



partners



WALK
SCORE
95
Walkers Paradise

TRANSIT
SCORE
100
Rider's Paradise

33	LEASED	
32	LEASED	
31	AVAILABLE Suite 3100 16,710	LEASED
30	AVAILABLE Suite 3050 27,187	
29	AVAILABLE Suite 2900 27,795	
28	LEASED	
27	LEASED	
26	AVAILABLE Suite 2600 27,795	
25	AVAILABLE Suite 2500 27,795	
24	AVAILABLE Suite 2400 27,795	
23	AVAILABLE Suite 2300 26,780	
22	LEASED	
21	LEASED	
20	LEASED	
19	LEASED	
18	LEASED	
17	AVAILABLE Suite 1750 12,922	LEASED
16	LEASED	AVAILABLE Suite 1625 9,516
15	LEASED	
14	LEASED	
13	LEASED	
12	Hines ² Conference Center Coworking Property Management Rooftop Garden	
11	LEASED	
10	LEASED	
9	PARKING	
8	PARKING	
7	PARKING	
6	PARKING	
5	PARKING	
4	PARKING	
3	PARKING	
2	PARKING	
1	MARKET RESTAURANT & BAR	HOTEL-STYLE LOBBY RESTAURANT
B1	VIP RESERVED PARKING	
B2	VIP RESERVED PARKING	

- Leased
- Available
- Amenity Floor
- Parking
- Restaurant
- Lobby
- VIP Reserved Parking





717 Texas: AMENITIES

These amenities are all located within a 3 block radius, creating optimal convenience for employees.



98

Street-level restaurants & nightlife options spanning all price points



9

Cultural attractions, including public parks and theaters



11

Residential options, including Hines' recently completed, Brava



23

Parking facilities



9

Food halls



11

Hotels



6

Co-working offices including The Square at 717 Texas





717 Texas: SURROUNDING AREA

717 Texas features highly-rated scores in walkability, transit, and biking. This amounts to a materially better neighborhood that employees have a vested interest in, both today and in the future.



95

WALK SCORE
"Walker's Paradise"



96

TRANSIT SCORE
"Rider's Paradise"



85

BIKE SCORE
"Rider's Paradise"

APARTMENTS

Aris Market Square, Brava, Hogg Palace, Market Square Tower, The Rice Apartments

HOTELS

The Lancaster Hotel, Hotel ICON, Magnolia Hotel, Club Quarters, JW Marriott, AC Hotel

LOCAL PARKS

Jones Plaza, Market Square Park, Buffalo Bayou Park, Tranquility Park, Sesquicentennial Park, Lynn Wyatt Square

RESTAURANTS

Bravery Chef Hall, Finn HallT, Understory Food Hall, Niko Niko's, Treebeards, Shake Shack, Hearsay Market Square, Cultivated F+B, Sambuca, Common Bond, Frank's Pizza, Barnaby's Café, Batanga, Sapporo, Perbacco, The District Bar & Grill, The Moonshiners Alley

