

FOR LEASE

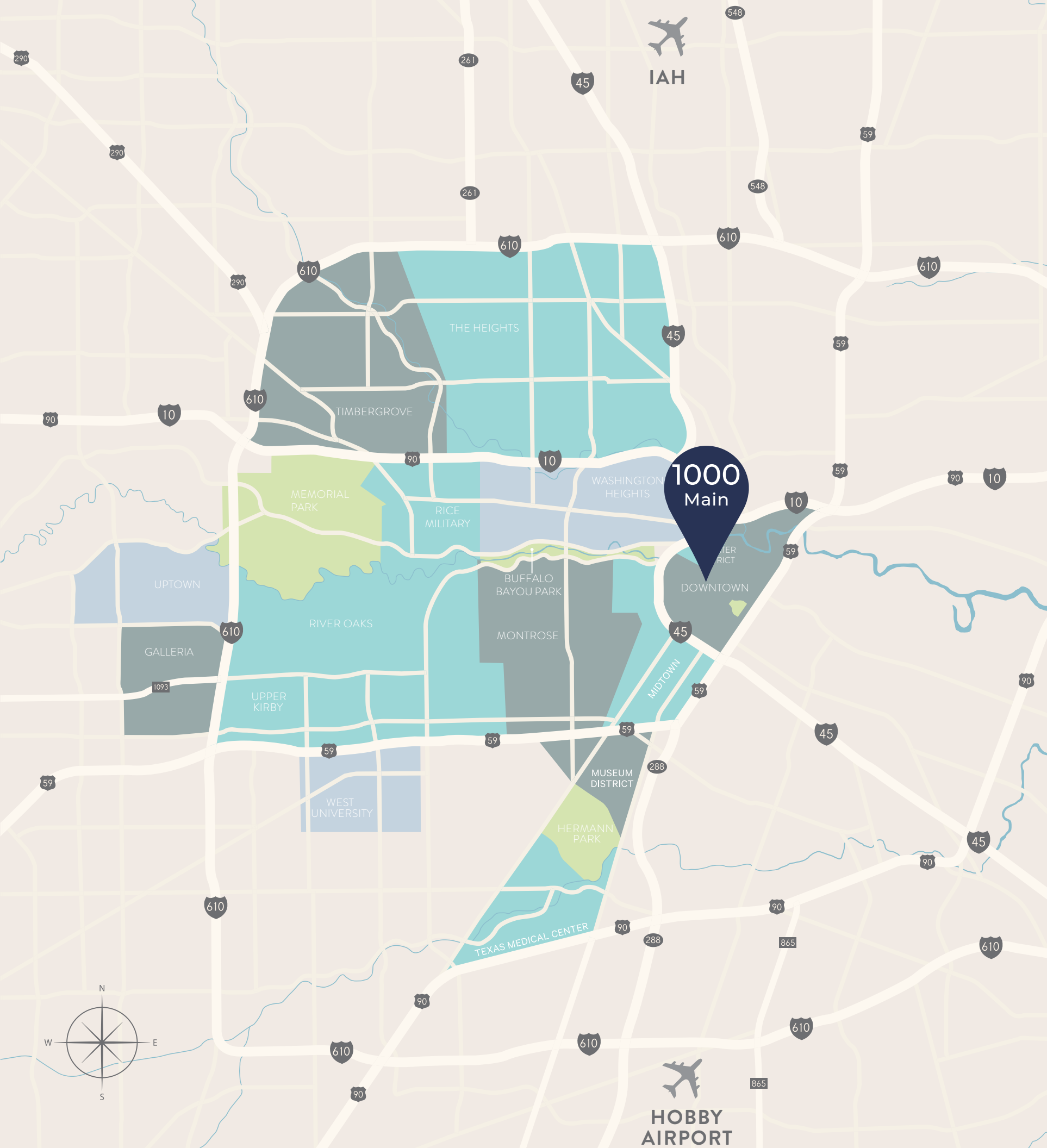
Street Level and Tunnel Restaurant/Retail

