



AVAILABLE

5,257 SF

**2ND GEN. RESTAURANT
WITH PATIO**

AVAILABLE

3,053 SF

**±4,000 SF
Patio**

606 DENNIS ST

**2ND GEN. RESTAURANT WITH PATIO & 1ST GEN. SPACE
AVAILABLE FOR LEASE**

SEC Smith St & Dennis St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 606 Dennis St
Houston, TX 77006

Availability: 3,053 SF - 1st Gen. Space
5,257 SF - 2nd Gen. Restaurant with Patio

Price: Call for Pricing

HIGHLIGHTS:

- 2nd gen. restaurant with patio and 1st gen. space available
- Street-facing parking spaces on-site
- Easy access to I-45, I-69/US-59 and TX Spur 527
- Positioned within the affluent and densely populated Midtown submarket which is known as one of Houston's most active bar and restaurant scenes
- Surrounded by upscale apartments and residential homes
- Easily accessible to major neighborhoods within the Houston MSA including: Downtown/Central Business District, Montrose, EaDo, Texas Medical Center and the Museum District

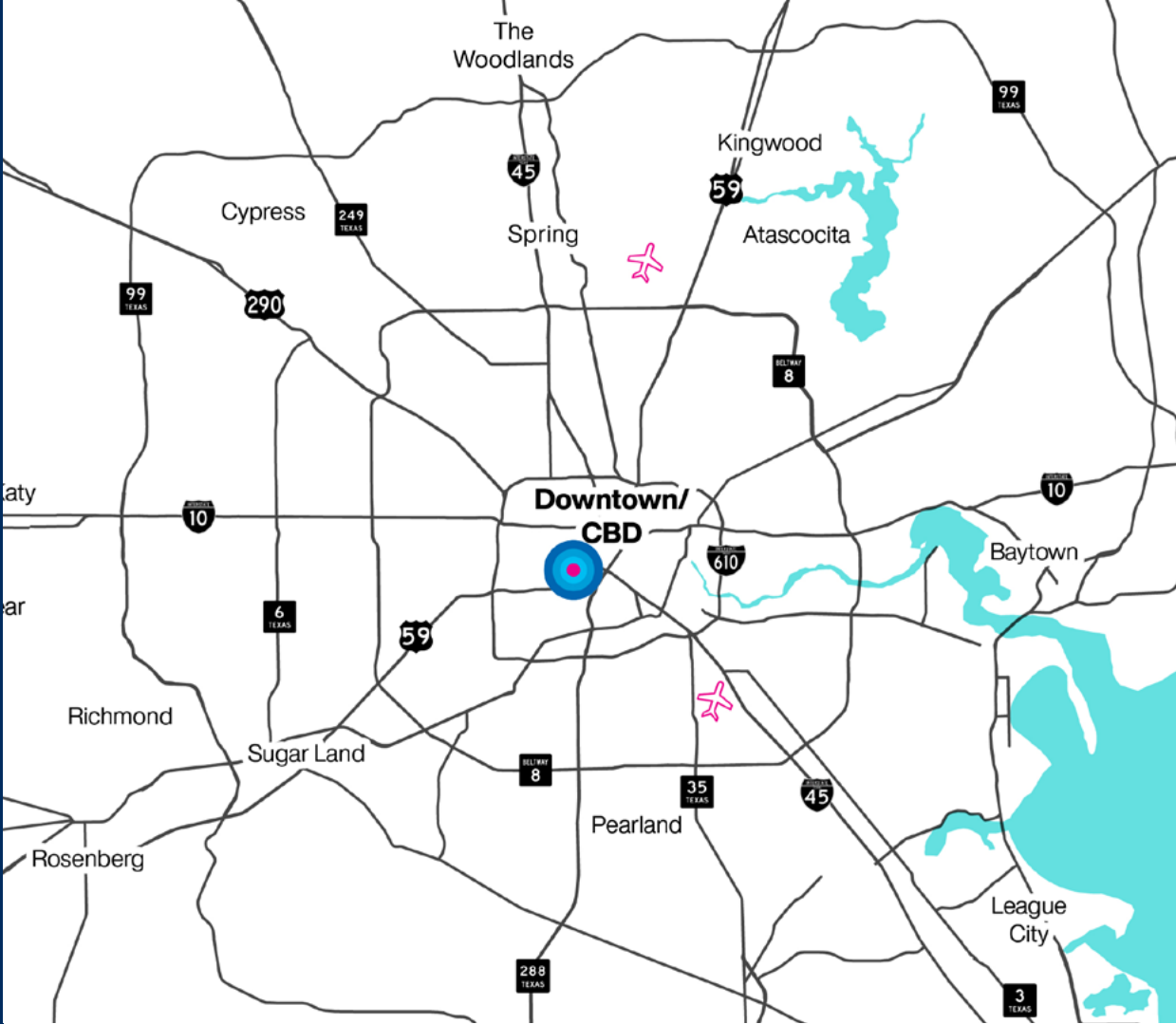
TRAFFIC COUNTS:

