



# 1000 MAIN

CONNECTED. MODERN. PROVEN.

**C**onnections mean everything in business, and no other place in downtown Houston is more connected than 1000 Main. Connected with history, with people and places that are very much in the present, and connected with a bright future ahead.

From its premier location, on bustling and energetic Main Street, light rail trains zip past, connecting busy professionals with the day's agenda. Shoppers connect with an abundance of retail choices, while walkers, joggers and cyclists actively connect with sun, sky and fresh air right outside our door.

1000 Main is the best way to experience downtown Houston – a thoroughly modern address, in the heart of a neighborhood deeply connected with its roots.





**LANDMARK BUILDING –  
MONUMENTAL SUCCESS**

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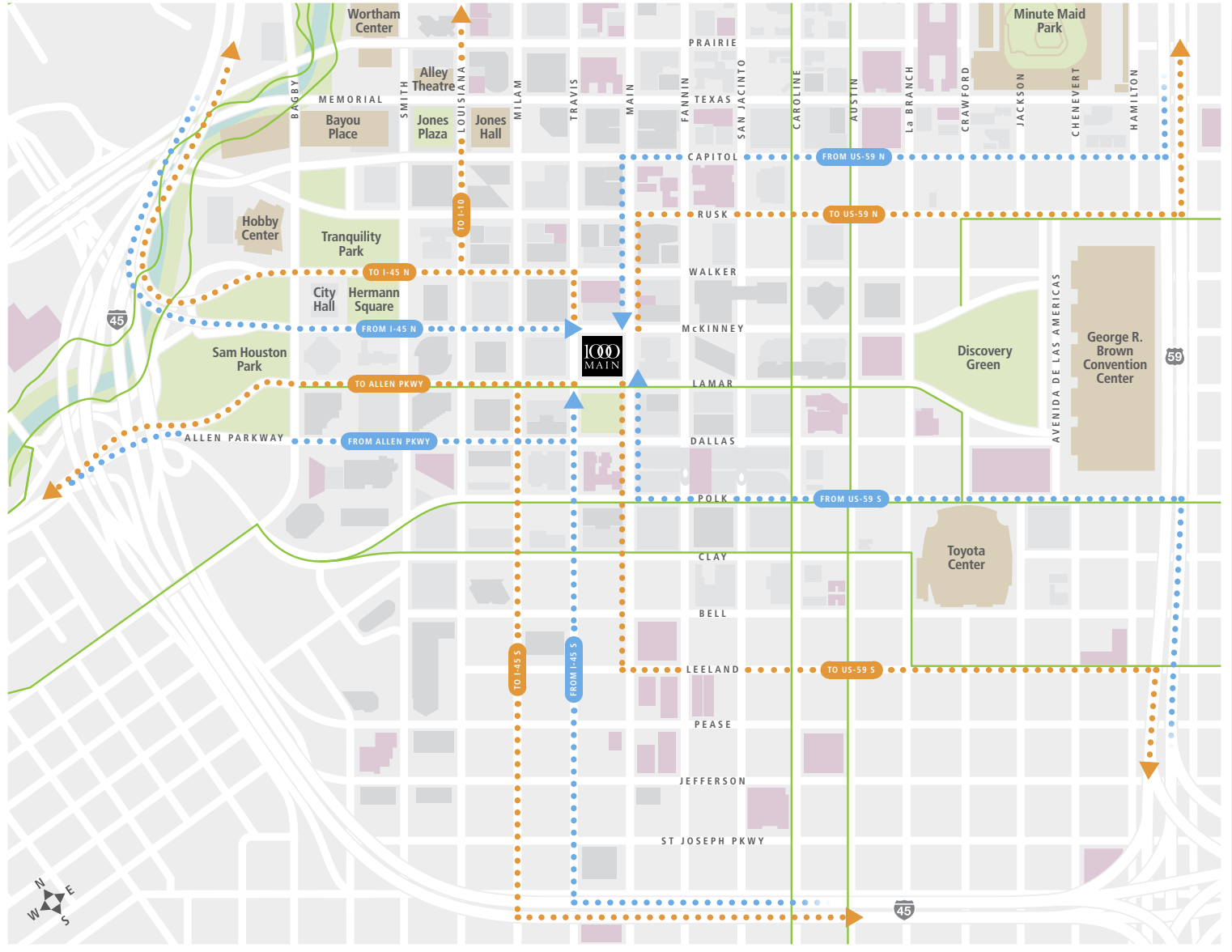
Numbers don't tell the entire story of a building, but they offer a good place to start.

1000 Main was completed in 2003 and rises 36 stories at the very center of Houston's vital downtown. Our Class AA office space features versatile floor plates of nearly 30,000 square feet and is certified LEED Gold.

Add it all up and you'll see why 1000 Main has consistently high occupancy and serves as home to many of our city's finest corporate citizens.

**THE VERY CENTER  
OF THE CENTRAL  
BUSINESS DISTRICT**

The main advantage of a central location is ease of access. At 1000 Main, you are connected to Houston's airports, energy centers and favorite neighborhoods by ample inbound-outbound options to all major freeways. Our two garage entries – on Travis Street and also McKinney Street mean faster ingress and egress. Within the city, dedicated bike lanes lead all the way to Memorial Park.



