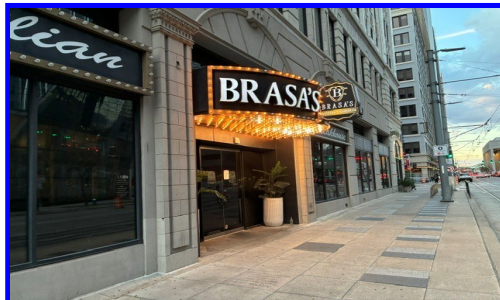


Restaurant / Retail Space Available for Lease

705 Main Street, Houston, Texas 77002



AVAILABLE FOR LEASE

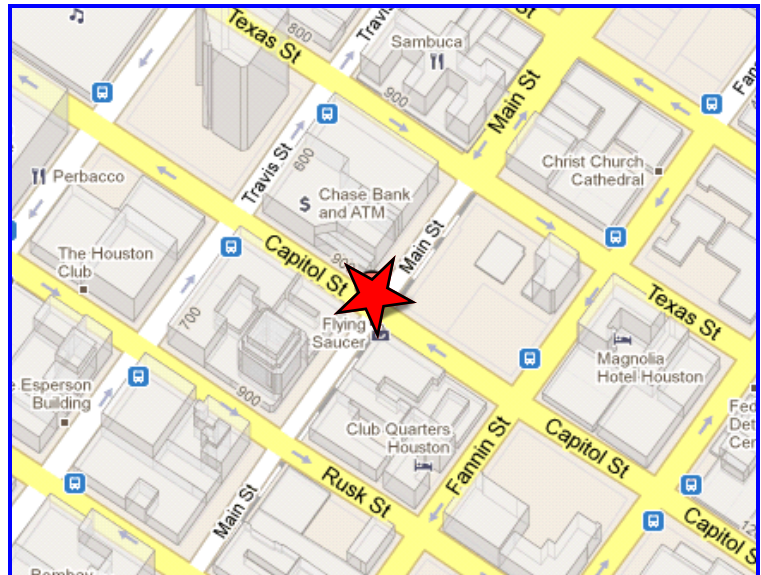
- 2nd Gen Restaurant - 1st Floor 5,500/ sq ft.
Mezzanine - 2,576 sq. ft.

FEATURES

- Beautiful Restaurant / Bar space located in the Historical St. Germain Lofts building.
- 5,500 Sq. Ft. (Plus 2nd Floor Mezzanine)
- Turnkey Restaurant with Large Kitchen
- Beautiful Interior Architecture & Design
- Towering Ceilings with beautiful original crown molding.

LOCATION

- Extremely well located on the corner of Main & Capitol below the St. Germain Lofts and next to the Flying Saucer Restaurant & Pub. And directly across the street from the new Signature Hines Office Building located at 702 Main St., Houston, TX 77002.
- Centered in Downtown Houston, on the new Metro Rail Line, blocks from the Theater District, Minute Maid Park, Toyota Center, George R. Brown Convention Center, Discovery Green Park and the site of the new Dynamo Soccer Stadium.



CLARION PROPERTIES, LTD.

