



300 MAIN

MC MANAGEMENT AND
DEVELOPMENT, INC.

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property HIGHLIGHTS

- 300 MAIN, THE STERNE & STUART BUILDING is a historic three-story building built in the 1880s located in the heart of the Historic District of Downtown Houston
- FIRST FLOOR includes +/- 3,800 SF of desirable end cap restaurant or café space, fully built out with kitchen equipment available
- SECOND FLOOR offers +/- 2,052 SF of open office space with private restroom, break room, glass wall conference room overlooking Main Street. Can be combined with additional space(s) for up to 4,263 SF of adjacent space
- THIRD FLOOR features +/- 2,500 SF of open office space with one private office, and a conference room overlooking Main Street
- Ground floor retail available in building and surrounding buildings
- Street level signage available
- Metered parking, with public lots in close proximity
- Metrorail stop in front of building and easy access to I-45, I-10, and 59
- Located near three luxury residential towers - The Aris Market Square, Market Square Tower and The Preston (arriving Fall 2022)
- Located two blocks from Hines' new Texas Tower—a 47-story, 1 million-square-foot Class-AA office tower (arriving Fall 2021)
- Walking distance to Market Square, Minute Maid Park, Discovery Green & George R. Brown Convention Center



WALK SCORE
94



TRANSIT SCORE
88



BIKE SCORE
85



ideal LOCATION

300 Main, the Sterne & Stuart building, is a historic three-story building located in the heart of the Historic District of Downtown Houston, near Market Square Park. The Sterne & Stuart buildings are two of Houston's last remaining Victorian commercial structures. The Historic District offers patrons and tenants convenient and walkable access to numerous dining, shopping, entertainment options and green spaces. The property is located adjacent to numerous new residential buildings within the district, including Market Square Tower and Aris Market Square.

Downtown Houston caters to a dynamic office environment, with more than 155,000 employees and 50 million-square-feet of office space. In addition, the downtown core has a household population of more than 8,300 residents and is expected to add an additional 5,000 new residents in the next three to five years. Over 10 million people visit Downtown Houston each year for music concerts, conventions, theater, sporting and philanthropic events.

298%
Resident Growth from (2000 - 2018)
(DOWNTOWN CORE)

4,500
Number of Households
(DOWNTOWN CORE)

50 million
SF of Office Space

155,000+
Employees working
in Downtown

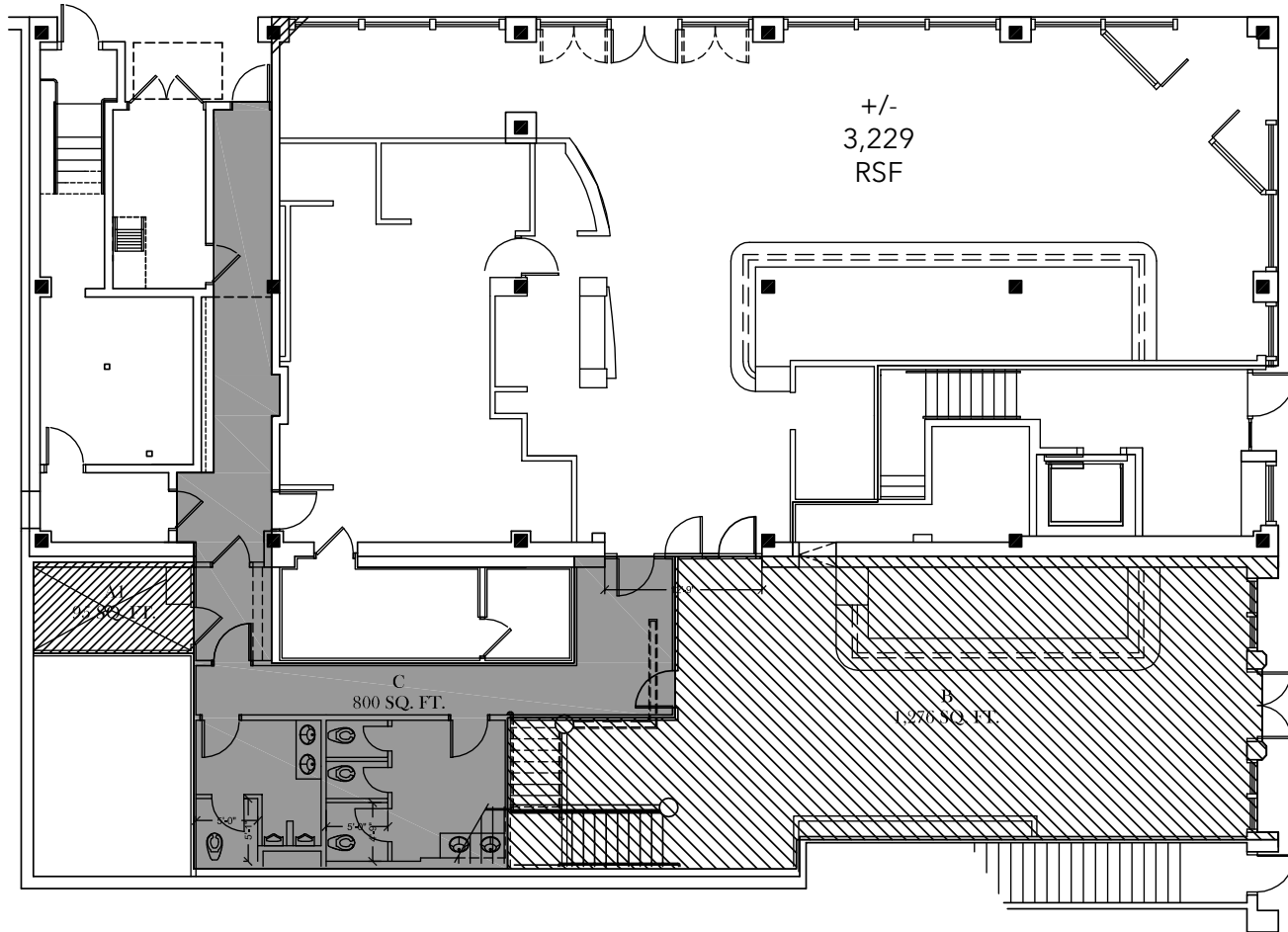
10 million
Visitors to Downtown
each year