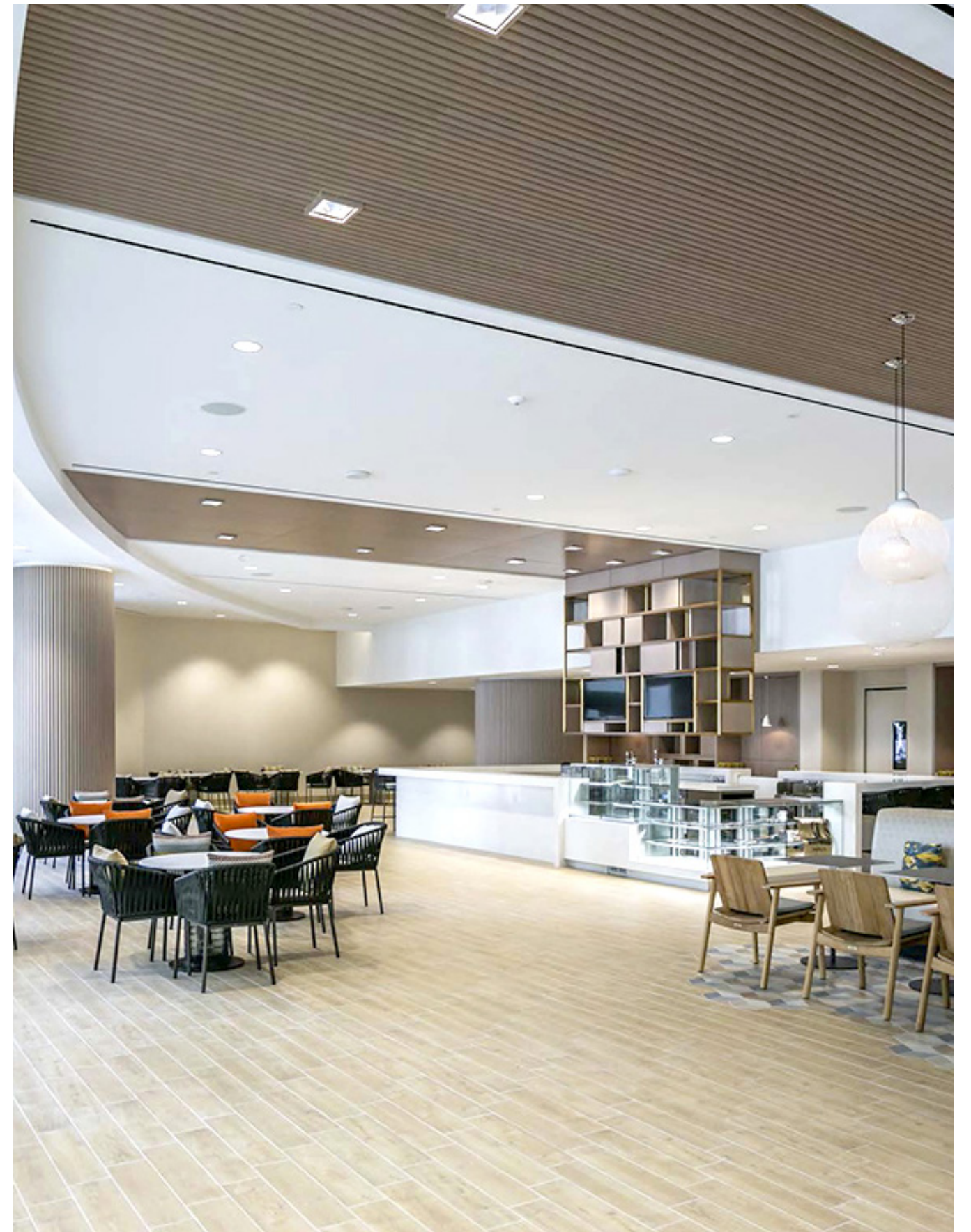
THEATER DISTRICT

Alley Theater, Jones Hall, Wortham Center, Hobby Center

717 Texas: LOBBY



TAKE A VIRTUAL TOUR



LEVEL 12 AMENITY FLOOR

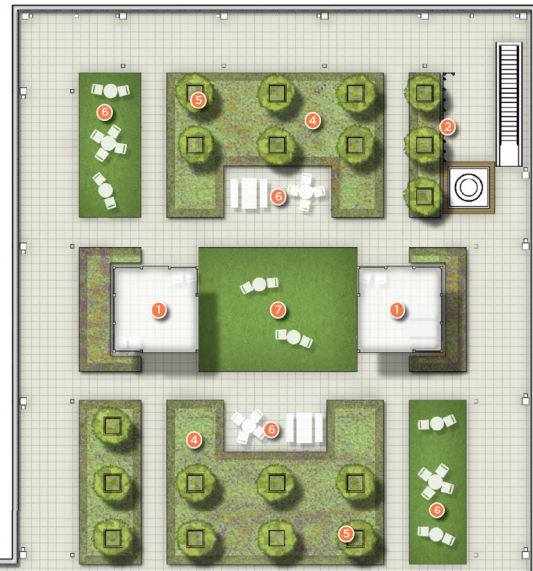
▶ TAKE A VIRTUAL TOUR



