

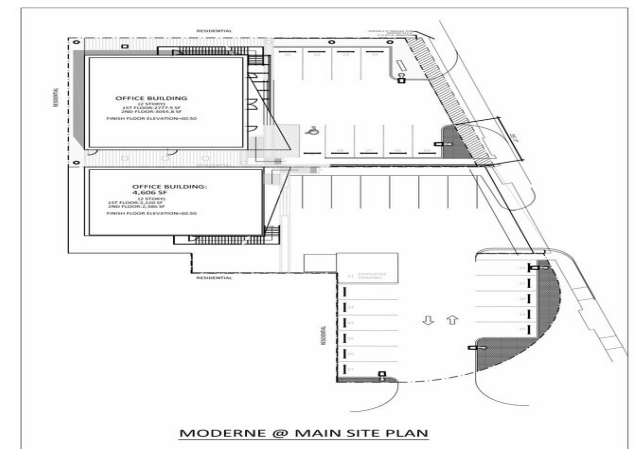


6809-6815 N Main St

\$38.00 - \$40.00 /SF/YR

Architecturally stunning Heights area new construction 2-story building. Ideal Retail/Office/Medical use. Plenty of parking as well as street parking. Rapidly upward trending area with strong demographics, high incomes, and high traffic counts on N Main right off of 610 loop. Ready for tenant built out!

- Architecturally unique with captivating facade
- Lots of windows on front and sides
- High demand area with strong demographics
- High traffic counts and visibility in Heights
- High medium incomes surrounding as well as luxury homes
- New construction



Rental Rate: \$38.00 - \$40.00 /SF/YR

Property Type: Shopping Center

Center Type: Retail Office

Stores: 2

Center Properties: 2

Frontage: 100' on N Main Street

Gross Leasable Area: 10,432 SF

Walk Score ®: 72 (Very Walkable)

Transit Score ®: 42 (Some Transit)

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1st Floor

Space Available	1,900 SF
Rental Rate	\$40.00 /SF/YR
Contiguous Area	4,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New/Shell
Space Use	Office/Medical
Lease Term	3 - 10 Years

Full first floor and second floor available. Opportunity to be a single tenant building if a tenant would like to lease out both floors - total 4,600sqft.

