

**1ST & 2ND FLOOR SPACE
AVAILABLE**



6809 N MAIN ST

PROFESSIONAL OFFICE & RETAIL SPACE FOR LEASE

NWC N Main St & E 28th St | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

- Address:

6809 N Main
Houston, TX 77009
- Size:

- 1st Floor: 2,220 SF
 - 2nd Floor: 2,386 SF
- Price:

- 1st Floor: \$40.00 PSF + \$10.00 NNN
 - 2nd Floor: \$35.00 PSF + \$10.00 NNN

HIGHLIGHTS:

- Prime location within the Heights submarket
- Easy access to Loop 610
- Ample on-site parking as well as dedicated street parking
- Prominent building and monument signage opportunities available
- Surrounded by a dense housing market with a median home value exceeding \$639,823
- Ready for tenant build-out with tenant-controlled HVAC

TRAFFIC COUNTS:

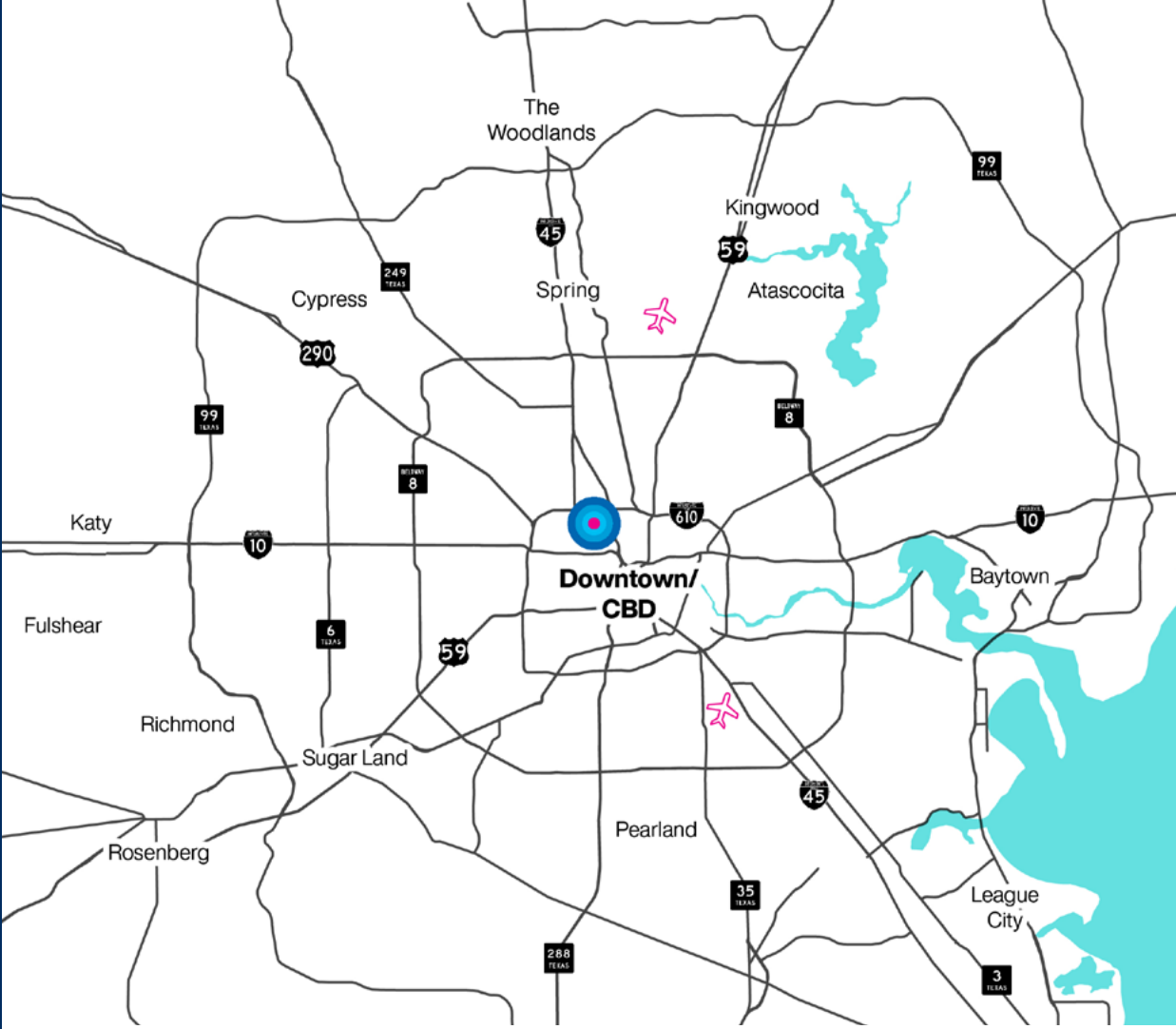
- Interstate 610:

