



1415 LOUISIANA

HOUSTON, TX

THE OPPORTUNITY

JLL Capital Markets, as exclusive representative of the owner, is pleased to offer for sale a 100% fee simple interest in 1415 Louisiana, a 43-story, 520,602 square-foot office tower in Houston's central business district. Offered in conjunction with 777 Clay Garage and the Block 320 surface lot, the Property offers an above market parking ratio of 2.7/1,000 SF, and the ability to accommodate onsite parking for tenants. 1415 Louisiana has recently undergone an extensive lobby, entry, and tunnel level renovation, creating a dynamic and inviting experience for tenants and visitors alike.

In addition to ease of access to offsite amenities through the tunnel, 1415 Louisiana offers a host of tenant-forward onsite amenities including the 8,000 SF ultramodern fitness center, an all new Terra coffee shop in the lobby, and the popular Strato 550 restaurant and conference center located on the 43rd floor.

1415 Louisiana offers the ability to capitalize on the recent renovations and leasing momentum and create significant value through the lease-up of existing vacancies.

1415 LOUISIANA

Houston, TX 77002

520,602 SF

Net Rentable Area

55.1%

Leased

5.5 YEARS

WALT

43

Stories

2.70 / 1,000 SF

Above Market Parking Ratio

LEED SILVER

Certified

1111 LOUISIANA

WELLS FARGO PLAZA

HERITAGE PLAZA

ENTERPRISE PLAZA

ALLEN CENTER

1400 SMITH

1600 SMITH

45

Smith St

Louisiana St



INVESTMENT HIGHLIGHTS



02



ABILITY TO CAPITALIZE ON ROBUST LEASING MOMENTUM

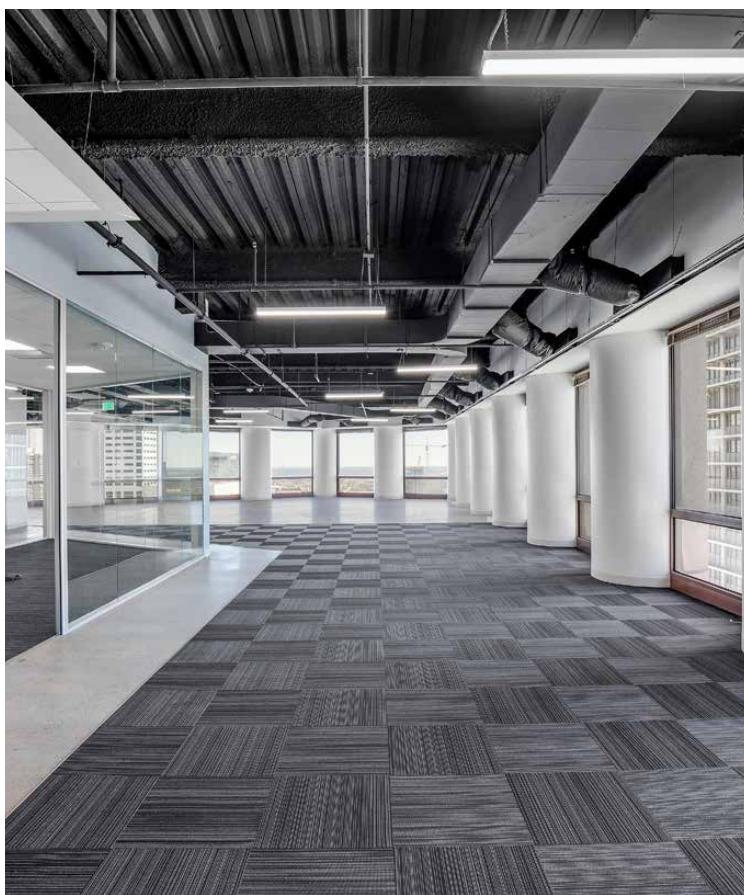
Following recent renovations and enhancements performed by current ownership, 1415 Louisiana has been the beneficiary of significant leasing momentum as the flight to quality trend in Houston continues. Implementation of Spec Suites and white-boxed spaces from 3,000 to 5,000 SF units have created a strong momentum of leasing and allowed for smaller tenants to more efficiently visualize becoming tenants in the building, and benefiting from attractive and thoughtful spaces.

