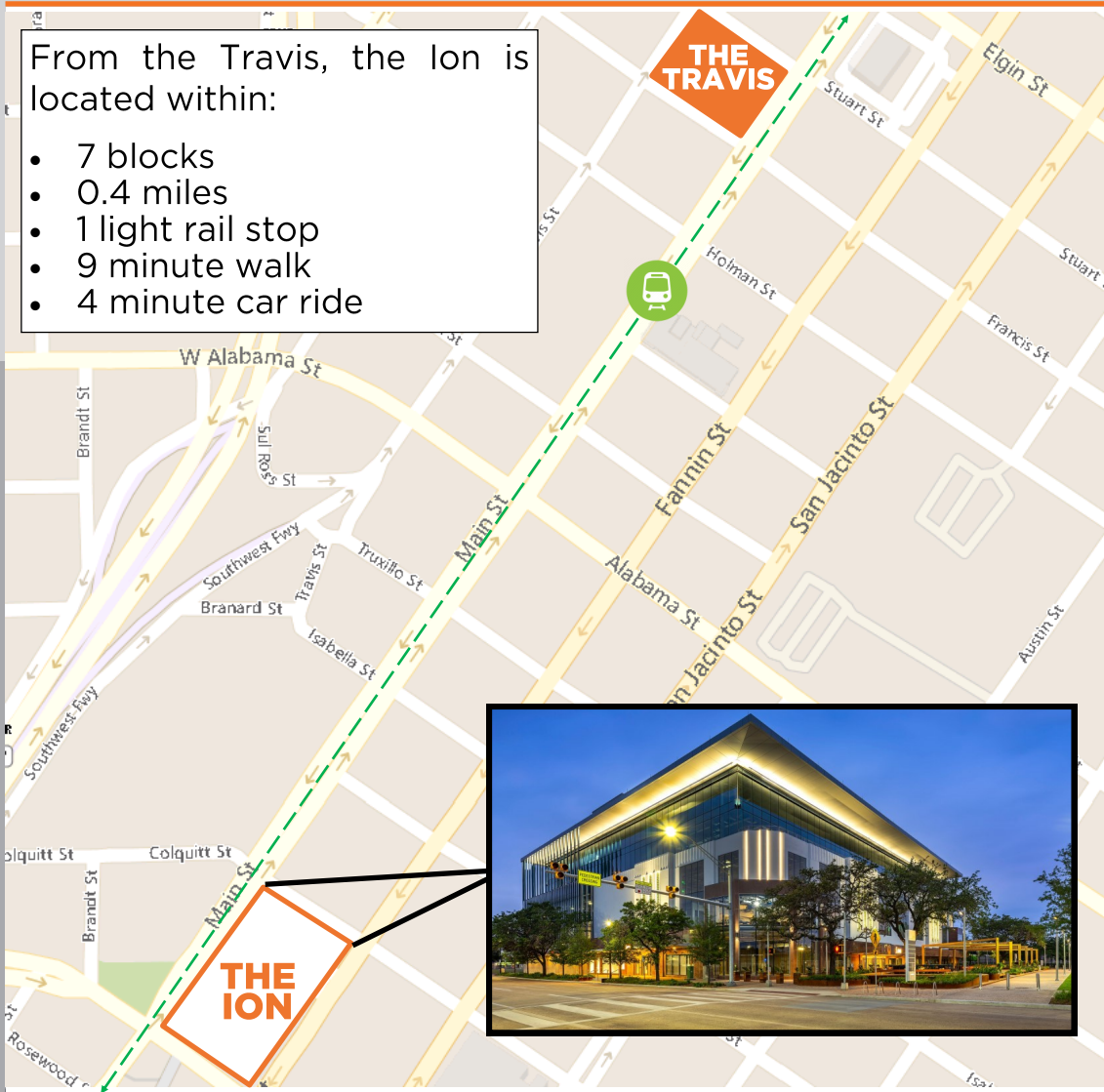


..... LIGHT RAIL

**NEIGHBORHOOD  
THE ION TECHNOLOGY CENTER**

From the Travis, the Ion is located within:

- 7 blocks
- 0.4 miles
- 1 light rail stop
- 9 minute walk
- 4 minute car ride



Owned by Rice University, the 270,000 square foot Ion is the first phase of the planned 16 acre Innovation District and is located at the intersection of Main St. at Wheeler in Midtown.

