



# For Sublease

**99,501 RSF of Plug & Play Class A++ Office Space**

915 N Eldridge Pkwy, Houston, TX 77079

High-profile, headquarters fully furnished sublease space in prime West Houston area

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# ENERGY CENTER V 915 N ELDRIDGE PARKWAY

**BUILDING:**

18-floor, Class A++ facility built in 2016

**PREMISES:**

Floor 13:	33,167 RSF	177 seats
Floor 14:	33,167 RSF	171 seats
Floor 15:	33,167 RSF	139 seats
<b>Total:</b>	<b>99,501RSF</b>	<b>487 seats</b>

**Only subleases in full floor increments and through May 31, 2036 will be considered**

**TERM:**

May 31, 2036

**AVAILABILITY:**

Negotiable

**QUOTED ANNUAL NET RATE:**

\$26.50/RSF + 2% annual increases

**OPERATING EXPENSES:**

2024 Estimated @ \$20.46/RSF (exclusive of any dining subsidy should the dining facility run at a deficit)

**FF&E:**

Included, subject to certain exclusions

**IMPROVEMENT ALLOWANCE:**

As-is; high-end finishes completed in 2019; duplication cost of the finishes and FF&E estimated at \$250-\$300/RSF

**GARAGE PARKING:**

Approximately 3.42 spaces/1,000 RSF leased of which 21 are reserved; all at no charge

**COMMISSION:**

4% on primary sublease term



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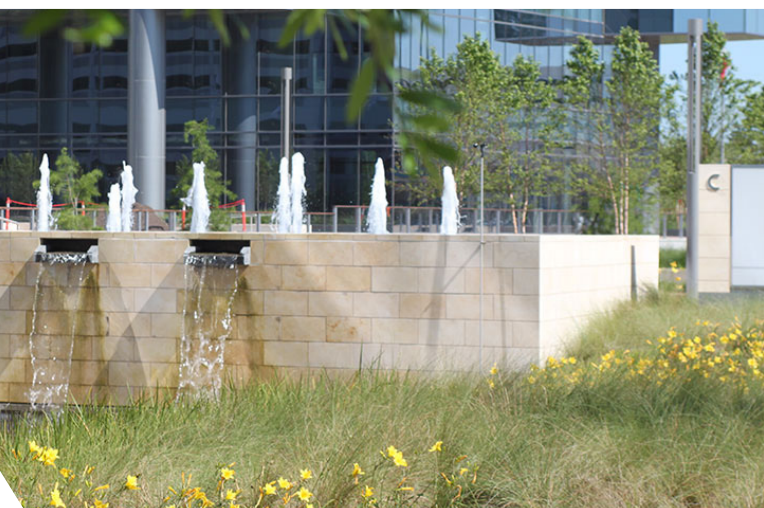
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## Building Features:

- LEED Gold certified
- Full-service fitness center with locker room/showers and group exercise and spin rooms
- Full-service dining, grab-and-go, pizzeria, and Starbucks coffee shop
- Large conference facility (200+ person capacity); Skyfold folding partitions can divide into 3 rooms; full A/V equipped
- Iconic, landmark office building part of a world-class, three building complex
- Convenient parking is available in the adjacent garage connected directly to the tower's lobby
- High quality finishes include stone, marble and stainless steel throughout
- Impressive lobby with 30-foot glass wall
- 24-hour security desk located in lobby with turnstiles
- Outdoor putting green and bike racks
- Close proximity to Terry Hershey Park hike and bike trails



## Space Features:

- Plug and play space with FF&E and CAT 6e data cabling
- Herman Miller cubicles and chairs and OFS office furniture; all sit-to-stand capable
- Sound masking in open areas
- High-end finishes with DIRT, glass-walled office fronts and natural light throughout
- Incredible 360 degree views of city
- Finished ceiling heights of 14' (floors 1-2) and 9'6" (floors 13-15)
- Floor-to-ceiling glass



