

McKinney Place Garage - Retail Space | www.LandParkCo.com

928-930 Main Street | Houston, TX 77002



NOW LEASING

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Bill McGrath, CCIM
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McKinney Place Garage

928-930 Main Street • Houston, Texas 77002

RETAIL SPACE AVAILABLE IN THE DOWNTOWN HOUSTON TUNNEL SYSTEM

McKinney Place Garage | 930 Main Street

LandPark Advisors is excited to bring prime retail leasing opportunities to McKinney Place Garage, a prestigious 12-level parking and retail destination in the heart of downtown Houston. Strategically located at 930 Main Street, this property offers exceptional visibility, direct access to the Downtown Houston Tunnel System, and a built-in customer base from the surrounding office towers, hotels, and businesses.

Unmatched Location & Connectivity

Strategic Downtown Hub – Located on Main Street, Houston's premier business corridor, with excellent connectivity via I-10, I-69, and I-45

Direct Tunnel Access – One of only two buildings in downtown Houston with street-level access to the extensive tunnel system, connecting 95 city blocks with restaurants, retail, and services

High Foot Traffic & Established Tenant Mix – Adjacent to popular retailers such as Jason's Deli, Domino's, and The UPS Store

Unparalleled Leasing Opportunity – Competitive rates and a high-demand location create the perfect environment for quick-service restaurants, boutique retail, or essential service providers.

With its prime location and strong leasing potential, McKinney Place Garage offers a unique opportunity for businesses looking to tap into downtown Houston's thriving workforce and pedestrian traffic.

*Please contact Bill McGrath, CCIM for more info: 281.598.9860
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LandPark Advisors – Houston's Trusted Commercial Real Estate Partner

For More Information

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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

FOR LEASE



PROPERTY HIGHLIGHTS

- Tunnel & Street Level Retail Spaces for Lease
- Located in downtown Houston on Main St, between Travis St & McKinney St
- McKinney Place is a 12-level parking garage
- Current tenants include Jason's Deli, Domino's & The UPS Store

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FOR LEASE

SPACE AVAILABILITY

UNIT	SF	RATE (sf/yr)
Tunnel-T-220	2,709 SF	\$15.00 NNN
Tunnel-T-265	2,500 SF	\$15.00 NNN
Tunnel-T-270	1,077 SF	\$16.00 NNN
Tunnel-T-276	2,205 SF	\$14.00 NNN



