

**REDUCED
RATE**



For Sublease

**10,000-113,000 RSF of Class A Office Space
Now Available**

Premises: Floor 26: ± 22,682 SF
Floor 27: ± 22,682 SF
Floor 28: ± 22,682 SF
Floor 29: ± 22,658SF
Floor 30: ± 22,694 SF
Total Available: ± 113,398 SF

Availability: 3Q 2022

Term: Through December 31, 2023

Gross rental rate: \$20.00/RSF Gross

Opex: Included in gross rental rate

Mgmt Fee: Included in gross rental rate

Parking: 3/1,000; At Market Rates

**Improvement
allowance:** As-Is

FF&E: Available / Negotiable

Miscellaneous: Premises potentially divisible
High density file storage on floors 27-29

Williams Tower
2800 Post Oak Blvd
Houston, TX 77056

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For Sublease

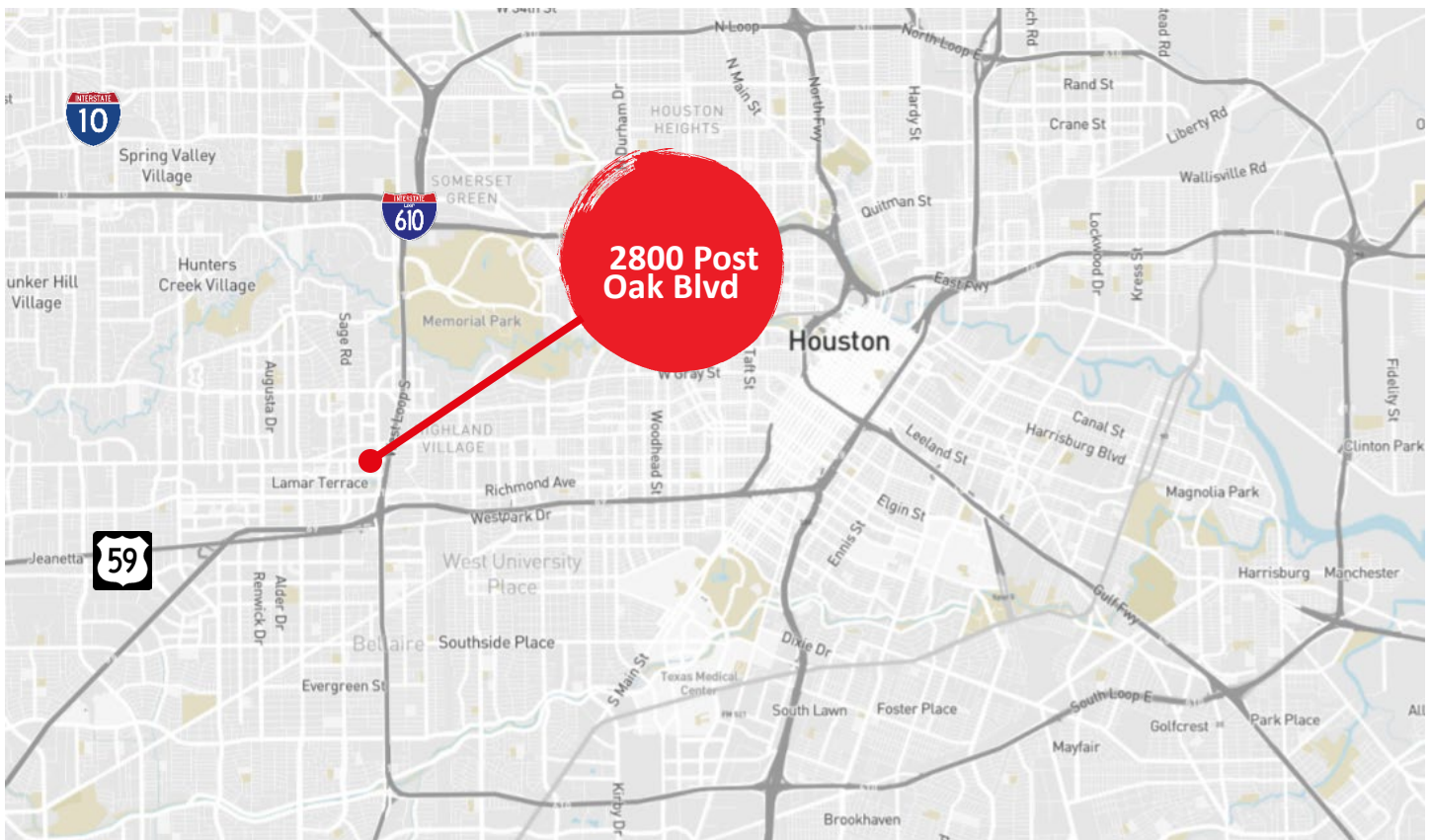
10,000–113,000 RSF of Class A Office Space Now Available
Williams Tower | 2800 Post Oak Blvd. | Houston, TX