LEVEL 12 OVERVIEW FLOOR PLAN CONFERENCE CENTER

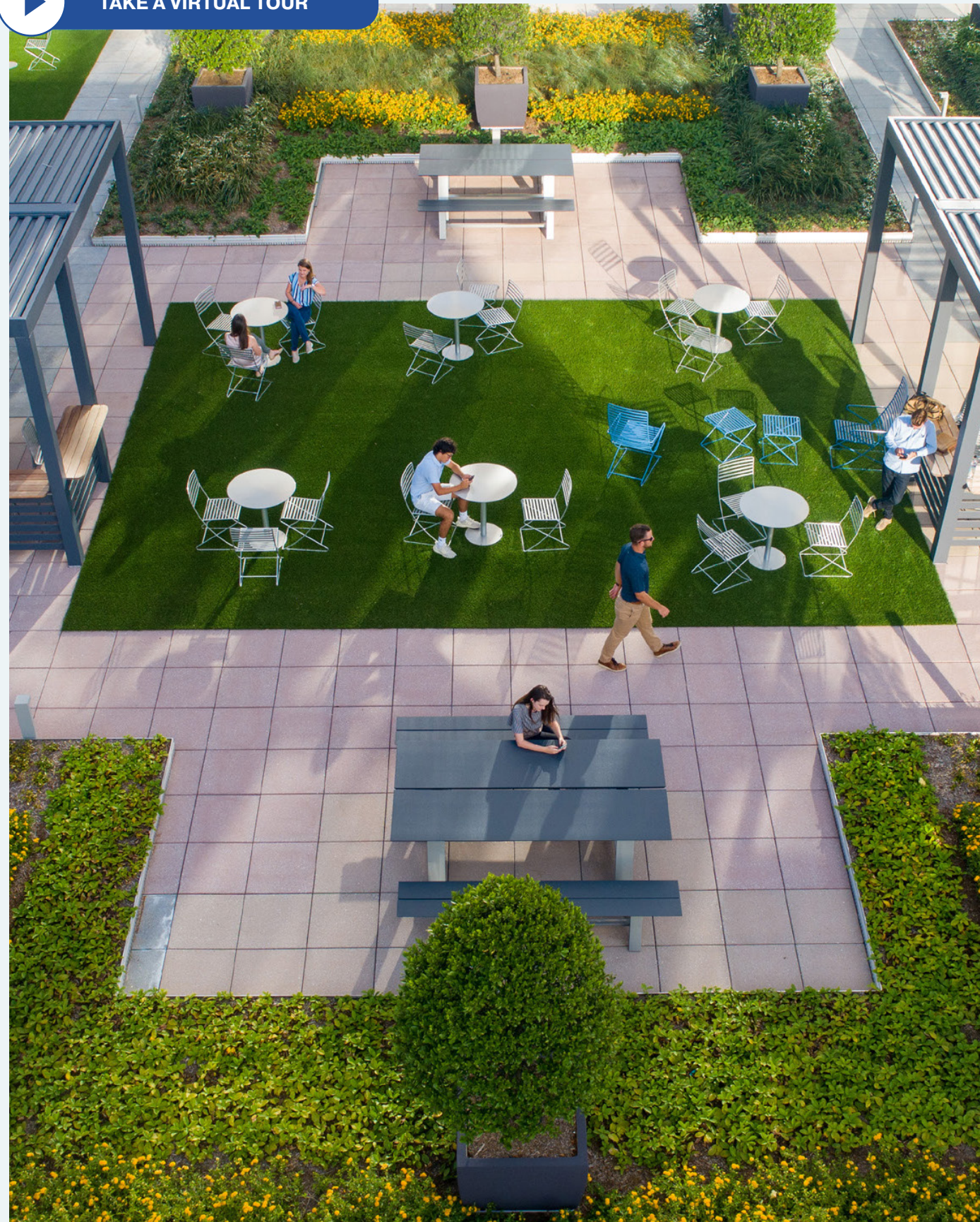
LEGEND

- 1 SHADE STRUCTURE
- 2 SCREEN WALL
- 3 ENTRY RAMP
- 4 PERENNIAL PLANTING
- 5 TREE PLANTER
- 6 SEATING AREA
- 7 ARTIFICIAL TURF EVENT SPACE