193,890 CPD '24
- N Main St:

10,995 CPD '22

2026 DEMOGRAPHICS:

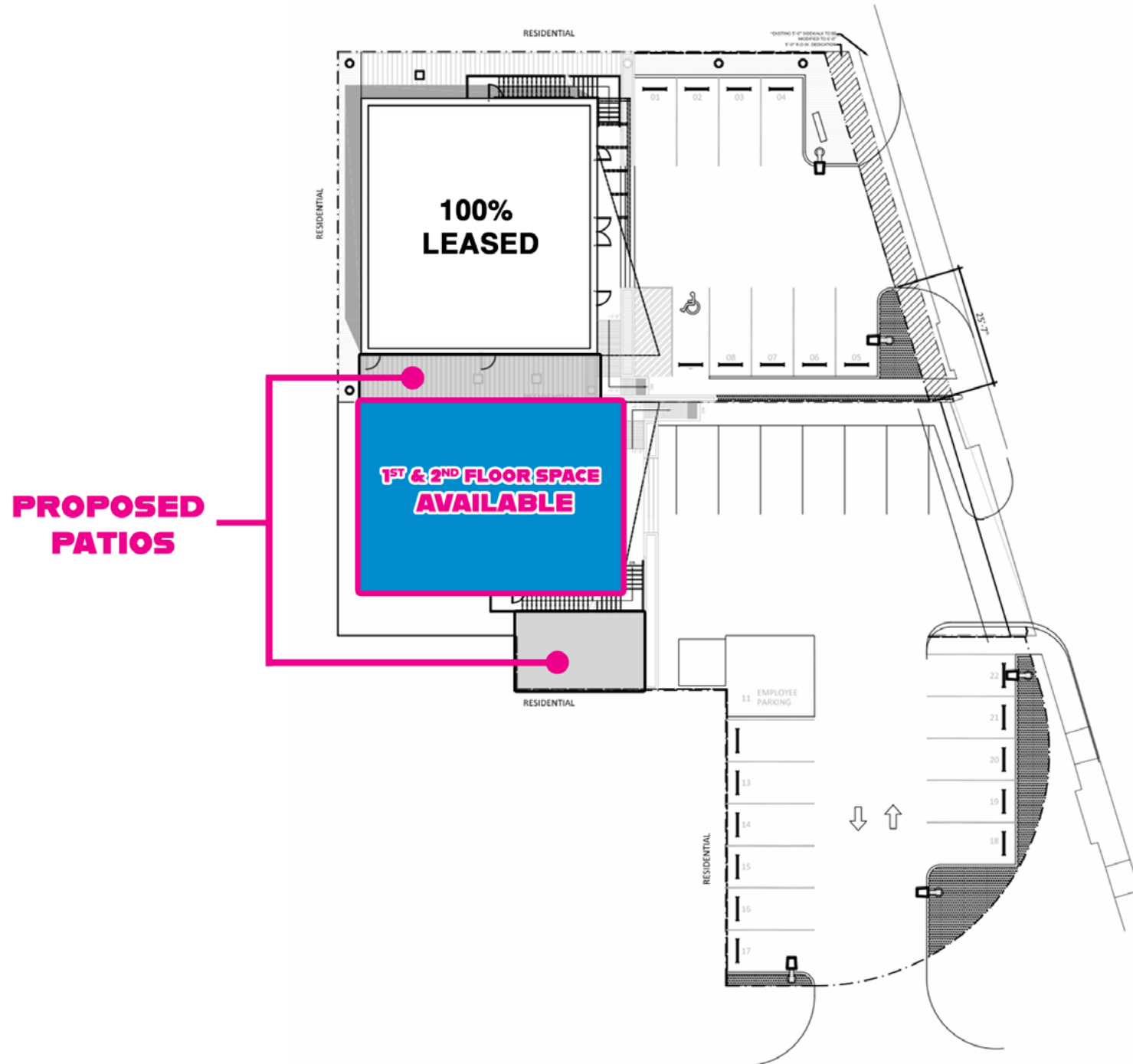
	1 Mile	3 Miles	5 Miles
Population	20,055	172,343	438,182
Daytime Pop.	12,416	104,773	436,562
Avg HH Income	\$241,272	\$179,350	\$156,946