SHOW ALL

- ▶ INGRESS ROUTES
- ◀●●●● EGRESS ROUTES
- BIKING NETWORK



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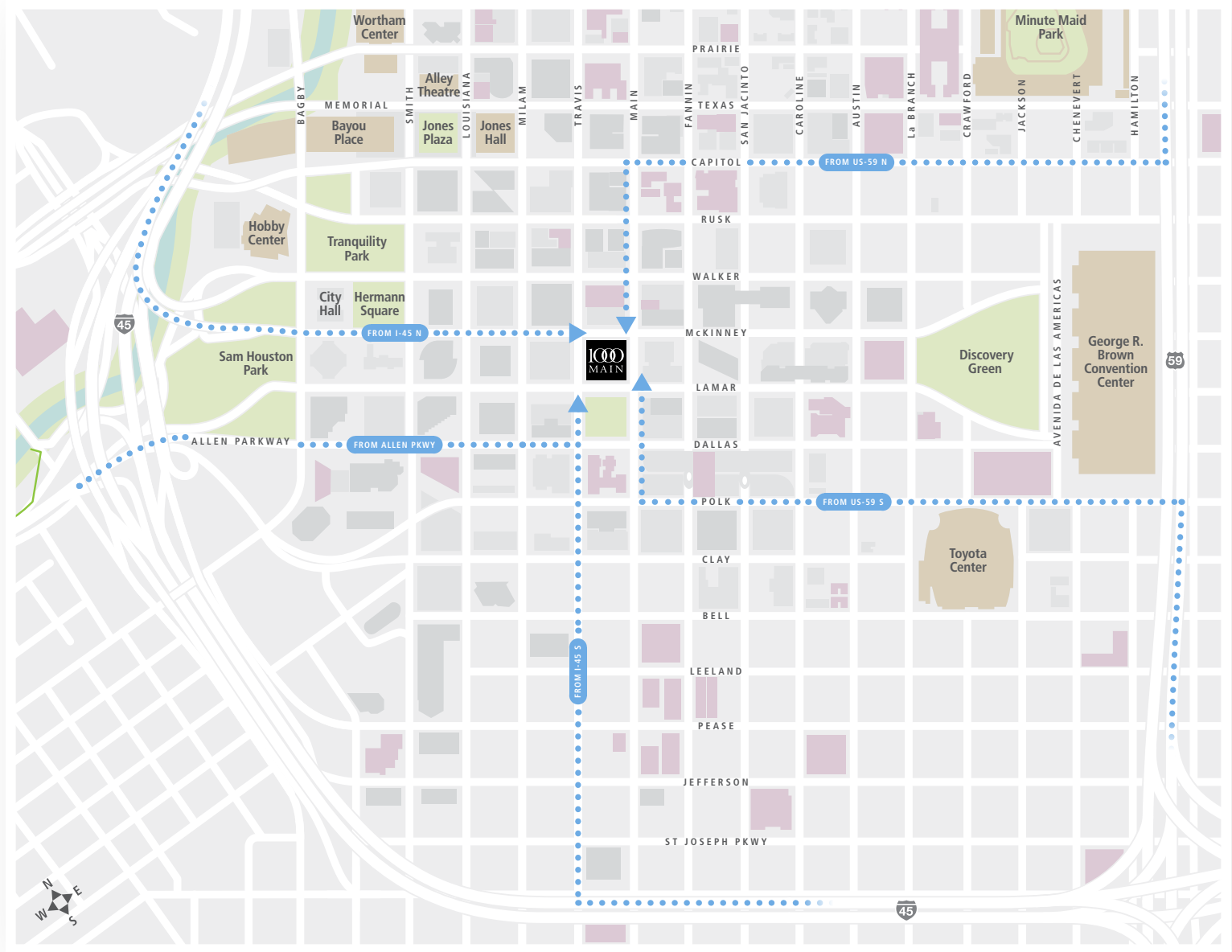
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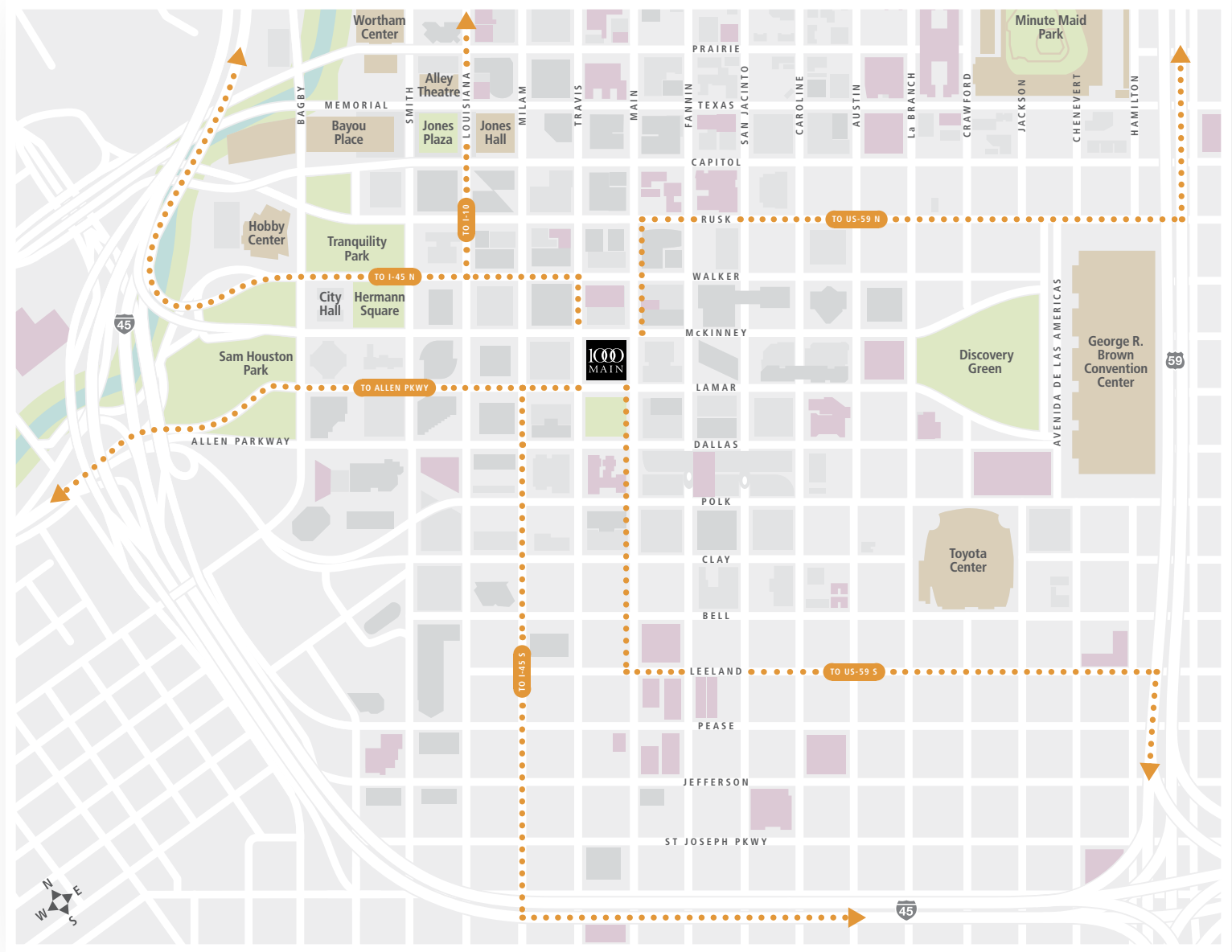
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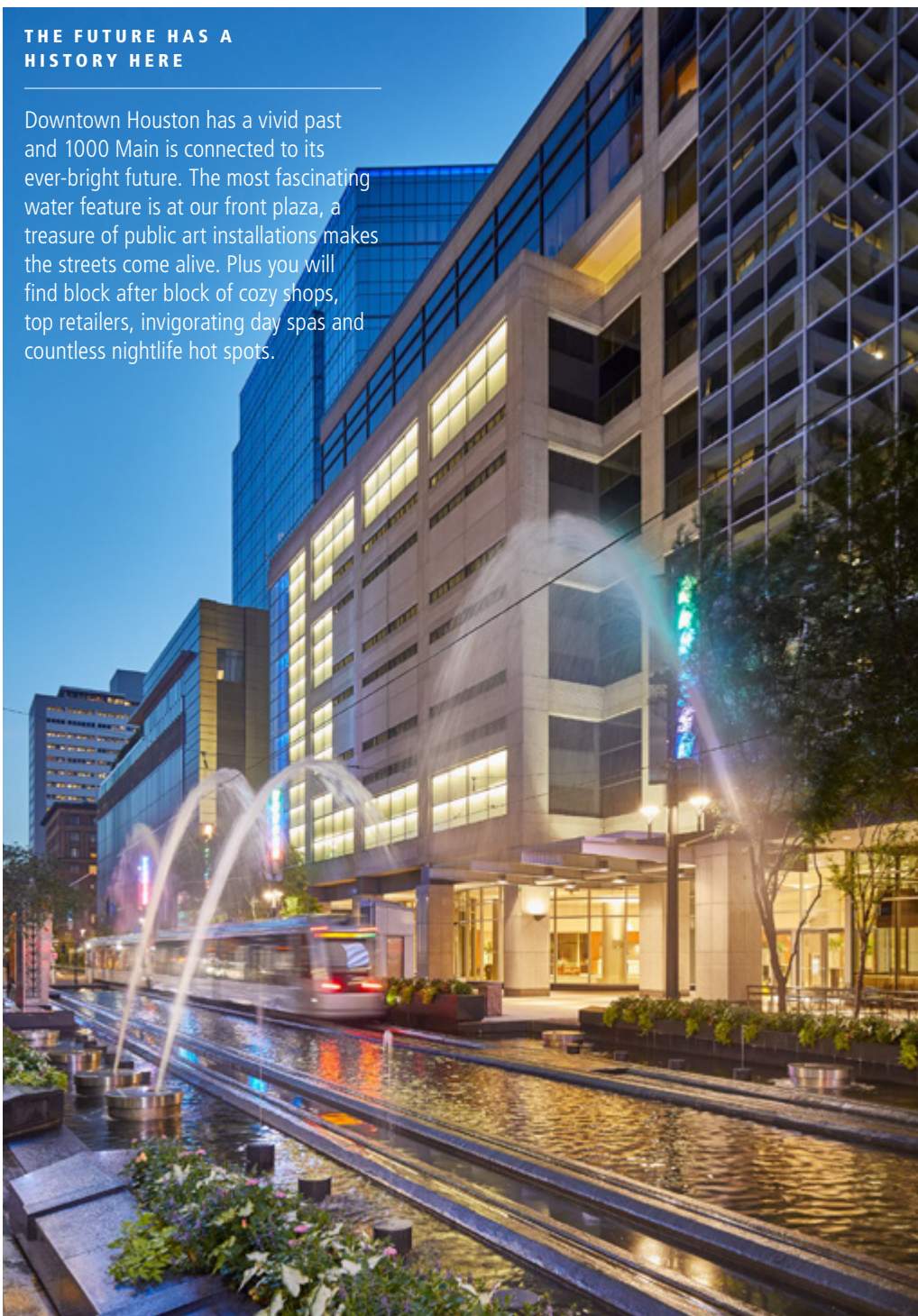
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**THE FUTURE HAS A  
HISTORY HERE**

