

1301FANNIN



INNOVATION MEETS SOPHISTICATION

1301 Fannin is conveniently located in the Downtown Entertainment District, just minutes from the area's finest hotels, restaurants, parks, theaters, and entertainment. The vertically integrated campus features a full-service conference facility, fitness center, expansive tenant lounge and on-site dining. The building is ideal for high-tech users and can withstand all elements.

PROPERTY HIGHLIGHTS

CLASS A

BUILDING TYPE

\$19.75 SF/YR (NNN)

LEASE RATE

\$15.51 SF/YR

OPEX





THE FUTURE

Proposed lobby renovations feature a fast-casual eatery offering tenants and visitors pastries, coffees, fresh-pressed juices and quick bites. In addition to extended outdoor seating and dining, the lobby hosts a variety of lounge and dining seating.



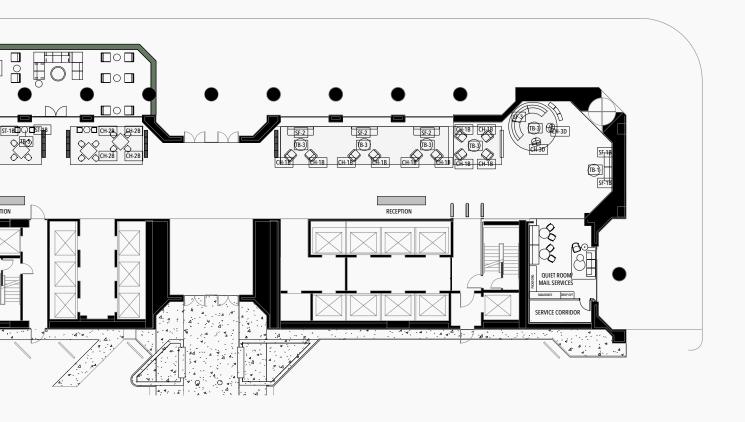


PROPOSED LOBBY PLANS





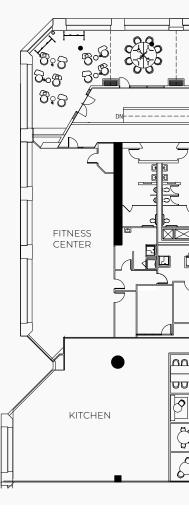


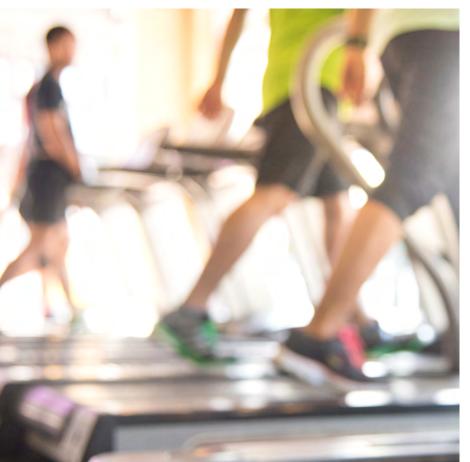


PROPOSED LEVEL 13

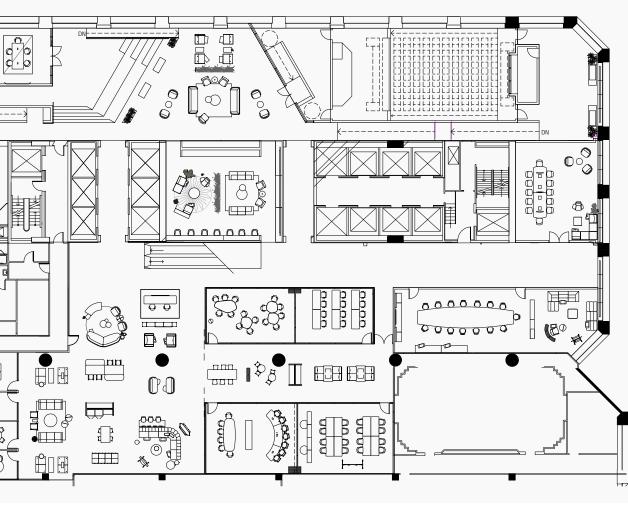
CONNECT

The proposed Level 13 plans include an expansive conference center featuring a mix of auditorium seating, boardrooms, general meeting rooms, event space, co-working and open lounge seating. Additionally, the amenity offering includes a commercial kitchen and fitness center with full-service locker rooms.













AMENITIES



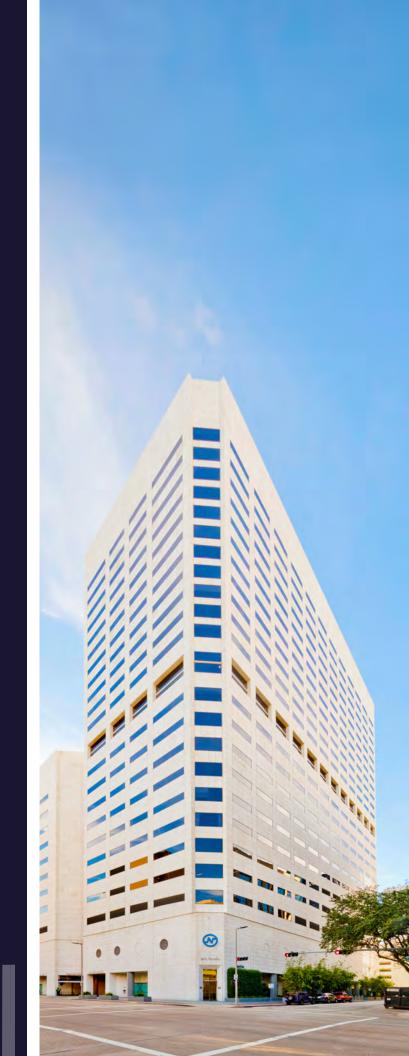






Strategically anchored in Houston's central business district, at the intersection of Fannin Street and Polk Street, allowing immediate access to all major traffic arteries leading to Houston's submarkets.

