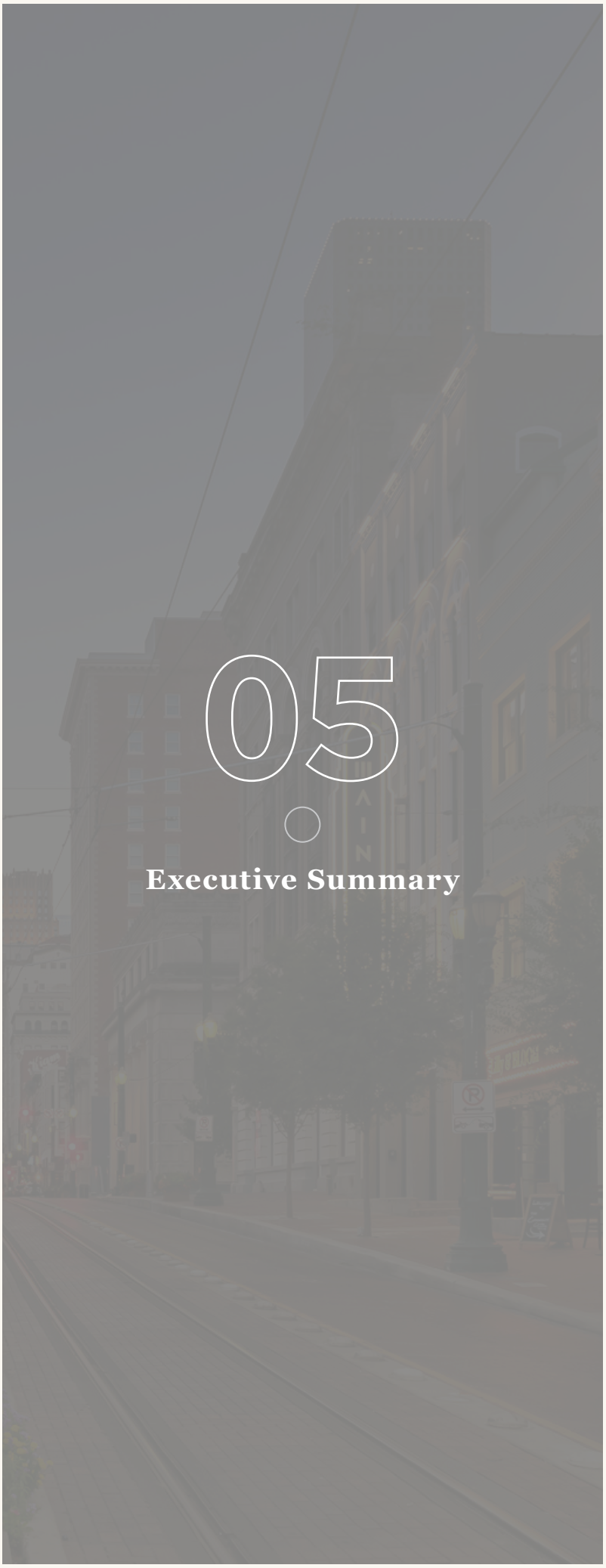


MAIN & CO

110-114 MAIN STREET
HOUSTON, TEXAS

Confidential Offering Memorandum

JLL



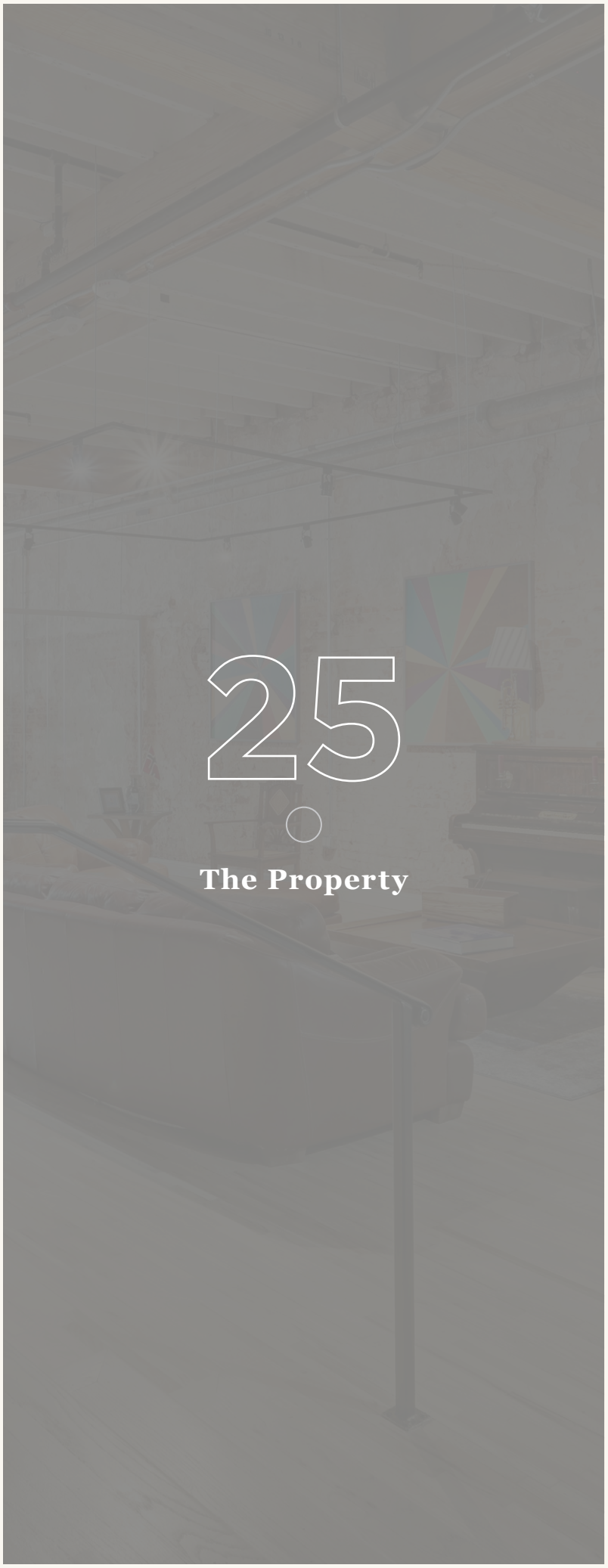
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Executive Summary



