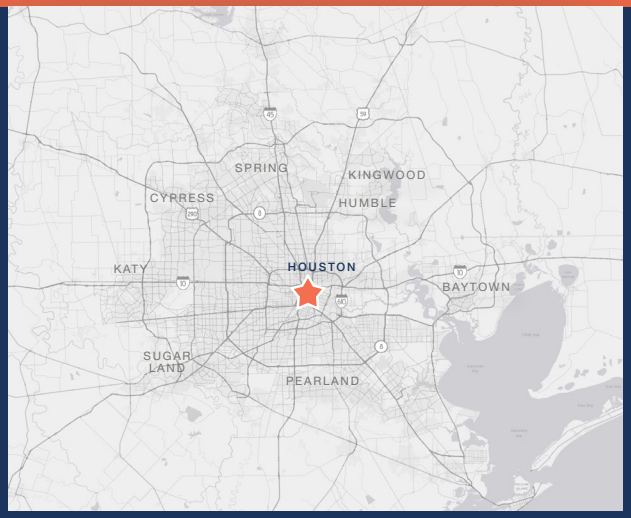
RETAIL SPACE FOR LEASE

McKinney Place Garage

928-930 MAIN ST | HOUSTON, TX 77002





CLAY MEALY
713 324 8248
cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

JOLINK WALLACE

928-930 MAIN STREET HOUSTON, TX 77002

RETAIL SPACE AVAILABLE IN THE DOWNTOWN HOUSTON TUNNEL SYSTEM

McKinney Place Garage | 930 Main Street

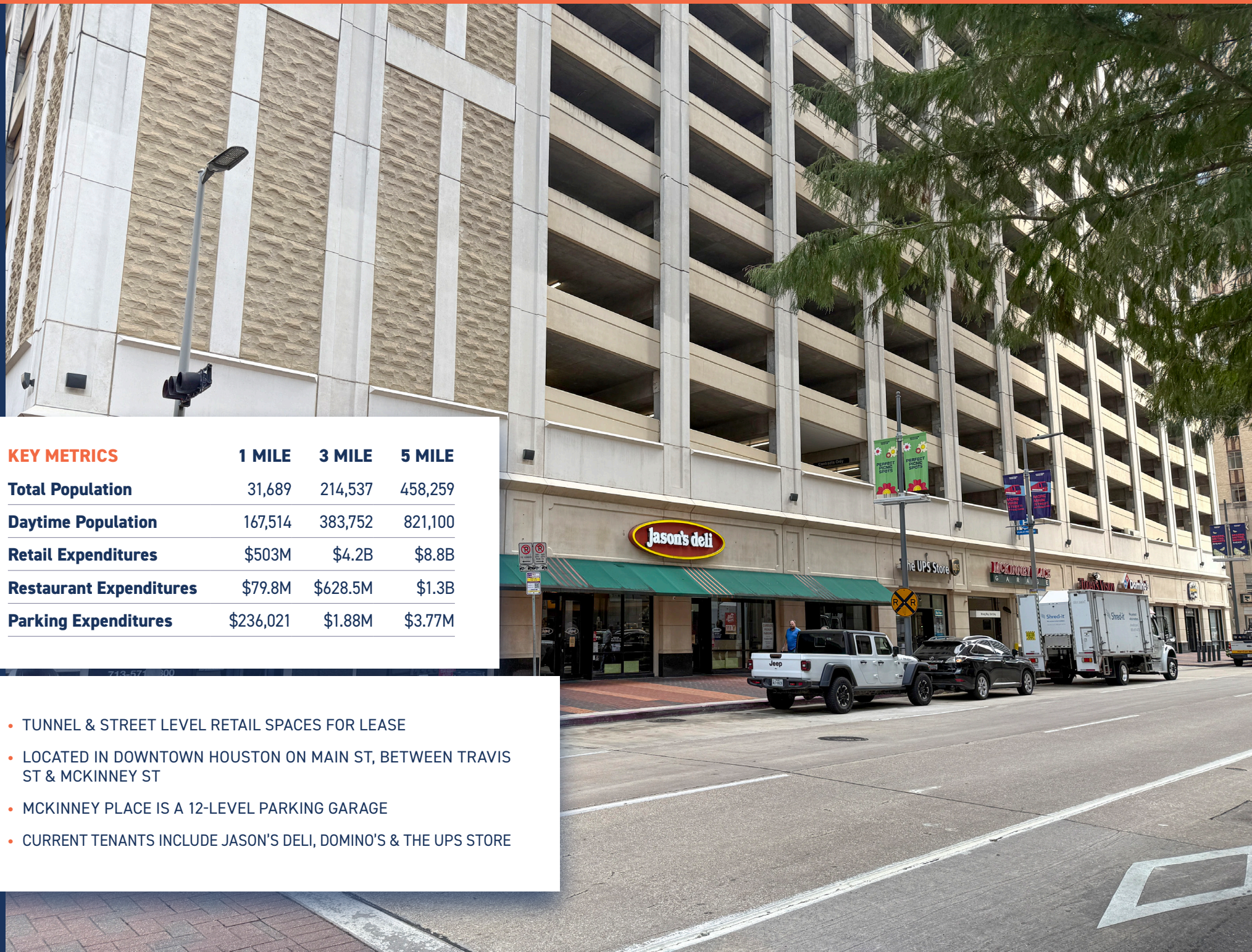
Jolink Wallace is excited to present prime retail leasing opportunities at McKinney Place Garage, a prestigious 12-level parking and retail destination in downtown Houston. Located at 930 Main Street, the property offers exceptional visibility, direct access to the Downtown Houston Tunnel System, and a built-in customer base from surrounding office towers, hotels, and businesses.