TAKE A VIRTUAL TOUR



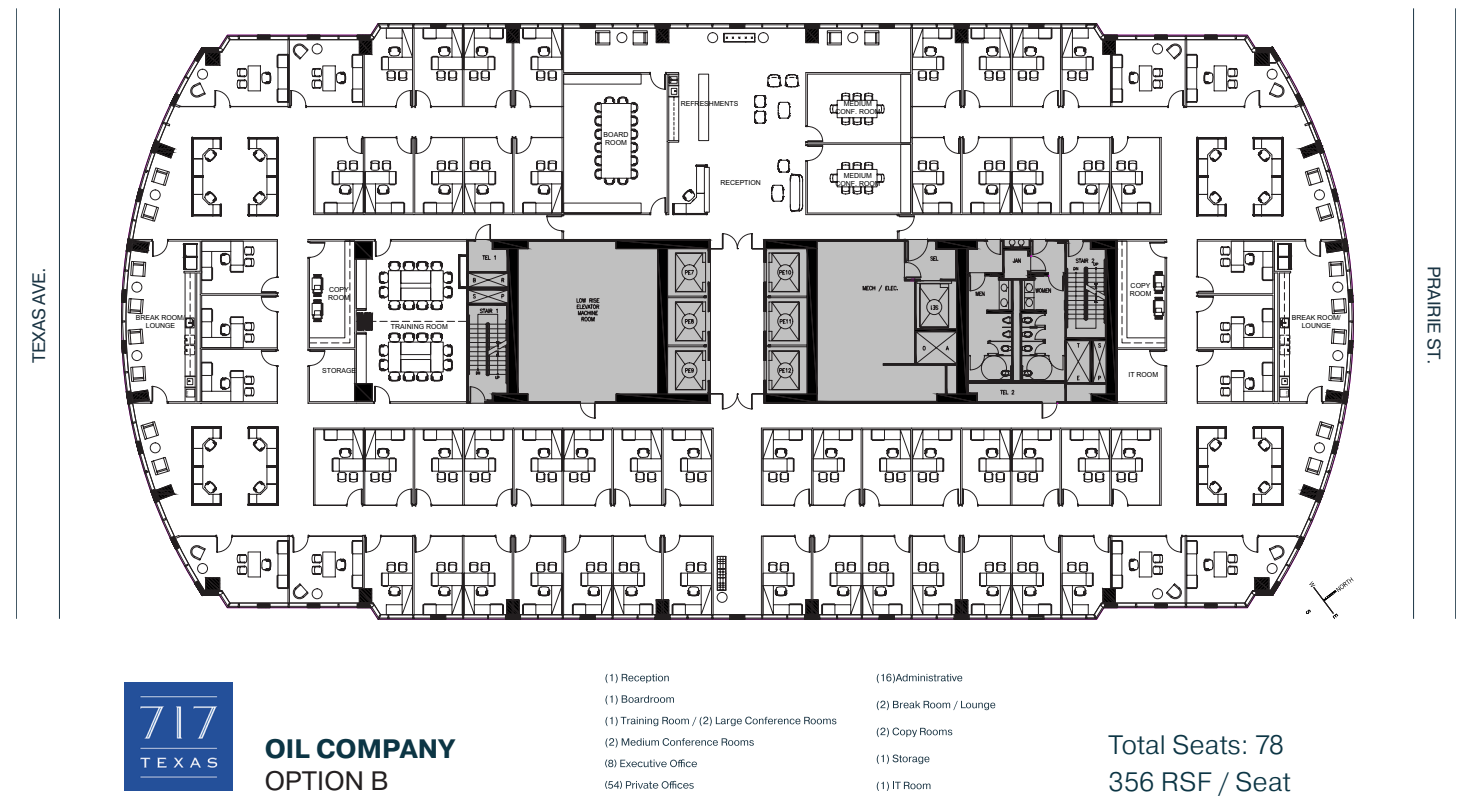
280 SEAT AUDITORIUM

Seats 280 and is equipped with newly upgraded audio/visual equipment offering a wireless audio system, video distribution sources via digital transmitters, Blue-ray player, conference call equipment, and touchscreen interface and new finishes. The facility also includes a conference room, kitchen, and restrooms.