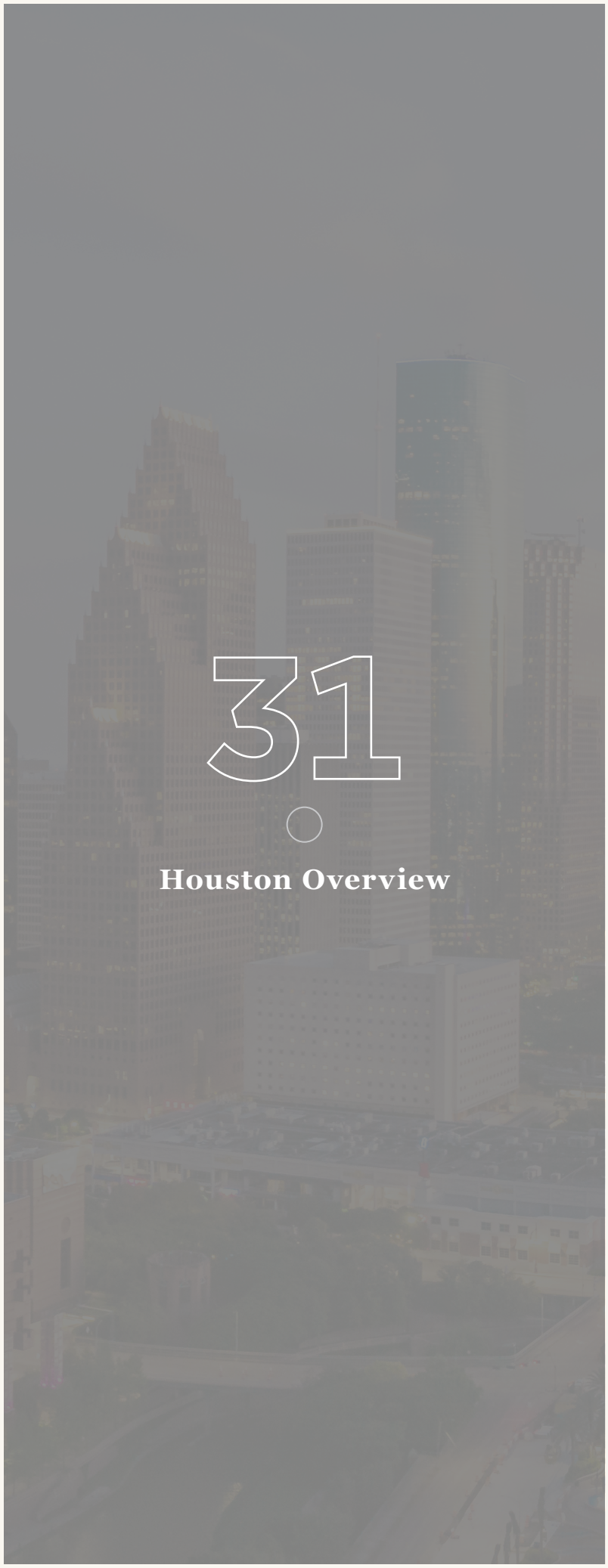
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Investment Highlights