1000 Main Street | Houston, TX 77002



TRANSWESTERN RETAIL SERVICES

T TRANSWESTERN REAL ESTATE SERVICES



HOUSTON

The Center of it All

Drive Times

The Heights	9 mins
The Medical Center	10 mins
River Oaks	10 mins
Tanglewood	14 mins
West University Place	14 mins
Port of Houston	14 mins
The Galleria	16 mins
Hobby Airport	16 mins
Memorial	18 mins
Baybrook	22 mins
George Bush Intercontinental Airport (IAH)	22 mins
Sugar Land	24 mins
Cypress	28 mins
The Woodlands	30 mins
Katy	35 mins
Kingwood	35 mins

OPPORTUNITY

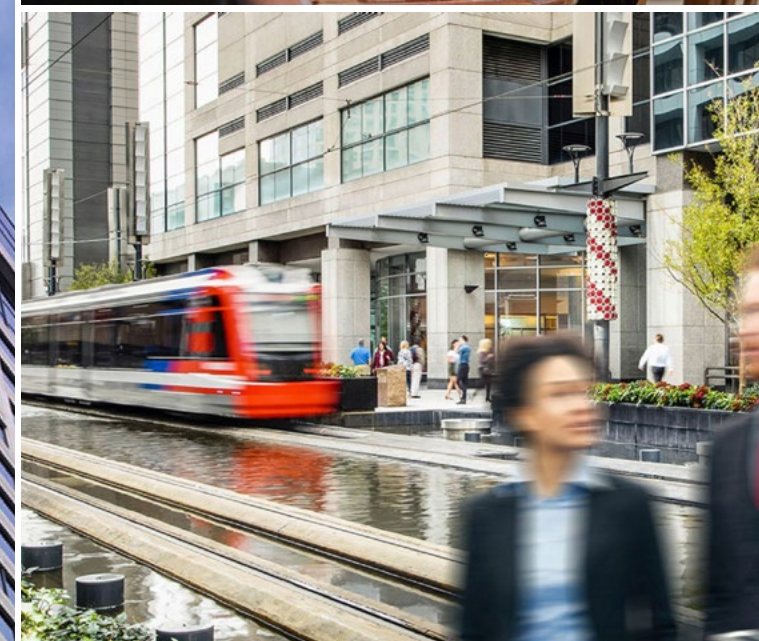
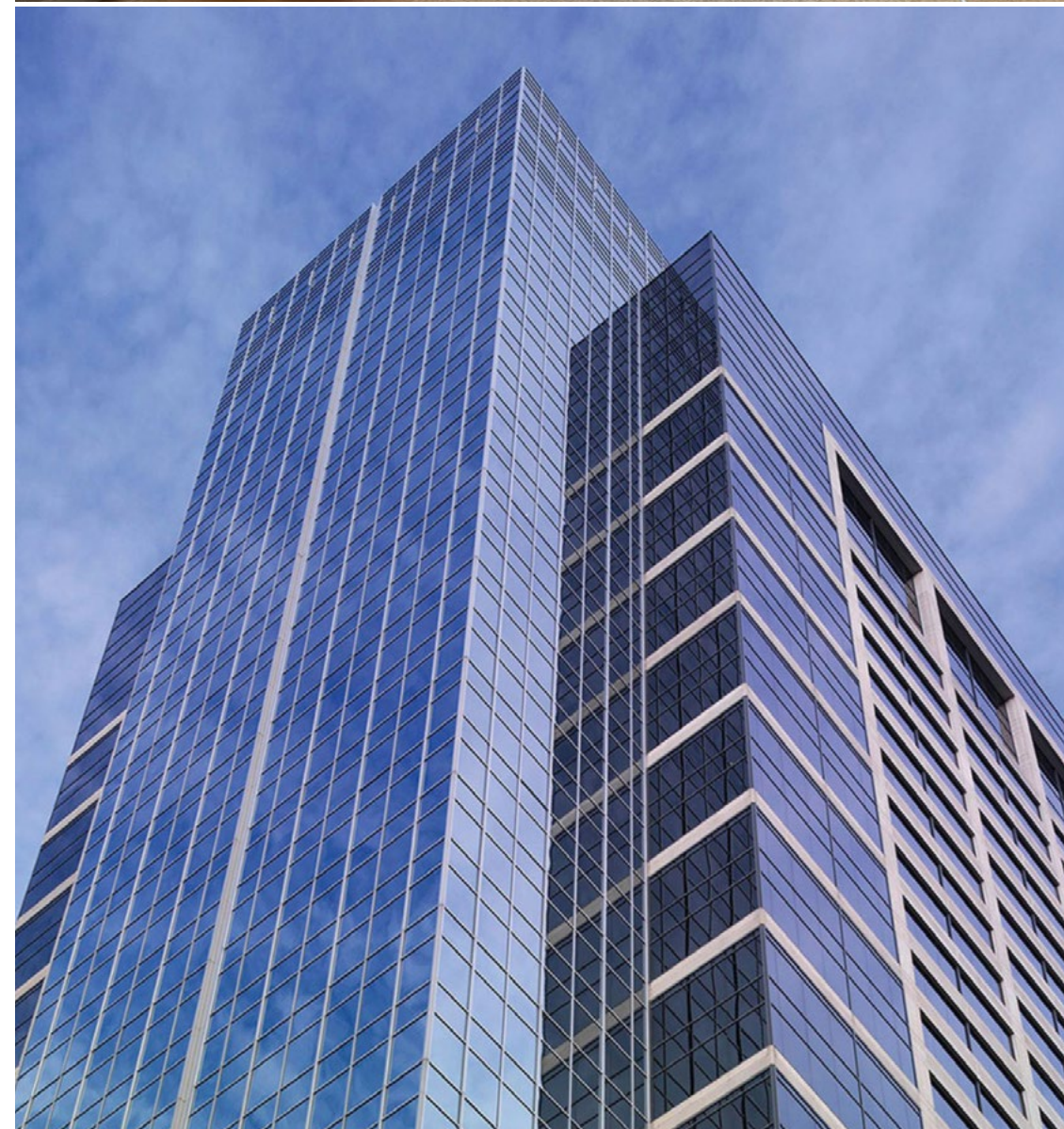
The Heart of the CBD

