

FOR LEASE

**1021 MAIN ST, HOUSTON, TX 77002
(Former One City Center)**

**UNDER CONSTRUCTION -
DELIVERY Q1 2028**

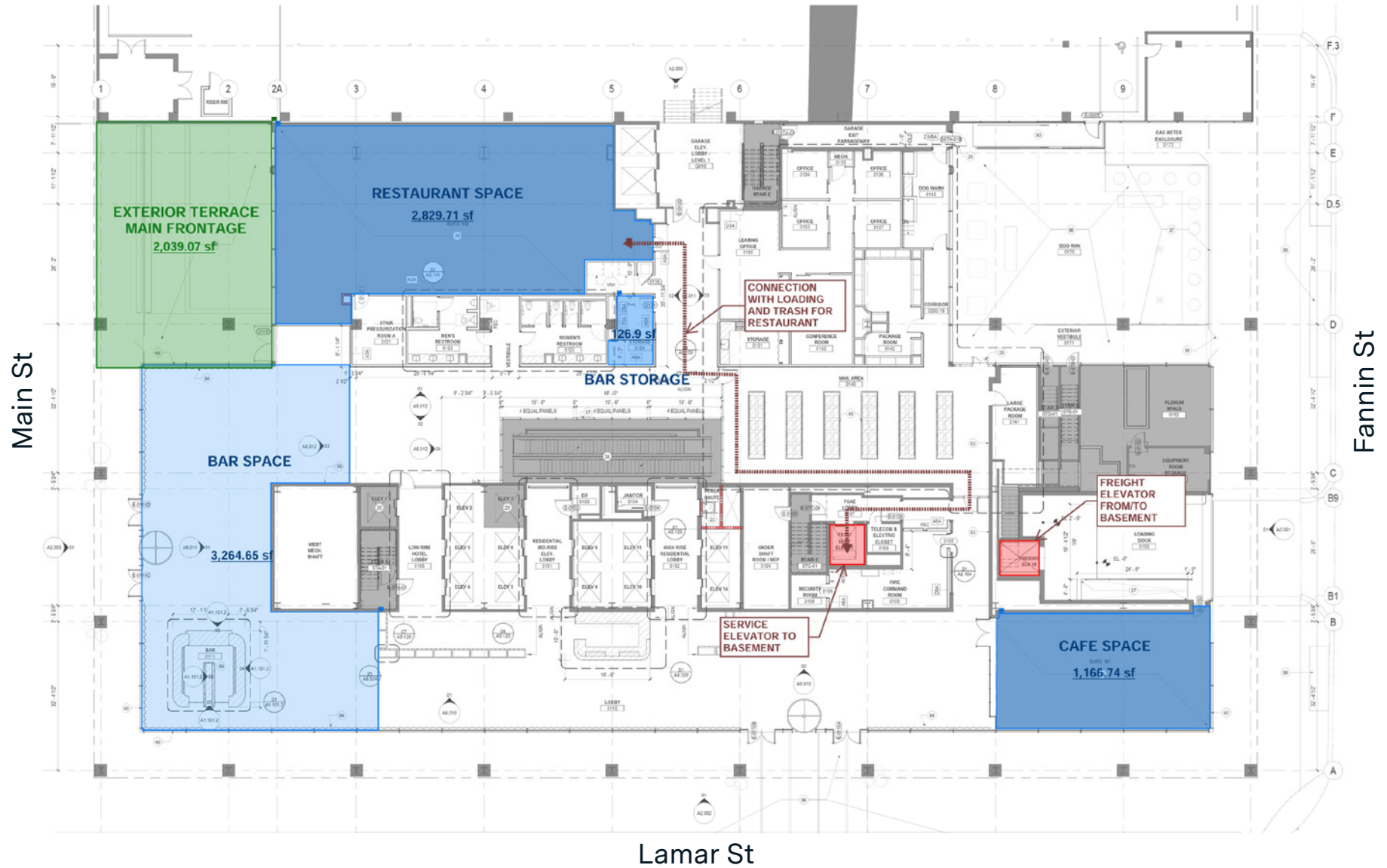
- Residential conversion of 600,000 SF office to 553 class A multifamily units and extended stay under construction
- 3,320 SF restaurant space with 1,983 SF outdoor terrace space fronting Main Street
- 3,328 SF lobby bar/speakeasy space fronting Main St & Lamar St
- 1,170 SF grab & go restaurant space at the southeast corner of Lamar St and Fannin St
- Access to downtown tunnel system
- Delivered with venting and grease trap in place
- 1201 Main ranked #1 for conversion pursuant to large floor plates