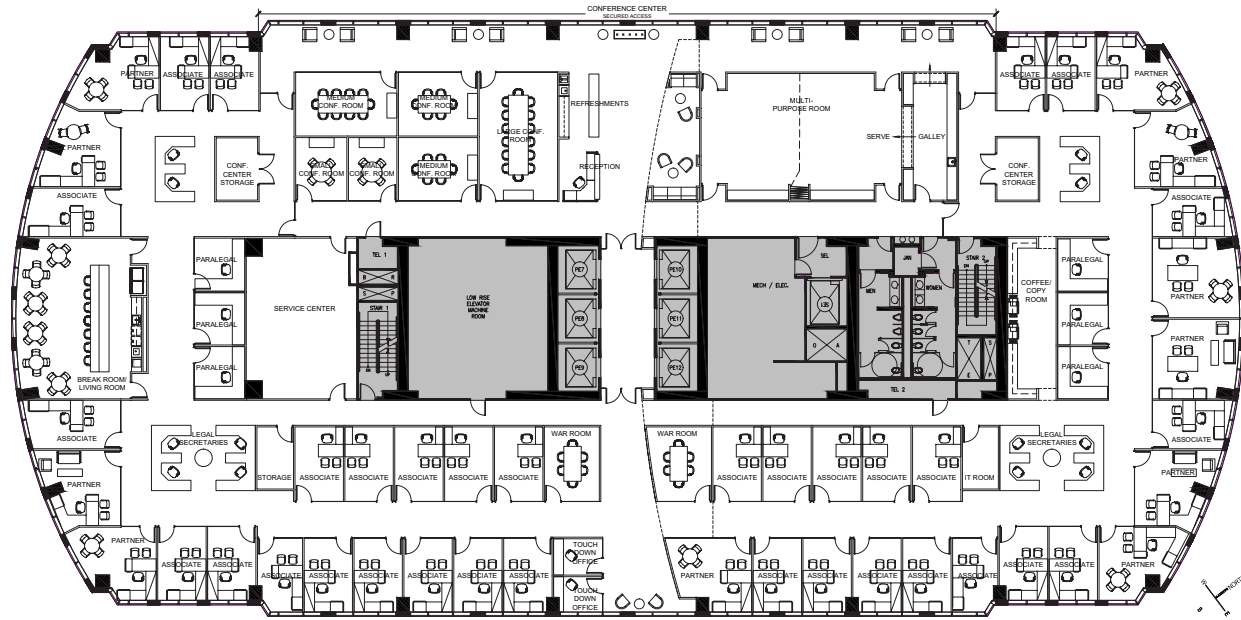


7,000 SF FITNESS CENTER

Approximately 7,000 square feet of work out area which includes high performance exercise equipment offering touchscreen interface, virtual active technology by matrix, complete with men's and women's locker rooms with showers, ample lockers, and towel service.



TEXAS AVE.



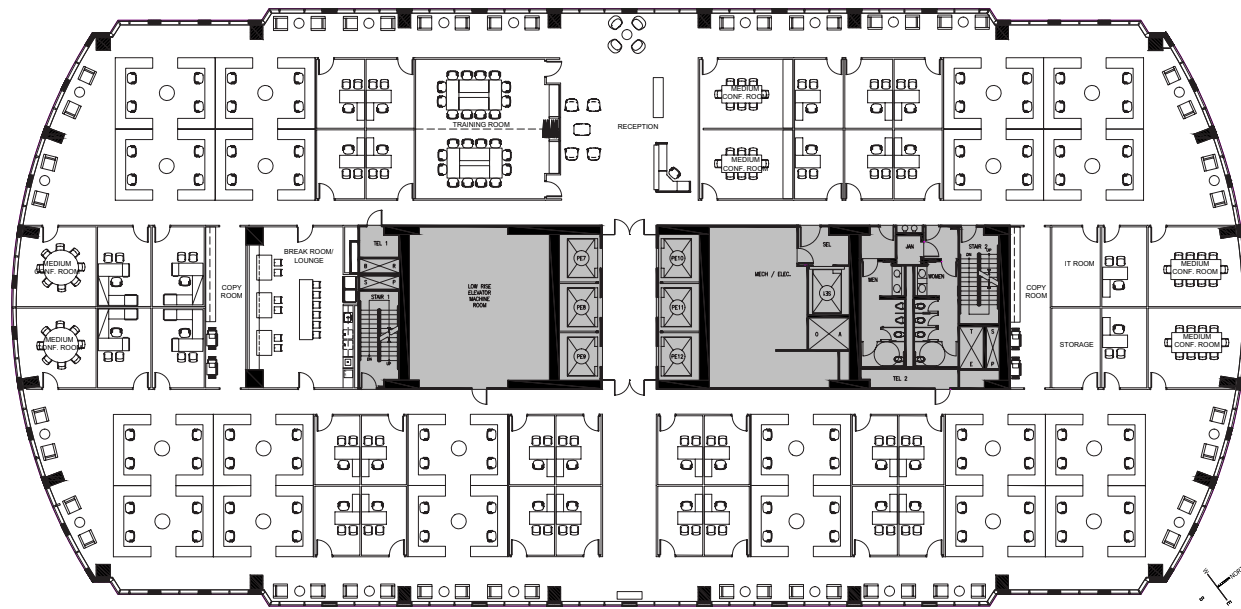
PRAIRIE ST.