RANDY FERTITTA
MANAGING BROKER

2501 CENTRAL PARKWAY, SUITE B-10
HOUSTON, TX 77092
MOBILE: 713.269-3211
OFFICE: 713.963.0963
FAX: 713.963.8319

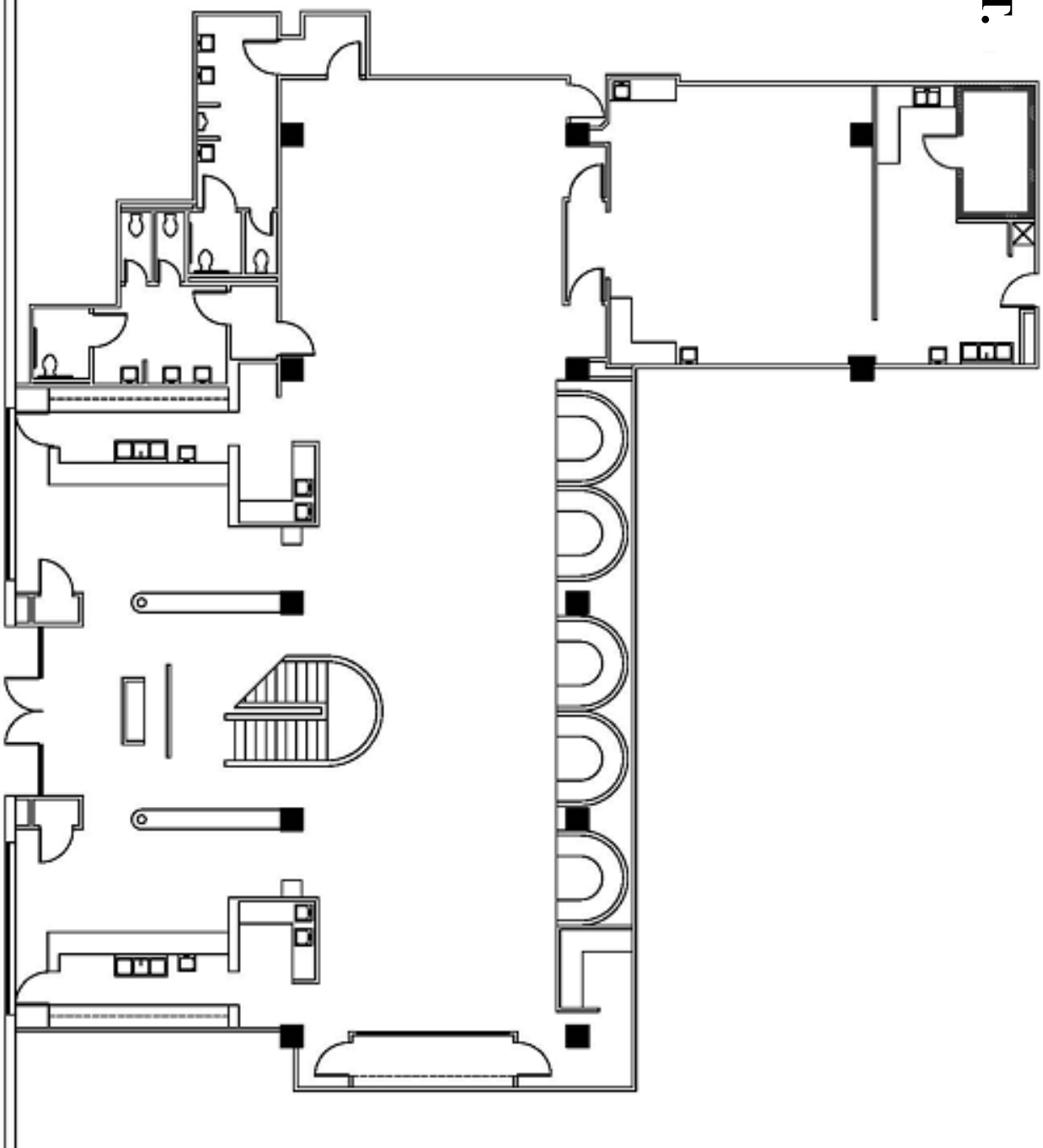
EMAIL: RFERTITTA@EARTHLINK.NET
WWW. CLARION-PROPERTIES.COM

LEASING - COMMERCIAL BROKERAGE - CONSULTING

Restaurant / Retail Space Available for Lease



5,500 SQ. FT.



Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-built must be verified. Not for regulatory approval, permitting, or construction.

0 5 10 20



CLADCO PROPERTIES, LTD.