Availability



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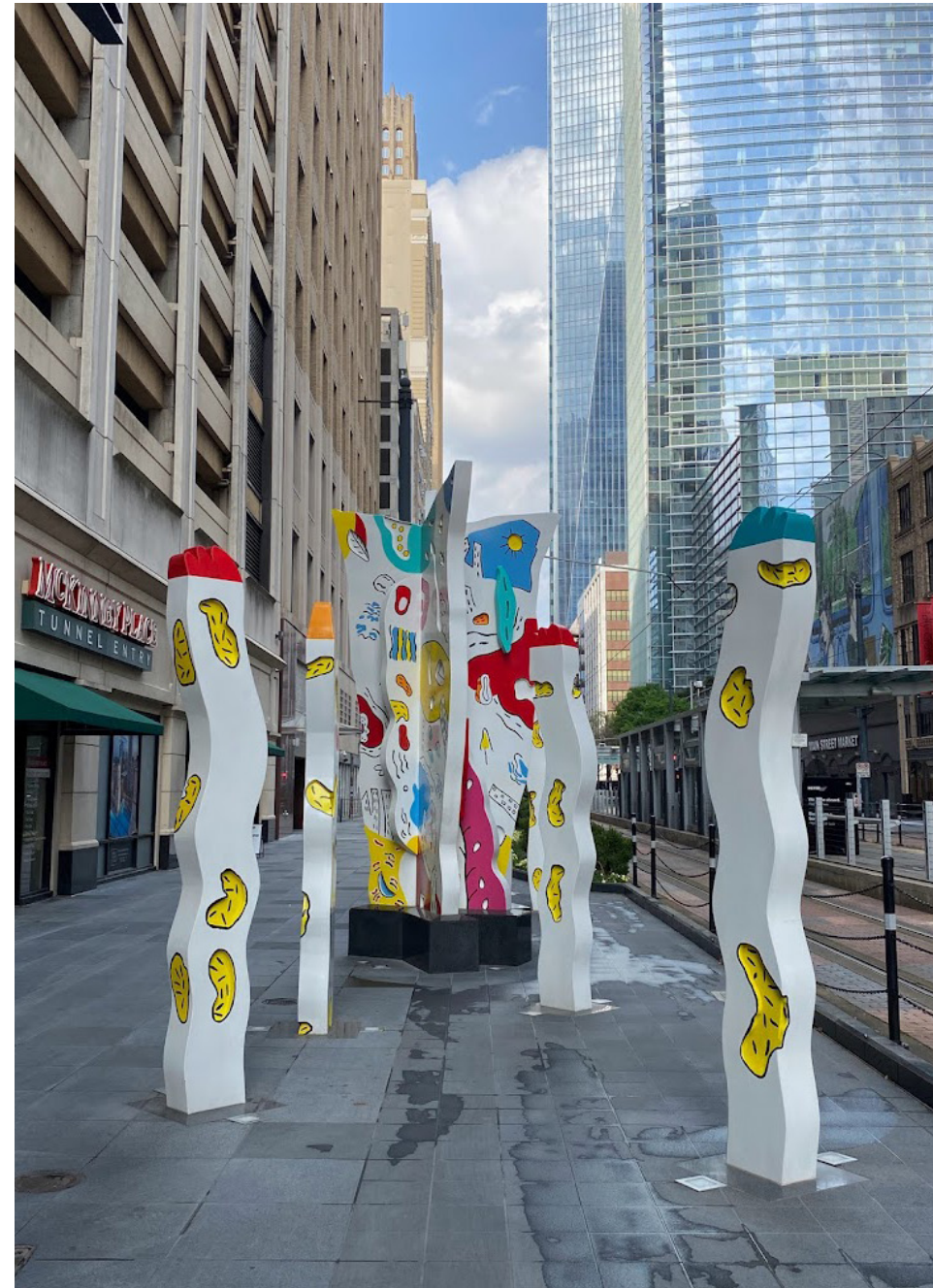
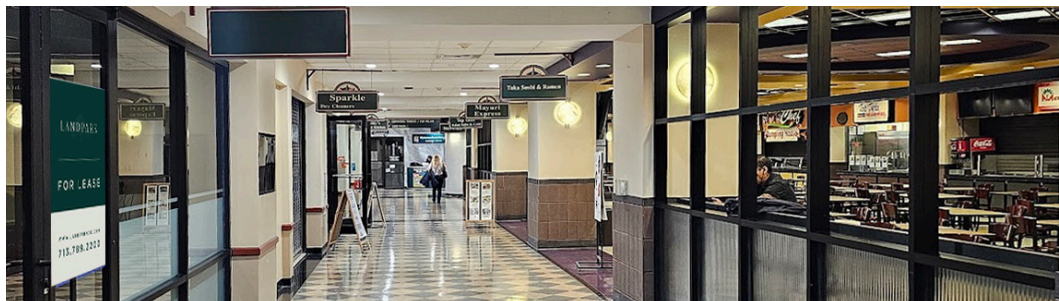
FOR LEASE