UNMATCHED LOCATION & CONNECTIVITY

- **STRATEGIC DOWNTOWN HUB** Located on Main Street, Houston's premier business corridor, with convenient access to I-10, I-69, and I-45.
- **DIRECT TUNNEL ACCESS** One of only two downtown Houston buildings with street-level access to the tunnel system, connecting 95 city blocks of restaurants, retail, and services.
- **HIGH FOOT TRAFFIC & ESTABLISHED TENANT MIX** Adjacent to popular retailers including Jason's Deli, Domino's, and The UPS Store.
- **UNPARALLELED LEASING OPPORTUNITY** Competitive rates and a high-demand location ideal for quick-service restaurants, boutique retail, and essential service providers.

With its prime location and strong leasing potential, McKinney Place Garage offers a unique opportunity to reach downtown Houston's thriving workforce and pedestrian traffic.

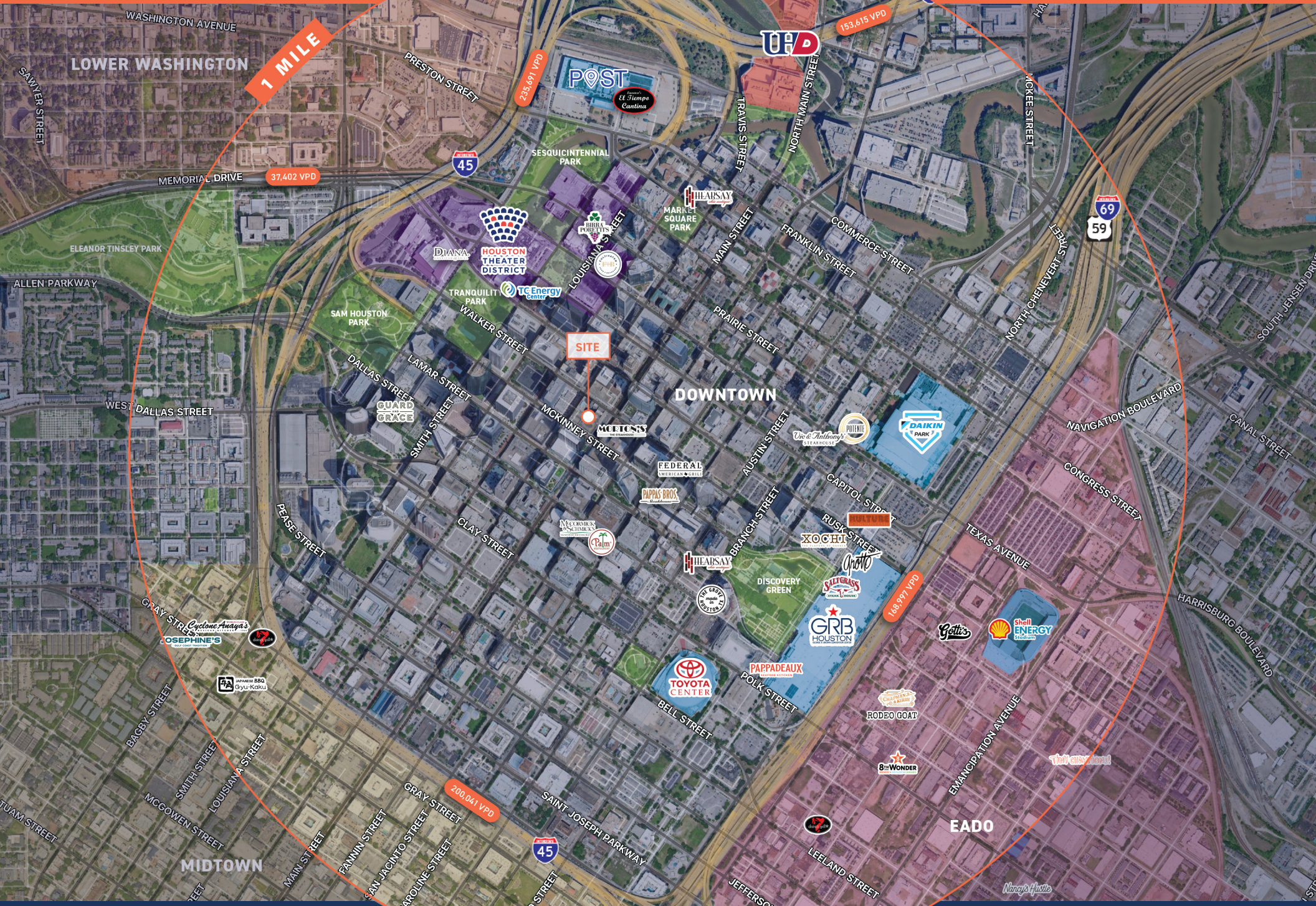
JOLINK WALLACE



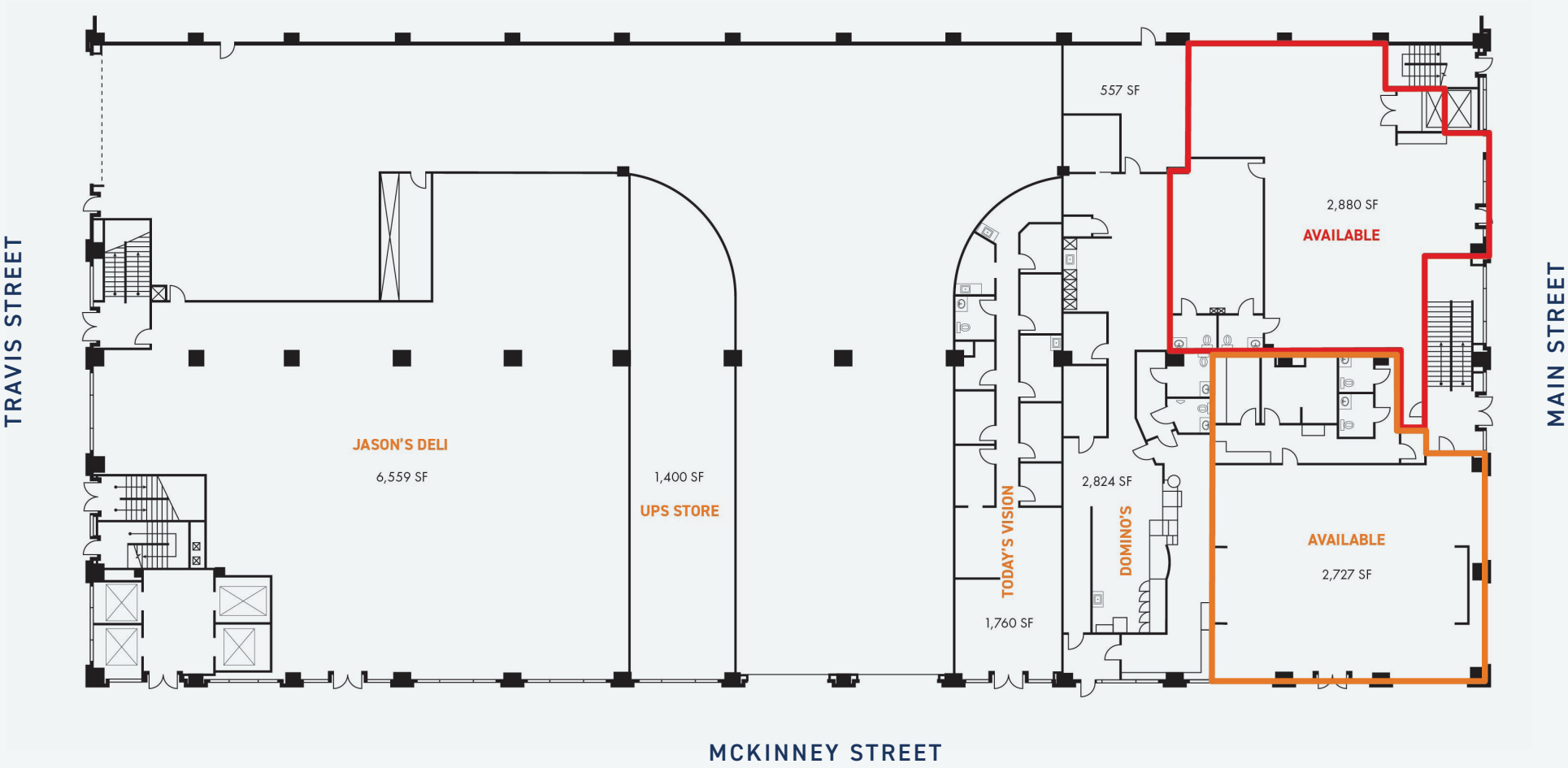
KEY METRICS	1 MILE	3 MILE	5 MILE
Total Population	31,689	214,537	458,259
Daytime Population	167,514	383,752	821,100
Retail Expenditures	$503M	$4.2B	$8.8B
Restaurant Expenditures	$79.8M	$628.5M	$1.3B
Parking Expenditures	$236,021	$1.88M	$3.77M