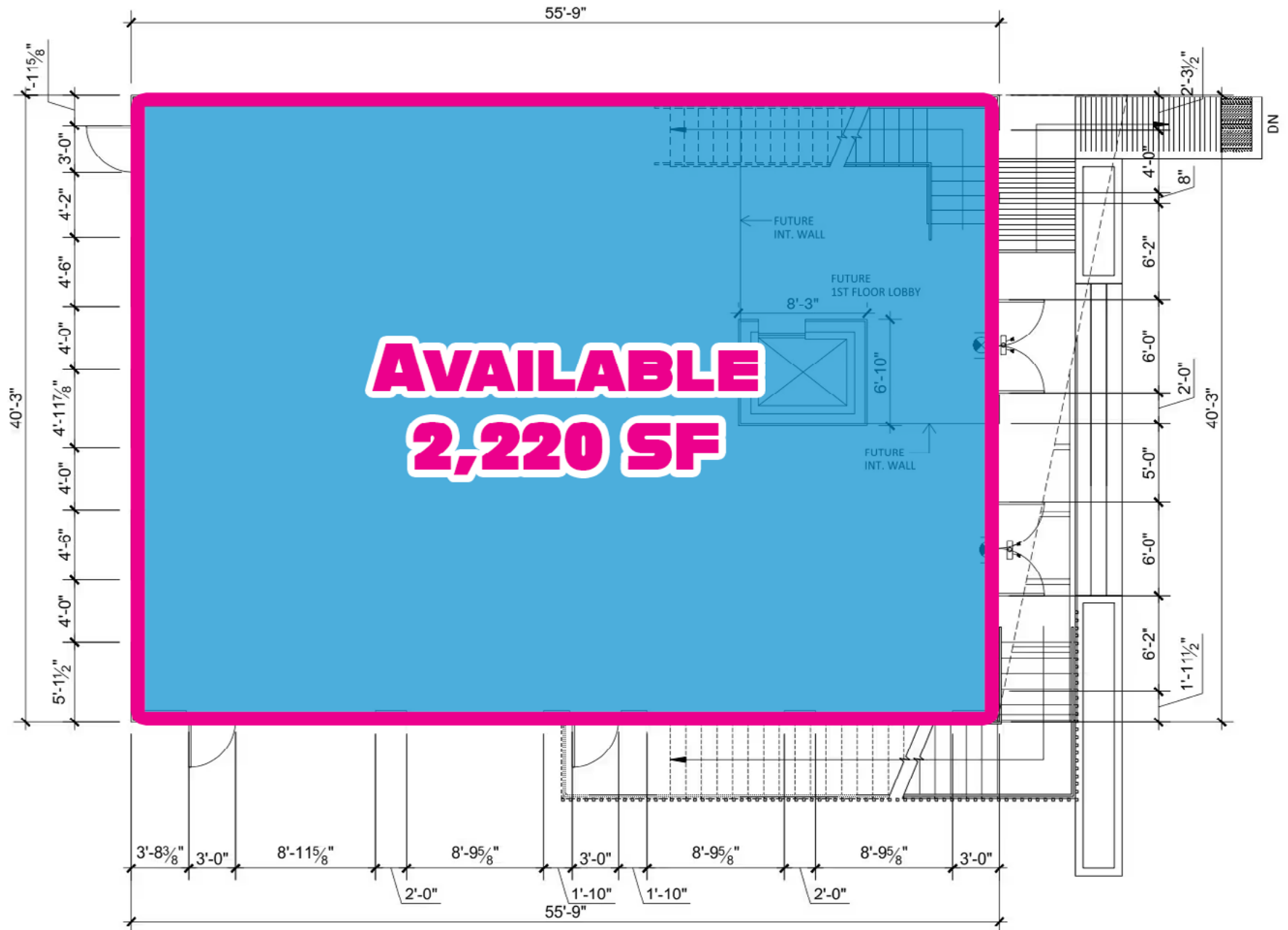
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Patios shown on the cover image are conceptual renderings for illustrative purposes only and do not currently exist.

