



## Come lease space in the heart of Downtown Houston!

VIDEO

- Efficient rectangular floor plates of approximately 21,000 sf
- Contiguous space available up to 187,852 sf
- Wifi lounge and building conference facility with 30 seats
- Prominent exterior identity / signage available
- 24-hour, on-site security monitoring and controlled access
- On-site food service, corporate concierge, Zipcar location
- LEED EB Gold and Energy Star designations



Located on the METRO Rail line that runs throughout Downtown



100 Transit Score: World-class public transportation



98 Walk Score: Daily errands do not require car



2.25/1,000 parking ratio in adjacent parking garage

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	18,315 - 187,852 SF	Lease Rate:	\$17.00 SF/yr

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
200	20,411 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
300	21,032 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
400	21,038 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
500	21,038 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
600	21,038 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
700	21,038 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
800	21,038 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
900	21,030 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
1000	20,030 - 187,852 SF	NNN	\$17.00 SF/yr	Full floor available
1300	20,189 SF	NNN	\$17.00 SF/yr	Full floor available; ready to space plan
1500	18,315 SF	NNN	\$17.00 SF/yr	Ready to space plan
1600	21,666 - 64,598 SF	NNN	\$17.00 SF/yr	Available 2/1/24
1700	21,266 - 64,598 SF	NNN	\$17.00 SF/yr	Full floor available
1800	21,666 - 64,598 SF	NNN	\$17.00 SF/yr	Available 2/1/24
2000	21,260 - 63,120 SF	NNN	\$17.00 SF/yr	Full floor available
2100	20,930 - 63,120 SF	NNN	\$17.00 SF/yr	Full floor available
2200	20,930 - 63,120 SF	NNN	\$17.00 SF/yr	Full floor, office intensive, large breakroom
2400	20,490 - 127,244 SF	NNN	\$17.00 SF/yr	Full floor, ready to space plan
2500	21,557 - 127,244 SF	NNN	\$17.00 SF/yr	Full floor, office intensive, large breakroom, auditorium
2600	20,526 - 127,244 SF	NNN	\$17.00 SF/yr	Available 2/1/24
2700	21,557 - 127,244 SF	NNN	\$17.00 SF/yr	Full floor, office intensive, large breakroom
2800	21,557 - 127,244 SF	NNN	\$17.00 SF/yr	Available 2/1/24
2900	21,557 - 127,244 SF	NNN	\$17.00 SF/yr	Full floor, office intensive, large breakroom



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