25

The Property



31

Houston Overview


WRONG
WAY

EXECUTIVE SUMMARY

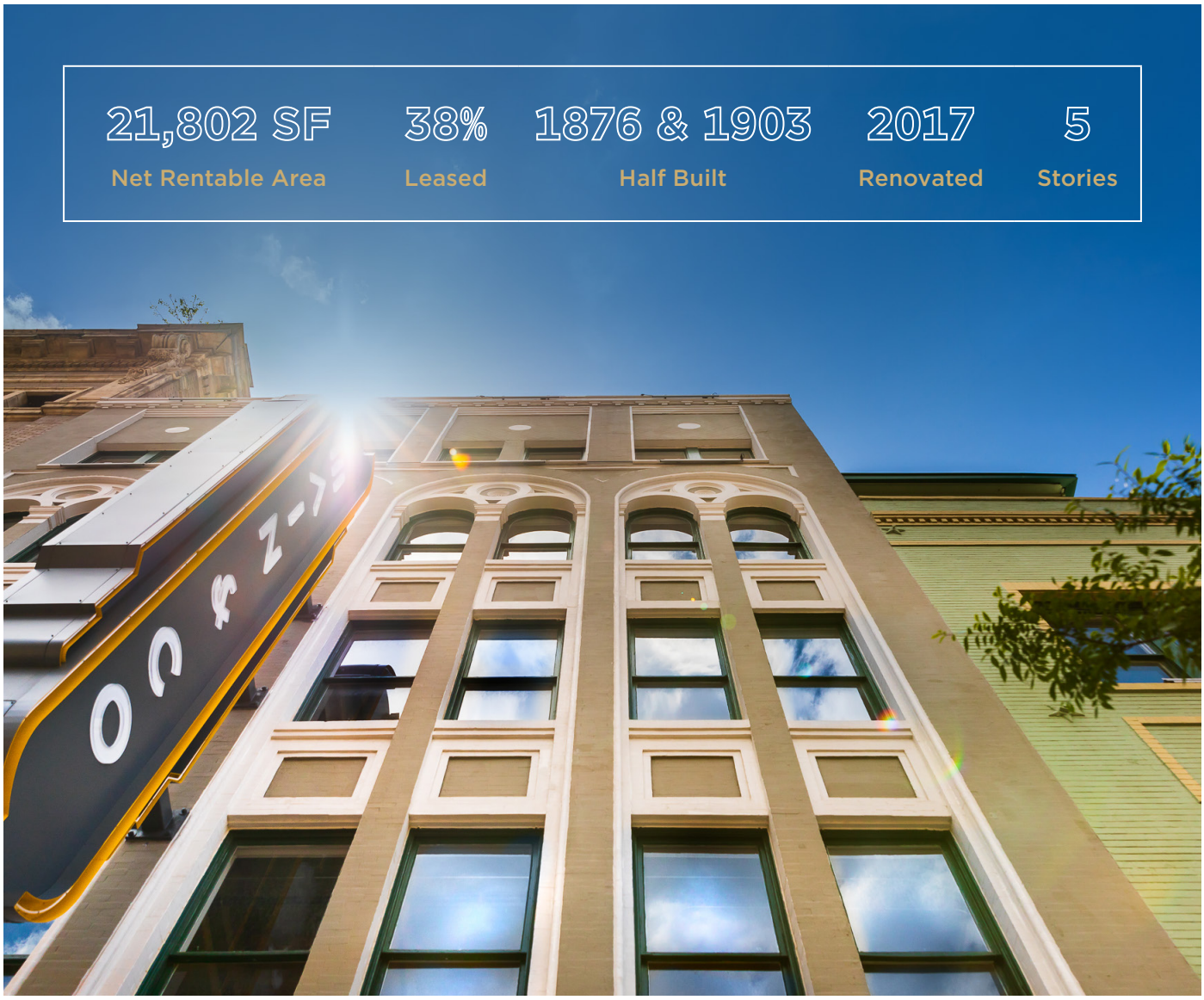


The Opportunity

JLL Capital Markets, as exclusive representative of the owner, is pleased to offer for sale a 100% fee simple interest in Main & Co, a 5-story, 21,802 square-foot historic office building in Houston's central business district. Half built in 1876 and the other half in 1903, this historical landmark sits on 0.15 acres in an urban infill location with nearby residential, retail, hospitality, dining, public parks, transit, and entertainment amenities. With a prime location in the revitalized Houston CBD, Main & Co offers unbeatable access to the city's most prominent destinations, empowering tenants to experience a better work-life balance.

In addition to ease of access to offsite amenities, Main & Co have a coffee shop next door as well as multiple restaurants on the same block.

Main & Co gives an owner-user the opportunity to occupy one of Houston's key historic buildings in Downtown, with recent renovations already complete and existing vacancies available to accommodate the user's own space needs.




MAIN & CO
etro lounge
WELCOME TO THE COTTONMOUTH CLUB

Investment Highlights

Main & Co has no real comparable in Downtown Houston. The building's two halves were constructed in different centuries — one section in 1876, the other in 1903 — and that split history is part of what makes it unusual: a buyer can either operate it as-is or occupy it directly, taking on a property that has been part of the CBD for well over a hundred years.

Historical *Landmark*	**Value Creation Through *Lease-up of Turn-key Suites***	**Amenity-Rich, *Walkable Environment***



Over the past decade, ownership repositioned the building's interior and systems. The result functions as a modern, tier-one office space, while the original architecture remains intact. Few buildings in the submarket pair that level of historic character with current-day performance.

Ample Parking
Surrounding the Property

Excellent Ingress/Egress
for a Houston CBD Asset




MAIN & CO
Lilly & BLOOM

INVESTMENT HIGHLIGHTS



Centralized Urban Location



Premier ***Location***

76
Light-Rail Train Cars in the CBD

~117M
Metro Annual Ridership



Positioned on Main Street in Houston's CBD, *Main & Co occupies a premier location within Houston's dynamic urban core.*

This strategic urban infill site is surrounded by a comprehensive array of walkable amenities, encompassing residential developments, retail establishments, hospitality venues, dining destinations, public parks, transportation hubs, and entertainment facilities. The nearby METRORail station, located just a block South from the property, provides seamless connectivity to Houston's key districts including Downtown, Midtown, the Museum District, the Texas Medical Center, and NRG Stadium. This sophisticated transit infrastructure significantly enhances the property's accessibility profile, creating an optimal environment for tenants and residents who value efficient connectivity to Houston's premier business, cultural, and recreational destinations.

100	90	80
Transit Score	Walk Score	Bike Score

Historic Landmark



The Dorrance Building

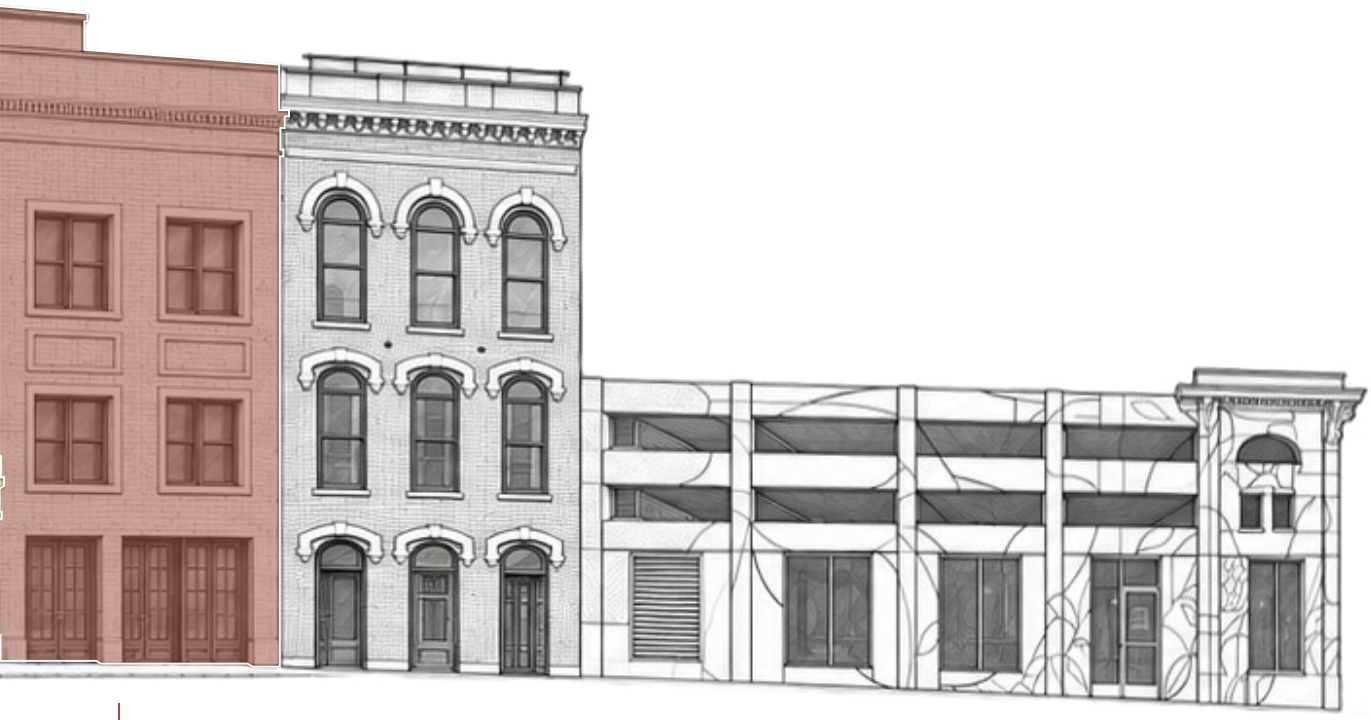
114 MAIN

The Dorrance brings a formal, turn-of-the-century look to the Main Street ensemble. Four original floors and a later fifth-floor addition create light-filled offices behind an ornate façade.