- On-site casual dining
- Convenient full-service conference facilities
- Expansive tenant lounge and game room
- Fitness center will full-service locker rooms
- On-site management and 24/7 engineering
- 24/7 security, secure keycard access
- Secure tenant-only parking garage with oversize vehicle parking and electric vehicle charging stations
- Adjacent to well-established childcare center, Crème de la Crème
- Serviced by the METRO public transit system and METRORail, Houston's light-rail network
- Located on central city power grid
- Netrality Data Center on-site









VENUES & LIFESTYLE



LOCATION

- Central Downtown Houston immediate access to all traffic thoroughfares
- One block from METRORail station
- 30 minutes from William P.
 Hobby Airport and George Bush
 Intercontinental Airport
- Above average downtown parking ratios



LOCAL VENUES

- The Laura Hotel
- House of Blues
- Discovery Green
- Toyota Center
- Minute Maid Park
- George R. Brown Convention Center



RESTAURANTS

- Hull & Oak
- McCormick & Schmick's
- Guadalajara Del Centro
- The Palm
- Pappas Bros. Steakhouse
- Three Forks
- Toro Toro



LIFESTYLE

- GreenStreet, Lifetime Fitness,
 Toyota Center, Discovery Green and
 Trebly Park provide an unbeatable
 experience offering a harmonious
 blend of entertainment, fitness
 nature, and convenience right at
 your doorstep.
- DuVin Pintor Gallery
- The MAG
- Main Boxing Gym

DOWNTOWN HOUSTON

10,165

RESIDENTS

4,300+

BUSINESSES

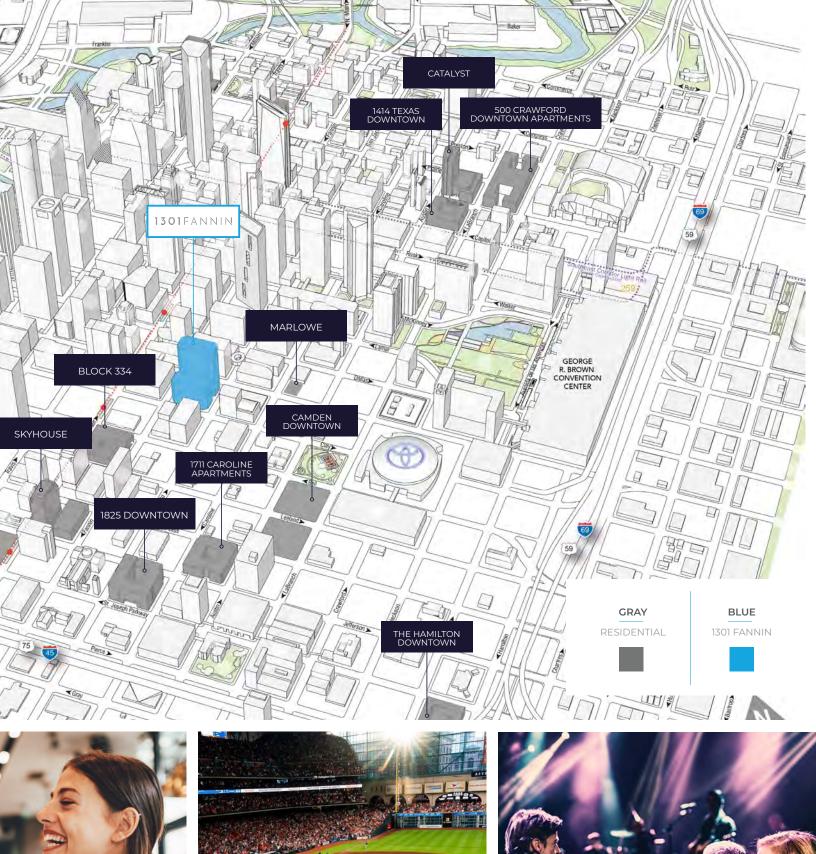
440+

RESTAURANTS + BARS

















Netrality Data Centers owns and operates strategic interconnection data centers and Meet Me Rooms, providing a mix of colocation, powered shell, and wholesale data center solutions driven by fiber-dense, network-rich interconnection environments. Today, Netrality's eighteen properties span 3.3 million square feet and over 100 megawatts of capacity across North America.

Well-capitalized with a long-term investment from Macquarie Asset Management, Netrality is the largest privately held owner-operator of core interconnection facilities in the United States. Netrality acquires strategically located, core network interconnection data centers that power latency-sensitive businesses, increase network resiliency, and ensure always-on access to mission-critical applications.





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov

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Mike Spears, SIOR, CCIM