

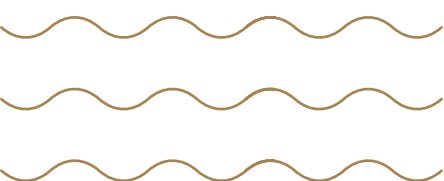
THE CROSSING AT MIDTOWN

UP TO ±13,900 SF SECOND GENERATION RESTAURANT/BAR SPACE FOR LEASE
606 DENNIS STREET | HOUSTON, TX 77006



Prime existing food & beverage development located in Midtown's vibrant core. Featuring approximately 13,900 SF of dedicated restaurant, bar, and retail space, **606 Dennis Street** is nestled among upscale residential communities, top-tier office buildings, and established dining and entertainment venues.

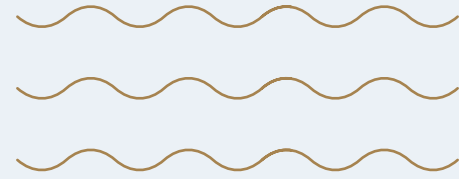
Enjoy exceptional parking convenience with street-facing spaces on-site plus access to the newly constructed Midtown Super Block parking facility offering around 360 additional spaces. Strategically situated between Smith Street and Louisiana Street, this location provides seamless connectivity to Downtown Houston and surrounding affluent neighborhoods throughout the metropolitan area.



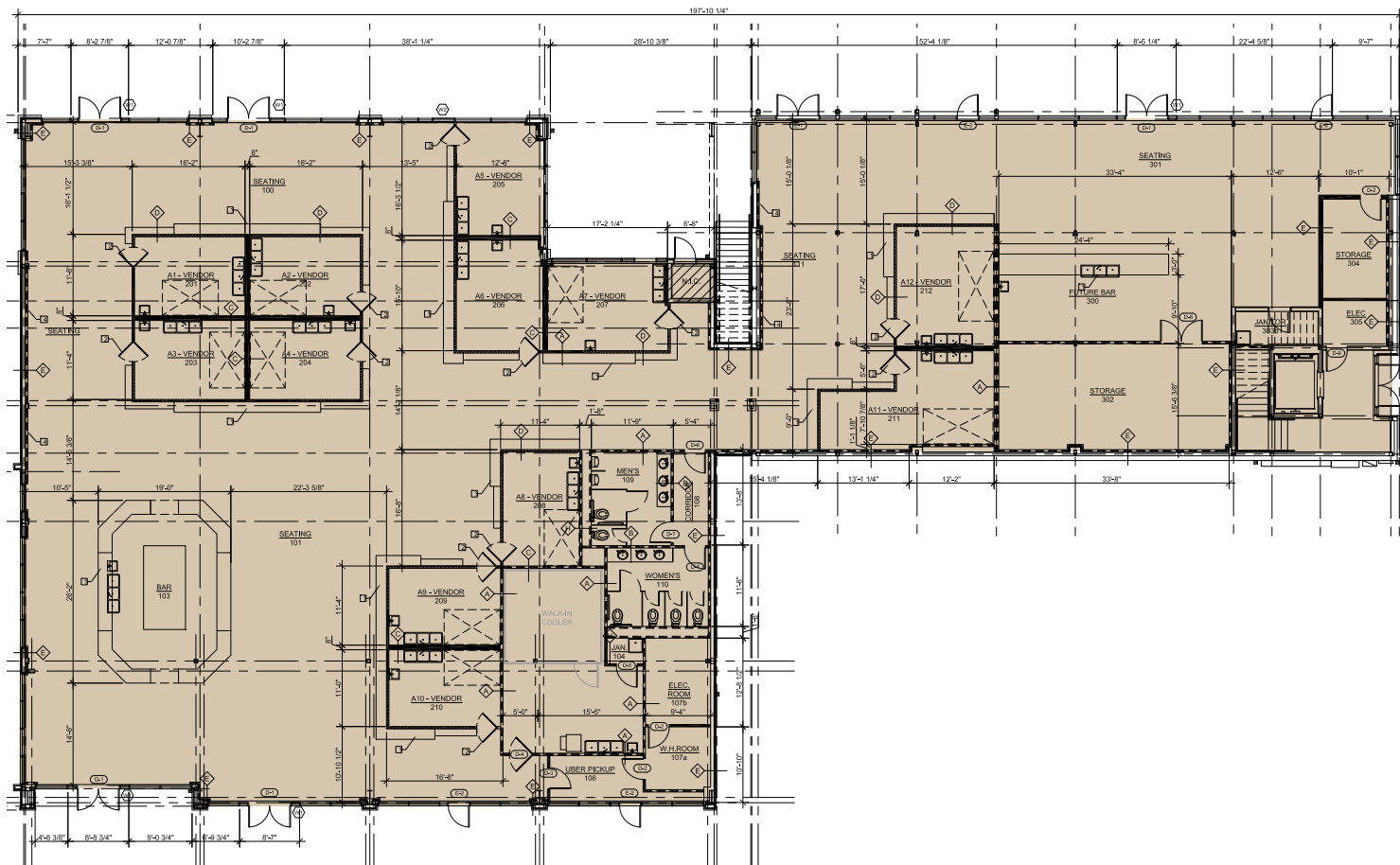
Three horizontal wavy lines for handwriting practice, each consisting of four connected 'u' shapes.