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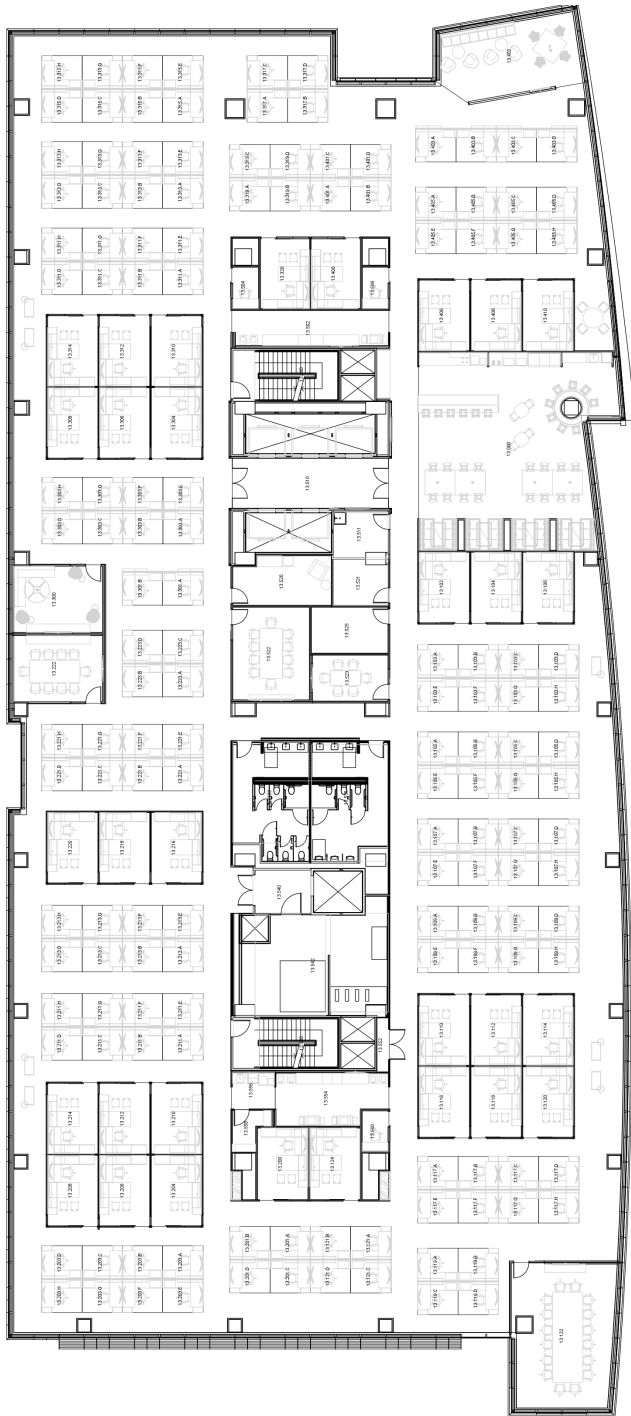
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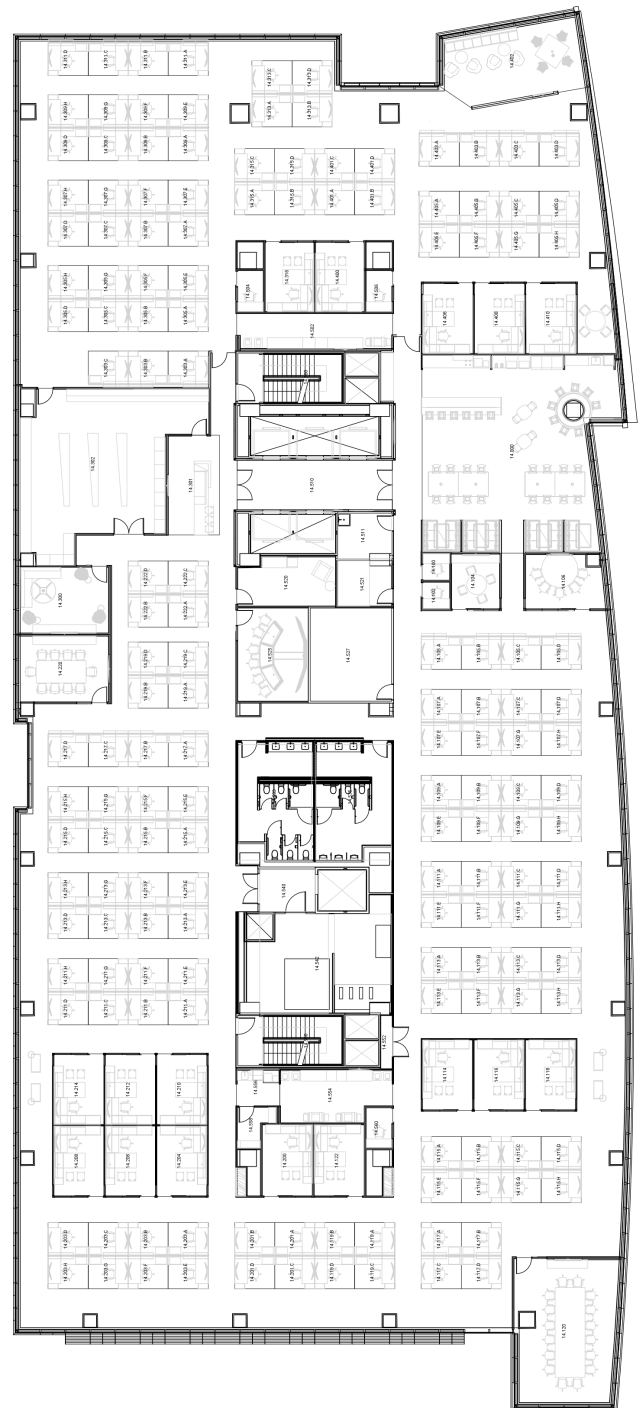
## FLOOR 13: 33,167 RSF