Location:

- Less than 5 minutes to:
 - I-610 Freeway
 - The Galleria
 - River Oaks District
- Less than 10 minutes to:
 - I-10
 - I-59.69
- 14 minutes to Downtown Houston

Highlights:

- Renovated Lobby in 2020
- Conference Center
- 10,000 SF Fitness Center
- Skybridge to The Galleria
- Walking distance to Water Wall Park
- Iconic 5 Star, Class A Office Building
- Dry Cleaner on-site
- Multiple coffee, food and drink options available in walking distance



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For Sublease

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Williams Tower | 2800 Post Oak Blvd. | Houston, TX

Floor Plan:

22,682 RSF on the 26th Floor

Includes: ± 45 workstations, ± 33 offices, 4 conference rooms, 2 breakrooms, large kitchen and training room



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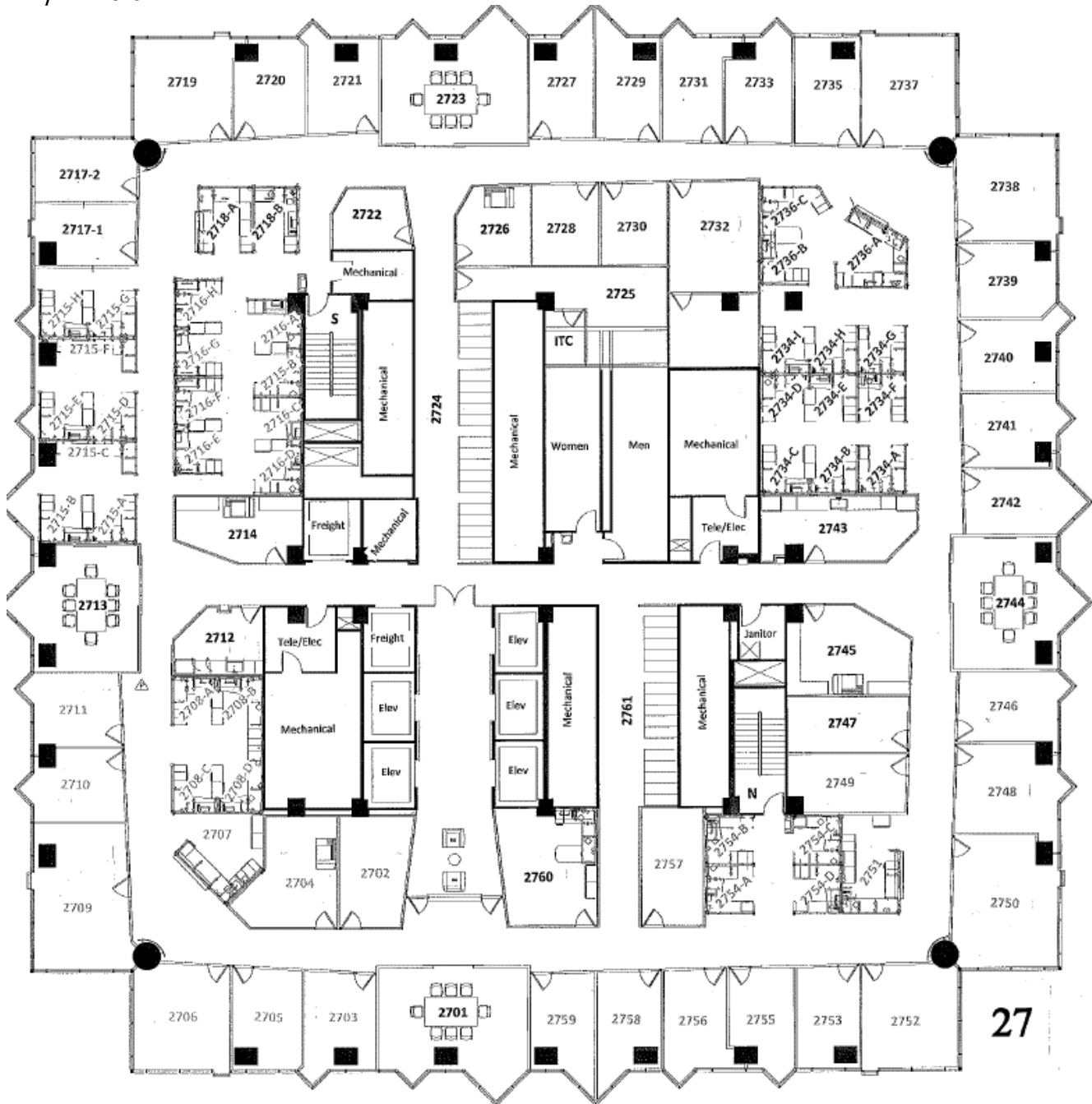
For Sublease