**LAW FIRM
OPTION C**

- (1) Reception
 - (1) Multi-Purpose Room (934 SF)
 - (1) Gallery
 - (1) Large Conference Room
 - (3) Medium Conference Rooms
 - (2) Small Conference Rooms
 - (2) War Rooms
 - (2) Touchdown Offices
 - (11) Partner (~225 SF Typ.)
 - (33) Associate (~150 SF Typ.)
 - (6) Paralegal (~106 SF Typ.)
 - (12) Legal Secretaries (~68 SF Typ.)
 - (1) Service Center
 - (1) Break Room / Living Room
 - (1) Coffee / Copy Room
 - (3) Storage
 - (1) IT Room
- 1 Lawyer / 609 Net Rentable Square Feet
Lawyer Offices = 4
Paralegal Offices = 6 (1:7 Rati)
Legal Secretaries = 12 (1:4 Ratio)

TEXAS AVE.



PRAIRIE ST.



**OIL COMPANY
OPTION D**

- (1) Reception
 - (1) Training Room / (2) Large Conference Rooms
 - (6) Medium Conference Rooms
 - (32) Private Offices
 - (80) Workstations
 - (1) Break Room / Lounge
 - (2) Copy Rooms
 - (1) Storage
 - (1) IT Room
- Total Seats: 112
248 RSF / Seat

LOCATION

Houston Central Business District – the block bounded by Prairie, Louisiana, Texas and Milam streets in downtown Houston