**Multiple Restaurant Spaces
Available in Downtown Houston**

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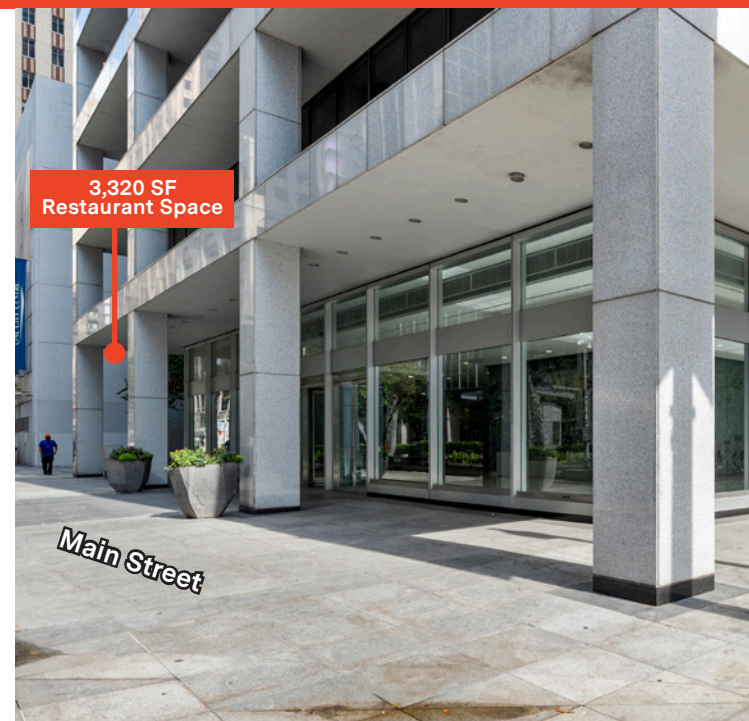
Floor Plan



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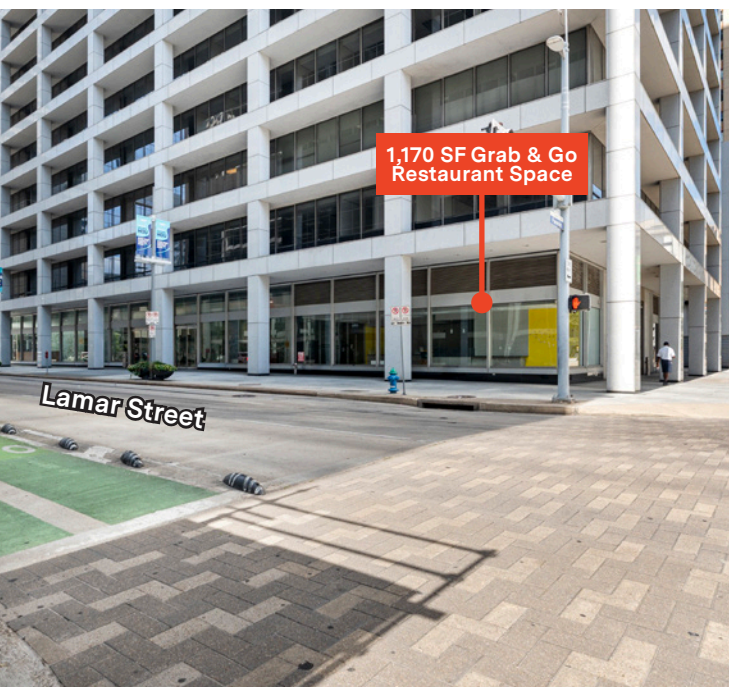