Houston's climate-controlled tunnel system connects thousands of people across 95 city blocks of downtown. The tallest, widest and grandest entry in the system is The Main Rotunda – at 1000 Main. Providing easy access to a variety of shops and services, our Main Rotunda is also exclusive home to favorite food and dining.

787,260 SF Class A office space, with 49,901 SF of retail. The building will soon be at 74% occupancy, with three pedestrian tunnel connections.

Co-tenants include: Potbelly, Wok & Roll, Sult'an Pepper Mediterranean Cuisine, Uncle Sharkii Poke Bar, Evolutionary Eye Care, Glamour's Sundries, and Corner Bakery.

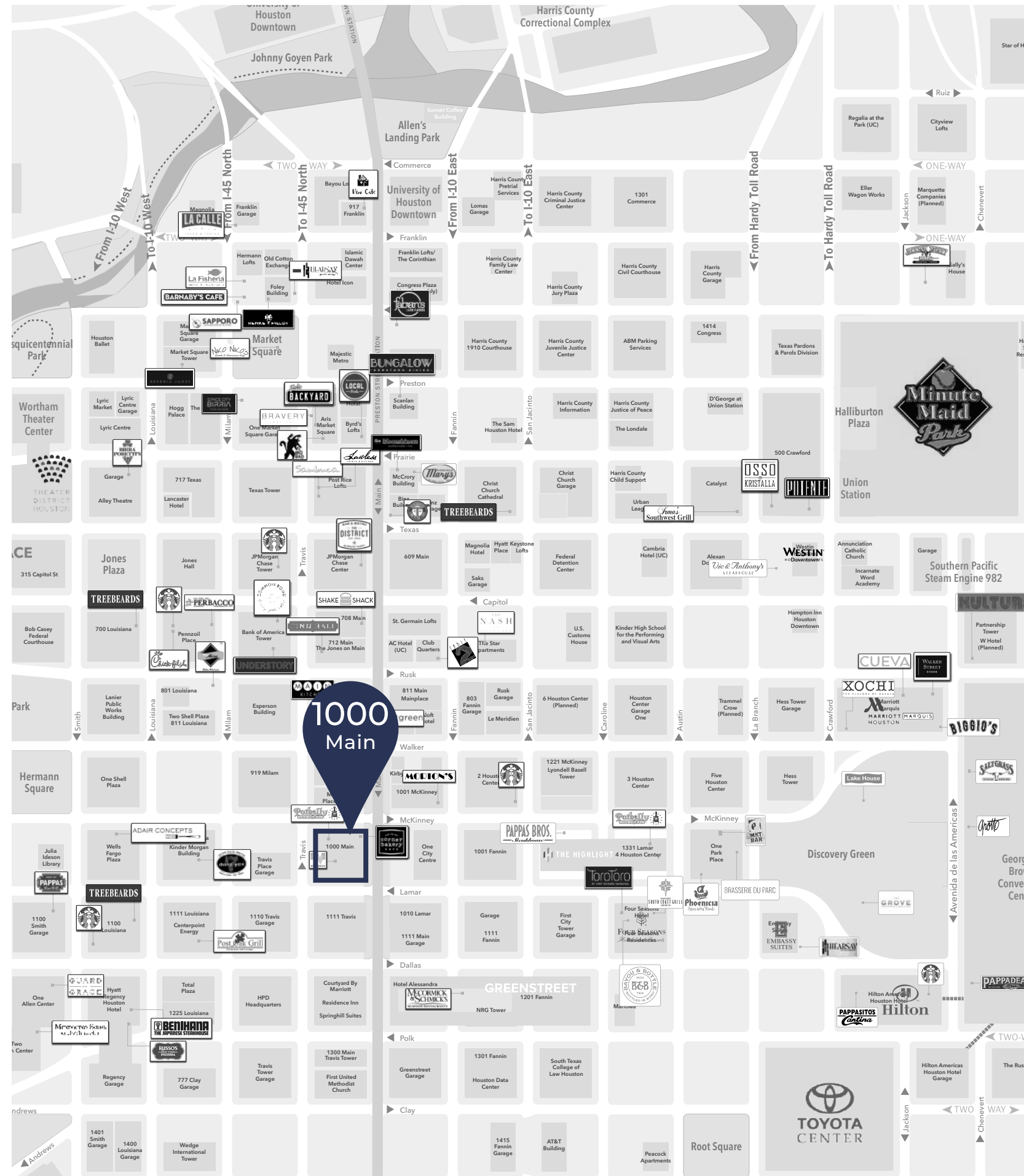
- Street Level - 1,994 SF
- Street Level - 7,126 SF
- Tunnel Level - 1,991 SF
- Tunnel Level - 2,242 SF (Available Fall 2025)
- Tunnel Level - 2,550 SF
- Tunnel Level - 3,200 SF