DEVELOPMENT OVERVIEW

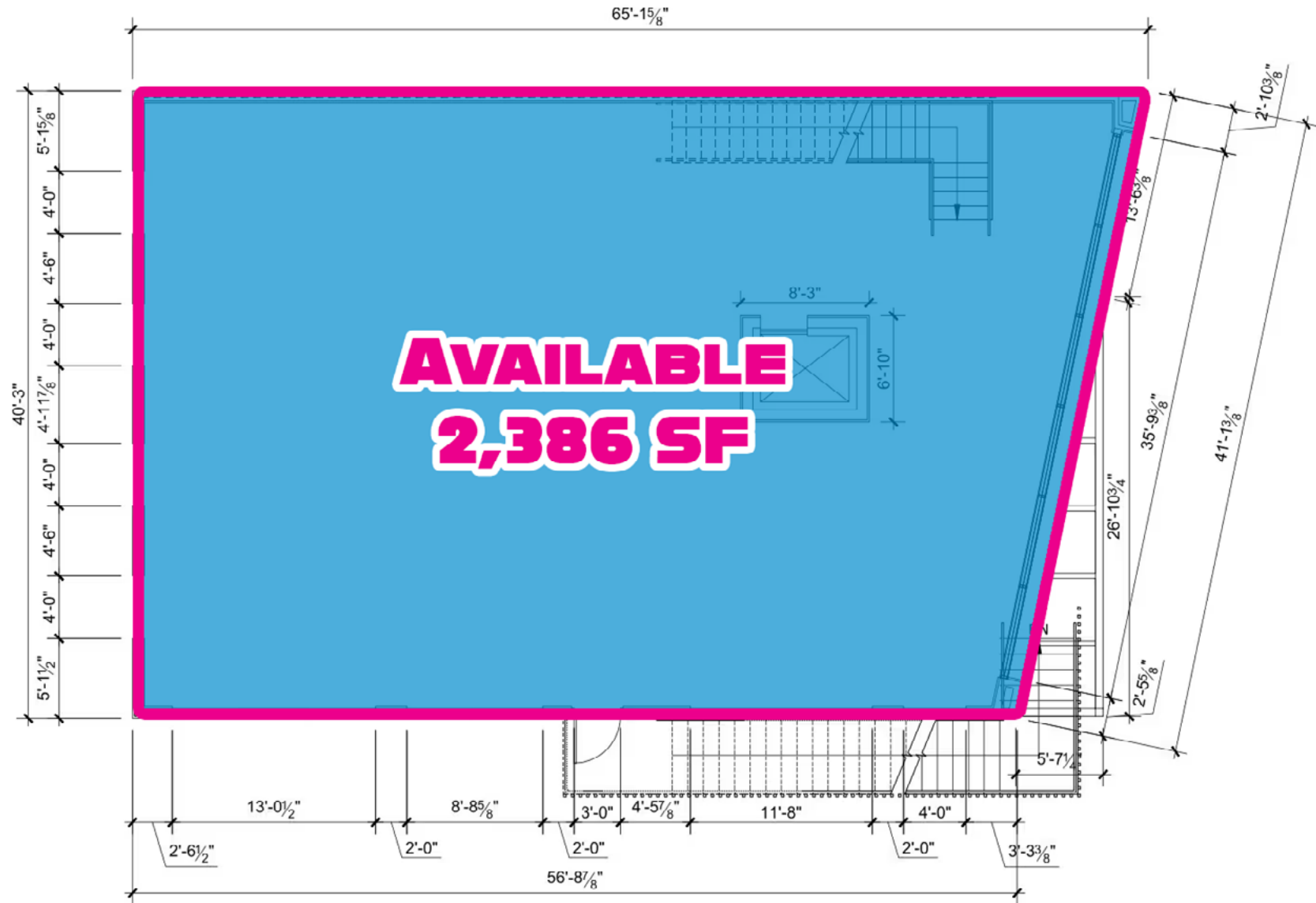


1ST FLOOR PLAN



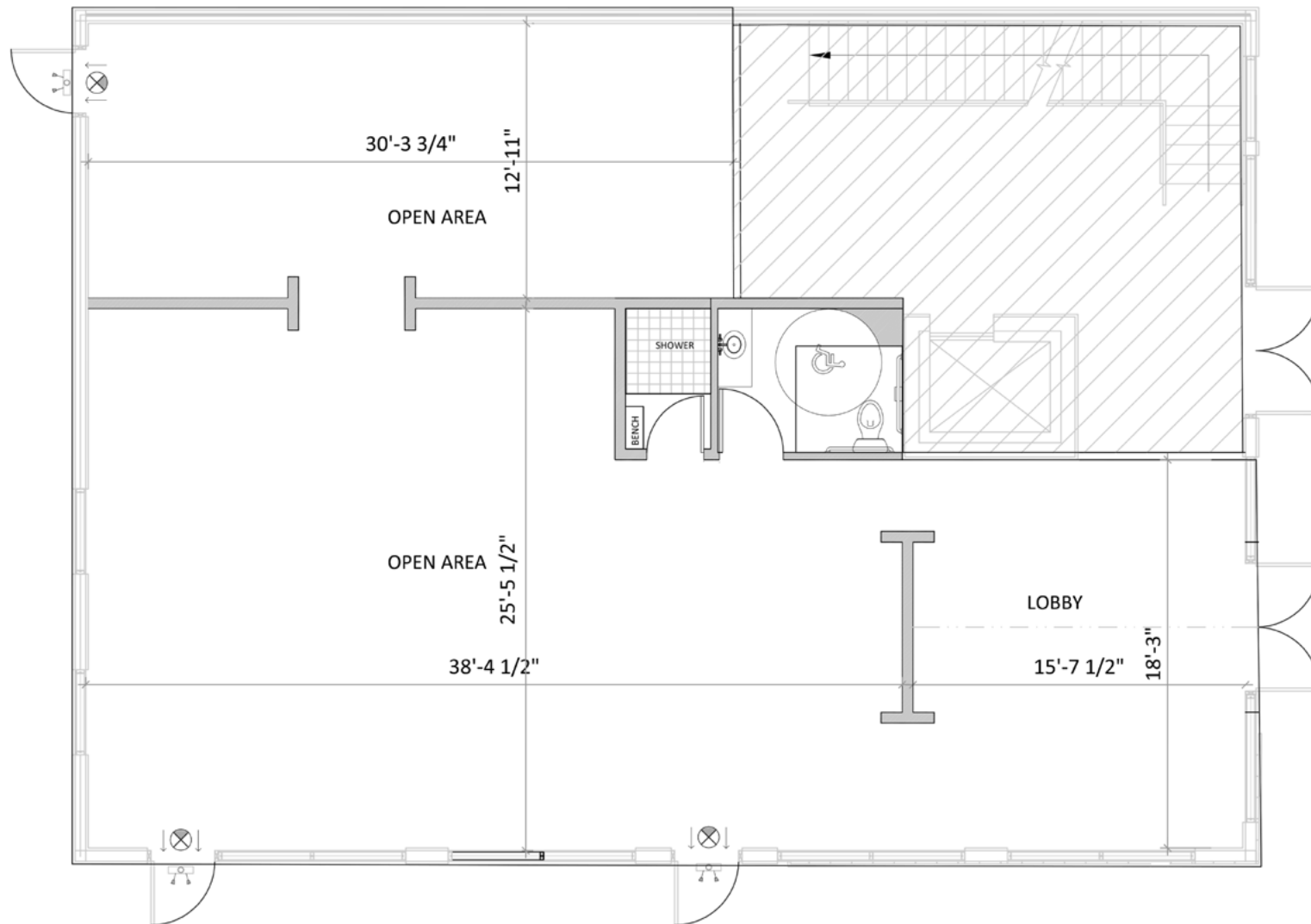
6809 N. MAIN 1ST FLOOR PLAN

2ND FLOOR PLAN



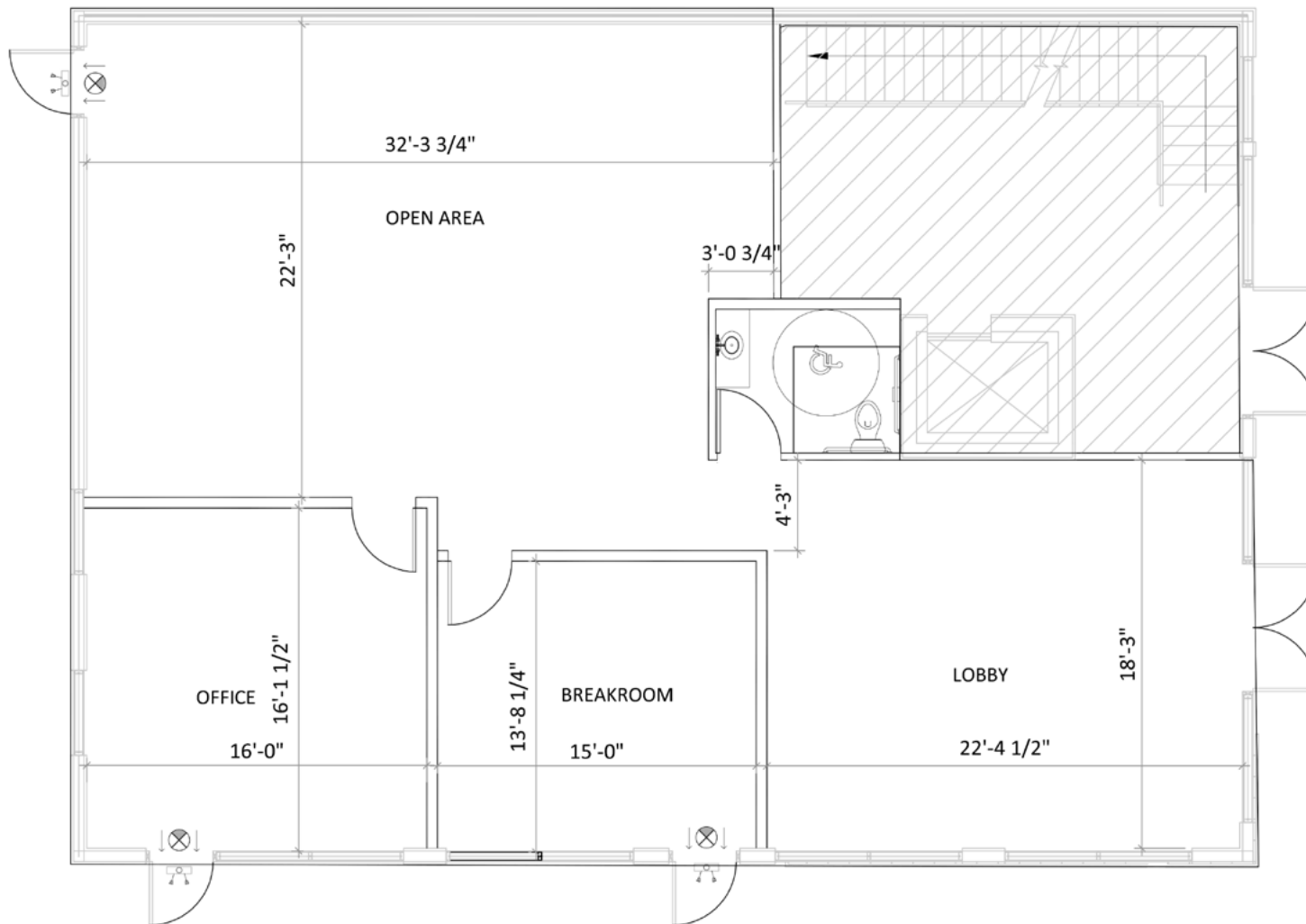
6809 N. MAIN 2ND FLOOR PLAN

CONCEPTUAL PLAN

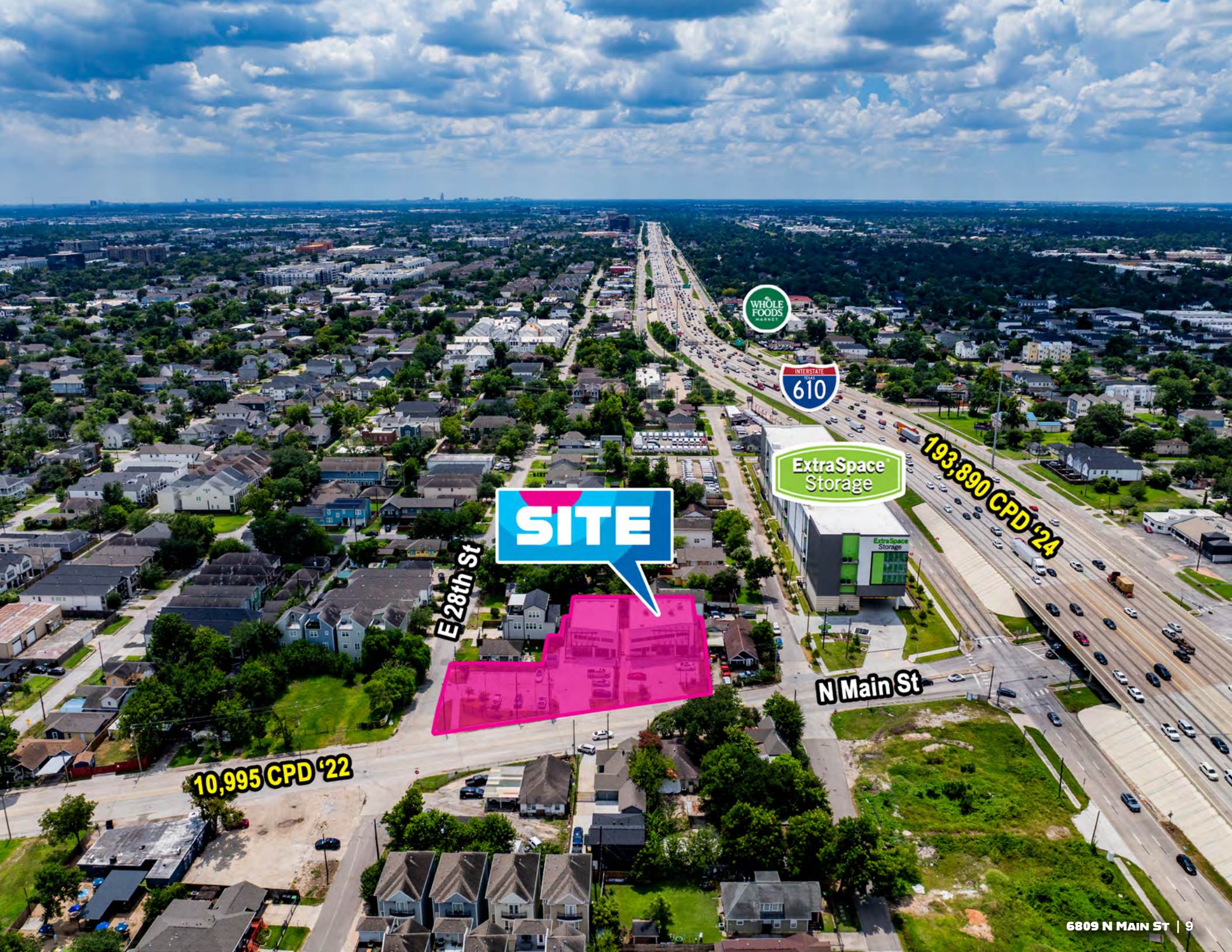


SUITE AREA:
1,782 SF

CONCEPTUAL PLAN



SUITE AREA:
1,810 SF



SITE

E 28th St

10,995 CPD '22

193,890 CPD '24



N Main St

Downtown Houston
±3.6 Miles

TMC | TEXAS