TX Spur 527: 67,204 CPD '24

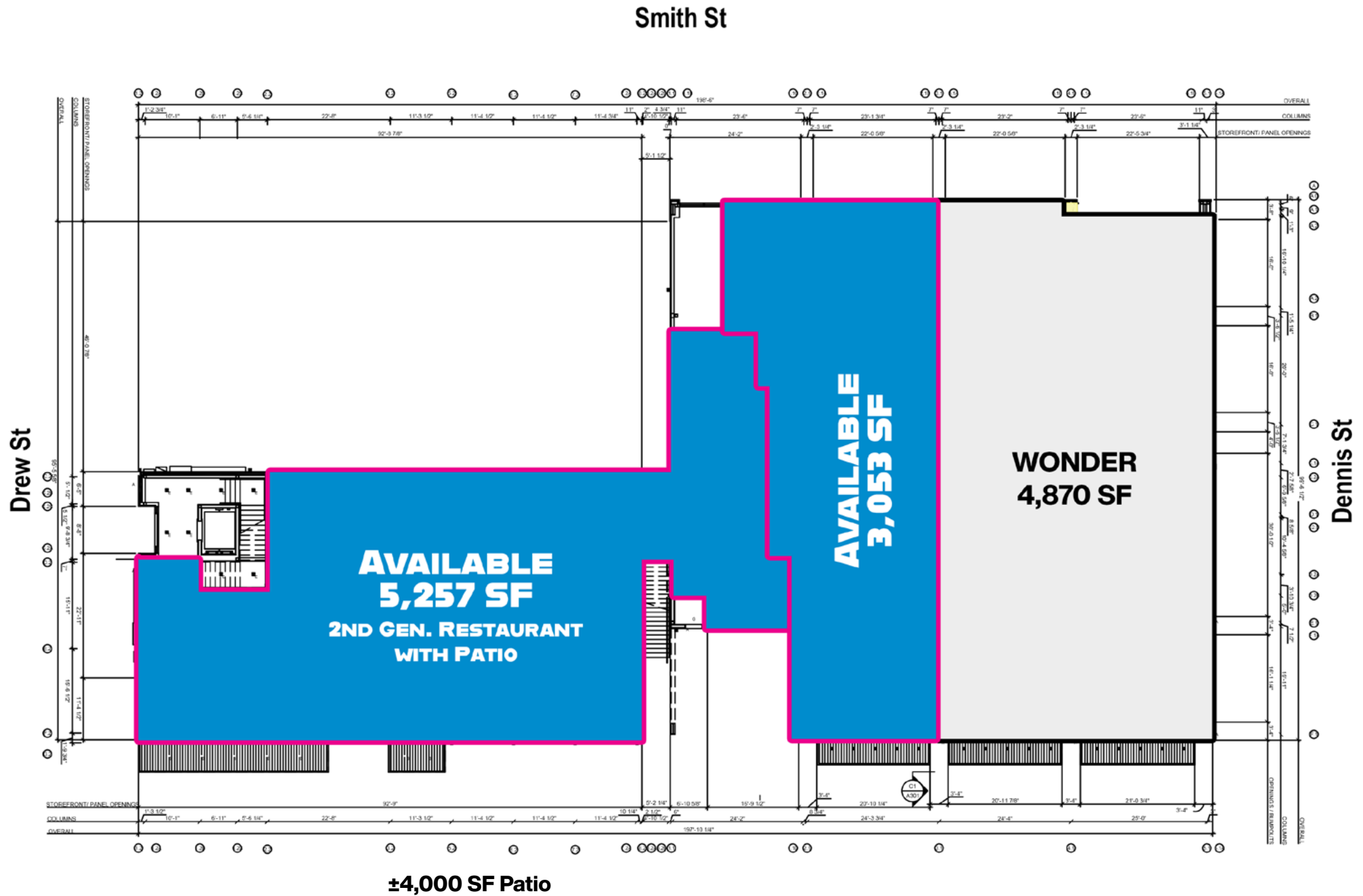
McGowen St: 5,459 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	37,966	240,856	519,143
Daytime Pop.	68,602	343,458	625,308
Avg HH Income	\$141,921	\$163,142	\$160,897



1ST FLOOR SITE PLAN



Downtown Houston

Randalls

SPEC'S
WINES-SPIRITS-FINER FOODS

U-HAUL

SITE

CHASE

GLORIA'S
LATIN COOKING



Walgreens

Smith St

Dennis St



WELLS
FARGO

Drew St



SITE

5,459 CPD '22



RIVER OAKS DISTRICT
HOUSTON

Alice & Olivia, Assouline, Baccarat, Brunello Cucinelli, Cartier, deBoule, Dior, Diptyque, Dolce & Gabbana, Equinox, Harry Winston, Hermes, Loewe, Rolex, Saint Bernard, Van Cleef & Arpels, Zimmermann