The CBD advantage

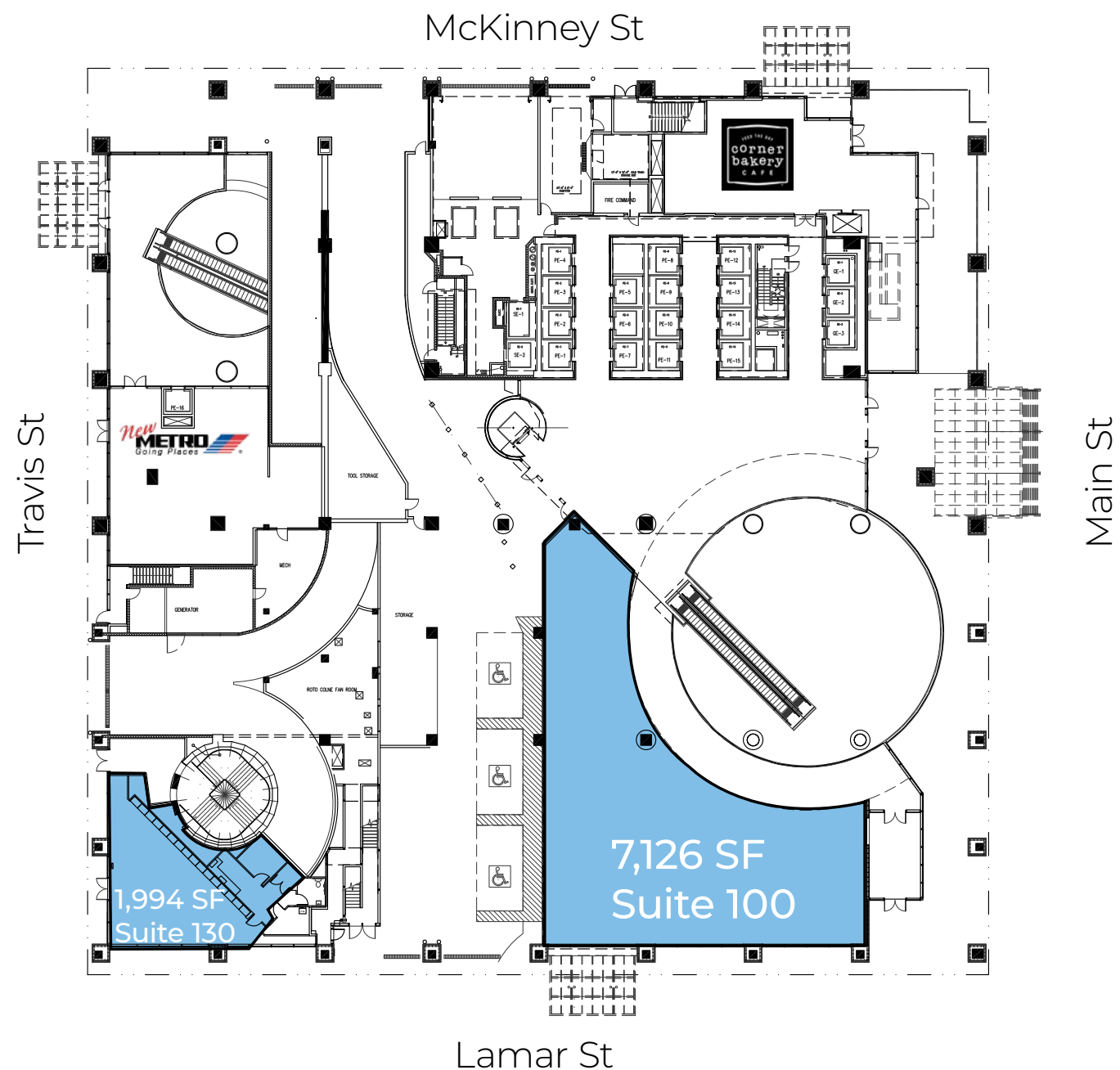
The infographic is organized into four horizontal sections, each with a title in bold blue text. Each section contains three data points corresponding to 1, 3, and 5 mile buffers. The data is presented in a clean, modern style with large blue numbers and smaller grey text for the buffer distance. The background is a light grey gradient.