Completed in 1903 for cotton broker and developer John Maynard Dorrance, the building reflects Houston's rise as a regional center of trade. Architects Green and Svarz gave it an Italian Renaissance design with ordered bays and a bold cornice.

A fifth floor was added in 1931. It extended the building without disturbing the original design. The Dorrance is one of the few surviving Green and Svarz buildings in Houston. Their other major survivor, 917 Franklin, is next door.

The restoration as part of Main & Co was done with care and restraint. The ornate façade and original proportions were kept intact, and the interiors were updated around them. The result is modern office and ground-floor space that still feels like a Main Street building from 1903.



The Raphael Building

110 MAIN

Narrow proportions and tall upper windows give 110 Main a strong vertical presence. Inside, high ceilings and exposed structure keep the building's original character and make the space work for today's tenants.

Built in 1876, the Raphael is a contributing Italianate building in the Main Street/Market Square Historic District. It is named for the Raphael Brothers, early players in Houston commerce.

Main Street grew from a shopping corridor into a business and entertainment district, and the Raphael grew with it. Its narrow footprint and masonry walls are typical of the commercial buildings that once lined this part of Houston.

NewForm's restoration was done with care and restraint. The historic exterior was kept front and center, and the new interior was built around the building's original character. The result is modern workspace and active street-level space that still feels like a nineteenth-century Main Street building.

Excellent Building Functionality



Main & Co, originally constructed in 1876/1903 and recently modernized, offers a *rare blend of historic character and move-in-ready functionality.*

Vacant floors feature substantial existing build-out left by prior tenants (private offices, workstations, wiring), along with open, efficient floor plates and abundant natural light, reducing capital outlay for a new user. The space is highly flexible, presenting a strong owner-user opportunity suited to either a single-tenant or multi-tenant strategy.