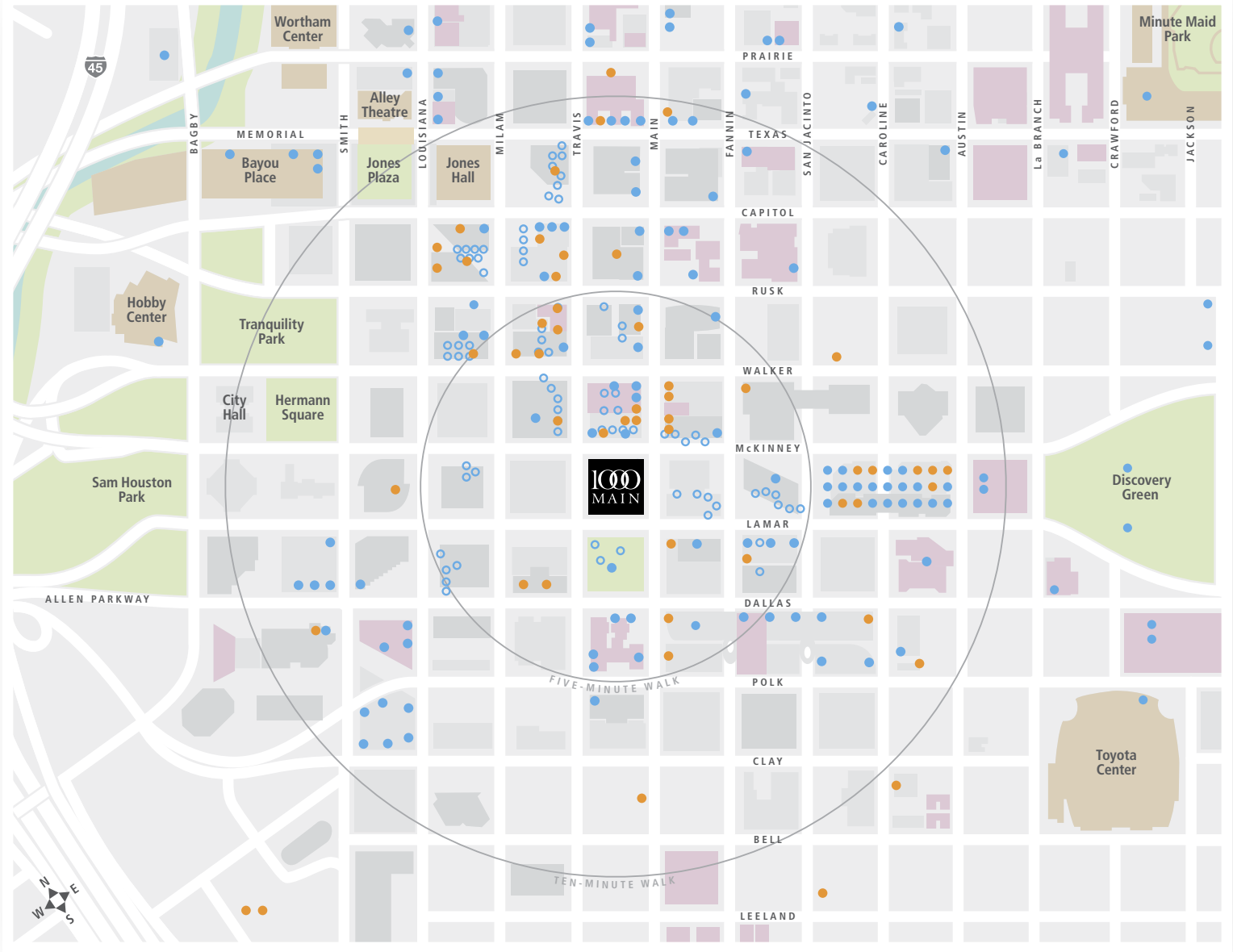
Downtown Houston has a vivid past and 1000 Main is connected to its ever-bright future. The most fascinating water feature is at our front plaza, a treasure of public art installations makes the streets come alive. Plus you will find block after block of cozy shops, top retailers, invigorating day spas and countless nightlife hot spots.





**CLOSE TO PERFECT  
AND EVERYTHING ELSE**

1000 Main is ideally centered between the Arts District and Discovery Green – with Minute Maid Park and Toyota Center just blocks away. There really is a difference down on Main Street, and from here, great restaurants, bars, parks, hotels and residences are all nearby.