Metric	1 mile	3 mile	5 mile
POPULATION	28,355	198,979	443,928
DAYTIME POPULATION	149,906	342,110	784,633
AVERAGE HOUSEHOLD INCOME	\$142,453	\$127,728	\$127,291
BACHELORS DEGREE OR HIGHER	49.1%	57.3%	53.7%

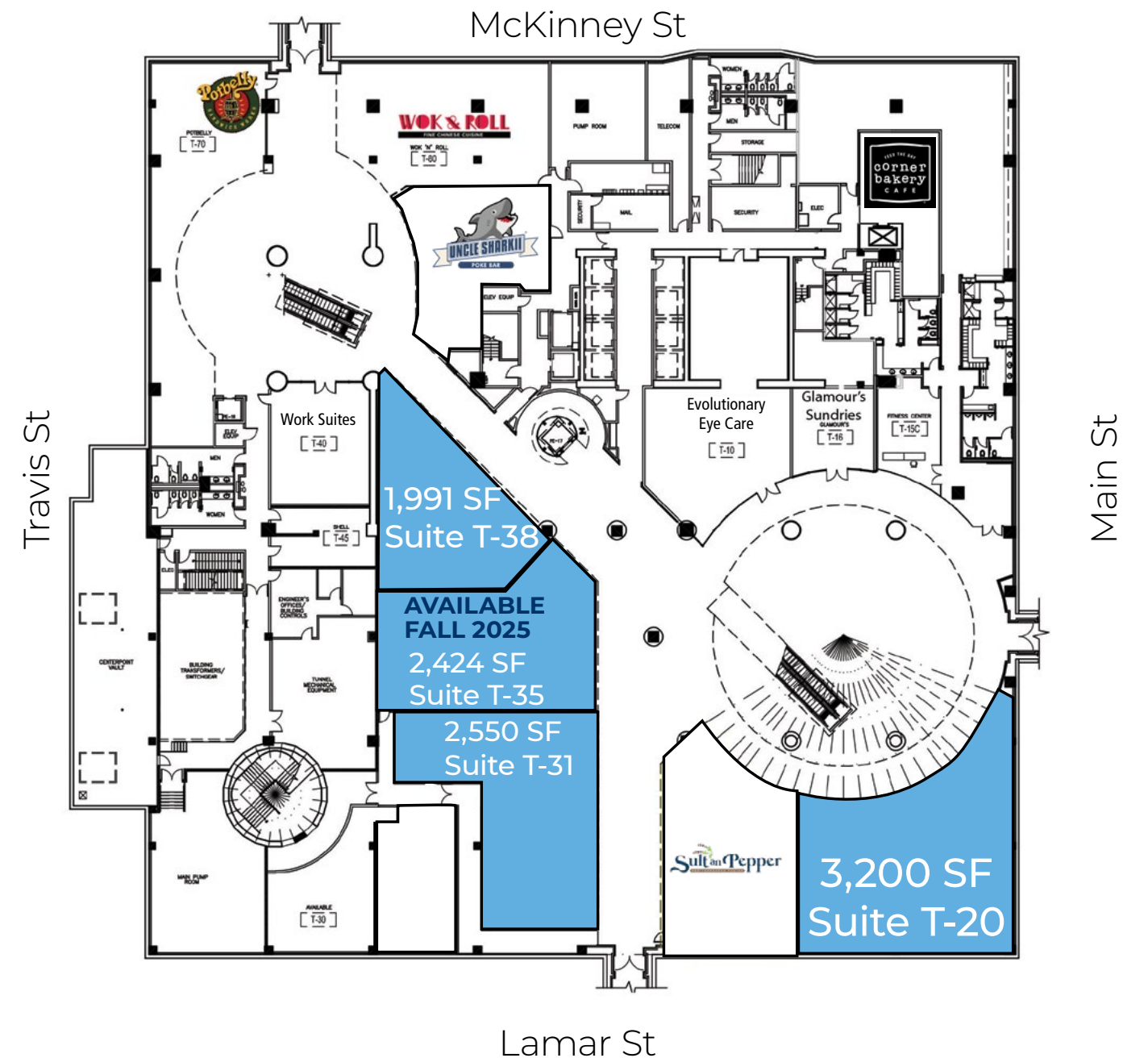


Street Level and Tunnel Layout

STREET PLAN



TUNNEL PLAN



DOWNTOWN HOUSTON





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