The Innovation District is intended to concentrate educational, business, financial and civic resources to attract and support talent, startups, state-of-the-art resources networking, training and programs. **Microsoft, Chevron Technology Ventures, and Common Desk** currently occupy space at the ION.

“The 270,000-square-foot project at 4201 Main marks a milestone in the transformation of a 4-mile stretch between downtown and the Texas Medical Center into what city officials are calling the innovation corridor. LeVasseur estimated the Ion eventually will be home to 1,500 tech workers.” - *Ryan LeVasseur, managing director of direct real estate at Rice Management Company, Houston Chronicle May 13, 2021*

← → Light Rail



Light Rail Station



## NEIGHBORHOOD TRANSIT



The 13-mile Red Line (formerly Main Street Line):

### CONNECTS THE TRAVIS TO

- UH Downtown 13,633 students (fall '19)
- Central Business District 168,500 jobs
- Midtown 6,697 residential units
- Museum District 19 museums
- Hermann Park 445 acres
- Houston Zoo 55 acres
- Rice University 7,282 students (fall '20)
- Texas Medical Center 106,000 jobs

### RIDERSHIP\*

	<u>Ensemble / HCC Stop</u>	<u>Redline</u>
Weekday Boardings	1,002	23,979
Saturday Boardings	598	12,650
Sunday Boardings	490	11,011

### DISTANCE AND TRAVEL TIME TO/ FROM ENSEMBLE / HCC STOP

#### NORTH TO DOWNTOWN TRANSIT CENTER

- 1.5 Miles | 4 Minutes (2 Stops)