- HOTEL / RESIDENTIAL
- PARKS
- VENUES
- OFFICE
- GOVERNMENT

SHOW ALL

● STREET LEVEL RESTAURANTS / BARS

● TUNNEL LEVEL RESTAURANTS / BARS

● SHOPS



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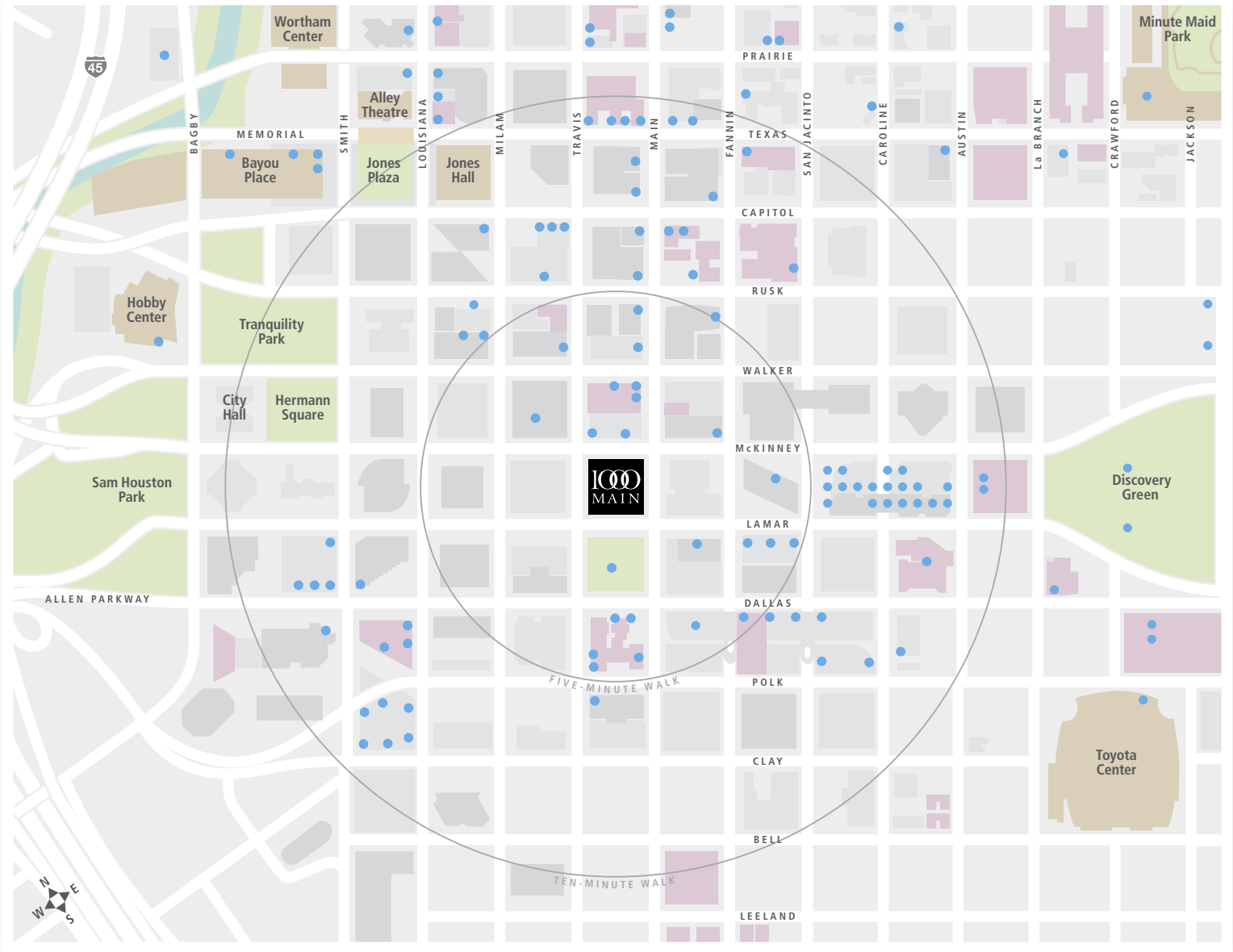
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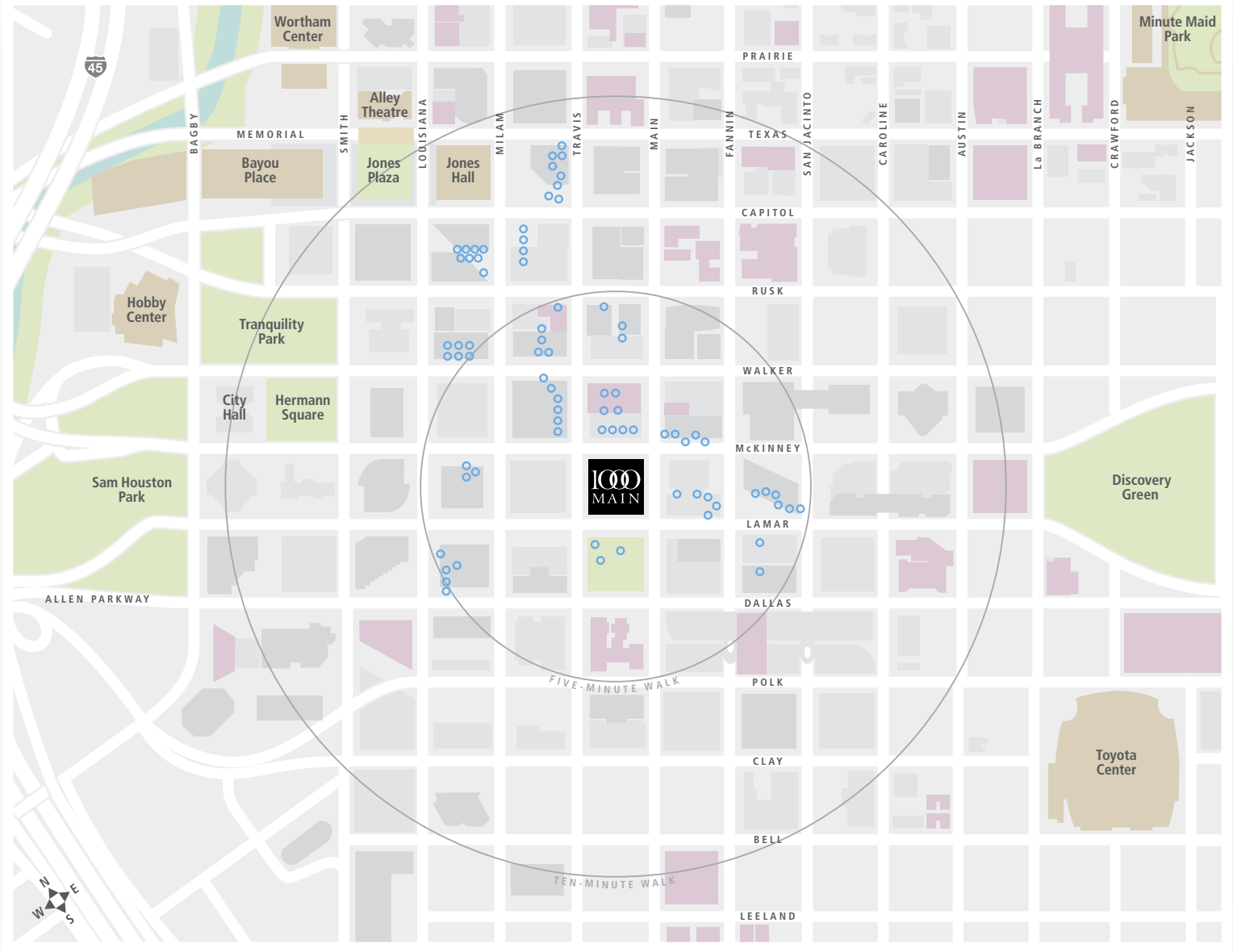
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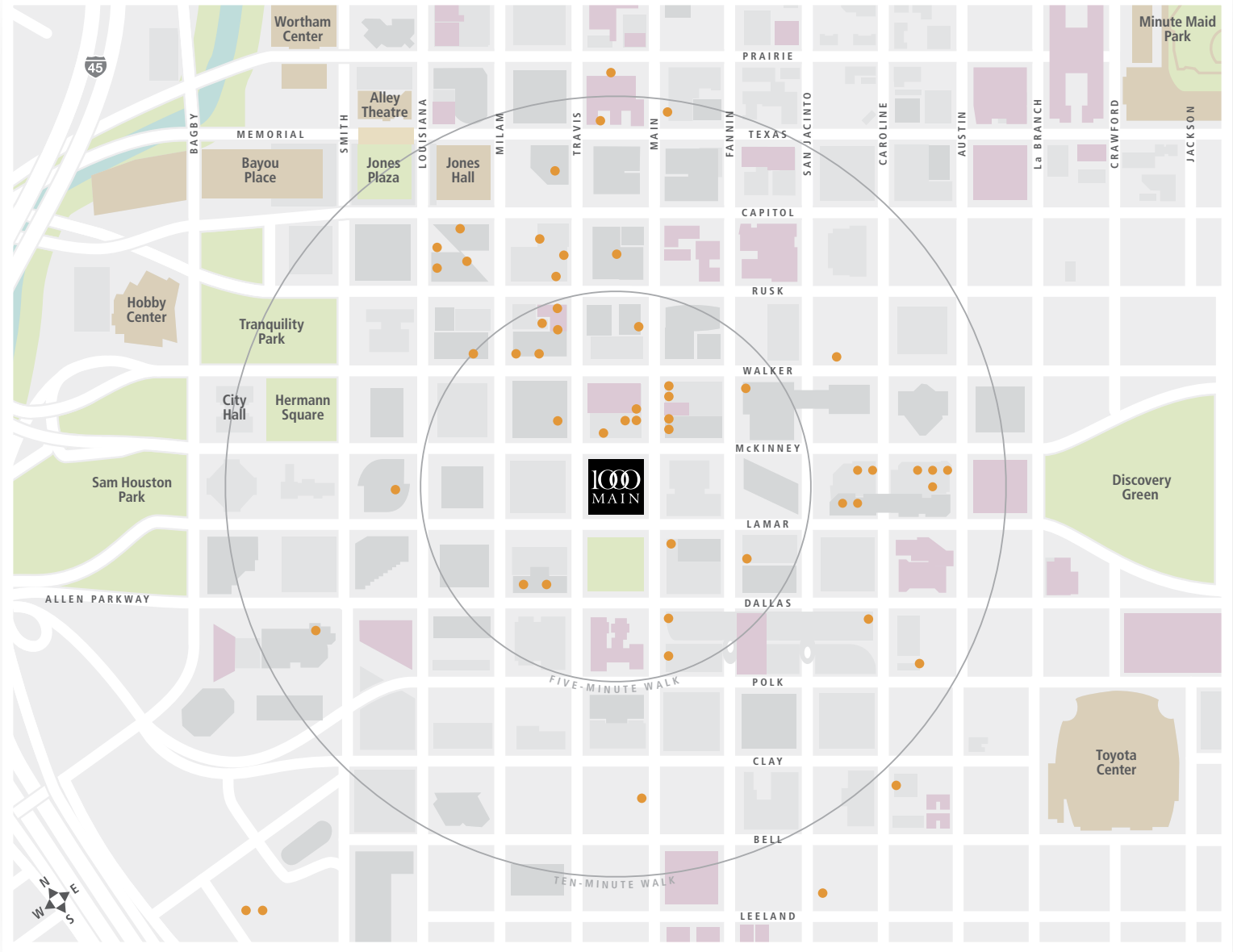
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— LIGHT RAIL LINE      ● STATION