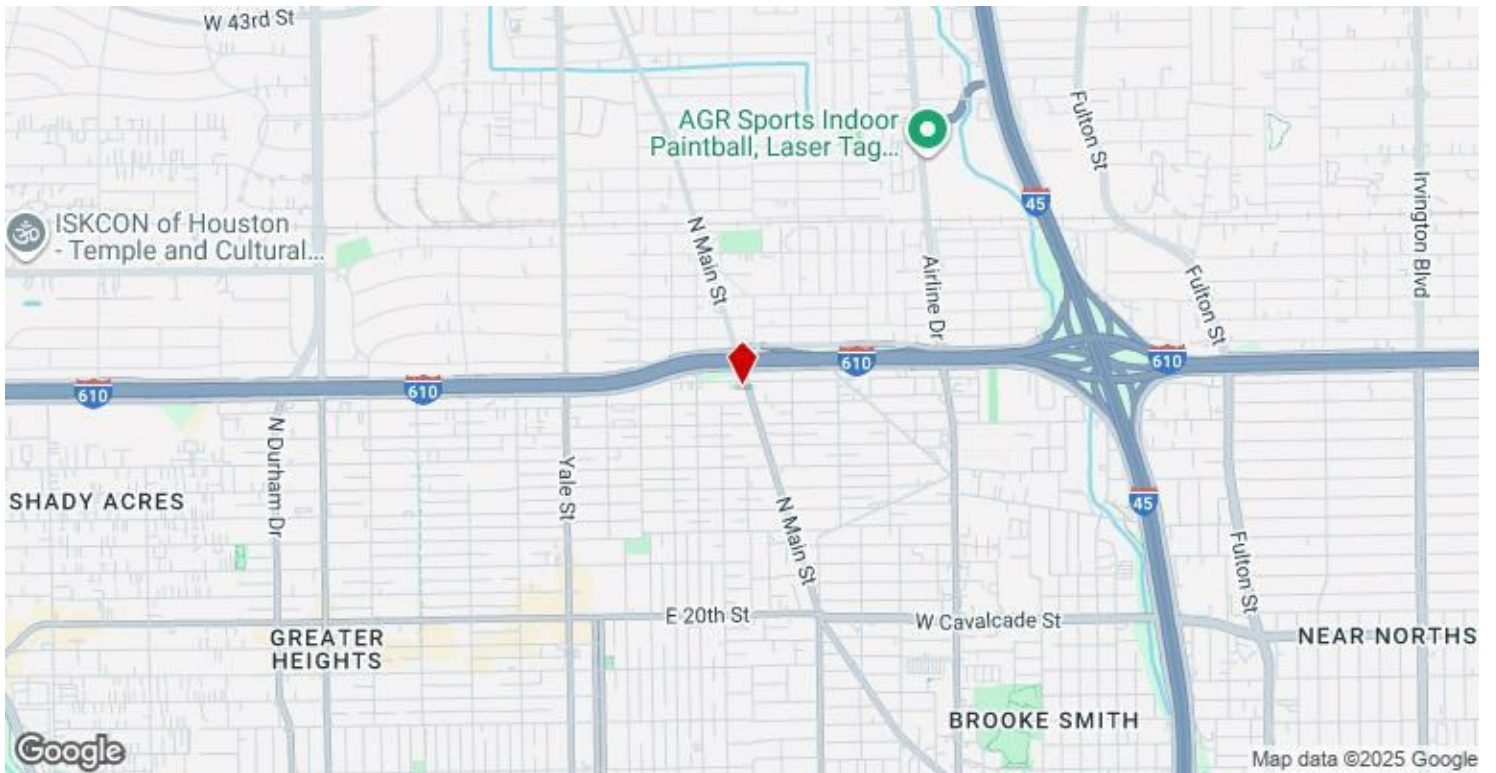
2nd Floor

Space Available	2,700 SF
Rental Rate	\$38.00 /SF/YR
Contiguous Area	4,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	New/ Shell
Space Use	Office/Medical
Lease Term	3 - 10 Years

Full second floor available with first floor private lobby and elevator. Opportunity to be a single tenant building if a tenant would like to lease out both floors.

Major Tenant Information

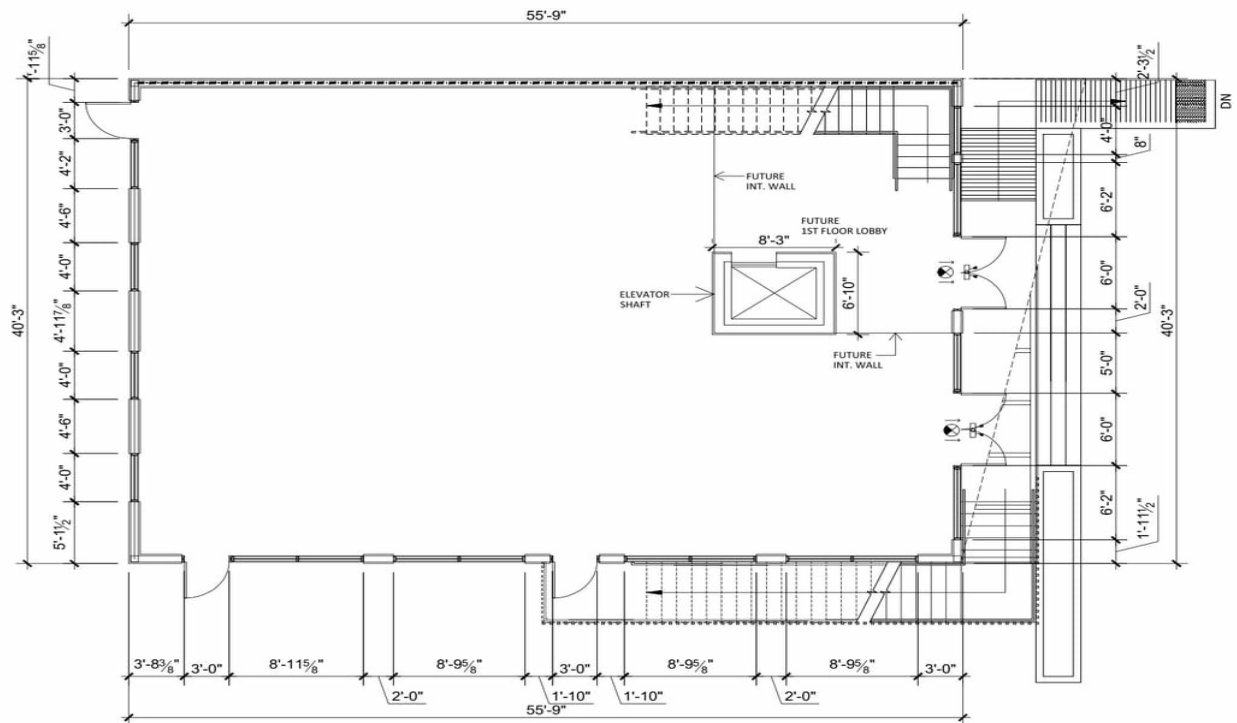
Tenant	SF Occupied	Lease Expired
Allstate	-	
House of Color	-	
Peak Potential Heights	-	
Rose Milk Clininc	-	



