



402  
Main Street



TRANSWESTERN

REAL ESTATE  
SERVICES



CUSHMAN &  
WAKEFIELD



# 402

## Main Street

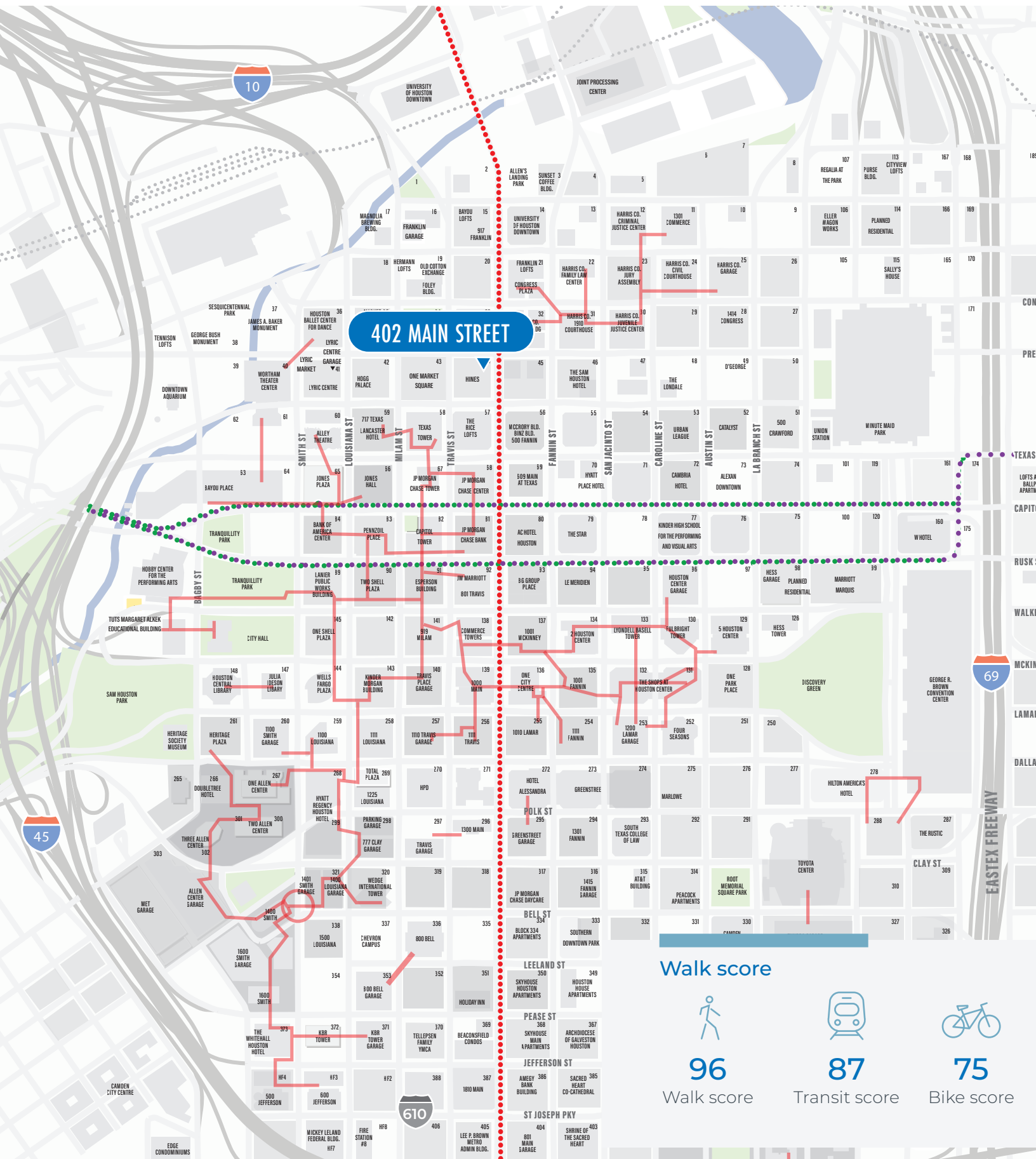


The Former Citizens Bank Building is a prime redevelopment opportunity for office, residential, or hospitality located on Main Street at Preston in front of the Metro Rail stop. The building can be delivered vacant or with minimal cash flow.