Restaurant Space Available



3,320 SF
Restaurant Space

Main Street



1,170 SF Grab & Go
Restaurant Space

Lamar Street



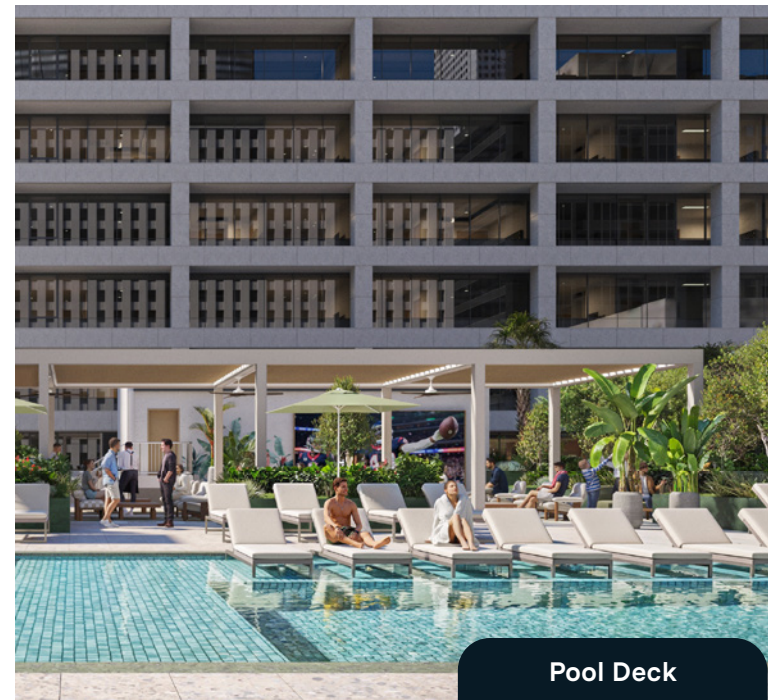
Grab & Go Space Available



Outdoor Space



Lobby Bar



Pool Deck

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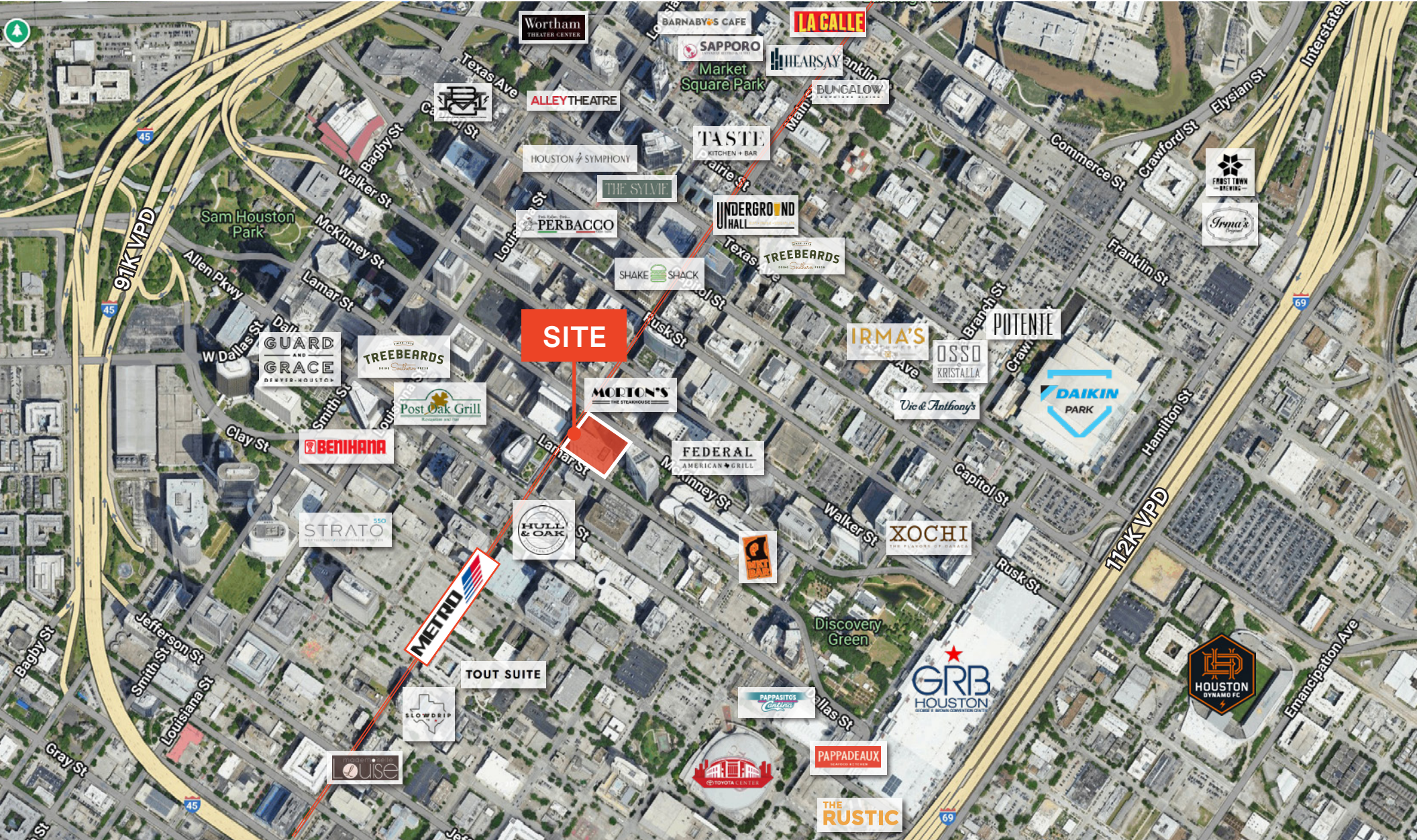
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Restaurants & Retailers



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Multifamily



Downtown Market:

8,450+ Total Units
10,000+ Residents
45 Residential Properties

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Location

1021 Main St sits in the heart of downtown Houston, directly adjacent to the Main Street Square METRORail Red Line Station. The building is just a short walk from the convention center and Daikin Park - home of the Houston Astros. Being right on the Main Street transit corridor, this location offers exceptional walkability and transit access. With a Walk Score of 92 and Transit Score of 88, you're in one of the most connected spots in Houston.

Downtown Houston is transitioning from a daytime business district to a vibrant 24/7 mixed-use community. Over 5,000 new residential units are delivered or planned within a 1-mile radius — creating unprecedented demand for dining, convenience, and lifestyle retail.

