$30 PSF Leasing Special valid through December 31, 2026
(Contingent on tenant credit)

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:

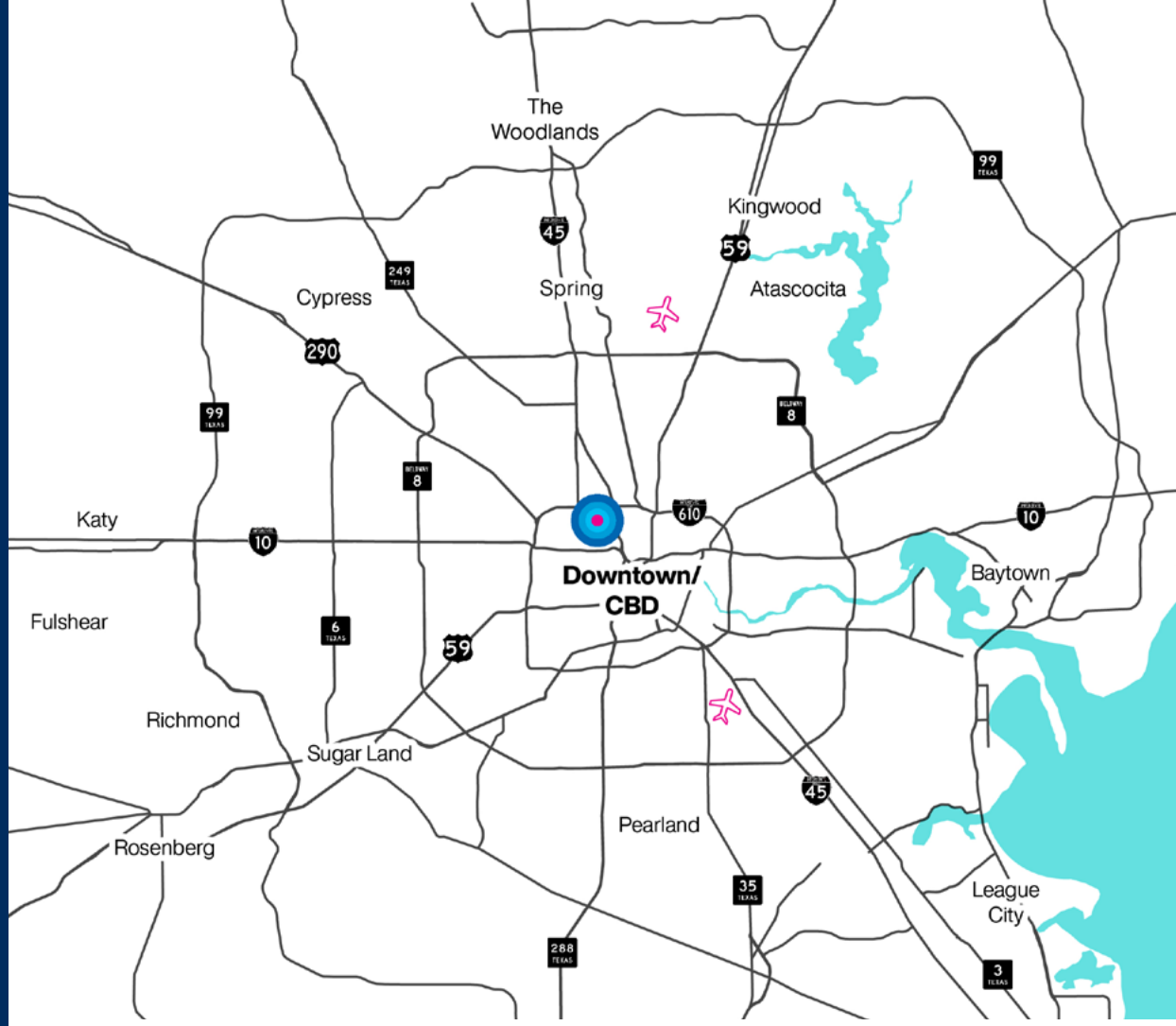
- Prime location within the Heights submarket
- Easy access to Loop 610
- Ample on-site parking as well as dedicated street parking
- Prominent building and monument signage opportunities available
- Surrounded by a dense housing market with a median home value exceeding $639,823
- Ready for tenant build-out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

Traffic Counts:

Interstate 610:	193,890 CPD '24
N Main St:	10,995 CPD '22

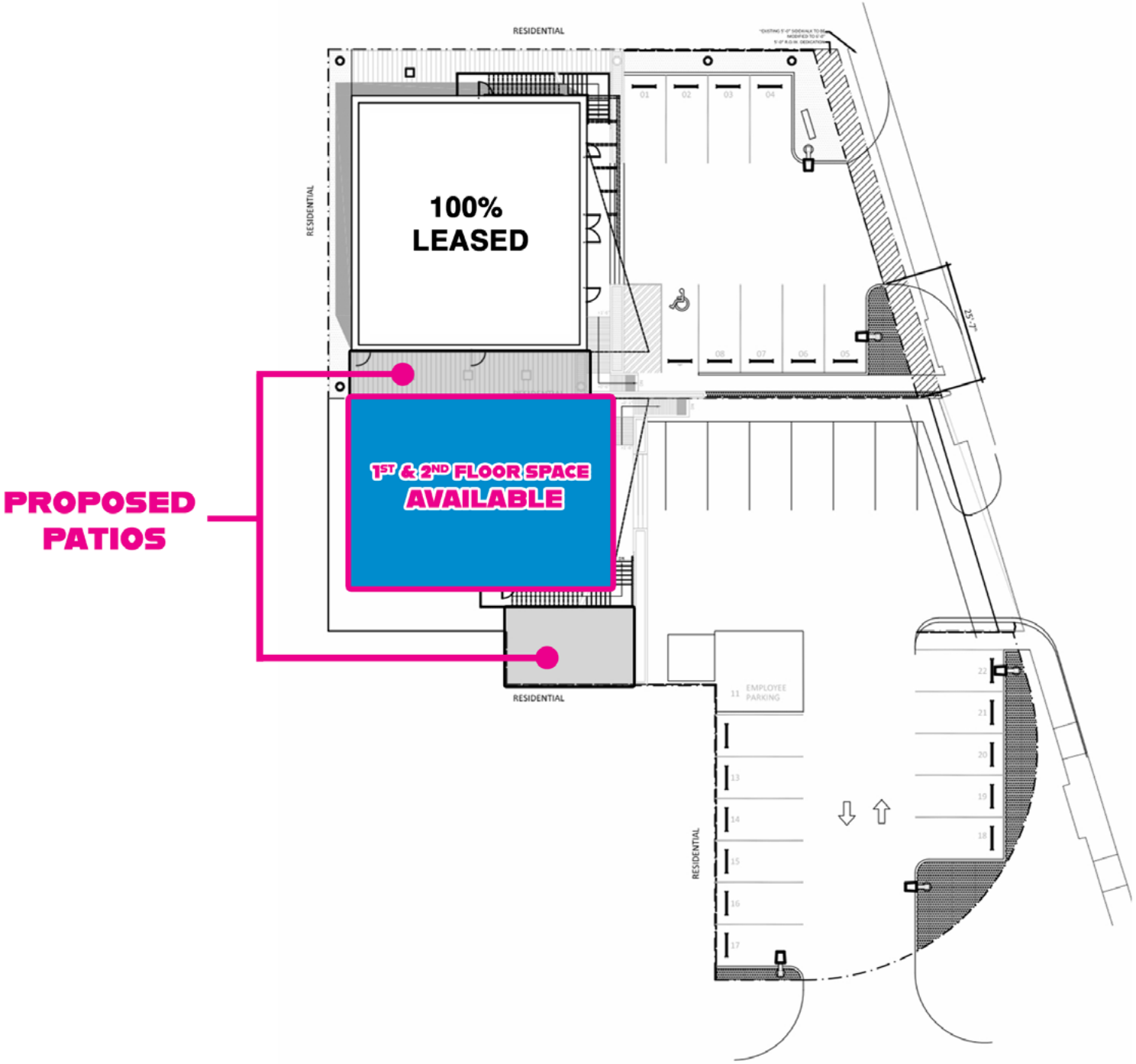
2026 Demographics:

	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

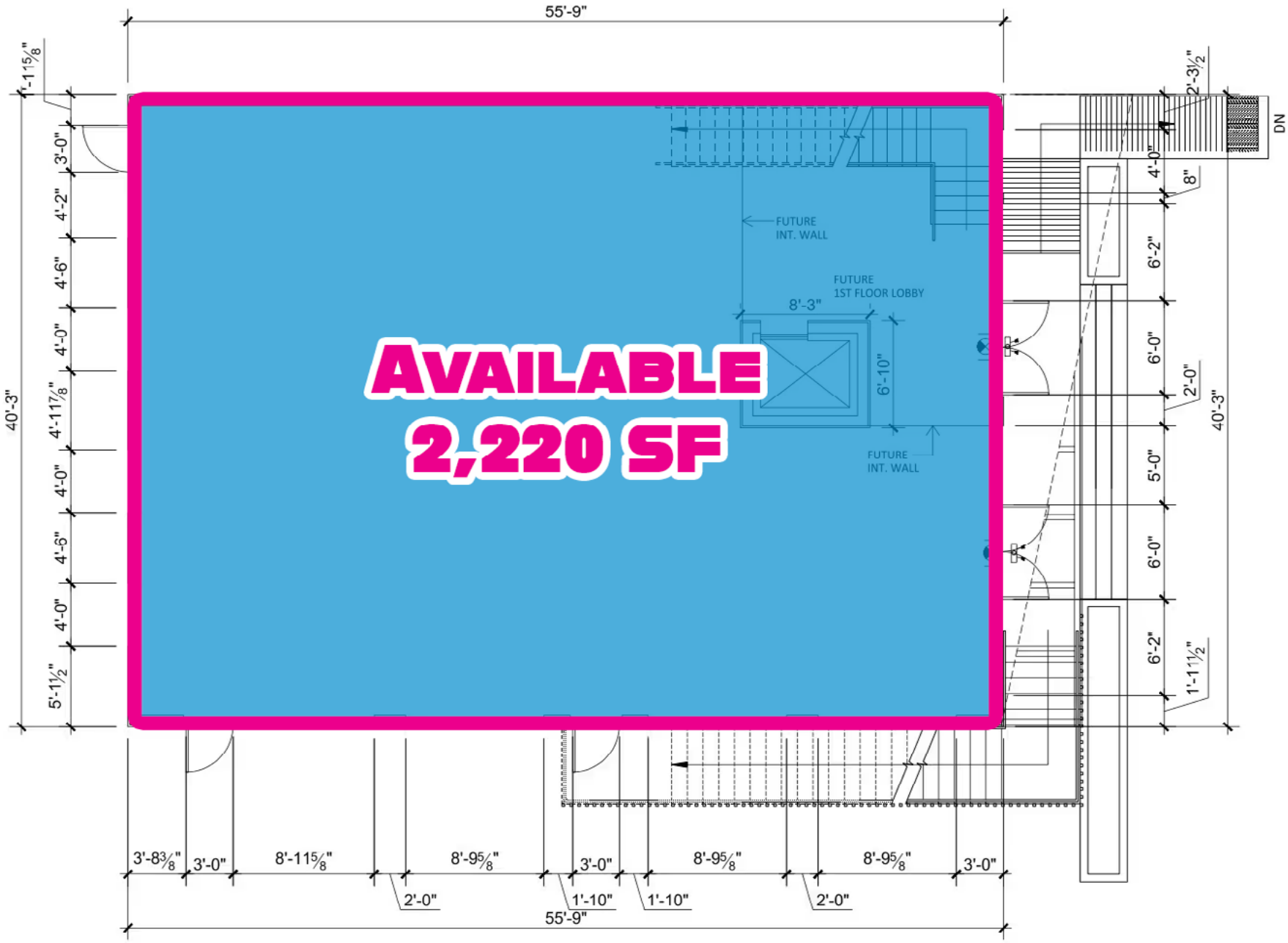


Patios shown on the cover image are conceptual renderings for illustrative purposes only and do not currently exist.