1415 Louisiana checks all of the boxes for tenants seeking the elevated work/life balance that has become a mainstay in today's leasing environment. Features at the Property that have led to the significant activity include:

Features at the Property that have led to the significant activity include:

- Elevator modernization creating a smooth and reliable ride to units
- Turnkey approach for smaller tenants providing superior space, with no construction hassles
- Spec Suites and "white-boxed" spaces outlining the ability to visualize tenant spaces
- Digital walk-throughs on white-boxed spaces with floor plate and finish selections
- Renovation of floor level restrooms to create a sense of arrival and a modern feel





MARKET LEADING PARKING CAPABILITIES

MARKET LEADING PARKING CAPABILITIES - 777 CLAY GARAGE AND BLOCK 320

With a parking ratio of 2.7/1,000 SF, 1415 Louisiana has more parking than downtown competitors and offers employees of tenants the ability to skip paying for offsite parking or shuttle services that has become standard in Downtown Houston. The Property has two garages, 391 spaces located directly in the building, and 1,100 spaces at the 777 Clay Garage, located one block north of the bulding with convenient tunnel access. 1415 Louisiana also benefits from the adjacent surface lot, Block 320 which offers 113 spaces and convenient visitor parking.





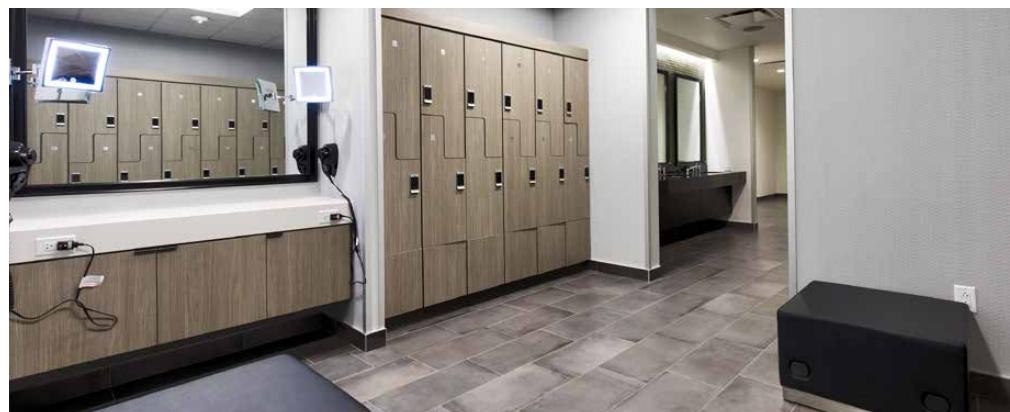
BEST-IN-CLASS ONSITE AMENITIES

1415 Louisiana boasts a host of unique and thoughtfully designed tenant amenities, ranging from the new Terra Coffee shop in the lobby, to the high end Strato 550 conference center and restaurant.

Terra Coffee shop located in the building's lobby offers a convenient option for tenants to grab a quick breakfast or lunch, and choose from a variety of artisan teas and coffees. Looking over the lobby sits the 8,000 square foot, ultramodern fitness center complete with a variety of machines, locker rooms, and a studio.

Strato 550 on the 43rd floor is a newly renovated, and highly functional restaurant and conference center. Perfect for lunch or drinks with coworkers and clients, Strato 550 is a favorite for tenant employees looking to enjoy high quality meals conveniently located in their own building.