### FLOOR 13: 177 SEATS

Offices:	31
Workstations:	146
Conference:	4
Huddle Room:	0
Phone Room:	3
Collaboration Room:	2
Training Room:	0

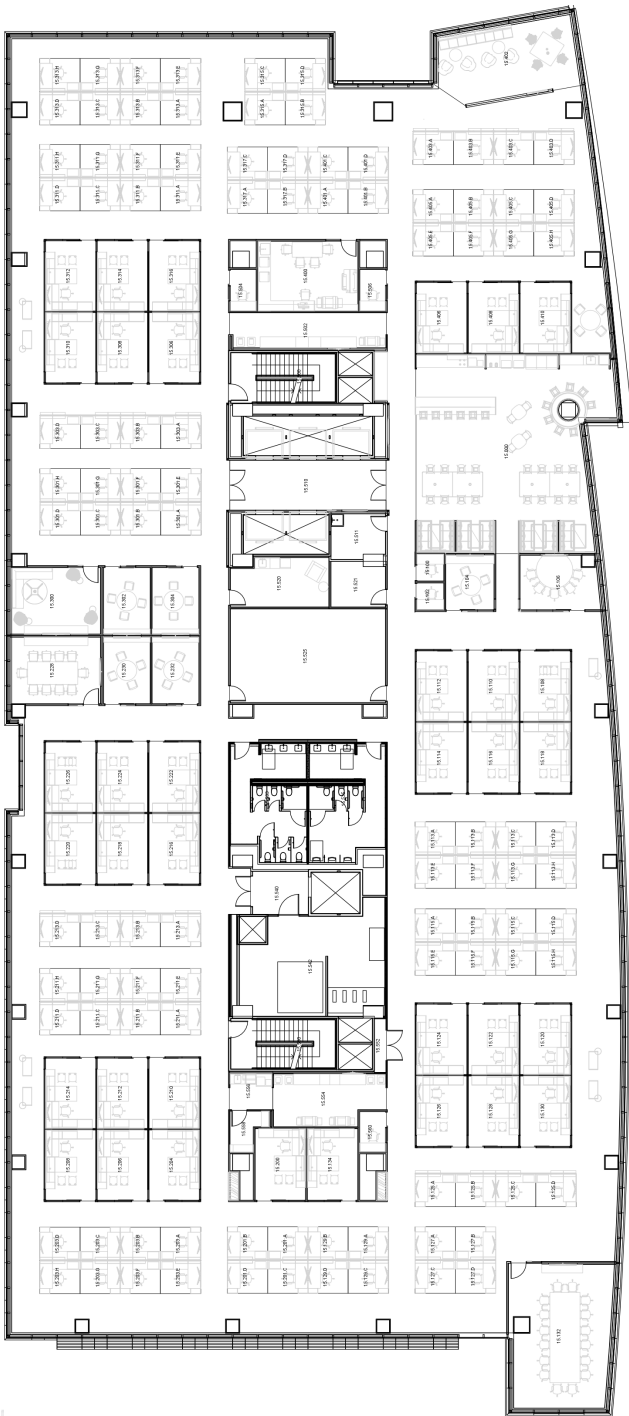
## FLOOR 14: 33,167 RSF



### FLOOR 14: 171 SEATS

Offices:	16
Workstations:	155
Conference:	3
Huddle Room:	1
Phone Room:	5
Collaboration Room:	2
Training Room:	1

**FLOOR 15: 33,167 RSF**



**FLOOR 15: 139 SEATS**

Offices:	35
Workstations:	104
Conference:	4
Huddle Room:	5
Phone Room:	5
Collaboration Room:	1
Training Room:	1



# FOR SUBLEASE ENERGY CENTER V PLUG & PLAY CLASS A++ SPACE

**99,501 RSF**



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# 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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
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