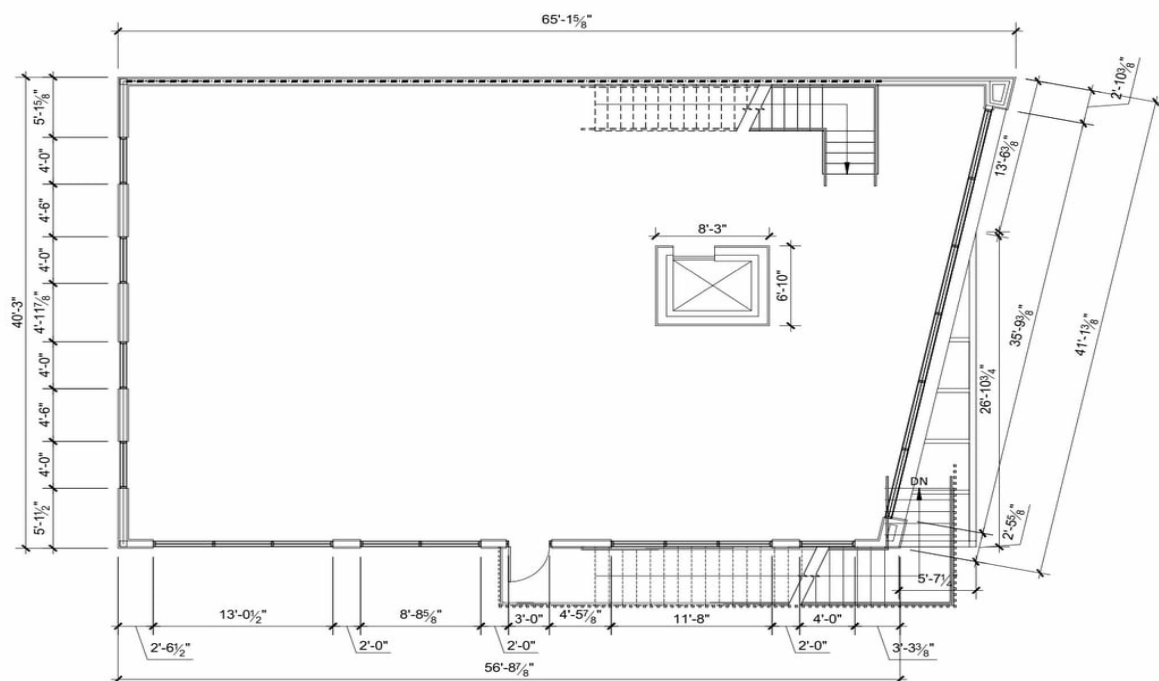
6815 N Main St, Houston, TX 77009

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Property Photos



6809 N. MAIN 1ST FLOOR PLAN



6809 N. MAIN 2ND FLOOR PLAN

Property Photos



Property Photos



Property Photos