STRATO 550

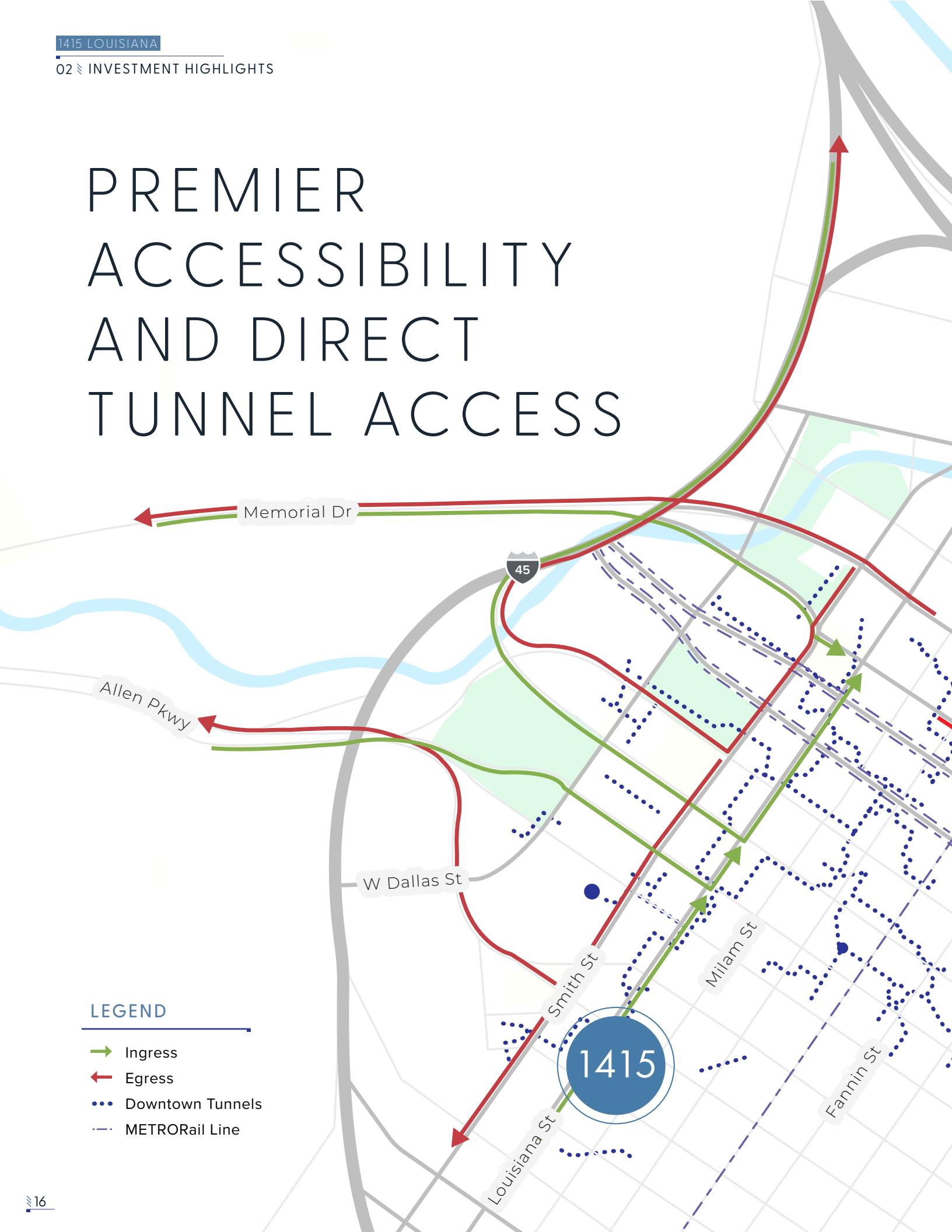
Holding the title as the highest dining experience in the CBD that is open to the public, Strato 550 serves as the ultimate power lunch destination in the CBD for company gatherings and client entertainment. The restaurant continues to be a highly popular choice for high-end lunches and happy hours for corporations, as well as just a comfortable place for employees to unwind and enjoy after-work drinks and appetizers while avoiding the traffic rush. Strato 550 serves mediterranean-inspired food, superb wines, classic cocktails, and stellar views.

Along with fine dining capabilities, Strato 550 also offers a wide array of conference room and meeting space options for up to 150 people. Complete with full AV enhancements, and a variety of meeting accessories, Strato 550 combines tenant lounge space with opportunities for large meetings and collaborative workspace.