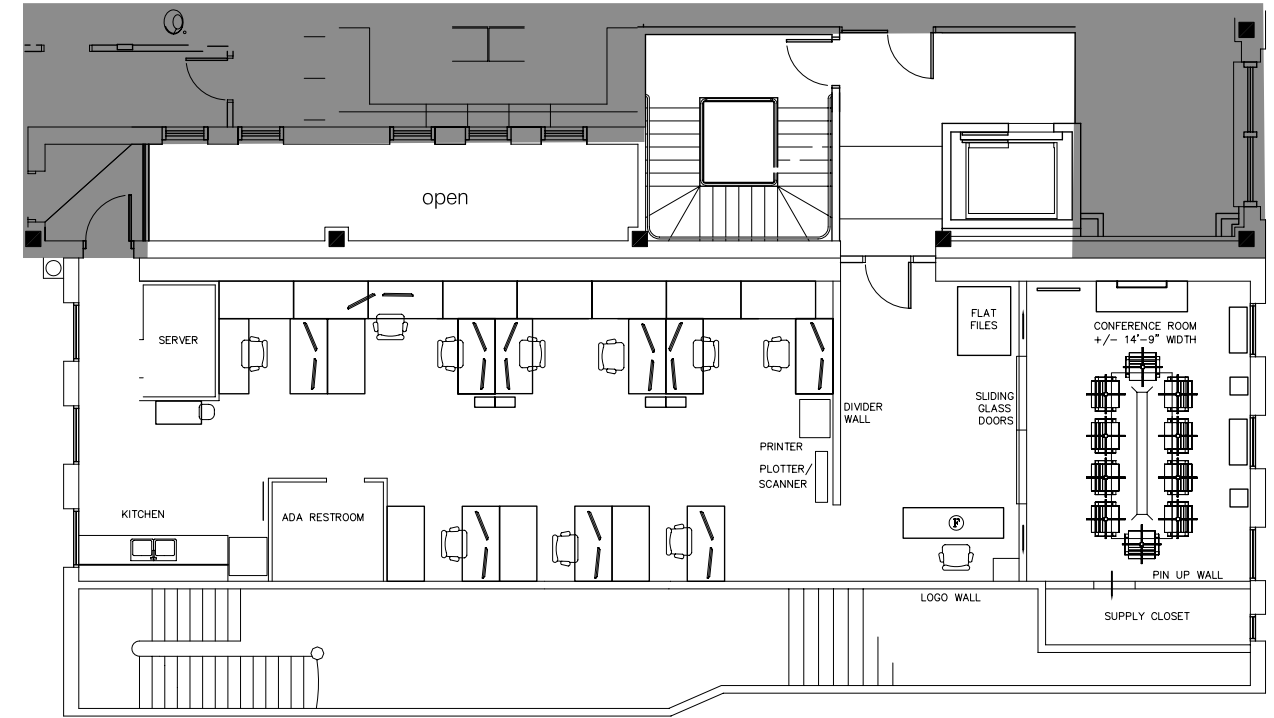
building
FLOOR PLANS

GROUND FLOOR - RETAIL

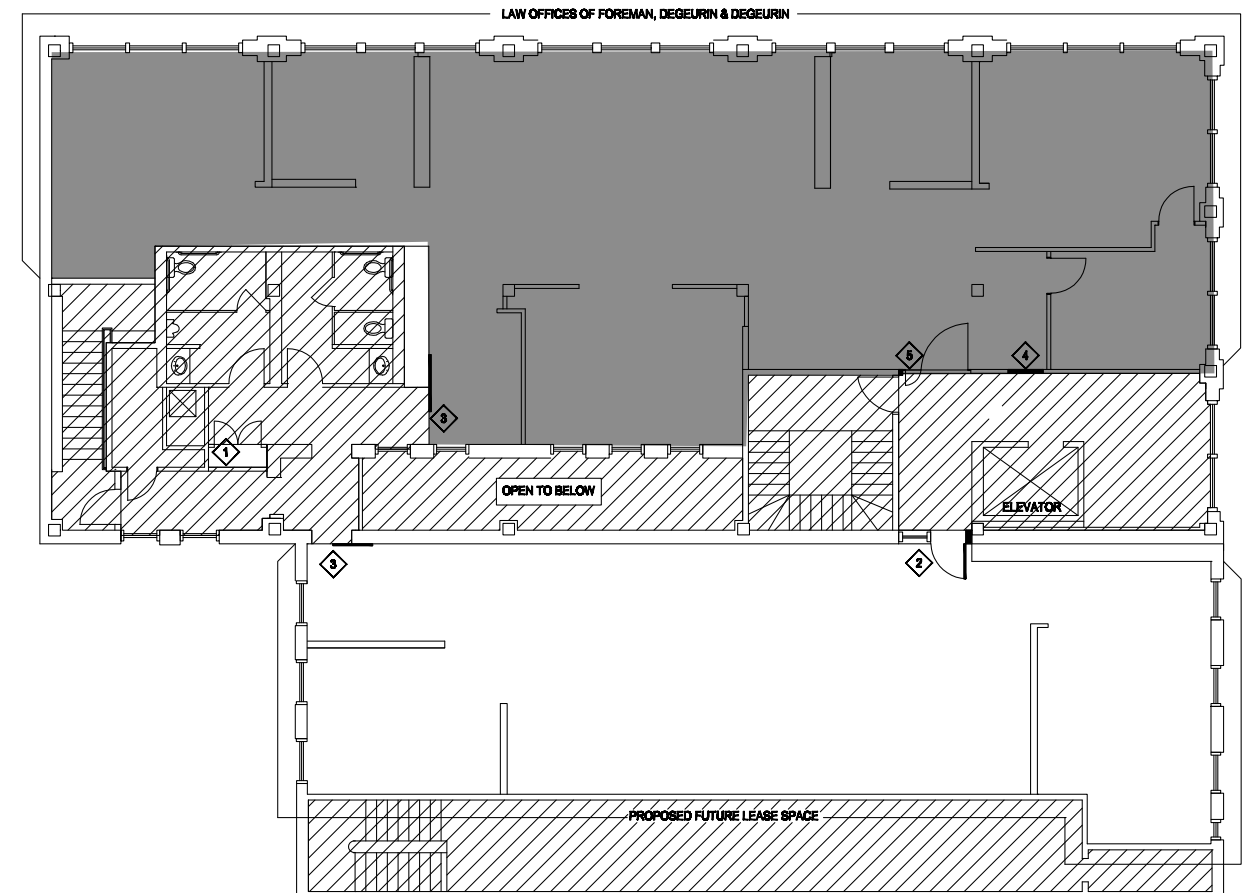


building
FLOOR PLANS

LEVEL 2 - OFFICE



LEVEL 3 - OFFICE





300 MAIN
HOUSTON, TEXAS 77002

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