MEDICAL
CENTER
±6.6 Miles

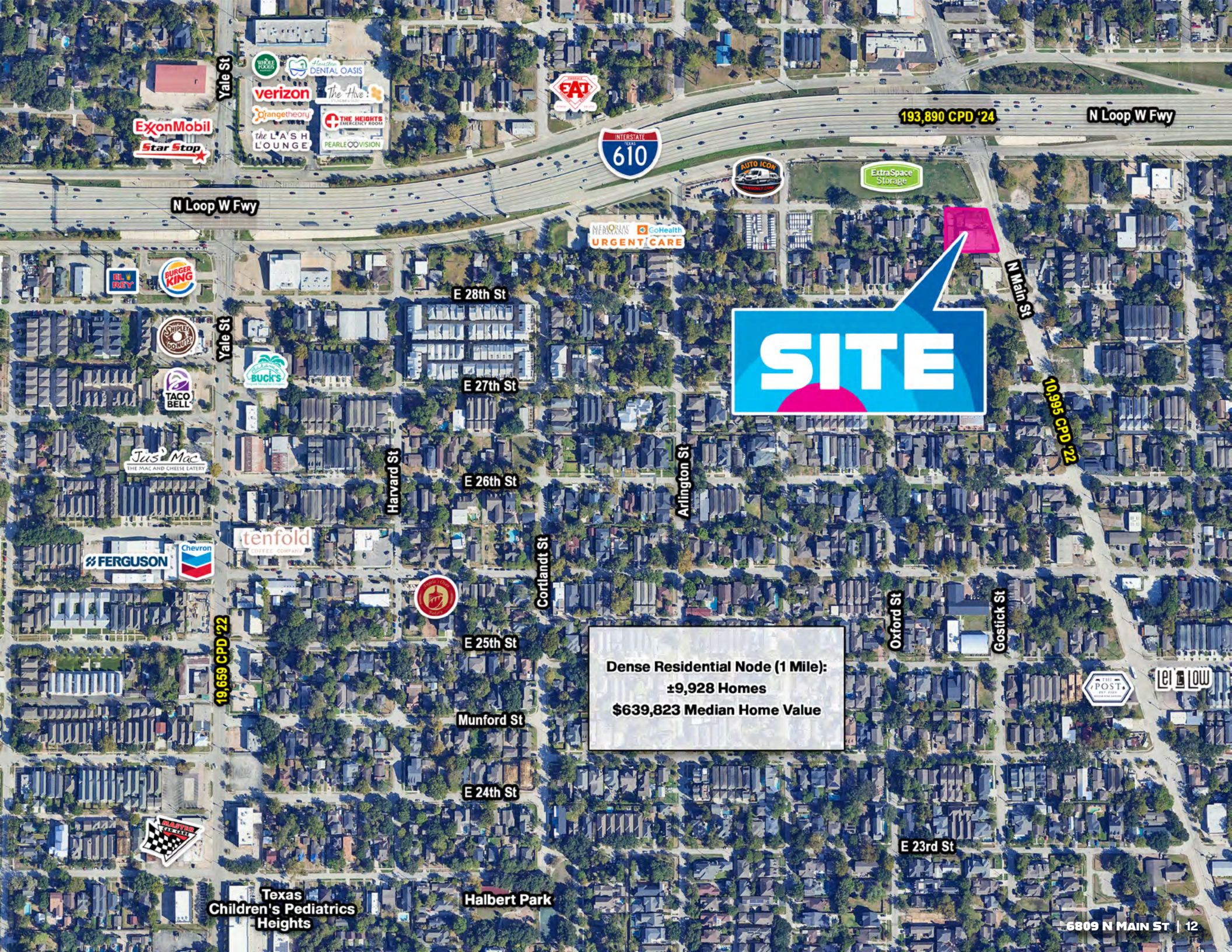
N Main St

10,995 CPD '22



SITE PHOTOS





ExonMobil
Star Stop

verizon
OrangeTheory
the LASH LOUNGE
PEARLE COOVISION
Houston DENTAL OASIS
The Hive
THE HEIGHTS EMERGENCY ROOM

EAT

INTERSTATE
610

193,890 CPD '24

N Loop W Fwy

N Loop W Fwy

MEMORIAS
URGENT CARE
GoHealth

AUTO ICON

ExtraSpace
Storage

N Main St

10,995 CPD '22

SITE

E 28th St

E 27th St

E 26th St

Harvard St