EXIT

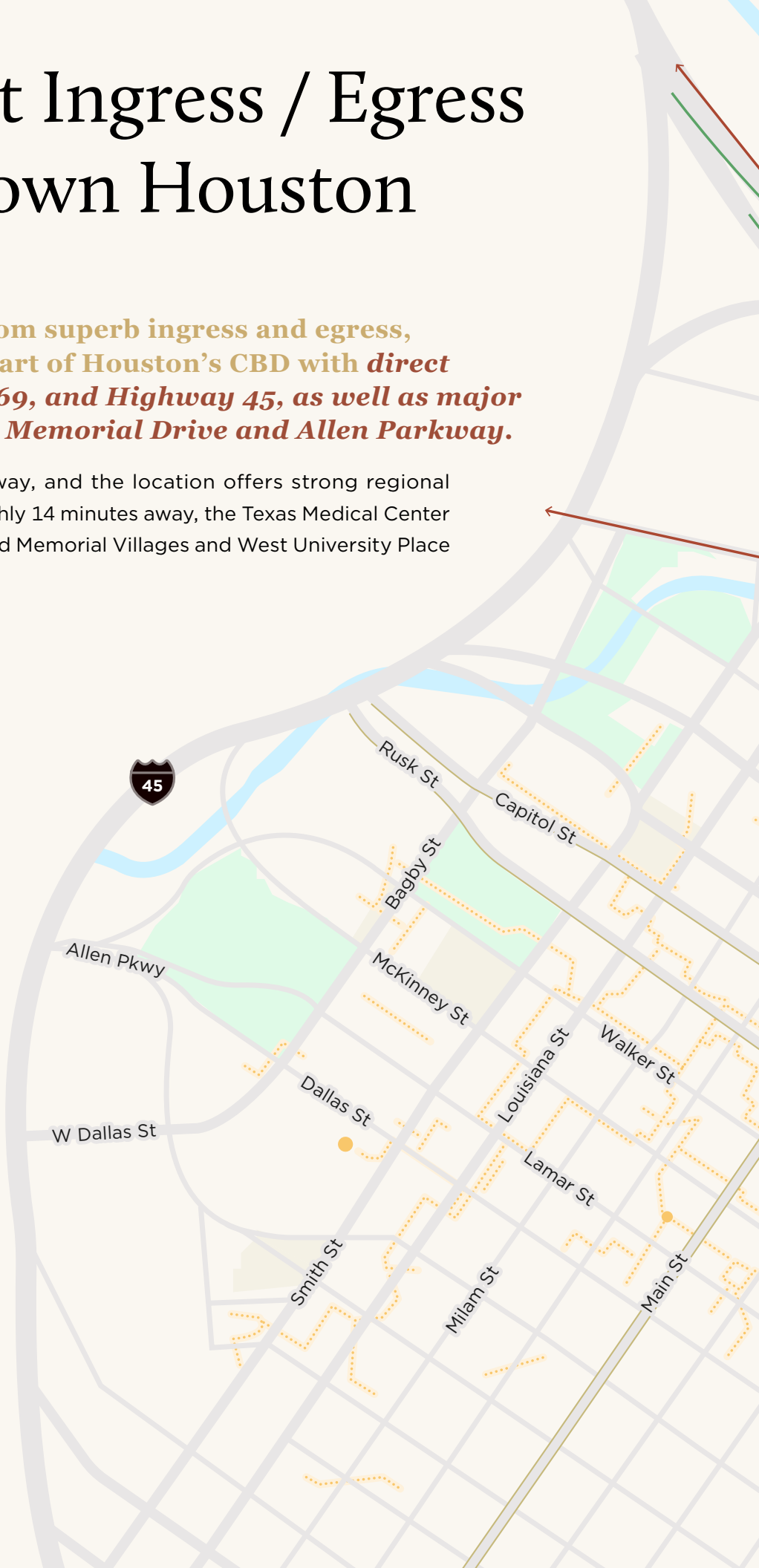

NOELLS



Convenient Ingress / Egress for Downtown Houston

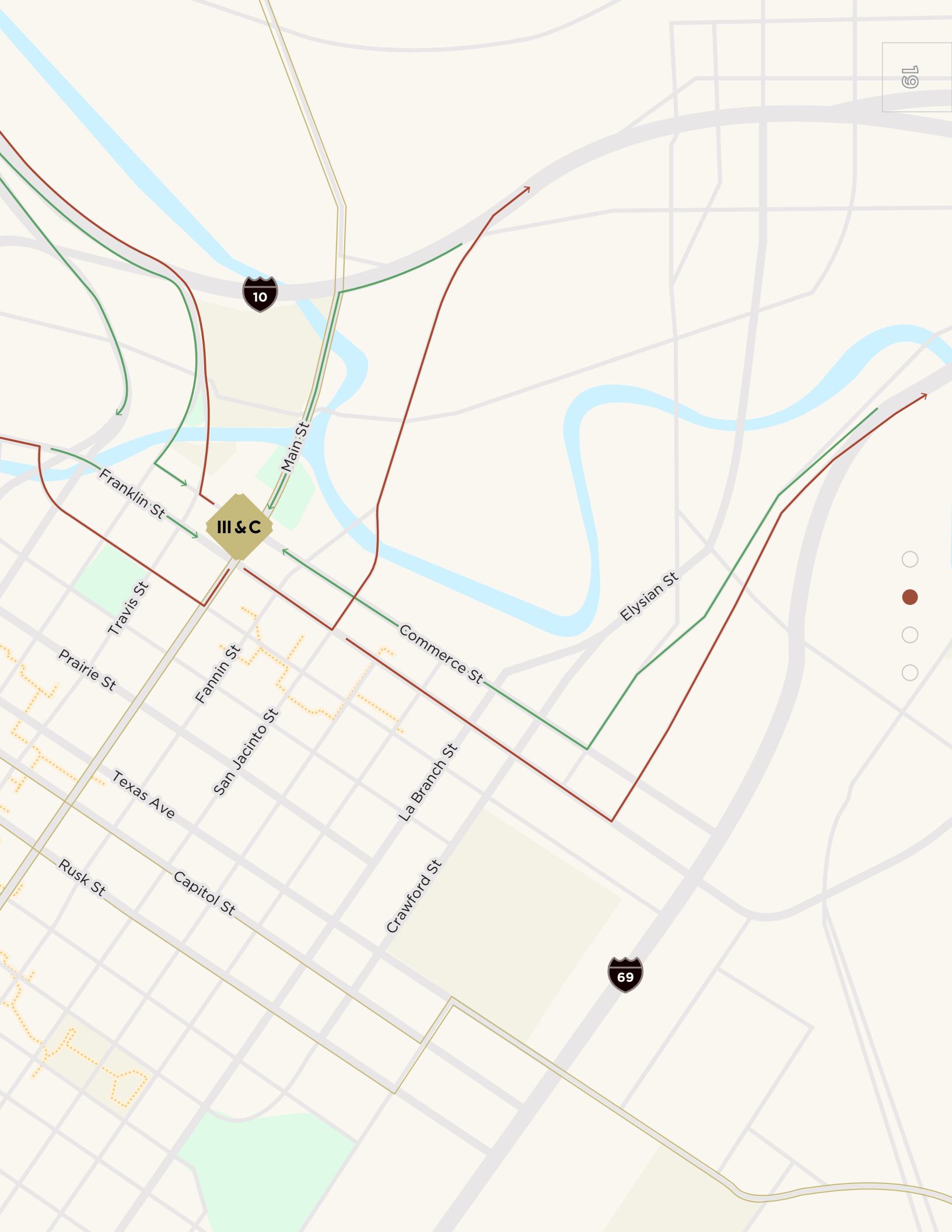
This property benefits from superb ingress and egress, positioned in the north part of Houston's CBD with *direct access to I-10, Highway 69, and Highway 45, as well as major thoroughfares including Memorial Drive and Allen Parkway.*

Metro access is just one block away, and the location offers strong regional connectivity, with the Galleria roughly 14 minutes away, the Texas Medical Center approximately 15 minutes away, and Memorial Villages and West University Place each about 17 minutes away.



LEGEND

- Ingress
- Egress
- Downtown Tunnels
- METRORail Line


10
Main St
Franklin St
III & C
Travis St
Prairie St
Fannin St
San Jacinto St
Texas Ave
Commerce St
Elysian St
La Branch St
Crawford St
Rusk St
Capitol St
69
19

Fully Amenitized, Walkable Location

Main & Co offers exceptional walkability, with dozens of *highly regarded restaurants within a half-mile radius.*

The immediate area supports a dense live-work-play environment, with roughly 9,200 hotel rooms and 11,200 apartments within one mile. The Main & Co corridor has recently benefited from city-led capital improvements, further enhancing the pedestrian experience. The location is also close to Daikin Park, Toyota Center, and The Post, a standout retail and dining destination, along with a variety of nearby parks. Underscoring the strength of the CBD, 10 of Houston's 27 Fortune 500 headquarters are located within the district.

RESTAURANTS

1 La Calle Tacos and Cantina
2 Barbacana
3 Hearsay Market Square
4 The Clock Steak & Lounge
5 La Fisheria
6 Barnaby's Cafe - Downtown
7 Bravery Chef Hall
8 La Palapa Downtown
9 Isabella's Snack Bar & Deli
10 Tavern by Hearsay
11 Taste Kitchen + Bar
12 Cooking Girl
13 The Pearl
14 Underground Hall
15 Little New Orleans

ENTERTAINMENT

16 LIV Houston
17 Sonderbar Internationale
18 Houston Watch Company
19 Conejo Malo (El Centro)
20 Fabian's Latin Flavors
21 Angel Share
22 La Diabla Patio Bar
23 POST Houston
24 Daikin Park
25 Toyota Center

HOTELS

26 Hotel ICON
27 Moxy Houston Downtown
28 The Sam Houston Hotel
29 The District at Hogg Palace
30 Magnolia Hotel
31 The Lancaster Hotel
32 Hyatt Place
33 Staybridge Suites

