

Sublease

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CBD Plug & Play Office

1000 Main Street | Houston, Texas 77002

Premises: T-40: 1,065 SF

Year Built (Type): 2003 (Class A Office)

Term: Through 8/31/2034

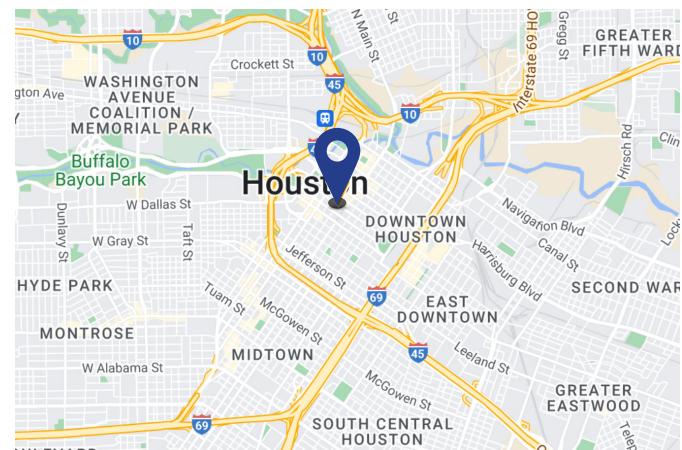
Estimated OpEx: \$18.65/SF

Availability Immediate

Asking Rent: Contact Broker

Features:

- Located In The Heart Of The CBD Near Main St Square
- Direct Connection To Downtown Tunnel System
- Adjacent To Northbound & Southbound MetroRail Stations
- In-Suite Conference Room For Up To 6
- Access To Amenities on Flr 23: Coffee Bar; Print/Scan; Notary
- Also 4 Hrs/Month: Larger Conf Room; Podcast Studio; Hot Desks
- Additional Time Can Be Purchased For Nominal Fee



For More Info

Cresa
1990 Post Oak Blvd
Suite 770
Houston, TX 77056



Dustin Cruz
713.993.7029
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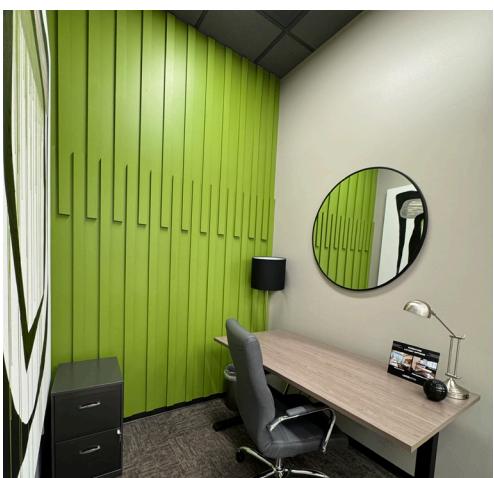
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Space Photos



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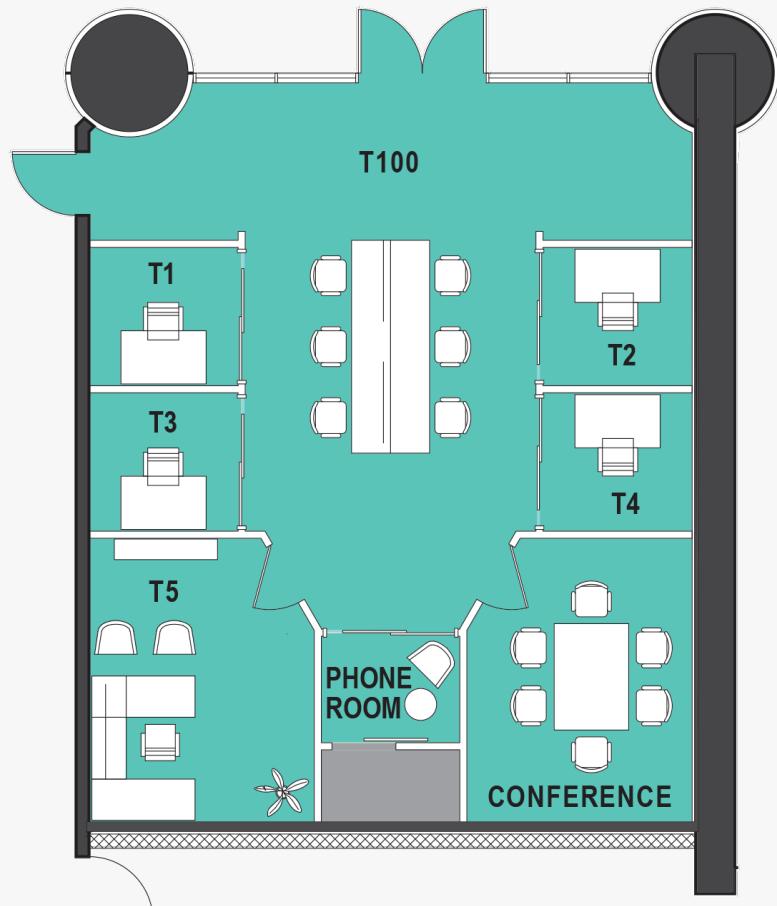
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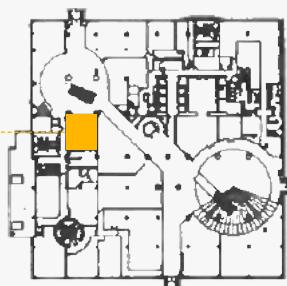
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Floor Plan | 1,065 SF