PROPERTY MANAGEMENT

Hines

ORIGINAL ARCHITECT

Hellmuth, Obata & Kassabaum

BUILDING SIZE

697.887 RSF

STORIES

33 Floors

TYPICAL FLOOR SIZE

27,795 RSF

YEAR BUILT

2003

RENOVATIONS

2019

BUILDING HOURS

7:00 AM - 7:00 PM Monday through Friday, 8:00 AM - 2:00 PM Saturday

ELEVATORS

17 High-Speed Fujitec Passenger and Shuttle Elevators
1 Service Elevator

TELECOM

Phonoscope, AT&T, Verizon, Cogent, Alpheus

SECURITY

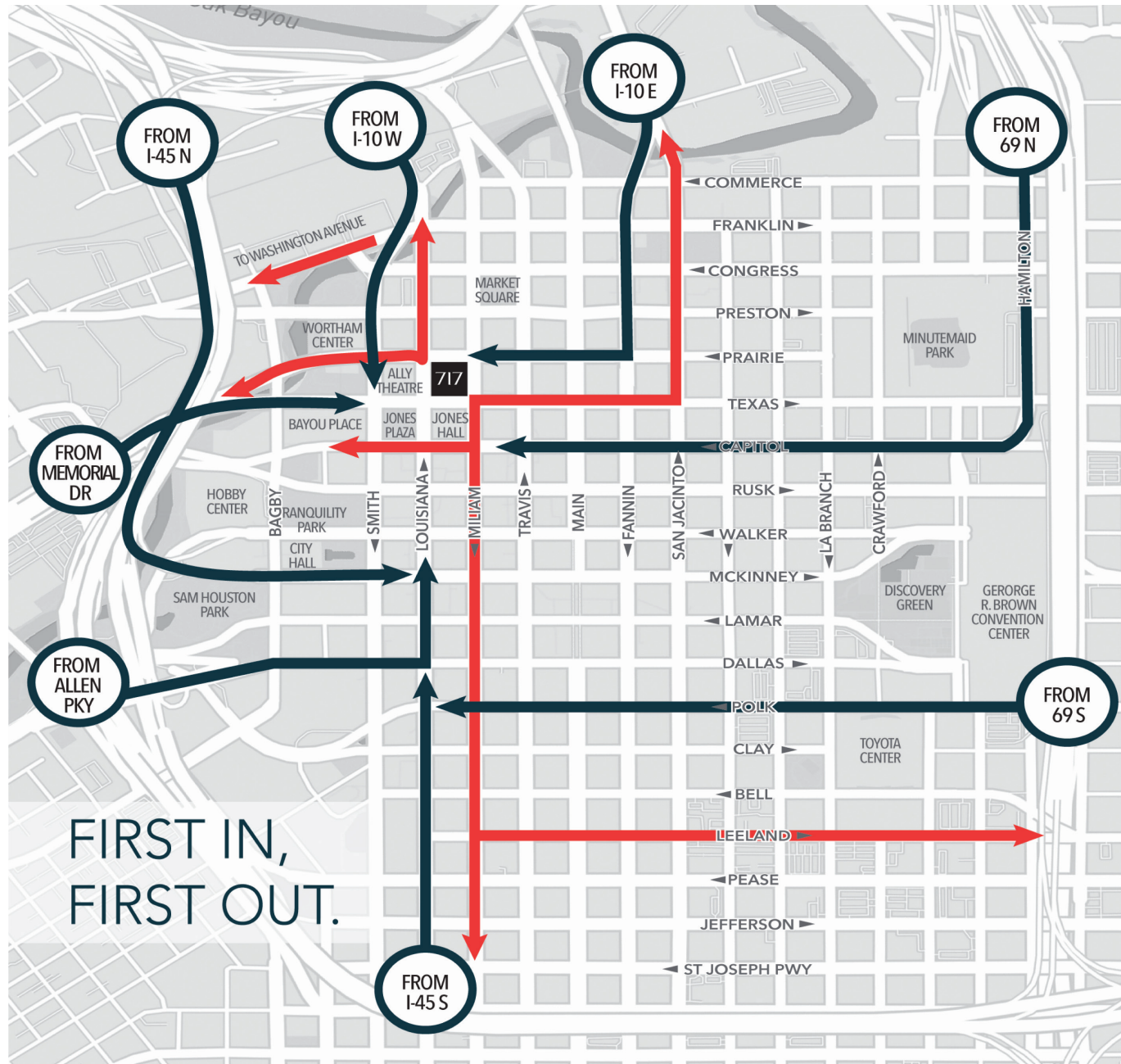
717 Texas is equipped with state of the art security systems and surveillance equipment as well as a dedicated staff of security officers. The 717 Texas lobby security desk is manned 24 hours per day, seven days a week. Security services also include escorts to vehicles parked in our garage or to the neighboring parking garages that are within close proximity of the building.

PARKING

1.4/1,000 Ratio
717 Texas has a 9 level above ground unreserved/visitor parking garage and a 2 level below ground reserved parking garage. Entrances to both are on Louisiana Street. Both exit to Prairie Street.

FEATURES/AMENITIES

- LEED Platinum EB Certification
- WELL Health-Safety Rating™
- 2016 International TOBY Winner
- Fitness Center
- 2 Restaurants in Lobby
- Tide Cleaners
- On-site Management
- On-site Security
- Tunnel Access
- LEVEL 12 AMENITY FLOOR
- Rooftop Garden
- The Square - Flexible Workspace
- Conference Center



Hines partnered with Prime Asset Management to develop 717 Texas, a 33-story Class A office tower in Houston's downtown theater district. Designed by Hellmuth, Obata & Kassabaum, the granite-clad building features some of the most energy efficient and environmentally friendly office space in Houston.

717 TEXAS FEATURES:

- 23 Floors of Office Space
- 697,887 SF of Office Space
- 9 Floors of Above-Ground Parking
- 2 Levels of Below-Grade Parking
- Parking: 1.4/1,000 with 5% VIP Reserved
- Level 12 Rooftop Garden
- The Square - Flexible Workspace
- Conference Center
- 2 Restaurants in Lobby
- 9'6" Floor-to-Ceiling Glass
- LEED® Platinum Certified
- WELL Health-Safety Rating™
- Originally Complete: 2003
- New Renovations: 2019





FOR LEASING INFORMATION

713.629.0500

partnersrealestate.com

MANAGED BY

Hines

partners