

# For Lease 2401 Main Street Houston, TX 77002


6,000 SF of Contiguous Space  
divisible

## OXBERRY GROUP

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- **Option A** – 6,000 SF of Contiguous space – City of Houston approved set of plans to build a lounge/restaurant. See attached floor plan.
  - **Option B** – 2,100 SF – Second Generation Bar – See pictures
  - **Option C** – Vacant 3,900 SF – Vacant space ideal for food or beverage concept

Base Rent \$40 sf + \$12 sf NNN

Second generation bar space and adjacent vacant space already permitted for a nightclub

Patio – Located in the City of Houston “No Parking Requirement”

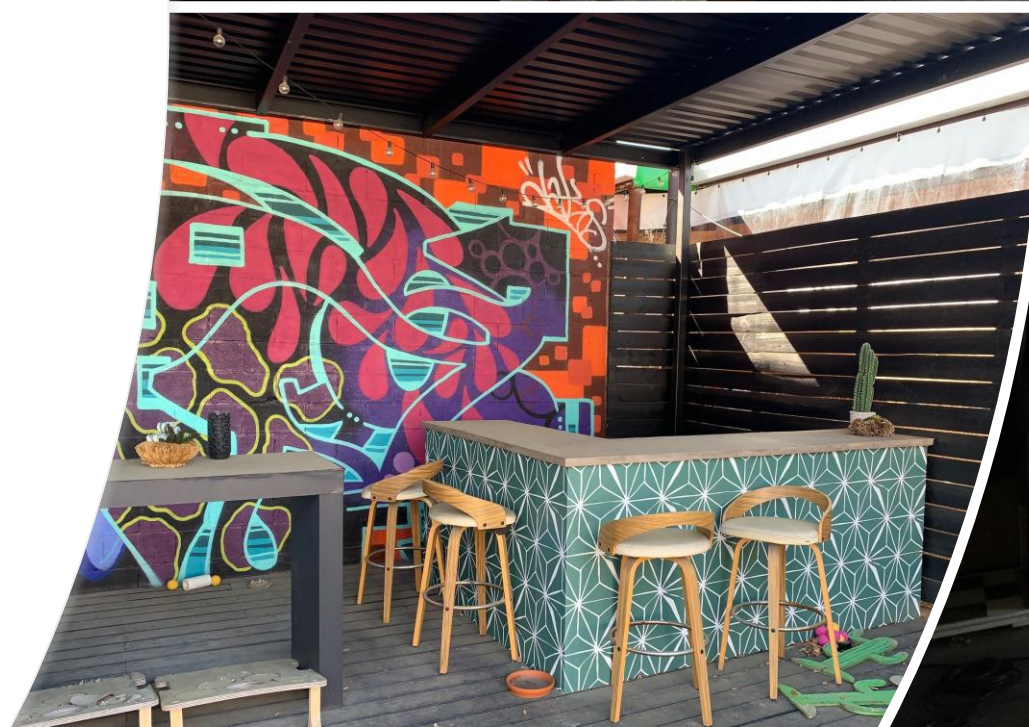
Property located on the Metro Rail for easy access







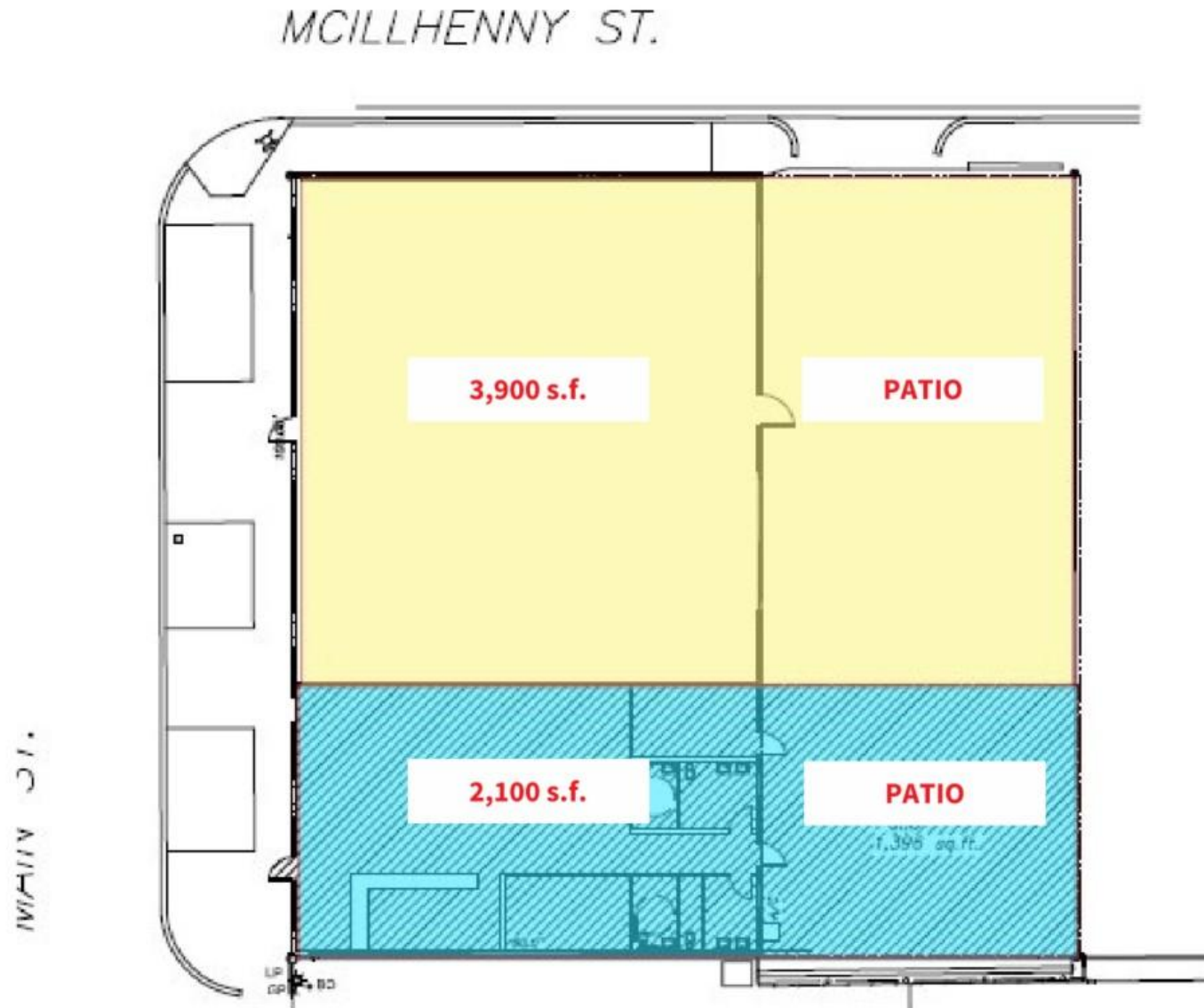
**Option B**  
2,100 SF  
Second  
generation  
bar and  
patio