- TUNNEL & STREET LEVEL RETAIL SPACES FOR LEASE
- LOCATED IN DOWNTOWN HOUSTON ON MAIN ST, BETWEEN TRAVIS ST & MCKINNEY ST
- MCKINNEY PLACE IS A 12-LEVEL PARKING GARAGE
- CURRENT TENANTS INCLUDE JASON'S DELI, DOMINO'S & THE UPS STORE

TRADE AREA


1 MILE
SITE
DOWNTOWN
LOWER WASHINGTON
MIDTOWN
EADO
WASHINGTON AVENUE
PRESTON STREET
MEMORIAL DRIVE
37,402 VPD
235,491 VPD
153,615 VPD
168,997 VPD
200,041 VPD
ELEANOR TINSLEY PARK
ALLEN PARKWAY
SAM HOUSTON PARK
SESQUICENTENNIAL PARK
TRANQUILITY PARK
MARKET SQUARE PARK
DISCOVERY GREEN
TOYOTA CENTER
GRB HOUSTON
DAIKIN PARK
Shell ENERGY Stadium
HOUSTON THEATER DISTRICT
TC Energy Center
SAWYER STREET
TRAVIS STREET
NORTH MAIN STREET
MCKEE STREET
LOUISIANA STREET
MAIN STREET
FRANKLIN STREET
COMMERCE STREET
NORTH CHENEVERT STREET
SOUTH JENSEN DRIVE
PRAIRIE STREET
WALKER STREET
LAMAR STREET
DALLAS STREET
WEST DALLAS STREET
SMITH STREET
MCKINNEY STREET
AUSTIN STREET
BRANCH STREET
CAPITOL STREET
RUSK STREET
CONGRESS STREET
NAVIGATION BOULEVARD
CANAL STREET
TEXAS AVENUE
HARRISBURG BOULEVARD
PEASE STREET
CLAY STREET
GRAY STREET
BAGBY STREET
LOUISIANA STREET
MCGOWEN STREET
TUAM STREET
FANNIN STREET
SAN JACINTO STREET
CAROLINE STREET
CRAWFORD STREET
SAINT JOSEPH PARKWAY
BELL STREET
POLK STREET
LEELAND STREET
JEFFERSON STREET
EMANCIPATION AVENUE
HEARSAY
MORTON'S
FEDERAL
PAPPAS BROS.
PAPPADEAUX
RODEO GOAT
8TH WONDER
XOCHI
GUARD AND GRACE
JOSEPHINE'S
Cyclone Anaya's
DIANA
BIRRA PORFETTI'S
El Tiempo Cantina
UHD
POST
69
59
45