**CONNECTING WITH THE REST OF HOUSTON HAS NEVER BEEN FASTER OR MORE CONVENIENT**

Houston's METRORail has two stations right outside our doors at the north and south corners of 1000 Main. The line runs the length of Main Street through downtown all the way to the the world-famous Texas Medical Center.

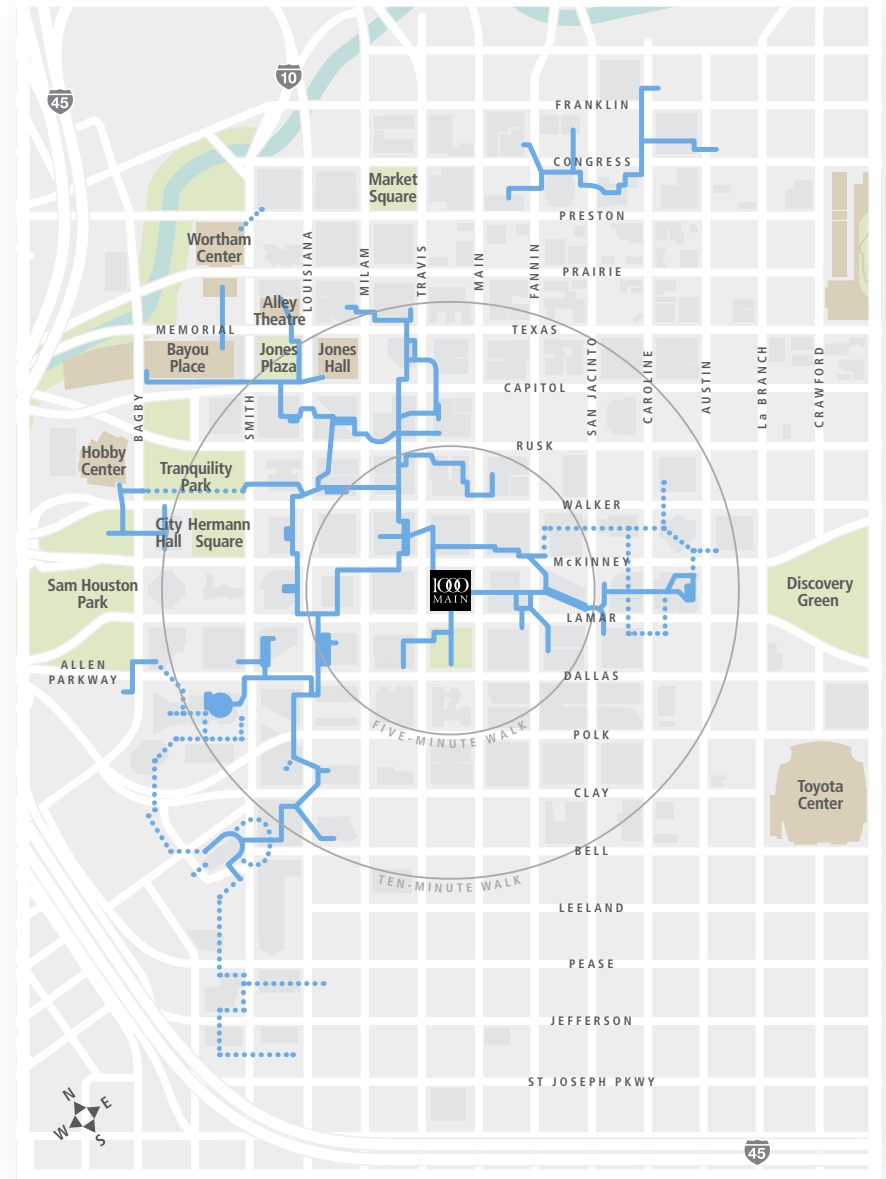
Originally known as the Main Street Line, the 13-mile Red Line now connects 48,000 daily riders with the rest of the light rail system serving the greater Houston area.