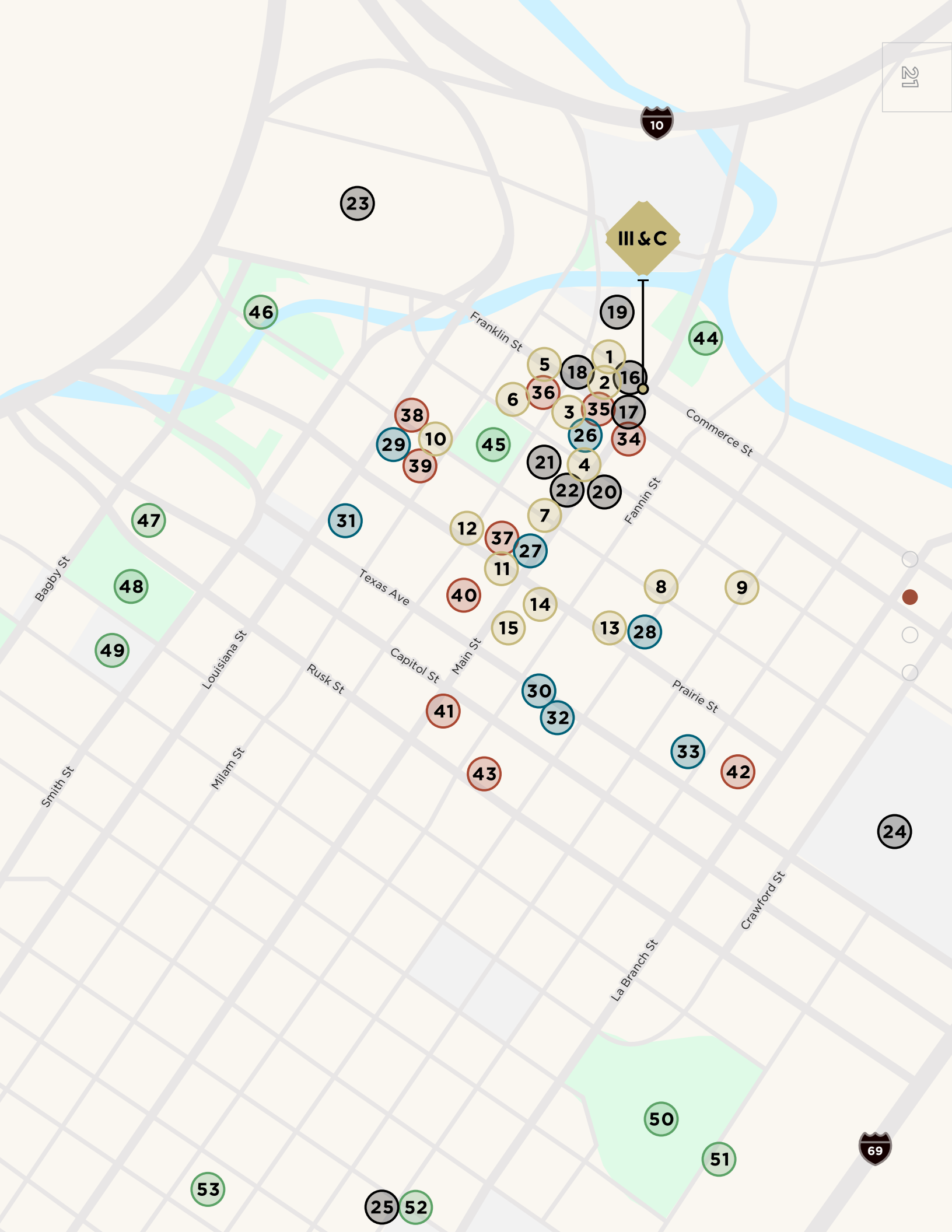
APARTMENTS

34 Franklin Lofts *(condos)*
35 Bayou Lofts *(condos)*
36 Hermann Lofts *(condos)*
37 Aris Market Square
38 Market Square Tower
39 Brava
40 The Rice
41 St. Germain Lofts *(condos)*
42 Catalyst
43 The Star

PARKS

44 Allen's Landing Park
45 Market Square Park
46 Sesquicentennial Park
47 Little Tranquility Park
48 Tranquillity Park
49 Hermann Square
50 Discovery Green
51 Avenida Plaza
52 Root Square
53 Trebly Park




21
10
III & C
Franklin St
Commerce St
Fannin St
Texas Ave
Capitol St
Main St
Rusk St
Prairie St
Louisiana St
Milam St
Bagby St
Smith St
La Branch St
Crawford St
69