FLOOR PLAN - STREET LEVEL

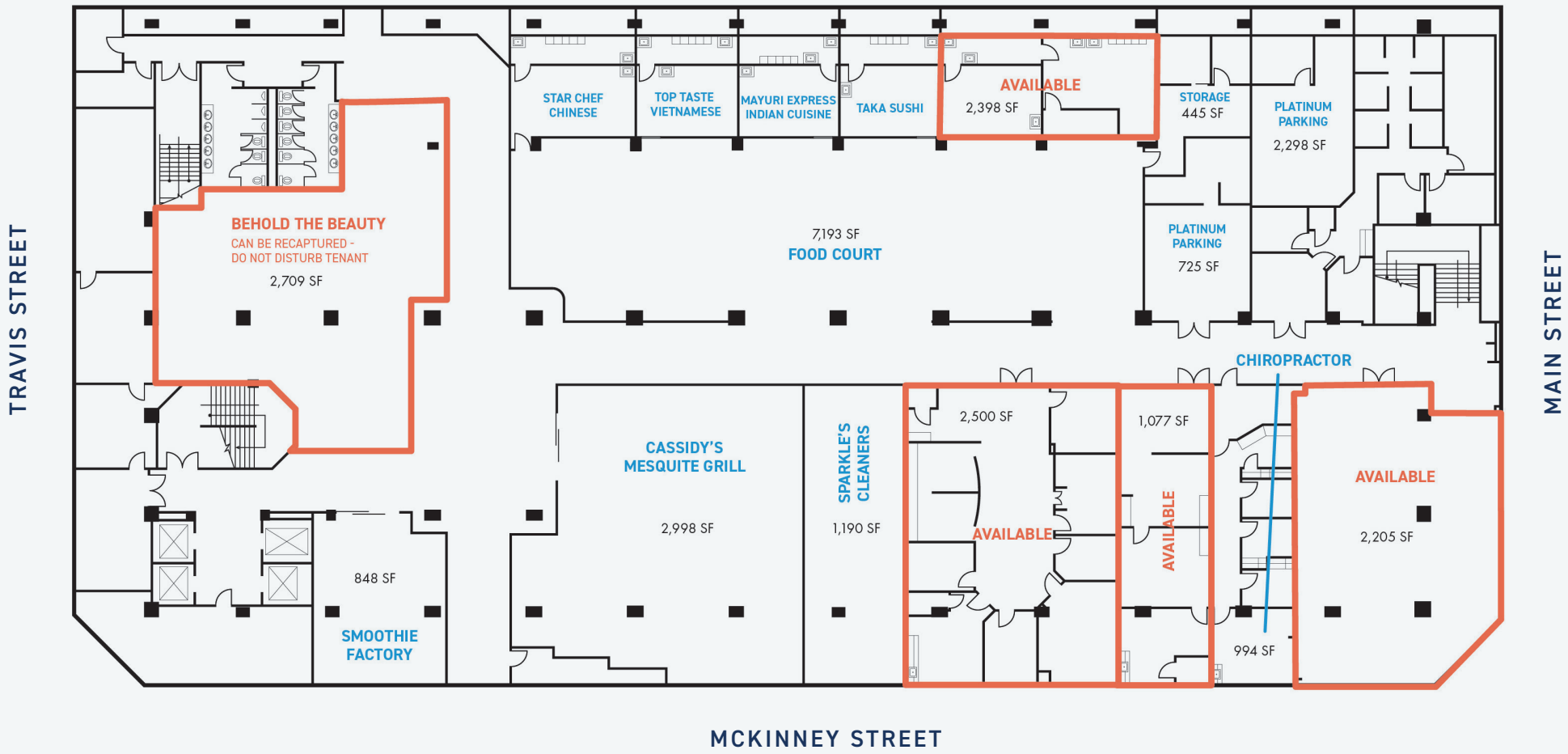


CLAY MEALY
713 324 8248
cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

JOLINK WALLACE

FLOOR PLAN - TUNNEL LEVEL



CLAY MEALY
713 324 8248
cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

JOLINK WALLACE

JW JOLINK WALLACE



Information About Brokerage Services

2-10-2025

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Jolink Wallace Interests, LLC	9004428	bwallace@Jolinkwallace.com	713-878-3400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@Jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@Jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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

IABS 1-1

CLAY MEALY
713 324 8248
cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
bwallace@jolinkwallace.com

JOLINK WALLACE