## COMING OR GOING, WE'VE ELEVATED YOUR ROUTE

Houston's climate-controlled tunnel system is an underground marvel, interconnecting 95 city blocks, allowing thousands of people to criss-cross downtown in comfort.

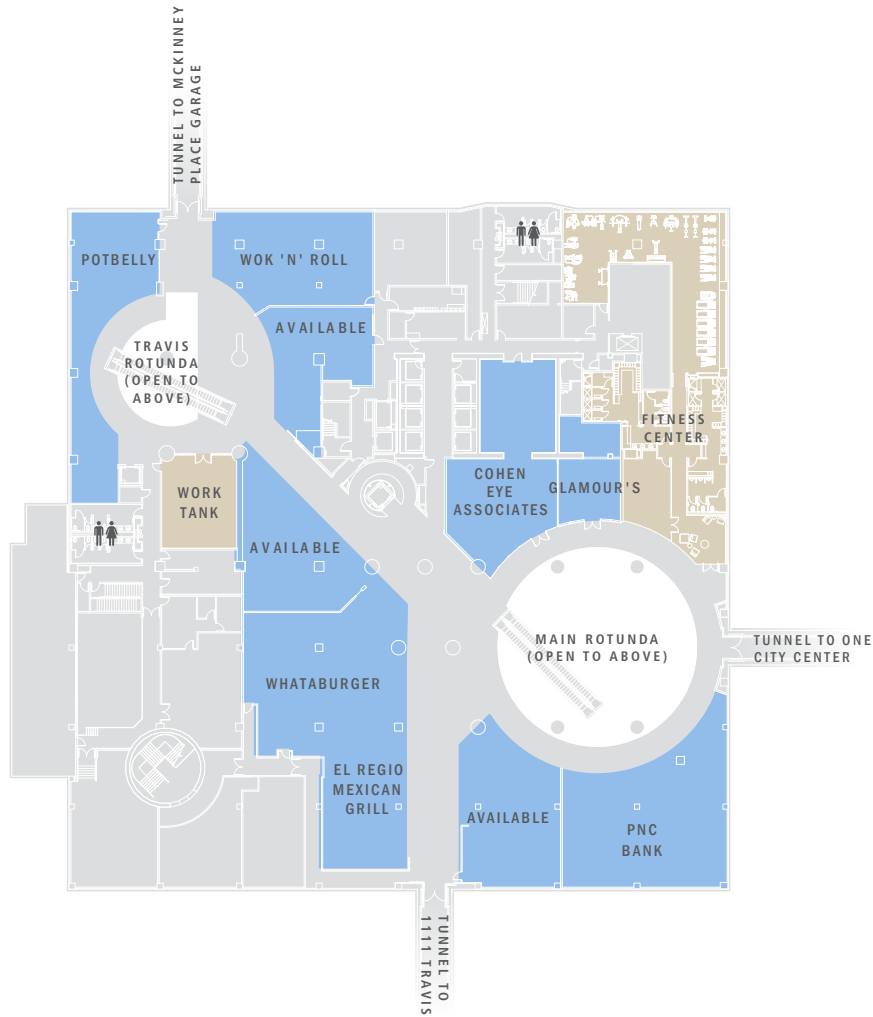
As part of this popular system, 1000 Main features the two grandest and

most welcoming entries – the Main Rotunda and the Travis Rotunda. In addition to many popular above-ground eateries, our Main Rotunda also provides easy access to a variety of shops, services and additional restaurant options.



— TUNNEL     ··· SKYWALK

# TUNNEL LEVEL FLOOR PLAN



**VERY HAPPY TENANTS  
VERY RARELY LEAVE**

Truth be told, turnover is quite low at 1000 Main. Our tenants like it here, and because they value their longstanding connection, many have chosen to make this their business home for the long term.

World-class corporations have been conducting important work here for years and they'll be the first to tell you they stay because 1000 Main has every state-of-the-art capability, combined with every comfort and amenity they could want.

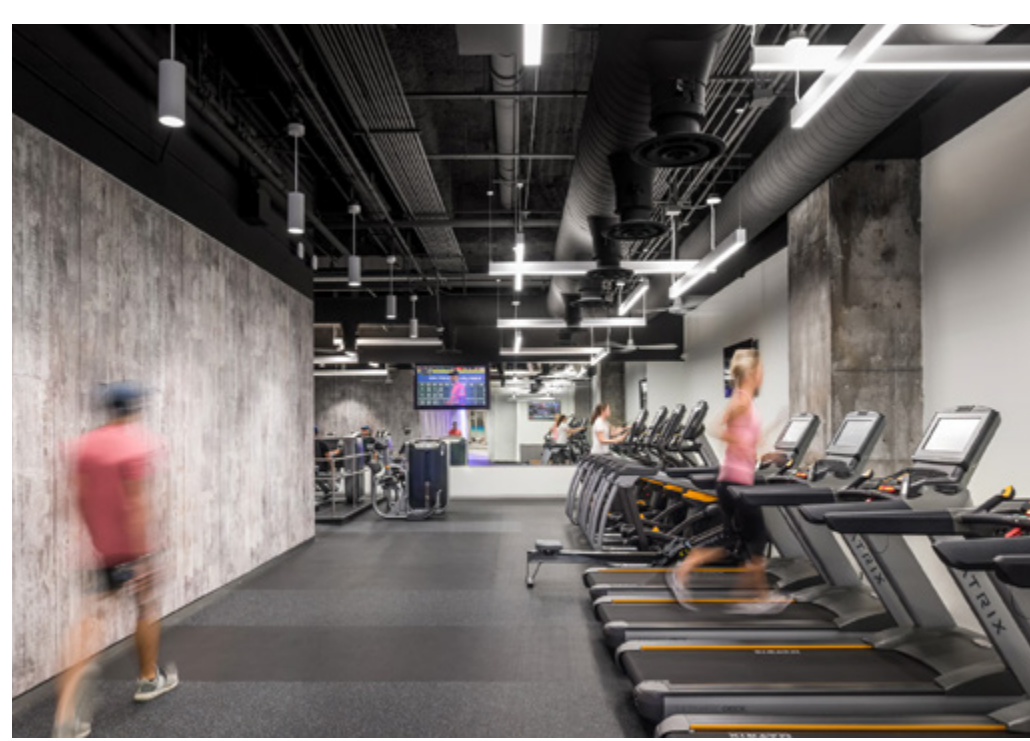




**AN OFFICE BUILDING SHOULD BE SO MUCH MORE THAN A BUILDING FULL OF OFFICES**

The ideal work environment is outfitted to meet the demands of the day – which 1000 Main accomplishes effortlessly. Our versatile conference space comfortably seats over 50 and is outfitted with advanced projection and lighting systems. This well-appointed, highly flexible space is complimented by a dedicated building staff available for room set up and break down.

We offer tenants a best-in-class Fitness Center featuring a fully equipped training room, spin bikes, automated spin classes, treadmills, free weights, plus a yoga and stretching area. All in a spacious, well-lit venue that elevates fitness to a new level.





#### RAIN, WIND AND SUN HAVE NOTHING ON US

Our Motor Court has comfort covered. This spacious entry drive is designed for the most convenient passenger pick-up and drop-off safely away from street traffic, regardless of the weather.