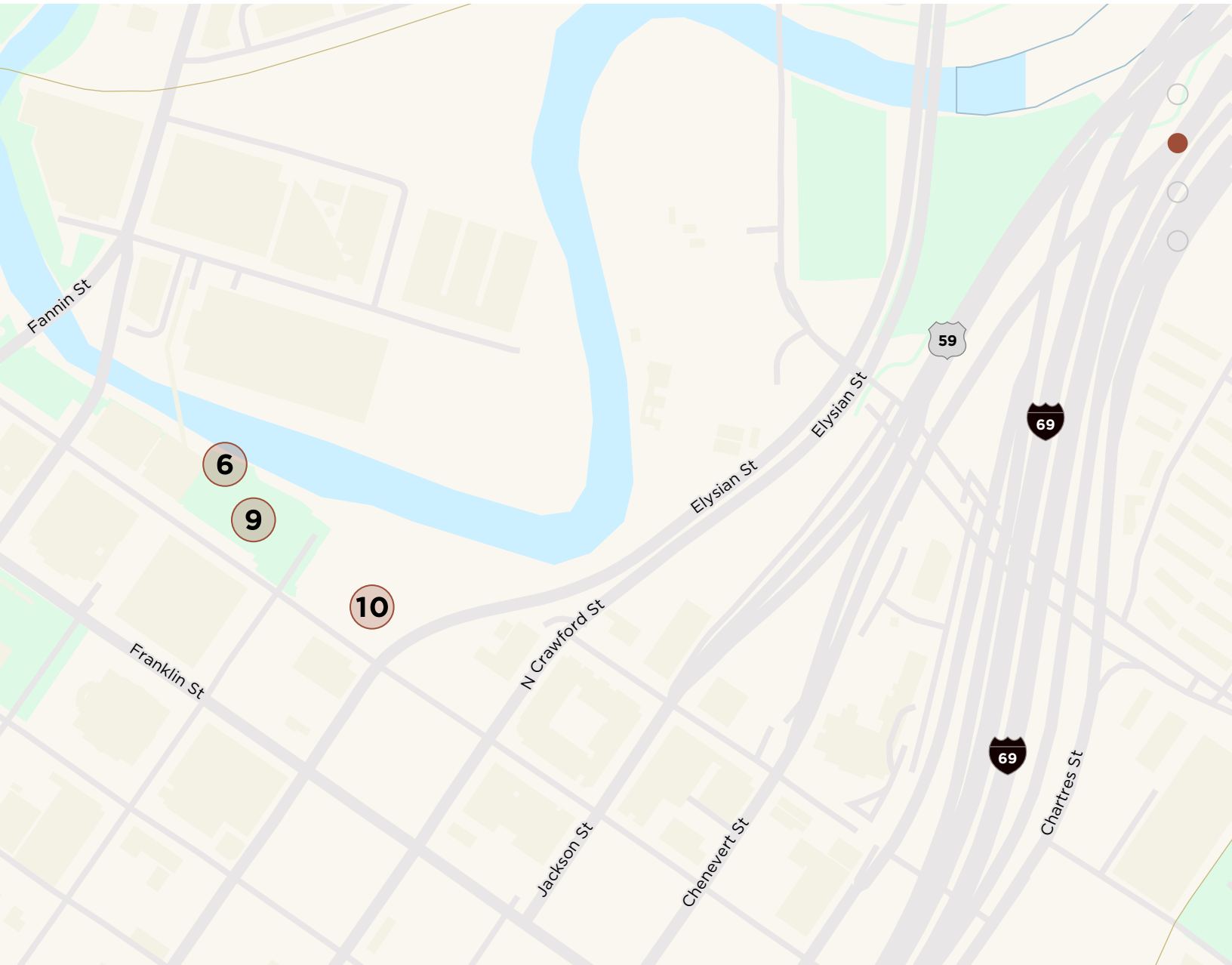
Ample Surrounding Parking

The positioning of Main & Co allows occupiers of the space a *wide array of parking options in the surrounding area.*

	PARKING SPOT	DISTANCE
1	948 Commerce St, Houston, TX 77002	0.0 Mi
2	100 Fannin St, Houston, TX 77002	0.1 Mi
3	1015 Franklin St, Houston, TX 77002	0.1 Mi
4	Commerce Street Roadside Parking	0.1 Mi
5	111 Milam St, Houston, TX 77002	0.2 Mi
6	903-999 Congress St, Houston, TX 77002	0.2 Mi
7	800 Franklin St, Houston, TX 77002	0.2 Mi
8	200 Milam St, Houston, TX 77002	0.2 Mi
9	1301 Commerce St, Houston, TX 77002	0.4 Mi
10	1401 Commerce St, Houston, TX 77002	0.4 Mi
11	400 Main St Lot, Houston, TX 77002	0.5 Mi
12	619 Preston St, Houston, TX 77002	0.5 Mi




MAIN & CO
DO NOT ENTER
WRONG WAY
SUNSET


Fannin St
6
9
10
Franklin St
N Crawford St
Elysian St
Elysian St
59
69
69
Jackson St
Chenevert St
Chartres St


EXIT

THE PROPERTY



Property Description

Building Address	110 and 114 Main St. Houston, TX 77002
Building Size	26,000sf; 21,800 net rentable sf
Year Built	(1876/1903) Renovated in 2017
Floors	5 floors overall : 110 side has 3 floors and 114 Main side has 5 floors
Exterior Facade	Brick
Typical Suite Finish	Floors 2-5: Open office format with glass conference rooms, restrooms, stainless steel kitchen, hard wood flooring; Floor 1 - 2 bars
Lighting	LED/Flourescent (LED)
Generators	None
Roof Type	2 ply modified bitumen roof
Roof Age	9 years / Peak Roofing Inc.
Roof Warranty	20 year warranty with Polyglass; warranty no. 17-1797-038
Foundation	Reinforced concrete slab, steel columns, hand poured concrete
HVAC	7 units installed in 2017 (2 @ 5 tons, 1 @ 6 tons, 4@ 10 tons); 1 12 ton unit installed 2004.
Fire Protection	Sprinklered/Honeywell Silent Knight IFP-1000 Alarm System/ Service provider HG Fire Systems
Electrical Service (Provider)	Delivery: Centerpoint Energy; Provider: TXU Energy
Electrical Service (Amperage)	1,000 Amps, 240-250 Voltage, 3 Phase
Site Area	Land size: 6,700 sf