Suite T-40

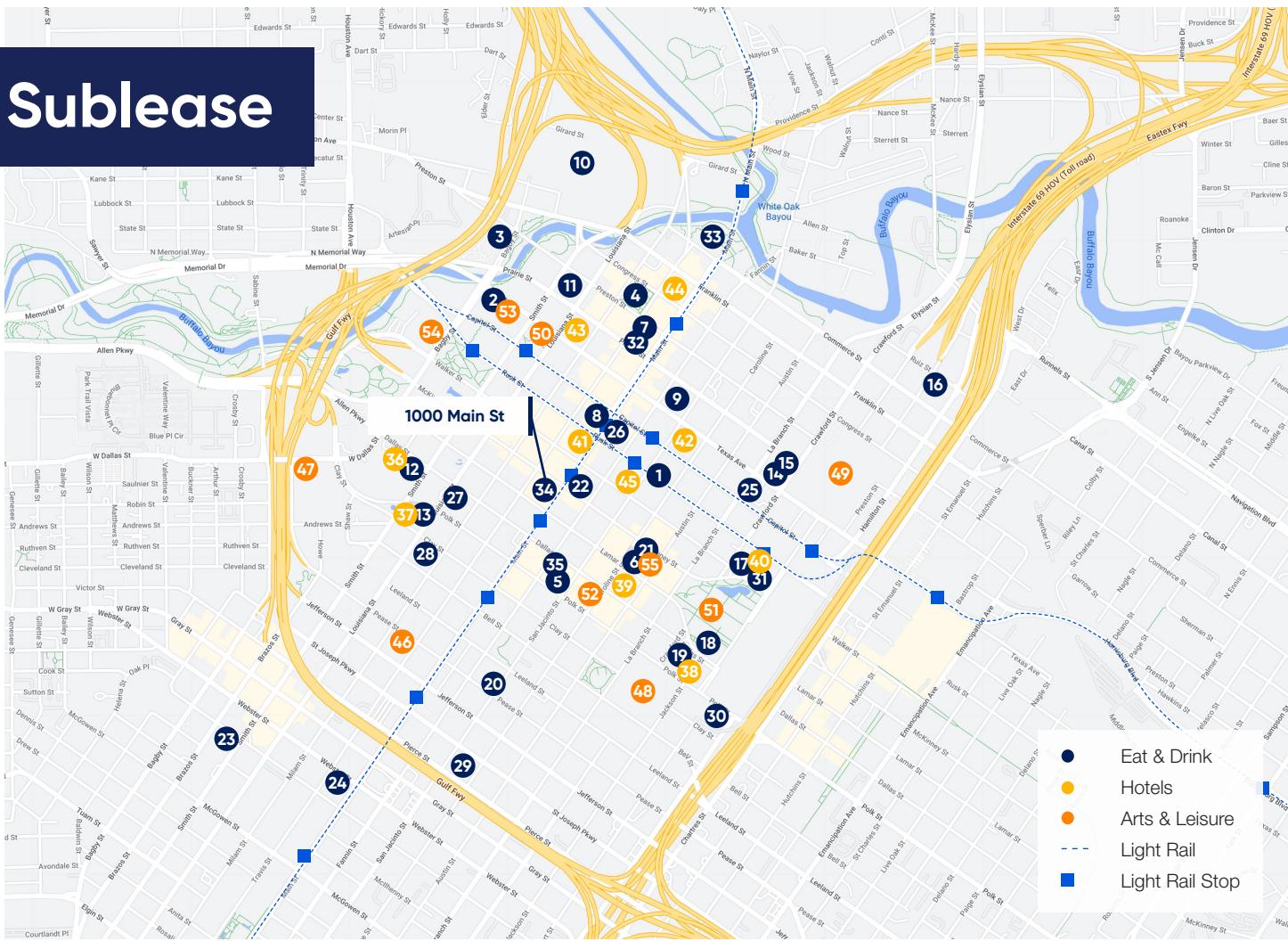


For More Information

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Select Amenities

1. Avenida Houston	12. Court At Allen Center	23. Little Woodrow's	34. Corner Bakery	45. Le Meridien
2. Bayou Place	13. Beninhana	24. Pour Behavior	35. McCormick & Schmick's	46. Tellepsen Family YMCA
3. Downtown Aquarium	14. Potente	25. Vic & Anthony's	36. C Baldwin Hotel	47. The Downtown Club
4. Market Square	15. Osso & Kristalla	26. Flying Saucer	37. Hyatt Regency	48. Toyota Center
5. GreenStreet	16. Irma's Original	27. Island Grill	38. Hilton Americas	49. Minute Maid Park
6. The Highlight	17. Xochi	28. Strato 550	39. Four Seasons Hotel	50. Theater District
7. Bravery Chef Hall	18. The Grove	29. Pappas BBQ	40. Marriott Marquis	51. Discovery Green
8. Finn Hall	19. Papasitos	30. The Rustic	41. JW Marriott	52. House Of Blues
9. Underground Hall	20. Zydeco	31. Biggio's Sports Bar	42. Magnolia Hotel	53. Bayou Music Center
10. Post Houston	21. Pappas Steakhouse	32. El Big Bad	43. The Lancaster	54. Hobby Center
11. Lyric Market	22. Morton's Steakhouse	33. McIntrye's	44. Hotel Icon	55. Fit Athletic Club

For More Information

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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.

Cresa, LLC	9007724	License No.	Email	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
Robert Gregory Burns	291394	License No.	Email	Phone
Designated Broker of Firm				
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Dustin Cruz	627858	drcruz@cresa.com	713.402.5800	License No.
Sales Agent/Associate's Name				

Buyer/Tenant/Seller/Landlord Initials

Date