

917 MAIN ST

FOR LEASE - DOWNTOWN | FRONTING MAIN ST | HOUSTON, TX 77005



LOCATION HIGHLIGHTS



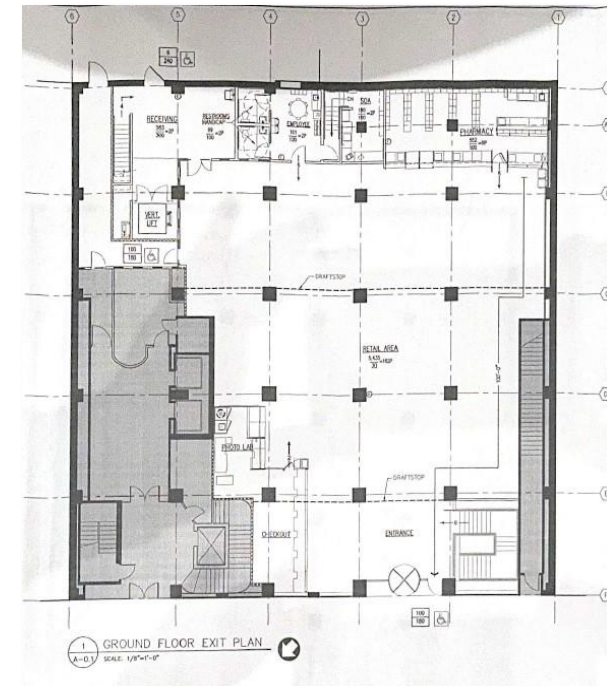
- 1.2M Projected New Residents by 2030
- 257 Residents Move to Houston Daily
- 20.8% Population Growth
- Over 6,150 apartment units in 1-mile radius

- Houston projected to create 75,000 jobs in 2025
- Record-breaking 3.5 million jobs by end of next year
- 90,000+ daily professionals in the area

- Kirby Lofts luxury condos offer built in residence
- Walk Score: 91 | Transit Score: 88
- METRORail stop (+50k daily riders)
- High visibility & access to Houston's major thoroughfares via I-45, I-59 & I-10
- 3,724 VPD on McKinney St

PROPERTY HIGHLIGHTS

- Rear corridor access to trash, large deliveries via Walker Street with private gated storage area
- 12'4" ceiling heights (potential for 16-18' to metal beams)
- Freight elevator to upper level
- Eligible for Downtown Houston+ Thrive Storefront and Historic Façade Grants Downtown. To enhance business storefronts, preserve buildings and activate outdoor spaces.