DEVELOPMENT OVERVIEW

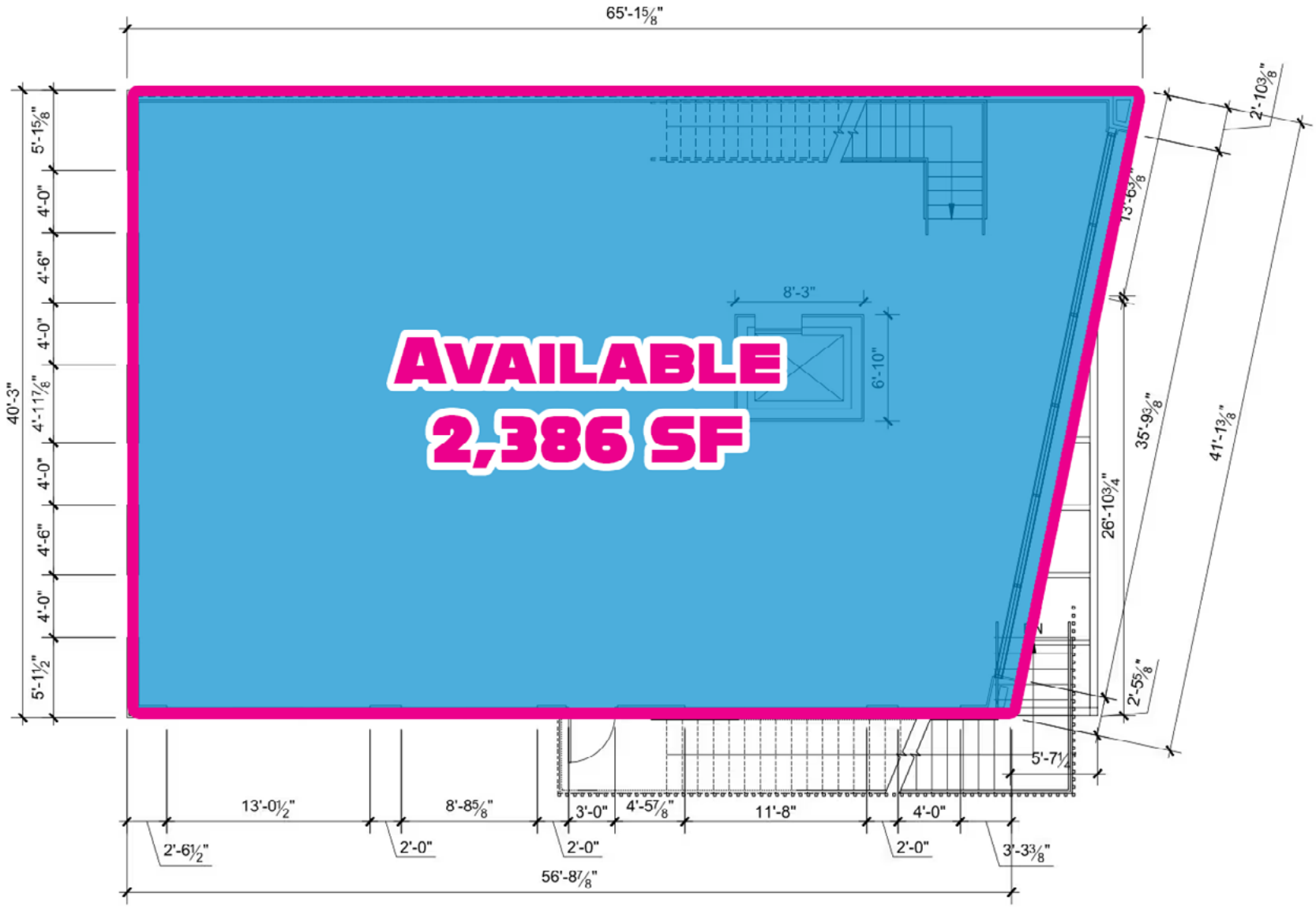


1ST FLOOR PLAN



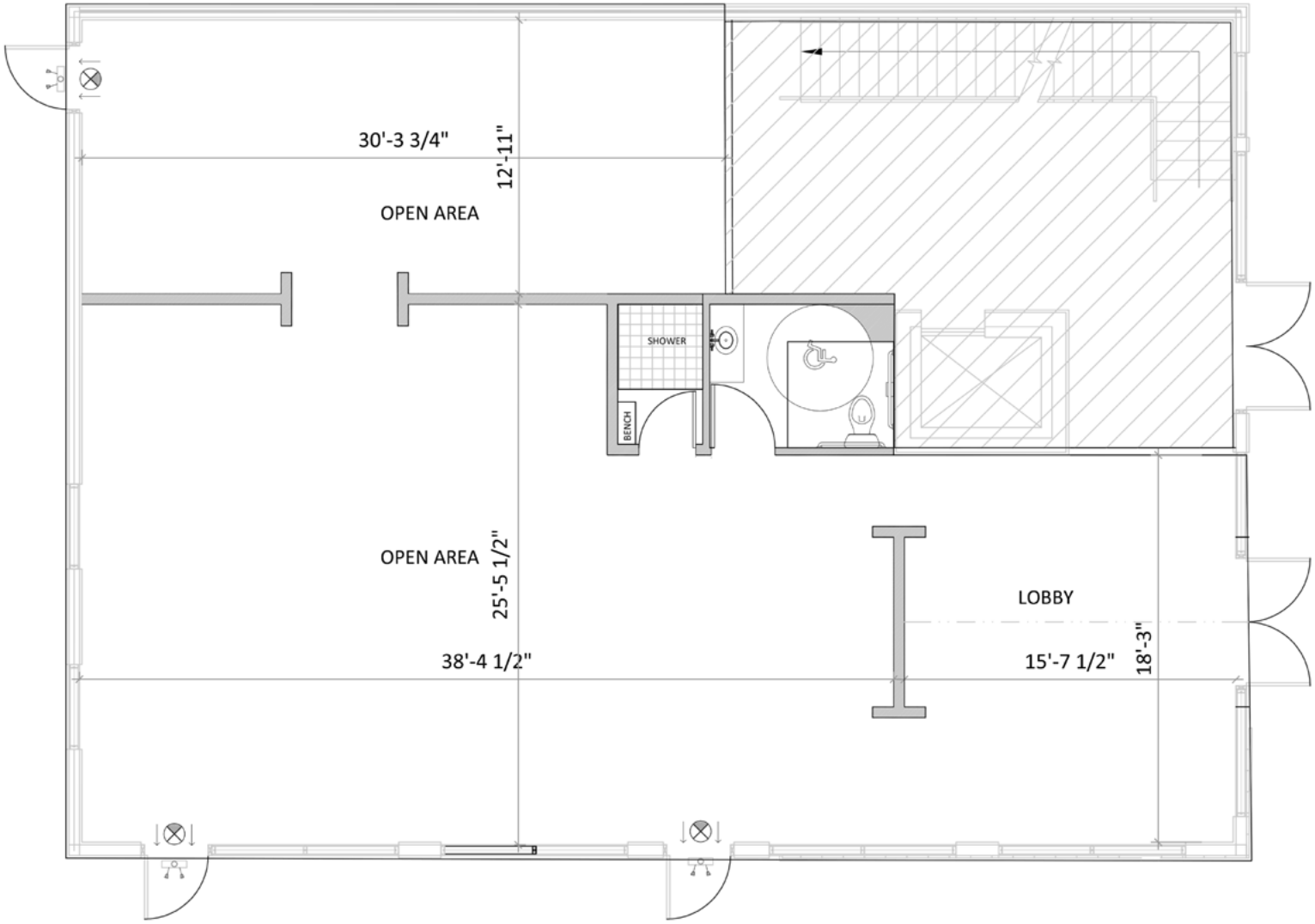
6809 N. MAIN 1ST FLOOR PLAN

2ND FLOOR PLAN



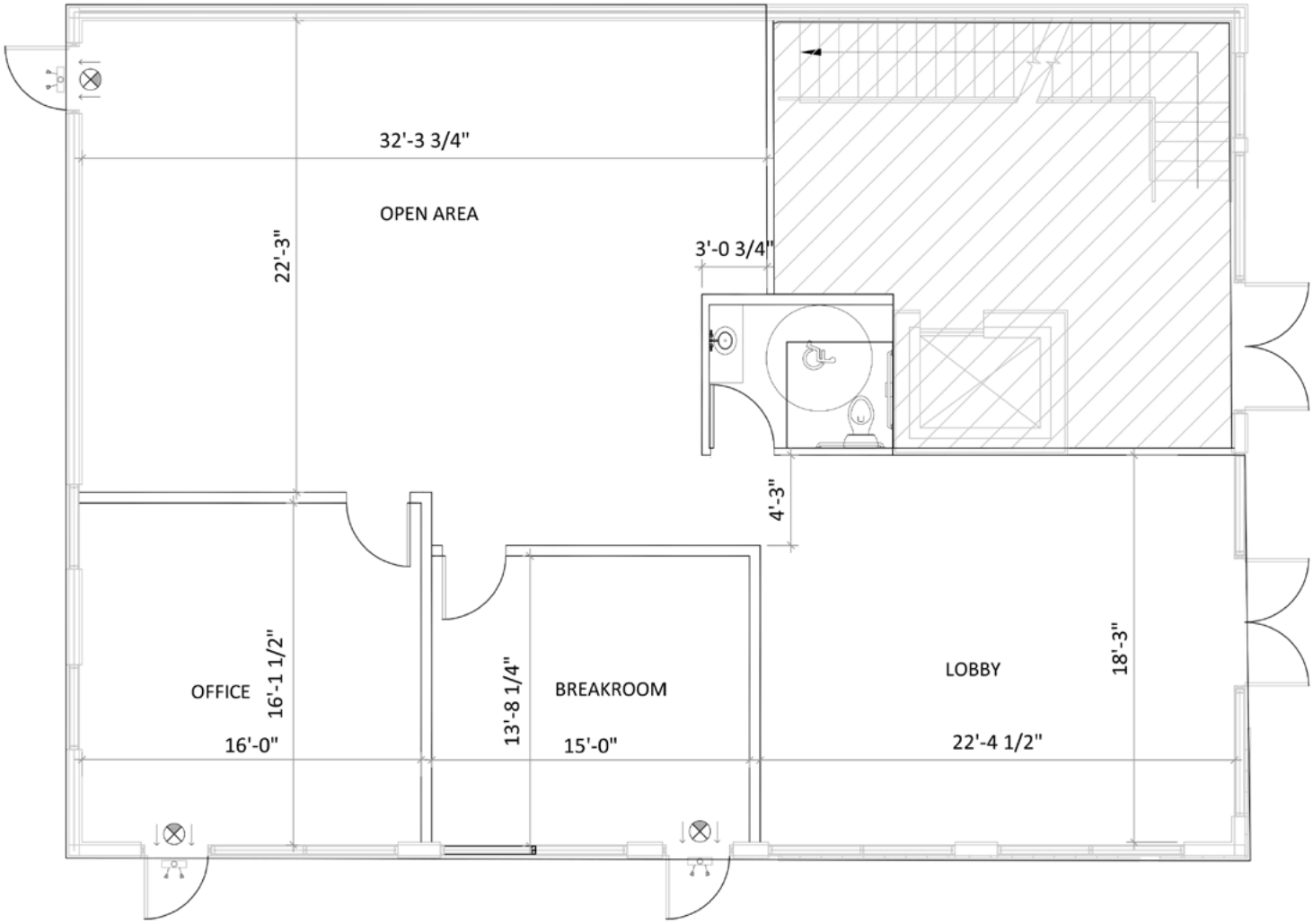
6809 N. MAIN 2ND FLOOR PLAN

CONCEPTUAL PLAN

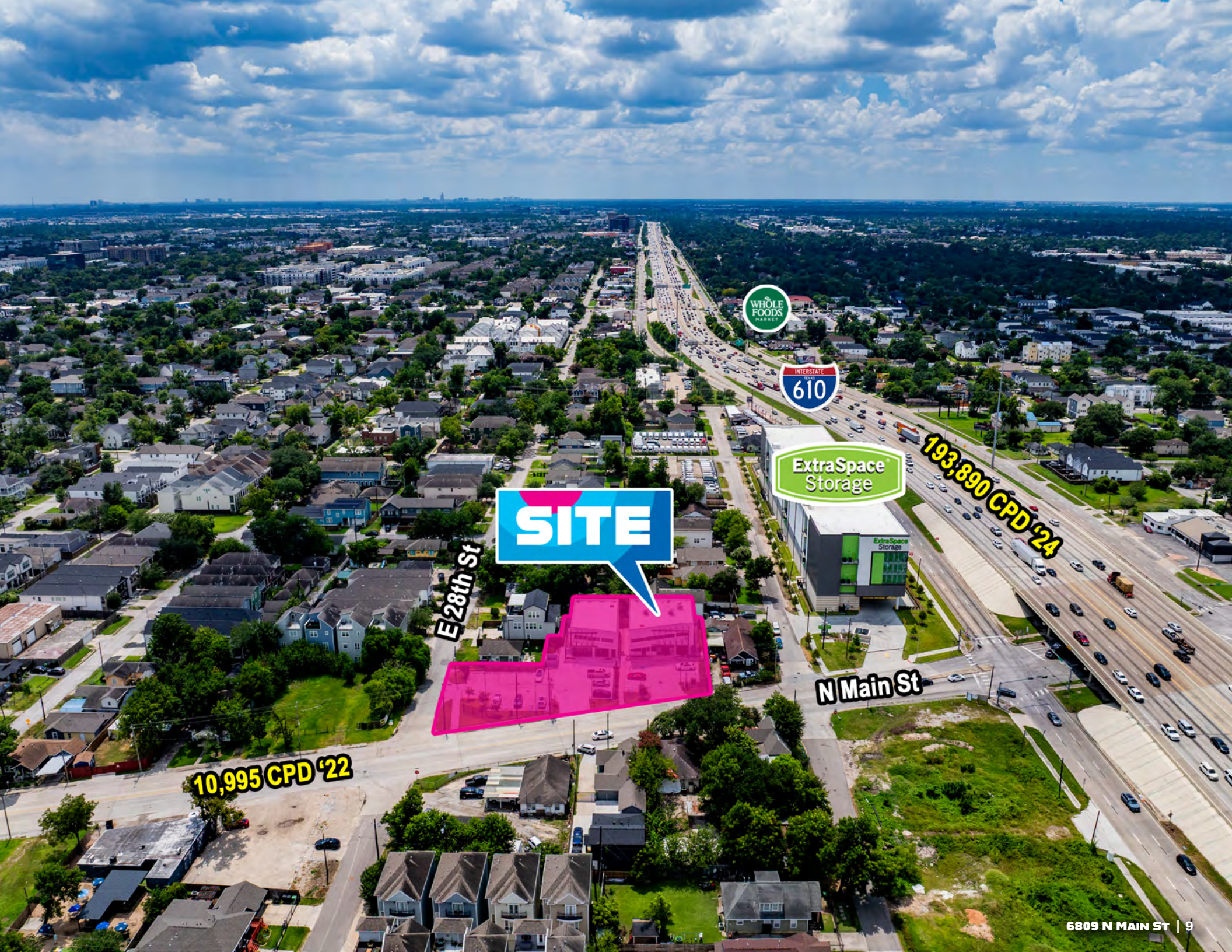


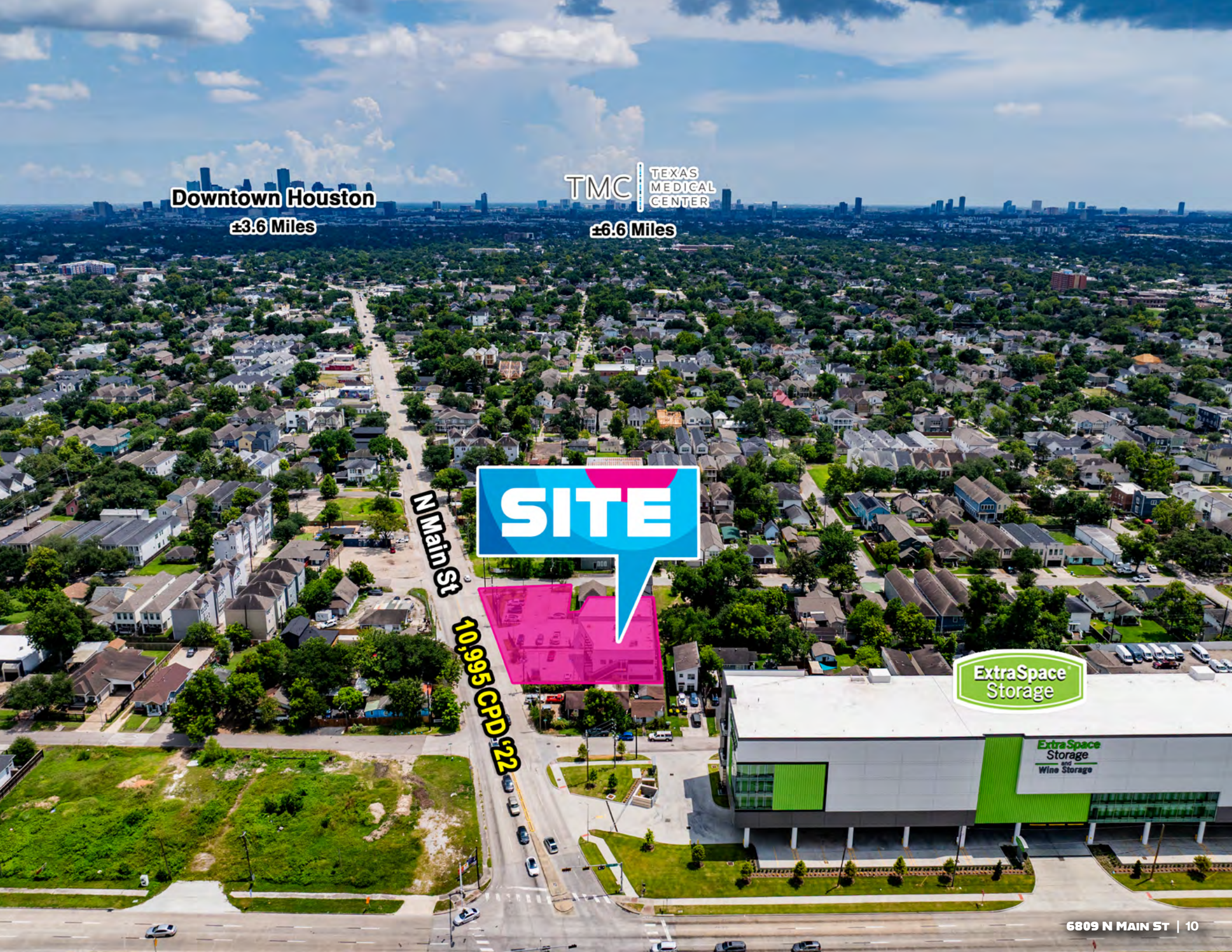
SUITE AREA:
1,782 SF

CONCEPTUAL PLAN

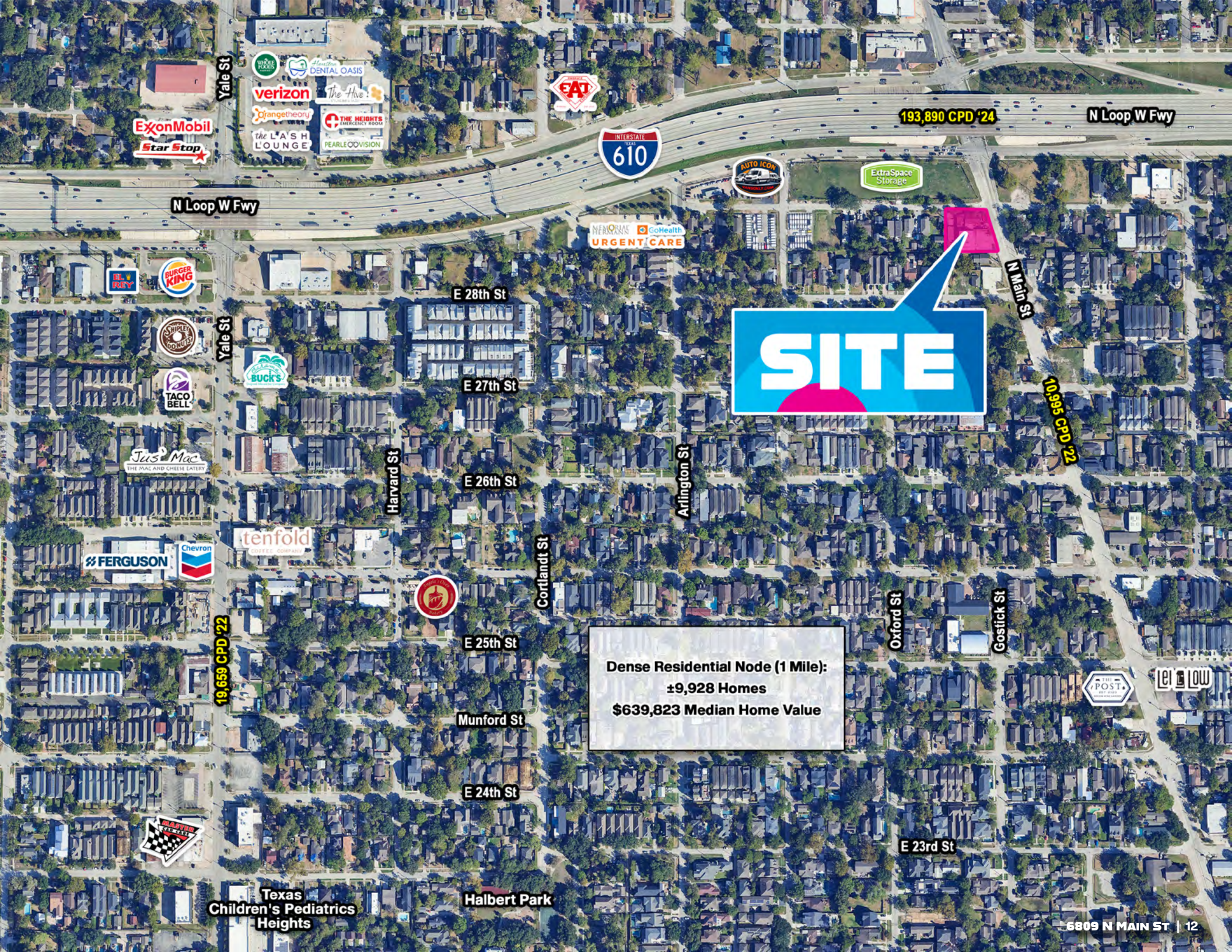


SUITE AREA:
1,810 SF


WHOLE FOODS MARKET