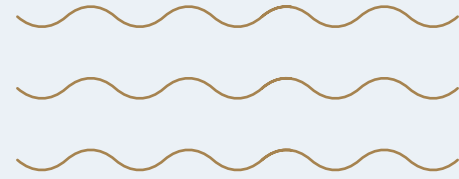
BUILDING A



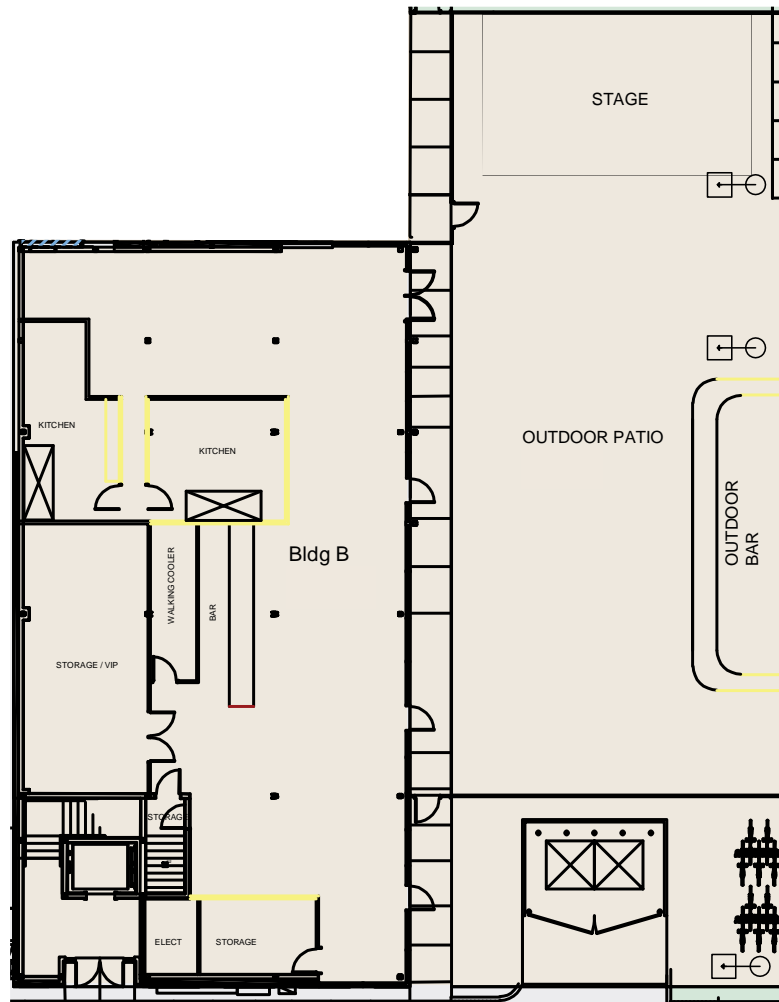
» ±9,200 SF

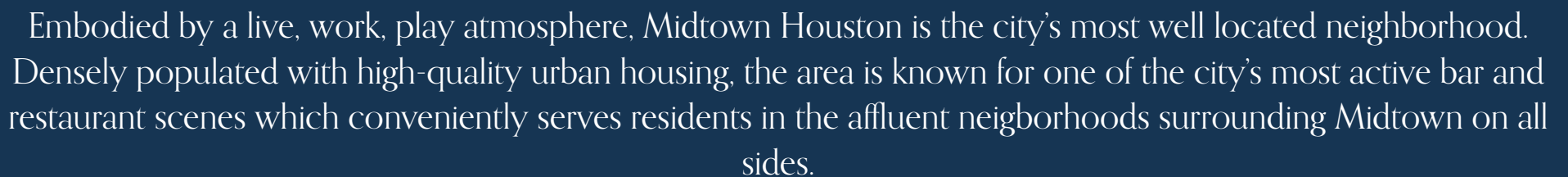


BUILDING B



» ±4,700 SF with outdoor patio



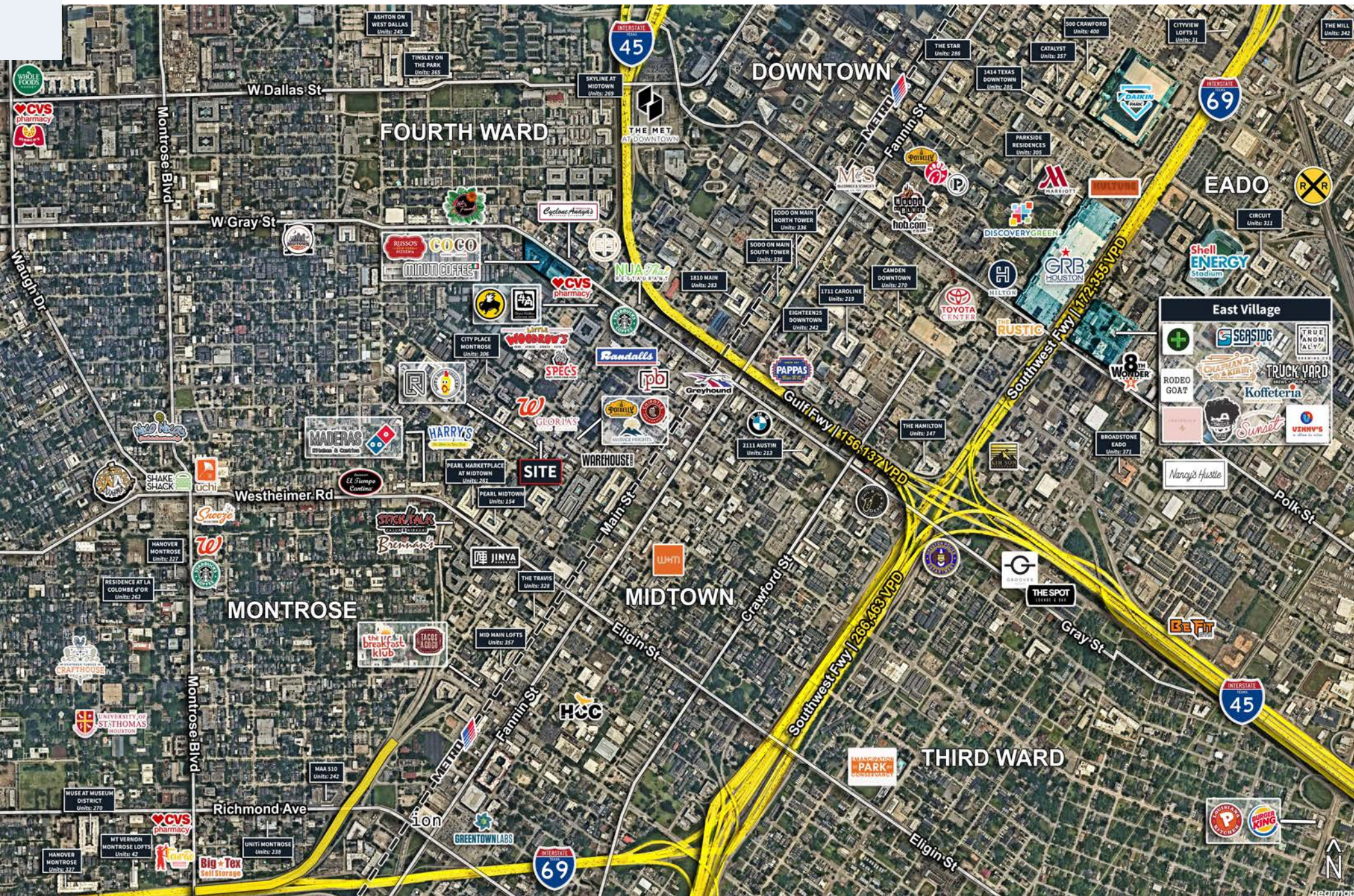


THE AREA

- » Midtown is one of Houston's most walkable neighborhoods and borders the fast growing neighborhoods of EADO and Montrose, both of which have a growing affluent population and increasingly popular entertainment districts.
- » Immediate accessibility to Downtown and the Texas Medical Center make Midtown an ideal location to live for employees in a wide variety of industries. For those with longer commutes, Midtown offers easy accessibility to Houston's highway infrastructure with access to I-59, I-45, and Highway 288.
- » Affluent neighborhood demographics - **\$152,708** average household income in a 3-mile radius.
- » Dense urban area with **481,842** residents within a 5-mile radius.
- » The property has a **Walk Score of 94**, far exceeding Houston's citywide average of 45. It also has a **Transit Score of 79**, due to its close location to the Downtown Transit Center and McGowen Stations on the METRORail's Red line.



Located in Midtown - Houston's top live, work, play submarket, benefitting from proximity to dozens of highly rated restaurants, bars, and outdoor spaces.





\$152,708

Average Household Income within 3-miles



\$627,742

Average Home Value within 3-miles



215,952

Total Population within 3-miles



367,365

Total Daytime Population within 3-miles

THE CROSSING AT MIDTOWN

The Heights
8 Mins.

Rice Military
9 mins.

River Oaks
10 Mins.

Montrose
Walking Distance

East Downtown
3 mins.

Galleria
12 Mins.

Greenway Plaza
7 mins.

Museum District
6 mins.

West University
8 Mins.

Texas Medical Center
8 mins.



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