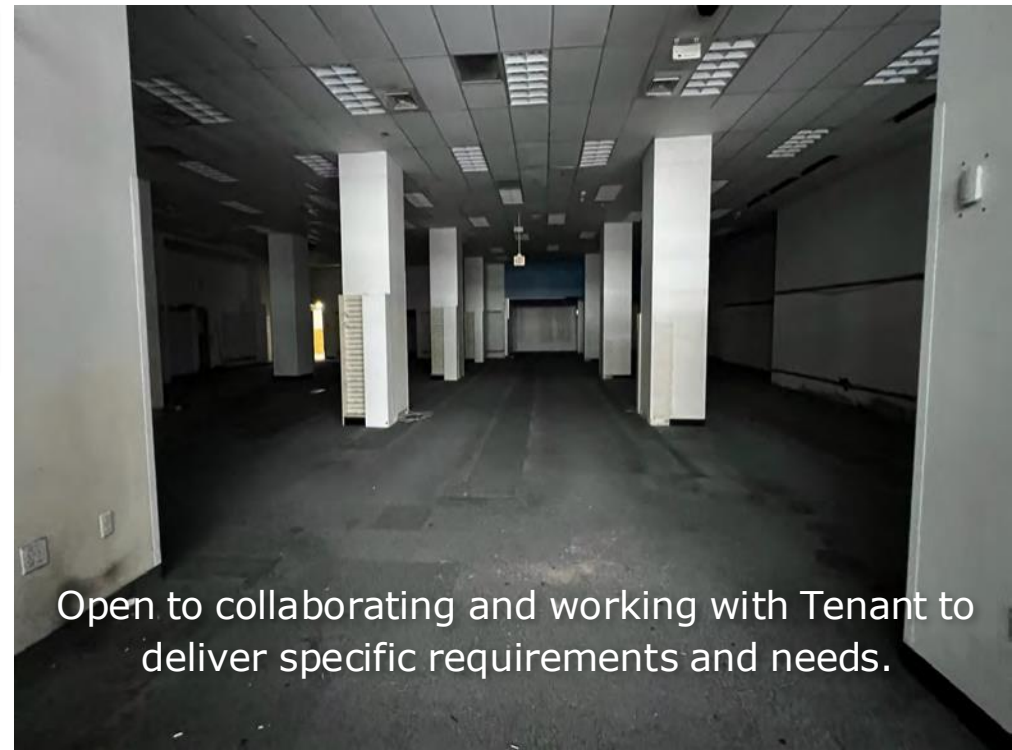
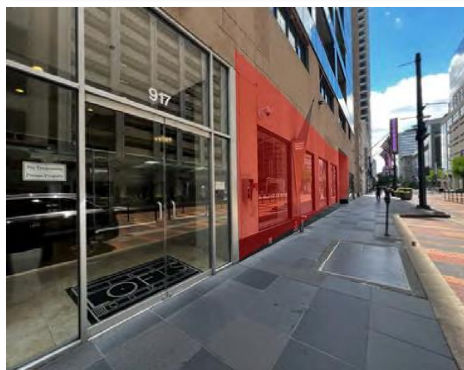
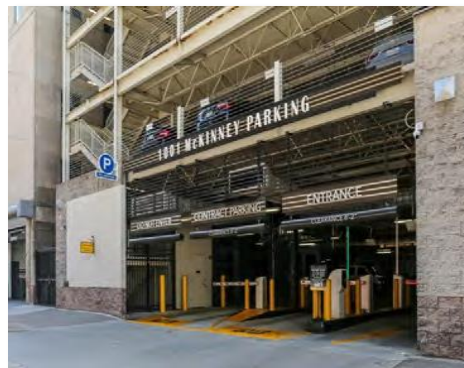
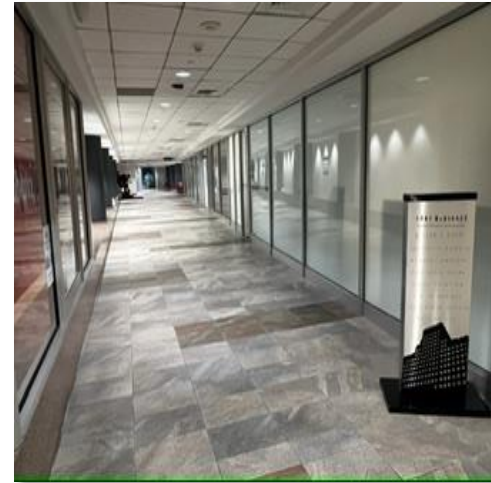


Rent: \$32.00 PSF/YR
NNN's: \$11.00 PSF/YR
*For more information, contact brokers

ACCESS SPACE

Links to Kirby Lofts, street-level entrance, and Houston tunnel system

- Direct access to McKinney Tower – largest underground tunnel system stretching 6 mile tunnel system & connecting 95 city blocks; servicing over 90,000 professionals.
- Located on main floor of Kirby Lofts –plenty of parking via Kirby Lofts building garage 200+ parks; Garage access to 811 Main St, 803 Fannin, 1001 McKinney +/-700 parks
- Highly walkable area storefront; Direct drop off stop-point for MetroRail: +50k daily riders



Open to collaborating and working with Tenant to deliver specific requirements and needs.

CONTACT FOR MORE INFORMATION:

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