PREMIER ACCESSIBILITY AND DIRECT TUNNEL ACCESS





1415 Louisiana offers tenants premier accessibility and ease of ingress and egress. Interstate Highway 45 ("IH-45") is easily accessible via access ramps located just blocks from the Property. 1415 Louisiana is also easily accessible from Memorial Drive, Allen Parkway, Smith Street, and Louisiana Street, which provide the majority of traffic flow into and out of Downtown. The Property also benefits from direct tunnel access, and its location on multiple METRO bus routes and only 2 blocks away from METRO rail stops.

FULLY-AMENITIZED, WALKABLE LOCATION

Centered in the highly walkable Houston CBD, the Property offers its tenants unparalleled convenience and accessibility.

The abundance of walkable retail, dining, and entertainment options via street or tunnel creates a vibrant, amenity-rich environment. This exceptional location is poised to attract new tenants seeking a modern urban lifestyle, enhancing the Property's investment appeal. Within a 15-minute walk from the Property in every direction, there are endless options for dining, social, and entertainment, hotel, residential and park amenities.

FOOD & DRINK

- 1 District 7 Grill
- 2 Morton's Steakhouse
- 3 Post Oak Grill
- 4 The Finn
- 5 Citadel BBQ
- 6 Guard and Grace
- 7 Edgar Hermanos
- 8 Benihanas
- 9 Pur Noire Wineries
- 10 Tom's Watch Bar
- 11 Bungalow Steakhouse
- 12 Federal American Grill
- 13 Z on 23
- 14 Pete's Dueling Piano Bar
- 15 The Deck at the Laura Hotel

APARTMENTS

- 22 Commerce Towers
- 23 The Rice
- 24 One Park Place
- 25 Brava
- 26 The Star
- 27 Houston Lofts & Luxury Highrises
- 28 Block 334 Apartments
- 29 Elev8
- 30 Sodo on Main

ENTERTAINMENT

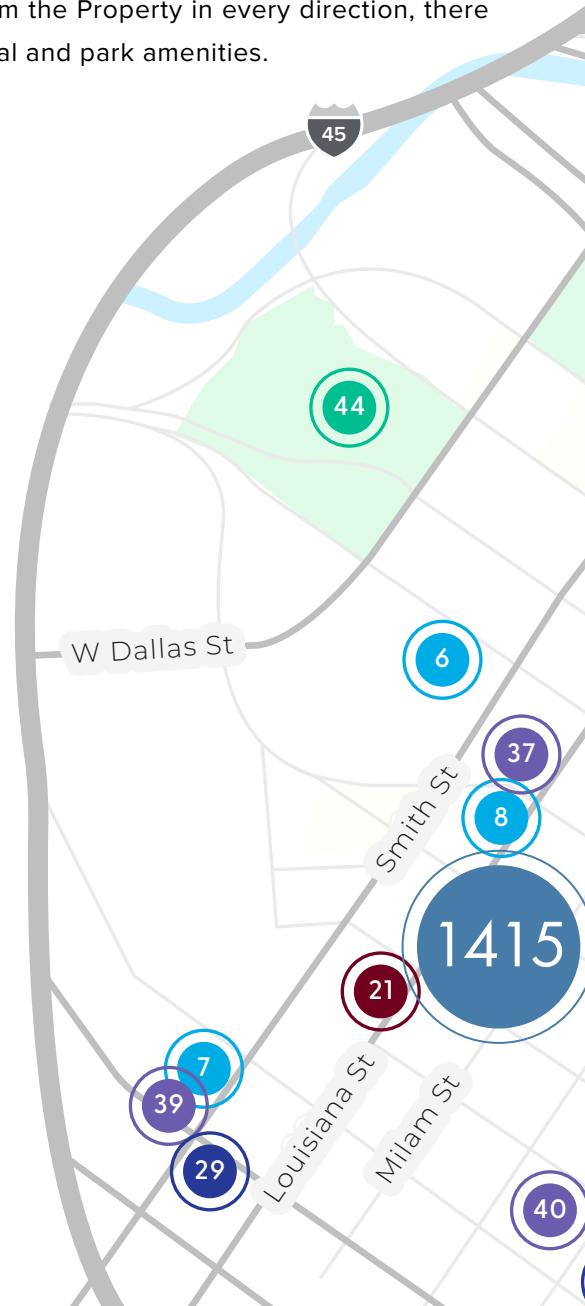
- 16 Toyota Center
- 17 Pete's Dueling Piano Bar
- 18 House of Blues
- 19 Jones Hall
- 20 Alley Theatre
- 21 Chevron Auditorium