98

Walk Score

89

Transit Score

62

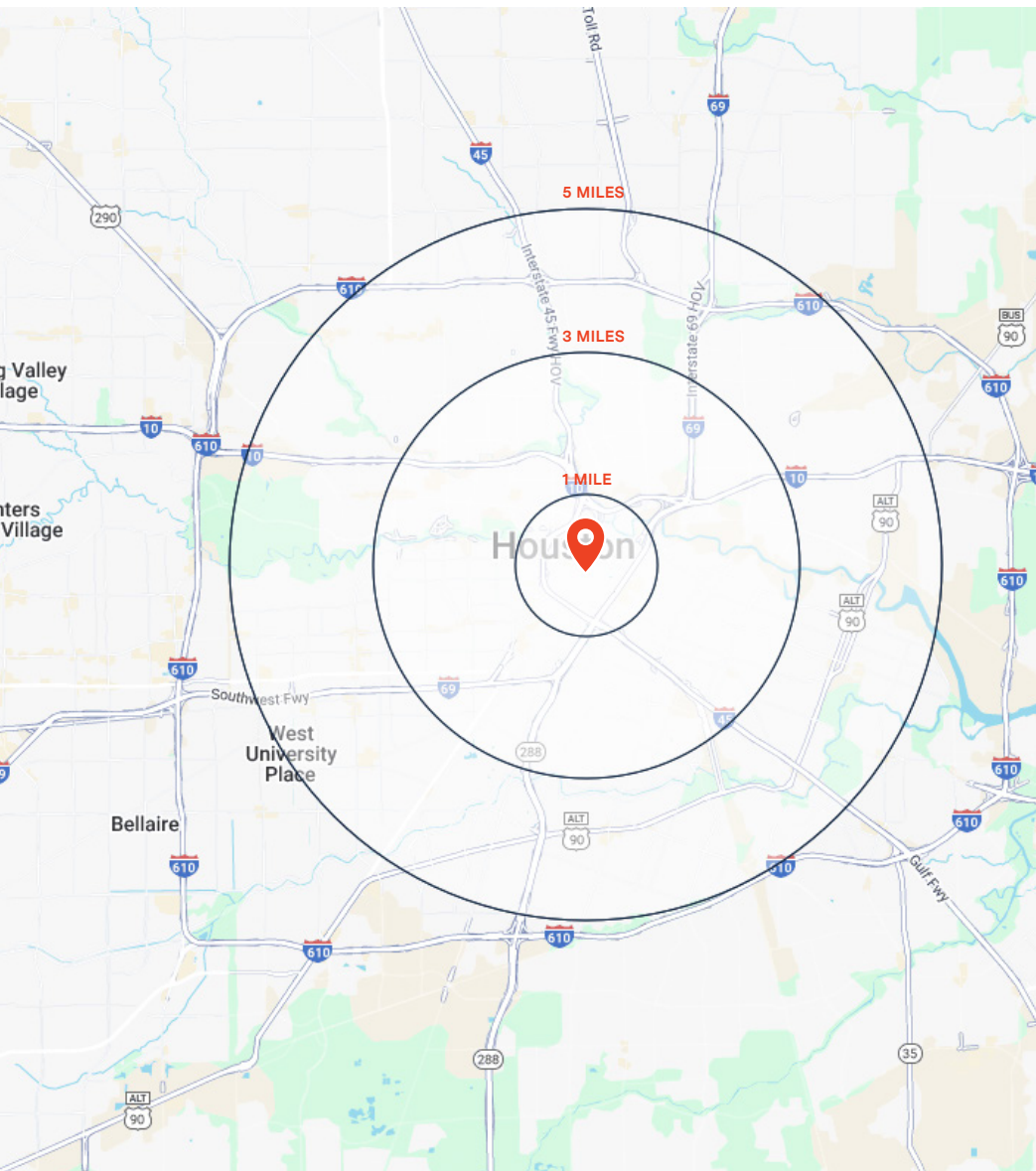
Bike Score



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Demographics



Population

	1 MILE	3 MILES	5 MILES
2020 Population	21,303	191,542	430,016
2024 Population	24,358	219,696	476,750
2029 Population Projection	25,397	229,429	495,456
Annual Growth 2020-2024	3.6%	3.7%	2.7%
Annual Growth 2024-2029	0.9%	0.9%	0.8%

Households

2020 Households	10,980	87,428	188,896
2024 Households	12,749	101,073	210,677
2029 Household Projection	13,370	105,915	219,497
Annual Growth 2020-2024	3.6%	3.8%	3.2%
Annual Growth 2024-2029	1.0%	1.0%	0.8%

Household Income

Avg Household Income	\$121,623	\$112,700	\$112,768
Median Household Income	\$90,457	\$78,424	\$75,410

Daytime Employment

Total Employees	109,198	228,794	510,619
Total Businesses	6,397	19,072	49,099

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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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