

412 Main Street

DOWNTOWN, HOUSTON TEXAS



FOR LEASE

2000 SF Lower Level
Restaurant & Bar

BLACK ROCK
COMMERCIAL REAL ESTATE

Restaurant & Bar

AVAILABLE FOR LEASE

2000 SF

LOWER LEVEL RESTAURANT & BAR

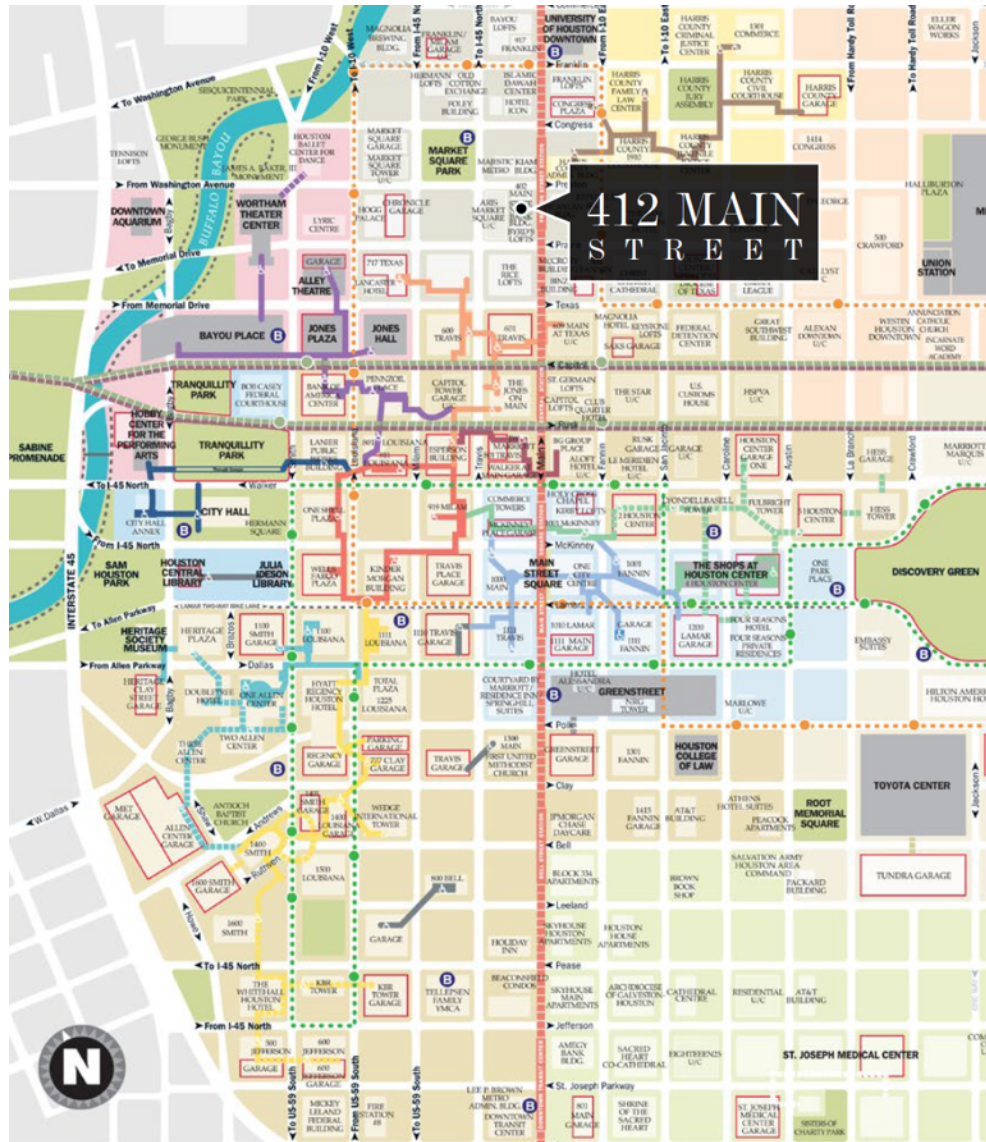
Favorite Destination
FOR RESIDENTS & VISITORS

Hot Spot Location
MAIN ST. & HISTORIC MARKET SQUARE

65,000 Residents
LIVE IN GREATER DWTN HOUSTON AREA

Dynamic Downtown
AREA WORK-FORCE OF 157,000 EMPLOYEES

METRO Red Line
CARRIES 51,039 PASSENGERS DAILY



412 MAIN ST. SITS IN THE HEART OF HOUSTON'S HISTORIC DISTRICT

2,000 SF lower level restaurant and bar available for lease in Downtown Houston. The area is a favorite destination for downtowners and visitors alike. Sitting 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 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.

Demographics & Floor Plan

DEMOGRAPHICS (BASED ON 2017 DATA)

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

TRAFFIC COUNTS (2012 AV. DAILY TRAFFIC COUNTS)

Main Street North of Prairie Street	11,393 cpd
Prairie Street East of Main Street	7,500 cpd



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 sub-agent 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 sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent 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



Adrian Ramirez

832.838.7625

adrian@blackrockcre.com

Galleria Office Tower 1
2700 Post Oak Blvd, 21st Floor
Houston, TX 77056

BLACK ROCK
COMMERCIAL REAL ESTATE