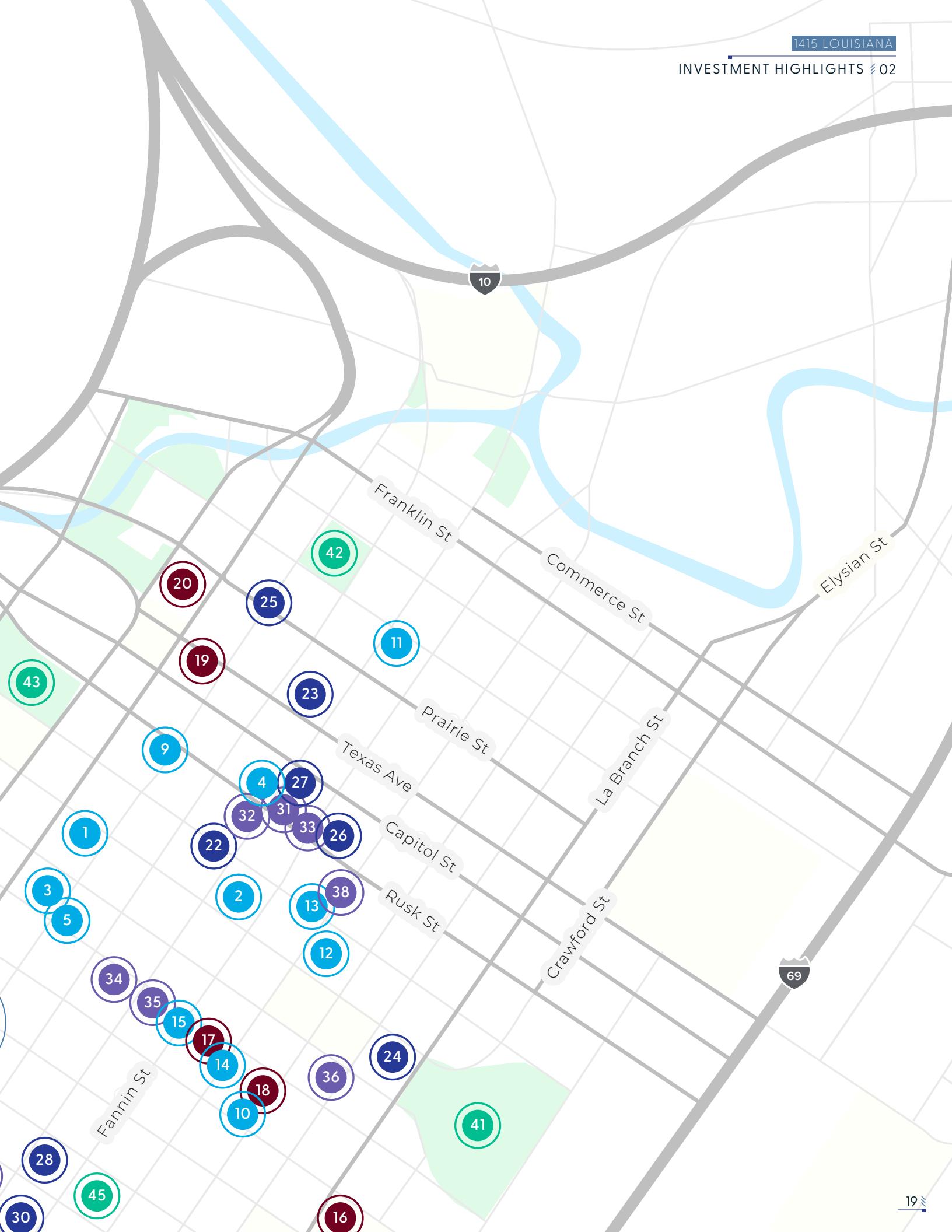
HOTELS

- 31 AC Hotel
- 32 JW Marriot
- 33 Club Quarters
- 34 Courtyard by Marriot
- 35 Laura Hotel
- 36 Four Seasons
- 37 Hyatt Regency
- 38 Le Meridian
- 39 The Whitehall
- 40 Holiday Inn Houston Downtown