## Option C

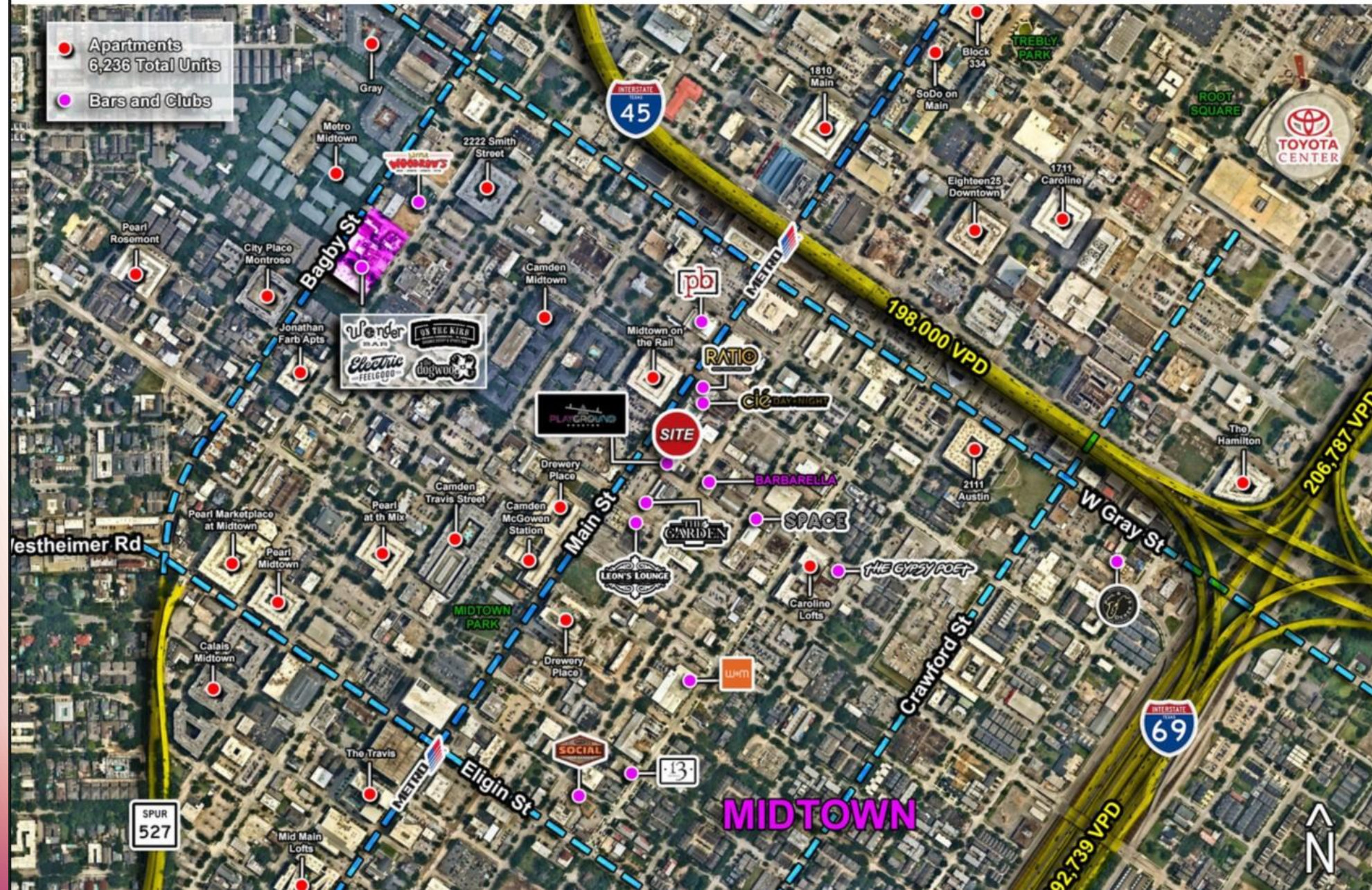
3,900 SF

Vacant first-generation space





# Aerial - 1/2 Mile





# Aerial - 1 Mile