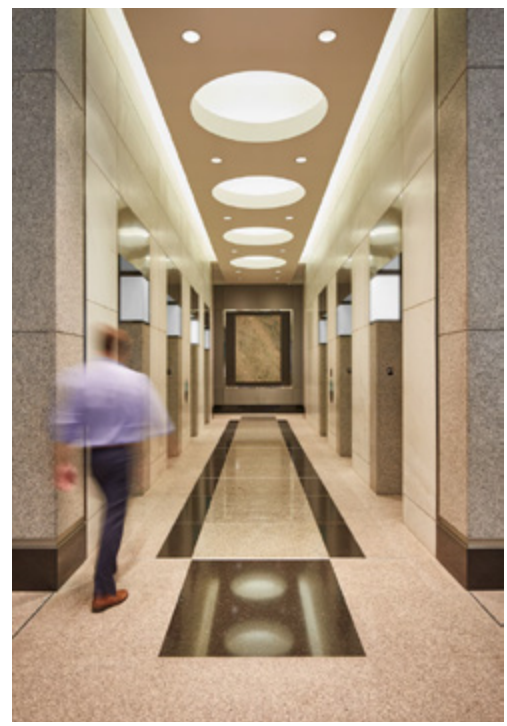
The open-air drive curves in from Lamar Street and features convenient temporary parking spaces, plus ample room for car-share, taxis and personal vehicles. Parking is plentiful and located within the building.

**MODERN. BEAUTIFUL. APPROACHABLE.**

Something about 1000 Main truly sparkles outside and in. There's a contemporary style. An airiness and openness. A sense of arrival, followed by sophisticated lighting and details on the lobby level. All of this combines for

a look and feel far different than any other office building in downtown.

Upon closer inspection, tenants find a world of versatile floor plates, efficiently stacked and ideally suited for a variety of layout options





### COMBINE BOTH WORK & PLAY

Whether you're looking for a flexible office space or somewhere for your team to connect and share ideas, the amenity floor here at 1000 Main combines a traditional office environment with a new age flair, where employees can work and play effectively.





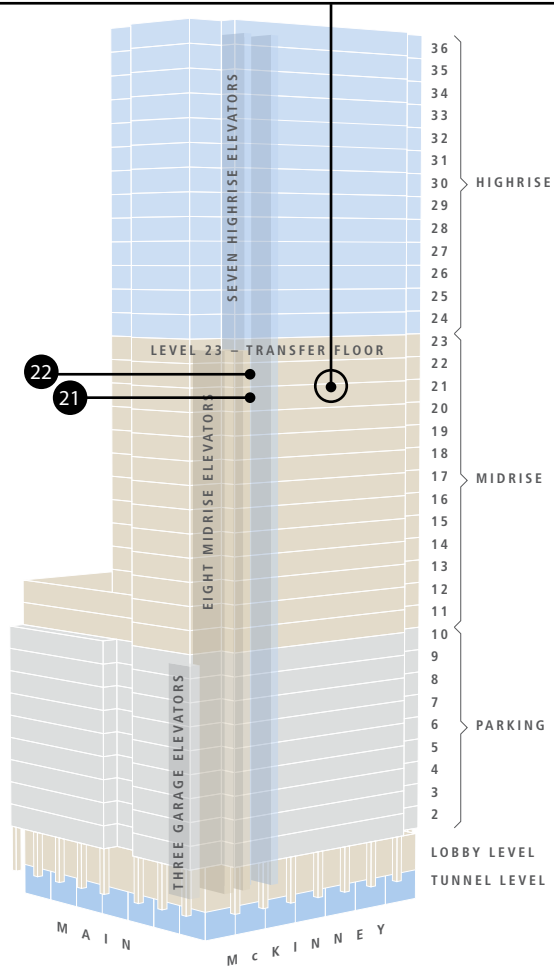
### AMENITY FLOOR | FLOOR 23

The 23rd floor provides the following provisions:

- Two Top Golf Simulators
- Gaming Stations that include a Pool Table, Shuffleboard and Multiple TVs
- Catering Kitchen for Conference Room
- Cafe with Multiple Coffee/Tea options along with Cold Brew Dispenser
- Conferencing Center with capacity of up to 144 people (divisible for smaller meetings)



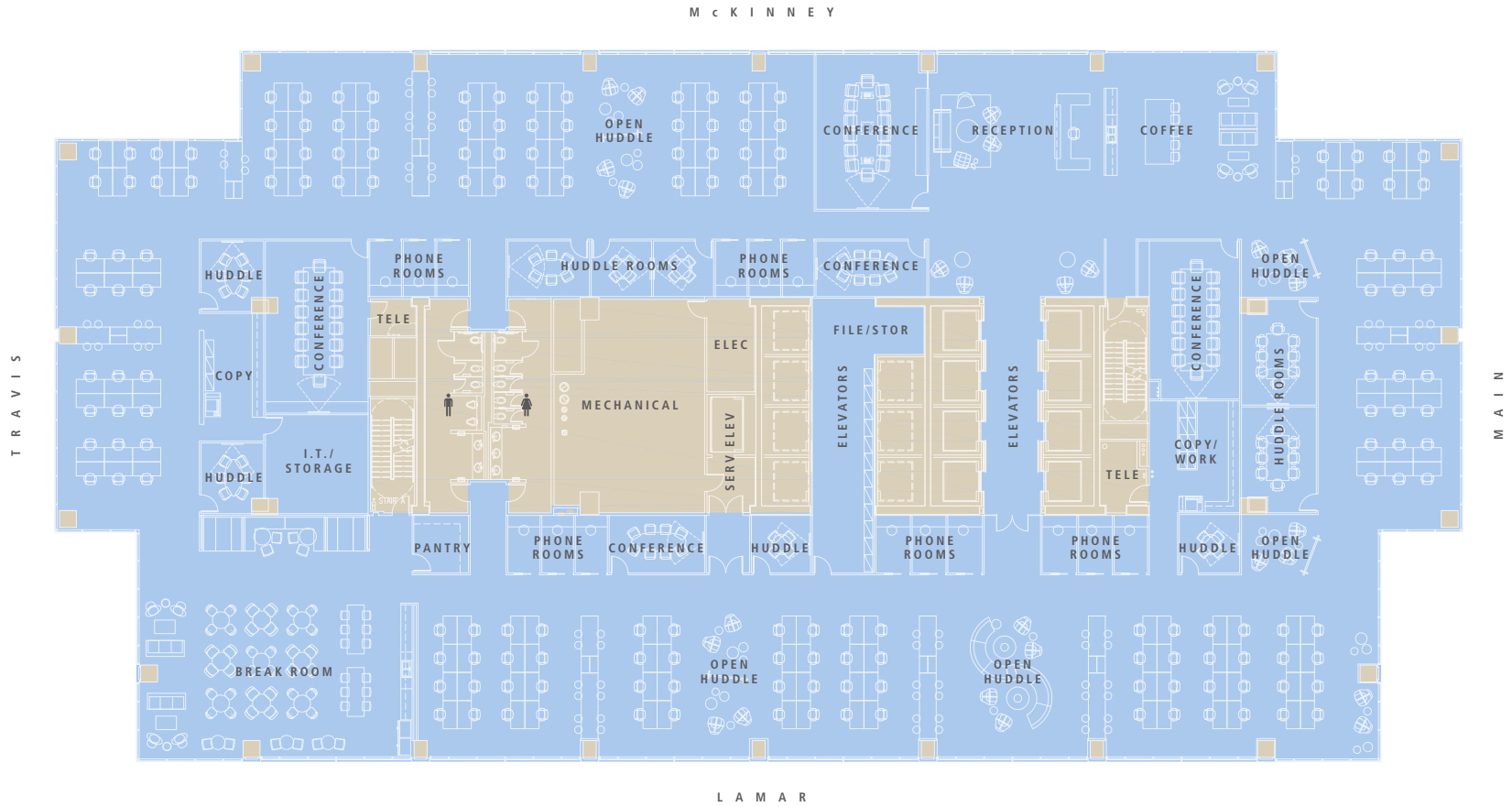
SEE INSIDE | MATTERPORT VR TOURS FOR  
[FLOOR 21](#)      [FLOOR 22](#)