#### SOUTH TO TMC FANNIN STATION

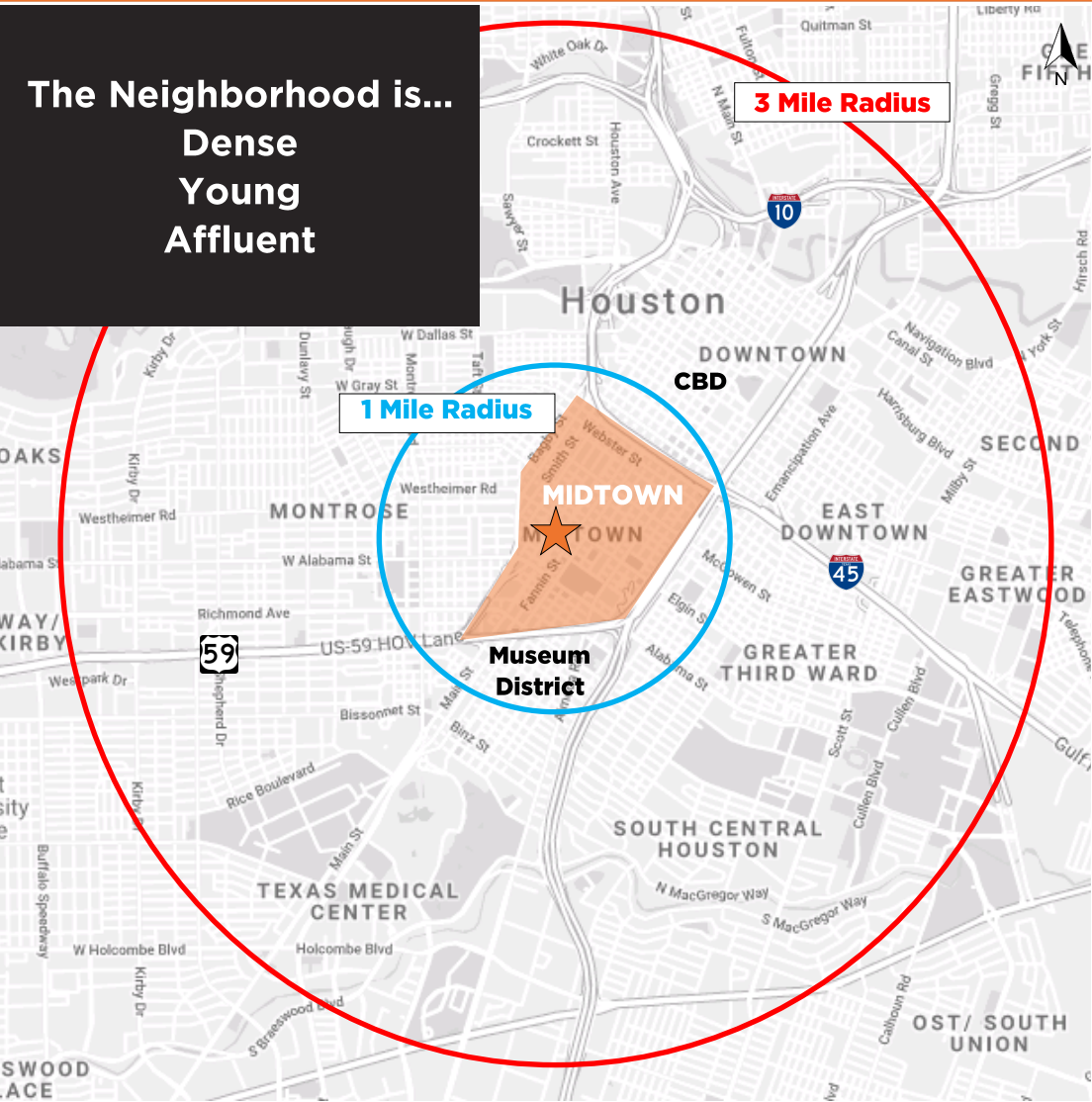
- 2.5 Miles | 7 Minutes (4 Stops)

\* 2021 Metro Ridership Reports



**NEIGHBORHOOD  
DEMOGRAPHIC DATA**

**The Neighborhood is...  
Dense  
Young  
Affluent**



<b>INCOME*</b>	<b>MIDTOWN</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>CITY</b>
• Avg. HH	\$108,316	\$105,093	\$127,567	\$86,537

<b>POP.*</b>	<b>MIDTOWN</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>CITY</b>
• Daytime	10,472	31,207	431,597	1,737,551
• Night time	10,125	29,724	200,054	2,402,820

<b>% POP.*</b>	<b>MIDTOWN</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>CITY</b>
• Aged 0-4	2.8%	3.6%	3.9%	7.2%
• Aged 5-9	2.2%	2.8%	3.3%	6.9%
• Aged 10-14	1.8%	2.3%	3.1%	6.6%
• Aged 15-24	9.2%	10.9%	15.7%	13.7%
• Aged 25-34	<b>33.5%</b>	28.5%	23.5%	17.3%
• Aged 35-44	<b>18.6%</b>	17.5%	15.5%	14.1%
• Aged 45-54	<b>14.0%</b>	12.6%	11.5%	11.2%
• Aged 55-64	10.1%	11.3%	11.0%	10.5%
• Aged 65-74	5.2%	6.9%	7.7%	7.6%
• Aged 75-84	1.9%	2.7%	3.5%	3.5%
• Aged 85+	0.6%	0.8%	1.3%	1.3%
• Aged 25-54	<b>66.1%</b>	<b>58.6%</b>	<b>50.5%</b>	<b>42.6%</b>