River Oaks

Westheimer Rd



Shepherd Dr

Gray St

Marshalls TJ-maxx
HomeGoods OfficeMax



Gray St



57,200 Students

Midtown



Central Business District

Crate&Barrel Apple
ANTHROPOLOGIE
RESTORATION HARDWARE
PERIGOED chico's
lululemon POTTERY BARN
BANANA REPUBLIC
WILLIAMS-SONOMA



West University Place

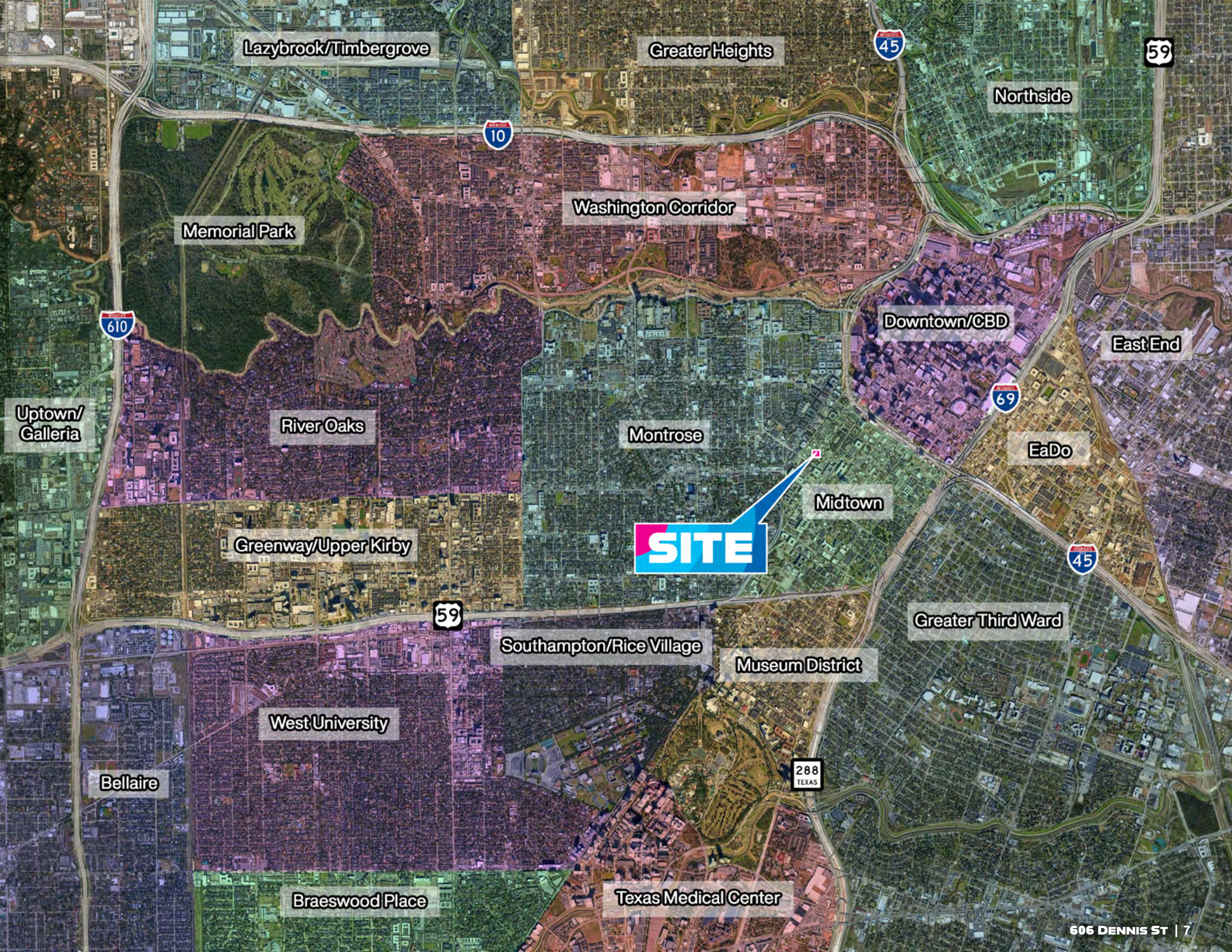


RICE VILLAGE



7,282 Students





Lazybrook/Timbergrove

Greater Heights

Northside

Memorial Park

Washington Corridor

Downtown/CBD

East End

Uptown/
Galleria

River Oaks

Montrose

EaDo

Midtown

SITE

Greenway/Upper Kirby

59

Southampton/Rice Village

Museum District

Greater Third Ward

West University

Bellaire

288
TEXAS

Braeswood Place

Texas Medical Center



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

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Phone

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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