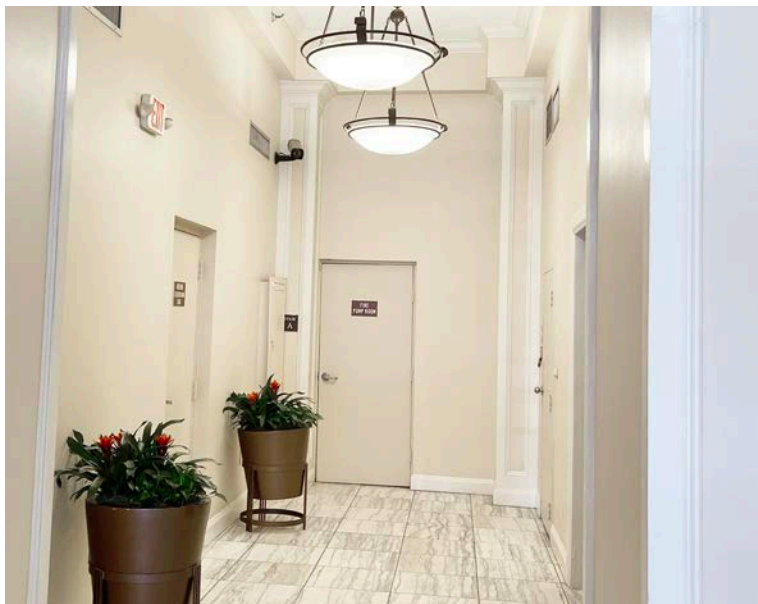
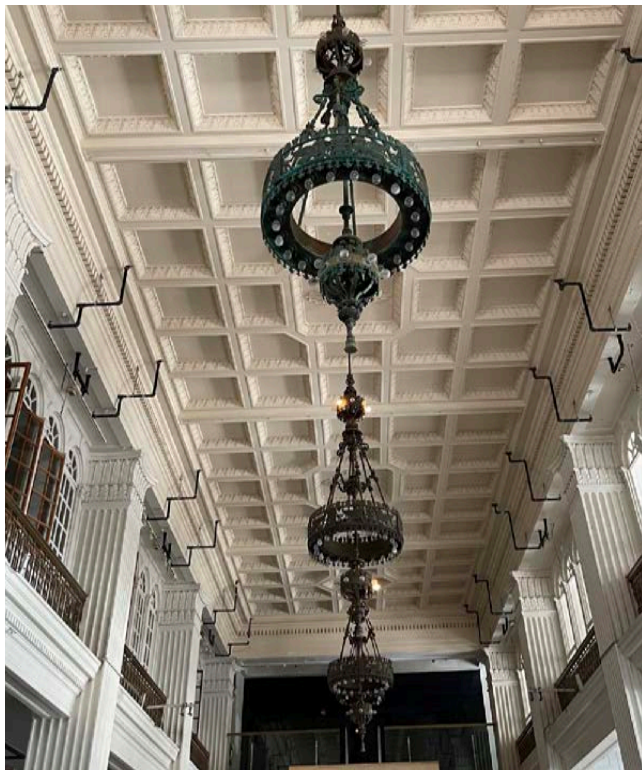
<b>Address</b>	402 Main Street, Houston TX, 77002
<b>Type</b>	For Sale
<b>Location</b>	Houston's CBD
<b>Land Size</b>	0.115 Acres (5,021 SF)
<b>Year Built</b>	1920
<b>Gross Building Size</b>	48,486 SF
<b>Floors</b>	10 (Includes Basement)
<b>Renovation</b>	Gutted to slab and completely remodeled in 2000. Facade restoration in 2015
<b>Average Floor Size</b>	4,480 SF
<b>Occupancy</b>	8th floor tenant has 5-year lease with mutual termination. 6th floor tenant is month to month
<b>Elevators</b>	2 (Partial remodel in 2020)
<b>HVAC</b>	Roof mounted HVAC system with air handling units located within the mechanical areas of each floor
<b>Opportunity Zone</b>	Yes
<b>Parking</b>	Contract parking available at One Market Square Garage
<b>Pricing</b>	Call Broker

# PROPERTY LOCATION

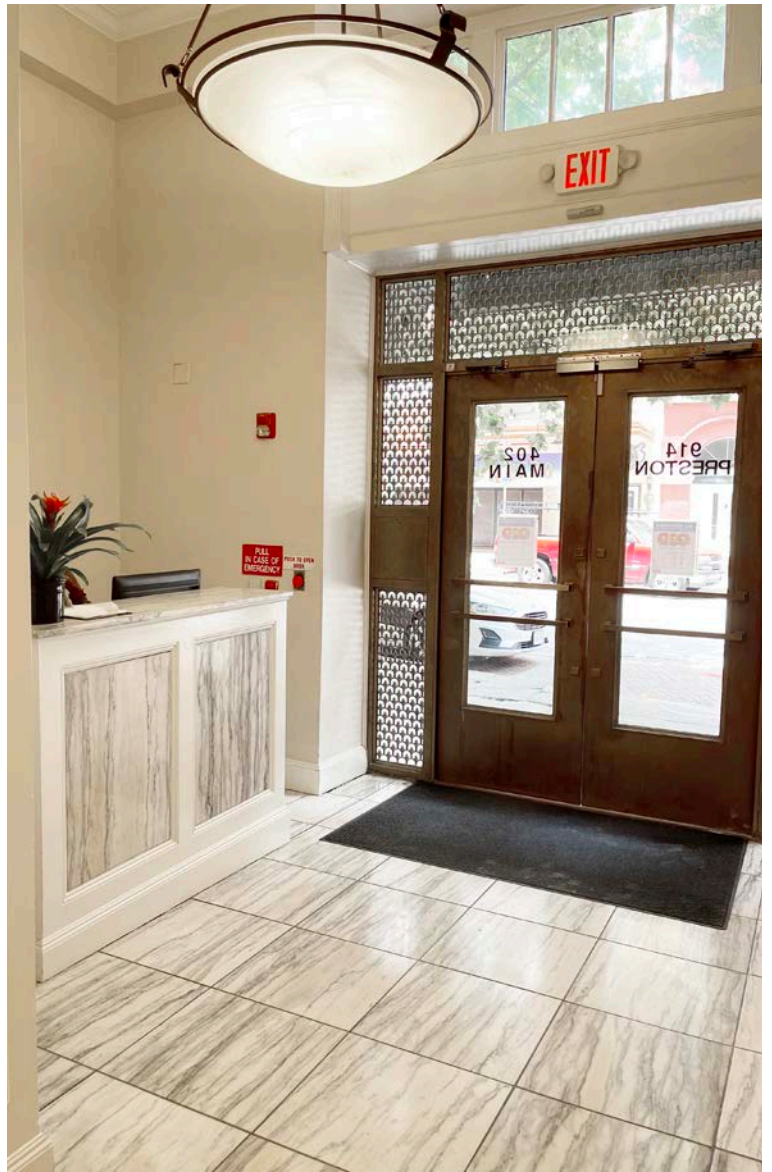
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**For more Information, Contact:**

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