**★ THE TRAVIS**

\* Demographic Data Source: ESRI 2021 Forecast

## LEASING INFORMATION

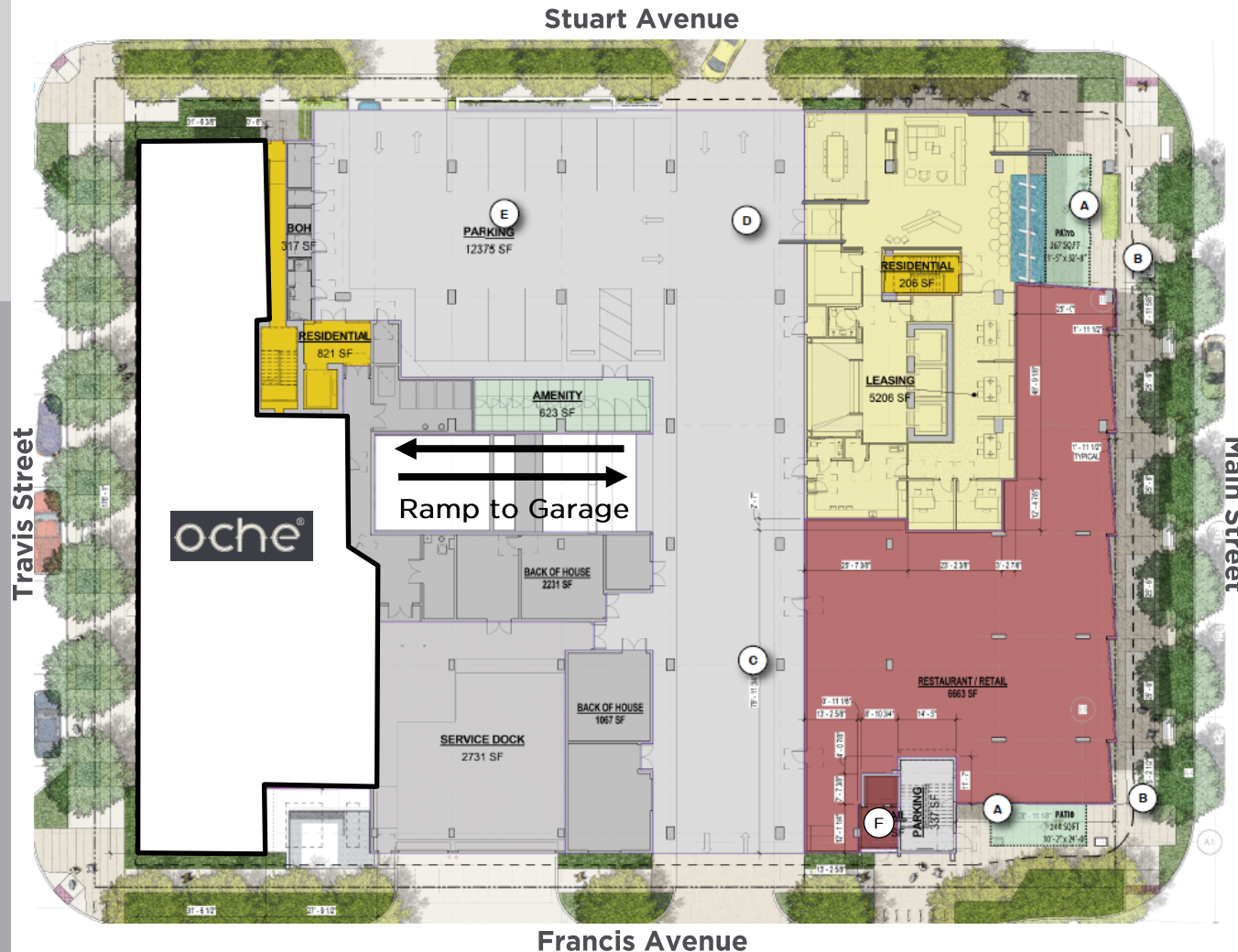
### Retail / Restaurant Space Availability