Arlington St

Cortlandt St

E 25th St

Munford St

E 24th St

Oxford St

Gostick St

E 23rd St

Dense Residential Node (1 Mile):
±9,928 Homes
\$639,823 Median Home Value

Texas
Children's Pediatrics
Heights

Halbert Park

6809 N MAIN ST | 12



COMING SOON:
 **TARGET**

O'Reilly
AUTO PARTS

HUCHIE'S

CENTRAL CITY
AIR

LA BERRERIE
MEAT MARKET

SHERWIN WILLIAMS

LA FITNESS

CVS

PINE FOREST
BUSINESS PARK

Booker T
Washington
High School

Star
OF HOUSTON

Fiesta

North Houston
Early College
High School

CHUCK E.
CHEESE

AT&T

Chick-fil-A

THE GREAT ESCAPE
PLACE

Walmart

Foot Locker

Derby Logistics

Roosevelt
Elementary
School

SITE

USA

McKILLICAN

FedEx

WURTH
WORTH TOOLS AND COMPANY

SUBWAY

WHOLE
FOODS
MARKET

Wendy's

Fit FOODS
GIVE A FISH

Starbucks

VALUE
WORLD

H-E-B

JINYA
COMMON BOND
hopdoddy

The Burger Joint

AT&T

Heights
Marketplace

jeni's
hanold's
TORCHYS

McDonald's

Kroger

DUNKIN'

SUBWAY

CVS

HOUSTON
DAIRYMAIDS
Cakes & Specialty Foods

HOUSTON
FARMERS MARKET

East
Heights



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.

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Joshua Jacobs	448255-B	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin Dan Flagel	651377-SA 822787-SA	aa@blueoxgroup.com df@blueoxgroup.com	713-324-8954 847-732-2599
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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