10,000–113,000 RSF of Class A Office Space Now Available
Williams Tower | 2800 Post Oak Blvd. | Houston, TX

Floor Plan:

22,682 RSF on the 27th Floor

Includes: ± 38 workstations, ± 40 offices, 4 conference rooms, 2 breakrooms, and IDF/IT Lab



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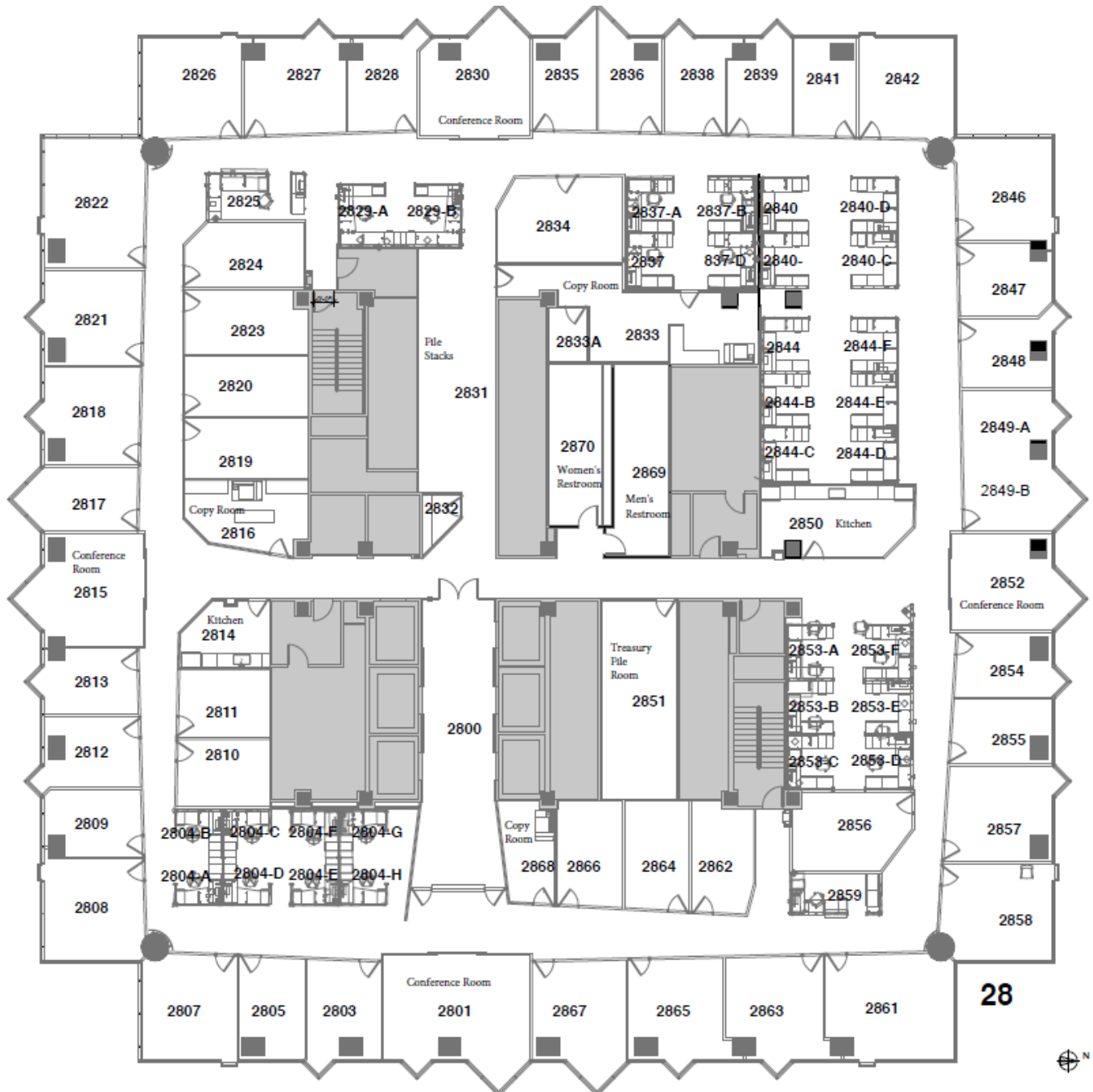
For Sublease

10,000–113,000 RSF of Class A Office Space Now Available
Williams Tower | 2800 Post Oak Blvd. | Houston, TX

Floor Plan:

22,682 RSF on the 28th Floor

Includes: ± 32 workstations, ± 41 offices, 5 conference rooms, and 2 breakrooms



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10,000–113,000 RSF of Class A Office Space Now Available
Williams Tower | 2800 Post Oak Blvd. | Houston, TX

22,658 RSF on the 29th Floor - Executive Floor

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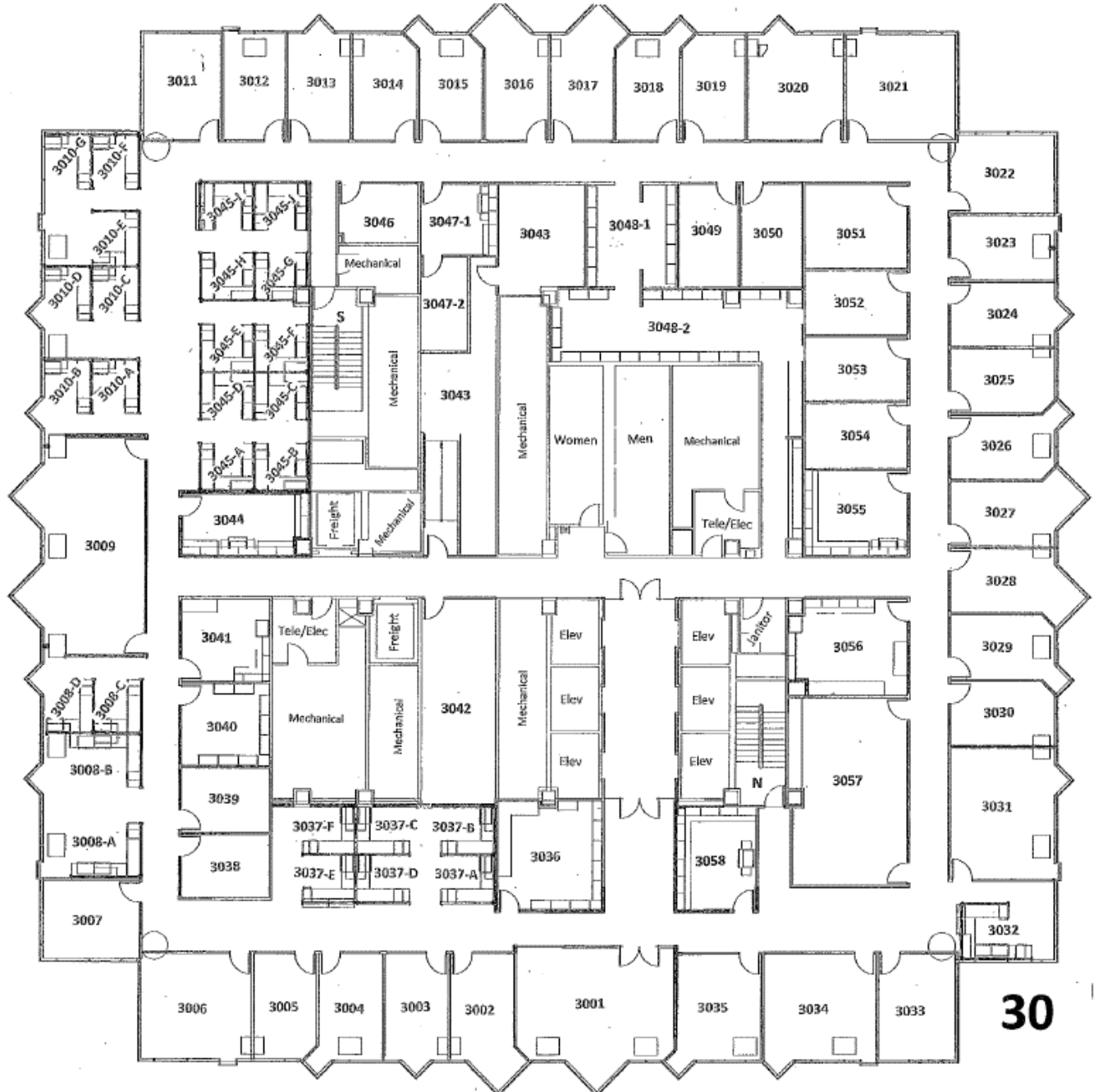
For Sublease

10,000–113,000 RSF of Class A Office Space Now Available
Williams Tower | 2800 Post Oak Blvd. | Houston, TX

Floor Plan:

22,694 RSF on the 30th Floor

Includes: ± 28 workstations, ± 38 offices, 3 conference rooms, and 2 breakrooms



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Photos:



Break Room



Break Room



Board Room



Training Room



Conference Room

JLL Houston | 4200 Westheimer, Suite 1400 | Houston, TX 77027 | 713 888 4000

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Photos:



Corner Office



Office



Open Area



Office



Open Area

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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.

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date