#### OFFERING ATTRIBUTES

- 1,500 - 6,663 SF available
- Base Rental Rate: \$34.00 - \$40.00 PSF subject to Use/Size/Location
- NNN Expense: Fixed at \$12.00 PSF with annual CPI increase
- Condition: Shell
- TI Allowance: \$70.00 PSF / negotiable
- Two potential patios
- Common area grease trap
- Central valet
- 585 car parking garage with 89 spaces dedicated to 1st floor tenants
- Public parking garage with 750+ spaces two blocks south of the Travis
- Extensive Main Street frontage

#### Legend

- |                     |   |
|---------------------|---|
| A. Dining Terrace   | D. Leasing Arrival Rug                    |
| B. Lobby Paving Rug | E. Motor Court Plaza                      |
| C. Arrival Drive    | F. Dedicated Retail / Restaurant Elevator |



OCHE (äkē) - the line in the game of darts behind which a player must stand when throwing

**CO-TENANT OCHE**

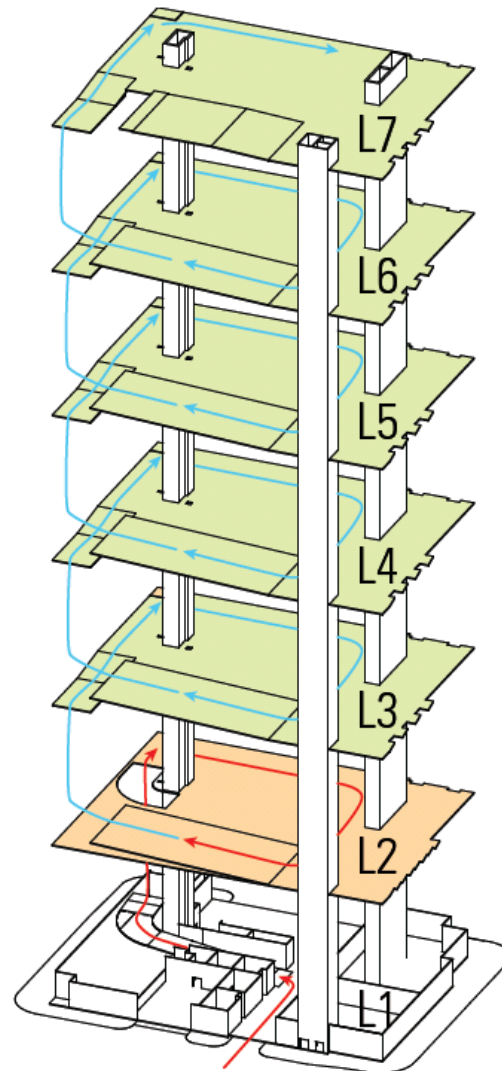


- Oche is a tech-driven modern dart venue with upscale food and drink program
- Locations
  - Oslo, Norway
  - Amsterdam, Netherlands
  - Göteborg, Sweden
  - Fortitude Valley, Australia
  - Miami, Florida
  - Houston, TX (Early 2023)

**AUSTRALIA LOCATION**



- Residential Parking
- Commercial Parking



**Reserved  
Retail  
Parking**

- 89 (L2) dedicated visitor parking spaces to 1st floor tenants
- Dedicated retail / restaurant elevator from L2 of garage
- 6.61 parking spaces per 1,000 SF
- Central valet
- Dedicated Uber Pick-up
- One block from light rail stop
- Walk score of 92
- Transit score of 73
- 750+ space public parking garage two blocks south of the Travis





**Main Street Frontage and North Side Patio**

## FOR INFORMATION CONTACT

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DEVELOPED BY



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# Information About Brokerage Services

11-2-2015

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; and
- 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gregory G. Lewis	383082	glewis@lewispropertycompany.com	713-533-4400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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