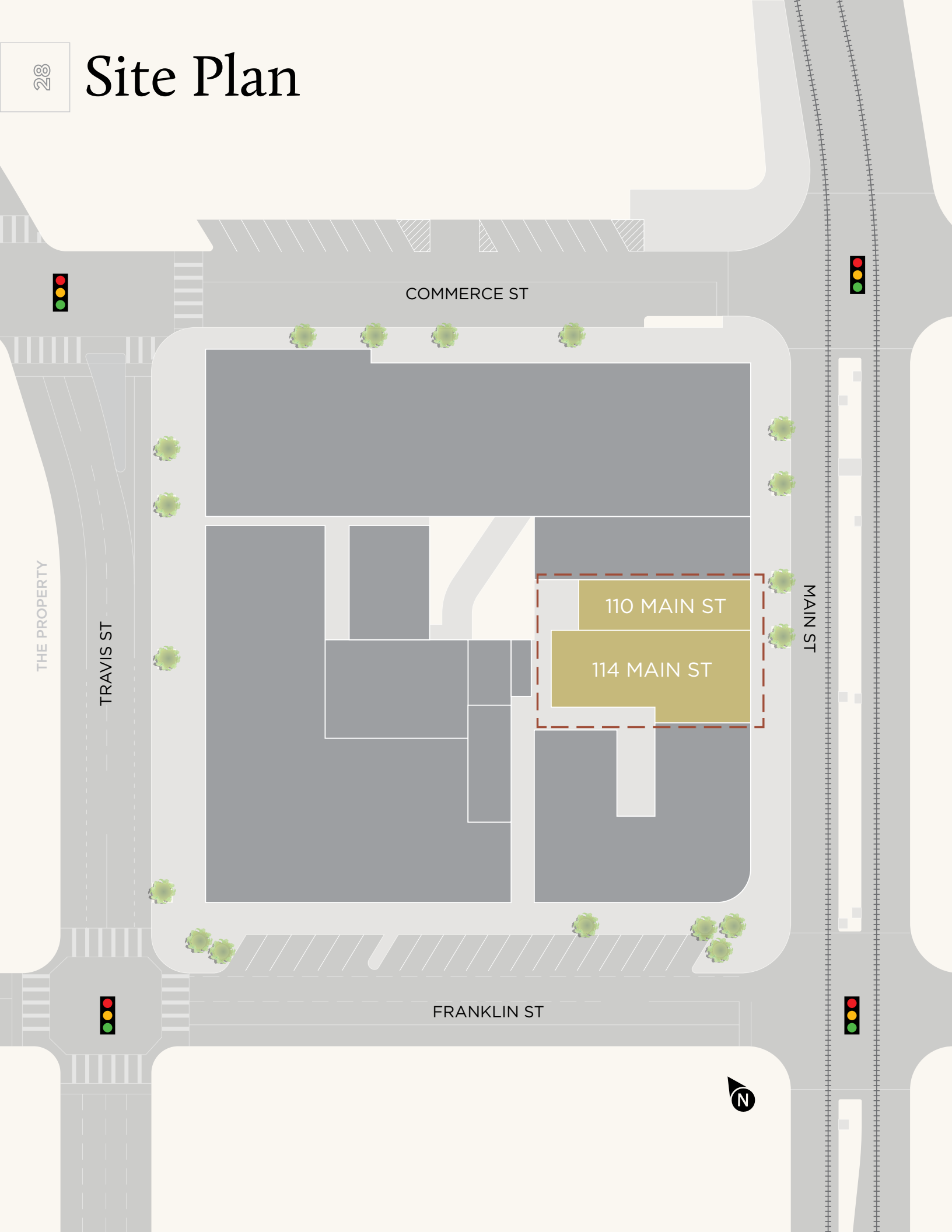

MAIN & CO
DO NOT ENTER
WRONG WAY
etro
SUNSET



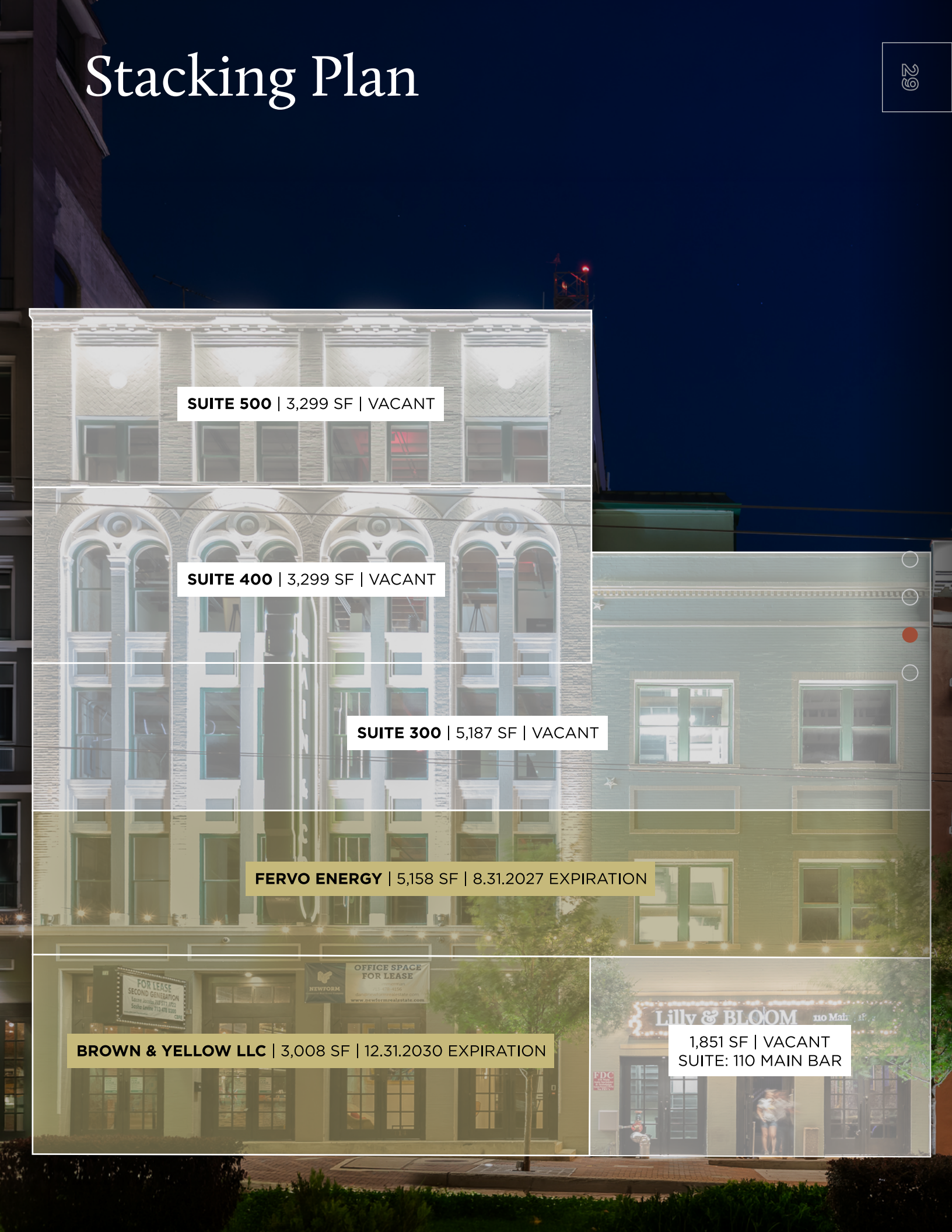



MAIN & CO
etro lounge

Site Plan


COMMERCE ST
THE PROPERTY
TRAVIS ST
MAIN ST
110 MAIN ST
114 MAIN ST
FRANKLIN ST
N

Stacking Plan





HOUSTON OVERVIEW



Why Houston?

Over the last two decades, there has been a *remarkable transformation in Houston.*

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



Leading *Real Estate Market*

Most active single-family residential market in the country for the past decade

Leading *Fortune 500 Headquarters*

The third highest concentration of Fortune 500 companies in the nation

#2 MSA for *Percent Job Growth*

Houston created 57,600 jobs in 2024

Critical Mass of *HQs & Regional Offices*

50+ corporate headquarter relocations to Houston MSA since 2017

2nd Fastest *Growing U.S. Metros*

With over 1.3M residents added since 2010 and a 4.9% projected growth by 2029

#3 ULI *Investment Market for 2025*



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