Photos

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Photos

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COMMERCE BUILDING

Ramp

Jason's deli

6,559 SF



1,400 SF

Ramp

James
Kong,
OD
1,760 SF



2,824 SF

Gliderz Houston
Scooter Tours

2,727 SF

Travis Street

Main Street

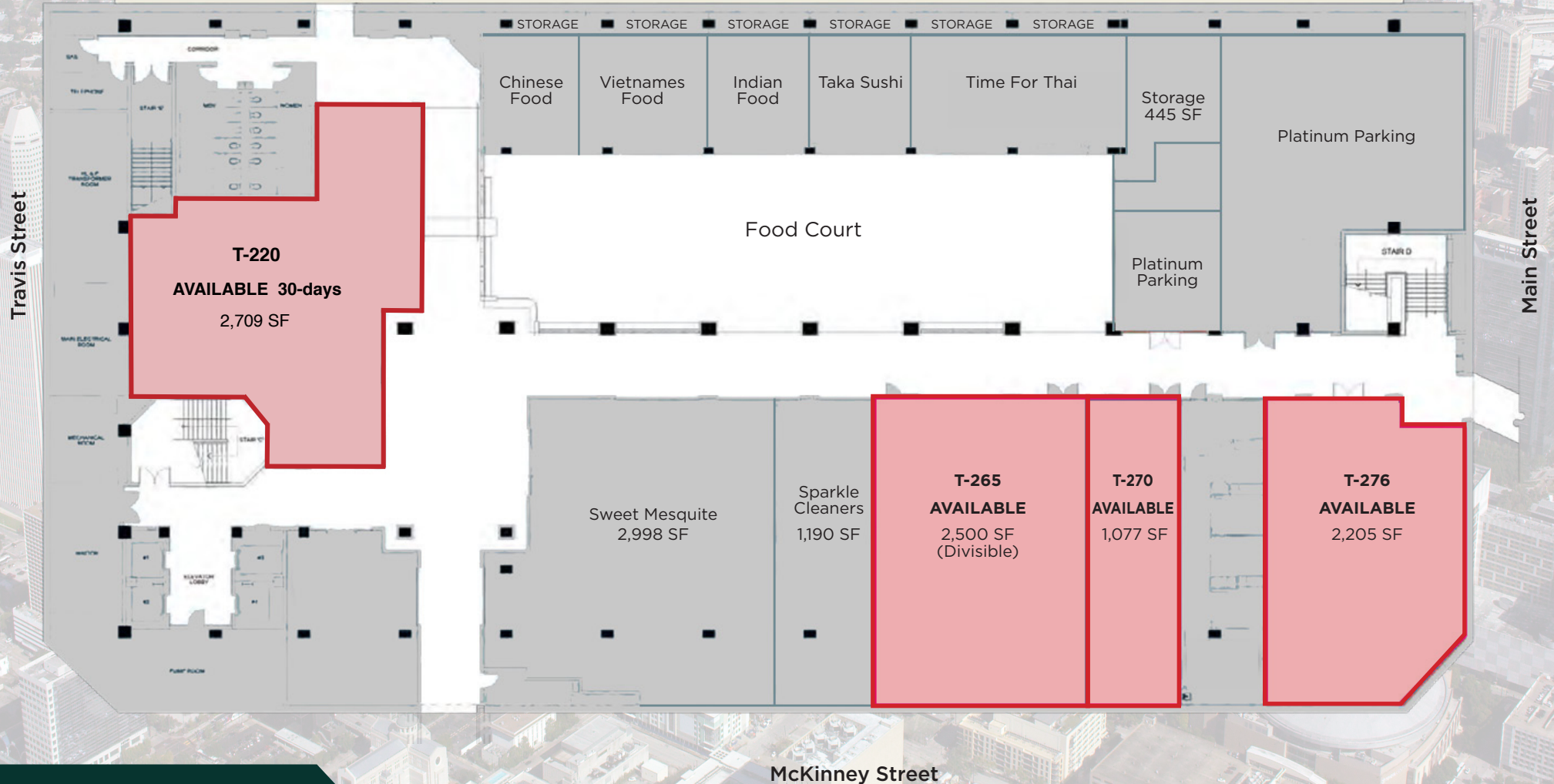
McKinney Street

STREET LEVEL
SITE PLAN

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COMMERCE BUILDING



TUNNEL LEVEL
SITE PLAN

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DOWNTOWN TUNNELS

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INGTON



928-930 Main St
Houston, TX 77002

Aerial View

EAST
DOWNTOWN



NDPA
Field Store

FOR LEASE



Map



Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date