CONTACT

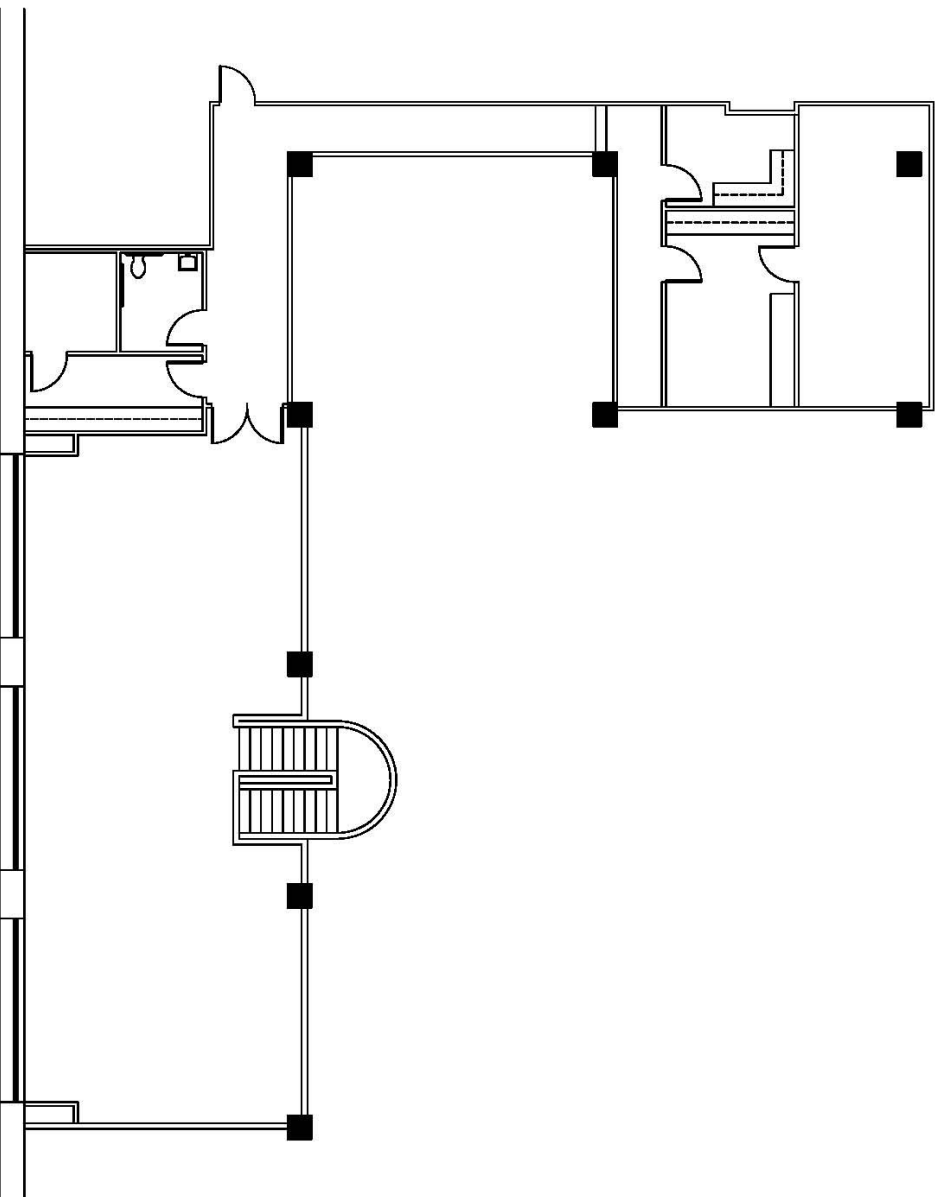
LEADING INFO: RANDY FERRETTA
PHONE: (771) 511-9605-0265
FAX: (771) 511-9605-0219
EMAIL: rferretta@cladcoinc.net

705 MAIN ST.
SUITE B - 1ST FLOOR



8100 Woodbury Dr.
Suite 100
Northbrook, IL 60062
Tel: (773) 783-8800
Fax: (773) 783-8800
www.cdiinteriors.com
Project: 110111
January 12, 2011

2,576 SQ. FT.



Floor plans are for conceptual purposes only; they are not to scale and may not reflect existing conditions. As-built's must be verified. Not for regulatory approval, permitting, or construction.



CLARION PROPERTIES, LTD.

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705 MAIN ST.

SUITE B - 2ND FLOOR



0 5 10 20

CDI
Architectural & Interiors Planning

5120 Woodway Dr.

Suite #700

Houston, TX 77058

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Fax: (713) 783-8888

www.cdiconsulting.com

Proj. 1101.11

JANUARY 13, 2011



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.

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.

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.

Clarion Properties	419362		
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Designated Broker of Firm	License No.	Email	Phone
Randy Fertitta	496687	rfertitta@earthlink.net	713-963-0963
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TAR 2501

Evans Properties, 5100 Westheimer Rd., Ste 155 Houston, TX 77056
Joe Evans

Information available at www.trec.texas.gov

IABS 1-0

Information About

Phone: (281)955-5535 Fax:

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