LOCAL PARKS

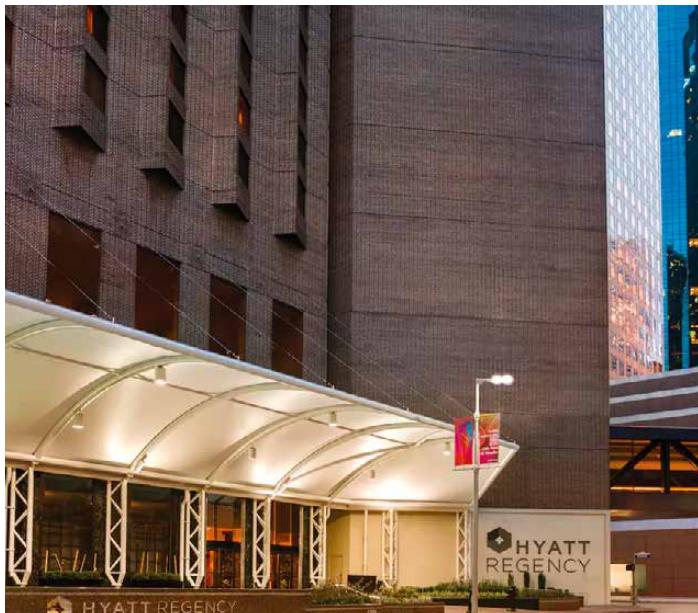
- 41 Discovery Green
- 42 Market Square Park
- 43 Tranquility Park
- 44 Sam Houston Park
- 45 Trebly Park



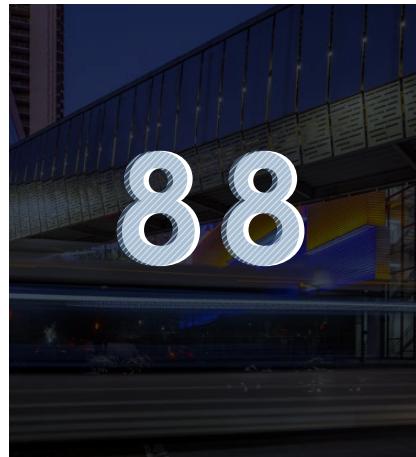


EXPANSIVE NEARBY AMENITIES

1415 Louisiana's Downtown location allows for quick and easy access to various nearby amenities, including the Tellepsen Downtown YMCA, the prestigious Petroleum Club at 1201 Louisiana, hotels such as the Hyatt Regency and DoubleTree, and Rocket's games at the Toyota Center.



TRANSIT SCORE



WALK SCORE



DOUBLETREE

BLOCKS TO
METRO RAIL



MAIN STREET METRO STATION

BLOCKS TO
HOUSE OF
BLUES



HOUSE OF BLUES



TOYOTA CENTER



BLOCKS TO
TOYOTA CENTER



TELLEPSSEN DOWNTOWN YMCA



BLOCKS TO
TELLEPSSEN
DOWNTOWN
YMCA

JLL CONTACTS

SALES ADVISORS

MARTY HOGAN

Managing Director

T +1713 852 3557

Marty.Hogan@jll.com

SHERRI ROLLINS

Vice President

T +1713 852 3573

Sherri.Rollins@jll.com

HUDSON MCLEROY

Analyst

T +1713 243 3373

Hudson.McLeroy@jll.com

FINANCING ADVISORS

WALLY REID

Senior Managing Director

T +1713 852 3497

Wally.Reid@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
us.jll.com/capitalmarkets

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