INTERSTATE TEXAS 610
ExtraSpace Storage
193,890 CPD '24
SITE
E 28th St
N Main St
10,995 CPD '22


Downtown Houston
±3.6 Miles
TMC
TEXAS MEDICAL CENTER
±6.6 Miles
SITE
N Main St
10,995 CPD '22
ExtraSpace Storage
ExtraSpace Storage and Wine Storage

SITE PHOTOS


SITE
N Loop W Fwy
193,890 CPD '24
N Loop W Fwy
Yale St
Yale St
N Main St
10,995 CPD '22
19,659 CPD '22
E 28th St
E 27th St
E 26th St
E 25th St
Munford St
E 24th St
E 23rd St
Harvard St
Arlington St
Cortlandt St
Oxford St
Gostick St
Texas Children's Pediatrics Heights
Halbert Park
Dense Residential Node (1 Mile):
±9,928 Homes
$639,823 Median Home Value

North Houston Early College High School
COMING SOON: TARGET
PINE FOREST BUSINESS PARK
Booker T Washington High School
Roosevelt Elementary School
SITE
Main St
Yale St
N Shepherd Dr
East Heights
Heights Marketplace
O'Reilly
HUGHIE'S
CENTRAL CITY AIR
LA FITNESS
CVS
Star Furniture
Fiesta
CHUCK E. CHEESE
AT&T
Chick-fil-A
THE CHILDREN'S PLACE
Walmart
Foot Locker
PGW
AGA Sports
Derby Logistics
McKILLICAN
FedEx
WÜRTH
SUBWAY
DOLLAR TREE
Life Savers
WHOLE FOODS MARKET
FitFOODS
Wendy's
VALUE WORLD
H-E-B
COMMON BOND
hopdoddy
Burger Joint
jeni's
harold's
TORCHYS
Kroger
DUNKIN'
SUBWAY
CVS
AT&T
HOUSTON FARMERS MARKET
HOUSTON DAIRYMAIDS
45
610

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 o ff er to or counter-o ff er from the client; and
- Treat all par ties 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wri∑en 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 writtng 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 du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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	**9009549-BB**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	**651377-SA**	**aa@blueoxgroup.com**	**713-324-8954**
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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