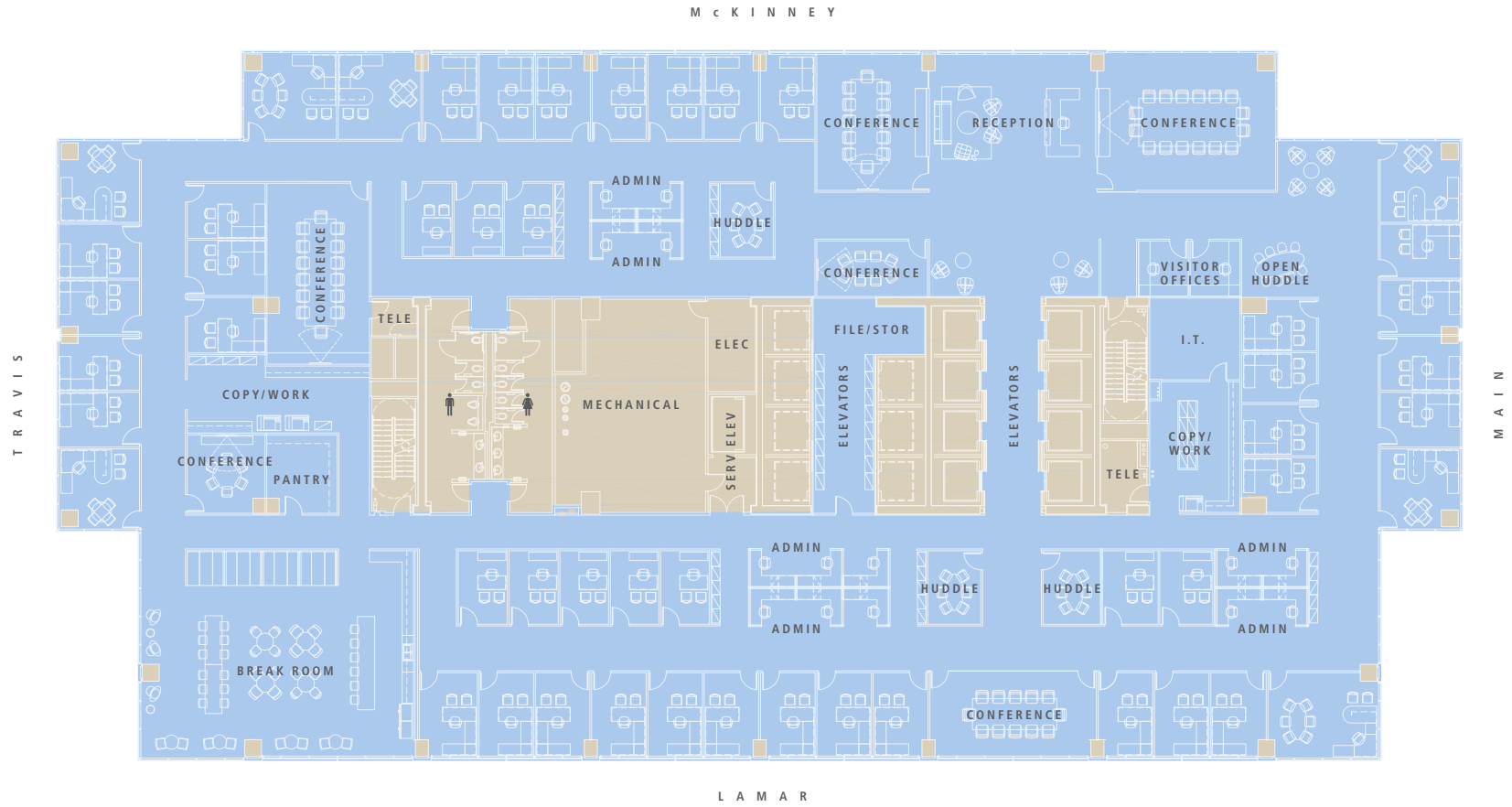
## TYPICAL FLOOR PLAN

- Approximately 29,000 SF Floor Plates
- Up To Eight Corner Offices
- Abundant Telecom Riser Space Available
- Part of Enwave District Chilled Water Air Cooling Loop
- Floor-To-Ceiling Windows
- Ceiling Height: 9' Typical / Floor-To-Deck Height: 13'









**FORWARD-LOOKING REAL ESTATE INVESTMENT**

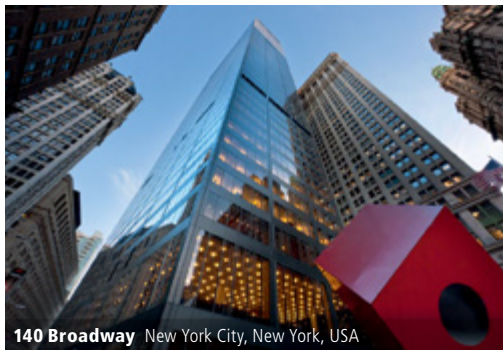
Union Investment stands for forward-looking real estate investment worldwide. Our business model is based on the strong foundation of over 50 years of real estate expertise. With assets under management totaling some EUR 33.2 billion, we are the market leader in Germany for open-ended retail real estate funds.

In the commercial property sector we operate both as an institutional investor and an active asset manager. Our real estate portfolio comprises 365 properties and projects distributed across 23 national markets in Europe, the Americas and Asia Pacific. In the United States, we own a diverse portfolio of 26 office, hotel and retail assets with a total value of approx. EUR 4.8 billion.

Our investment reach reflects the broad investment remit of our funds. A transaction volume of EUR 4.6 billion (2016) makes us one of the leading real estate investment managers in Europe.

For more information, visit <https://realestate.union-investment.com/>.

All information current at 30 June 2017.



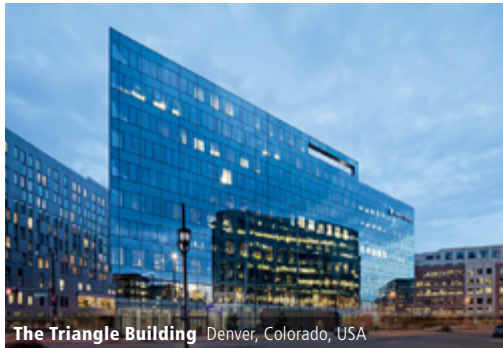
**140 Broadway** New York City, New York, USA



**2000 McKinney Avenue** Dallas, Texas, USA



**LondonHouse** Chicago, Illinois, USA



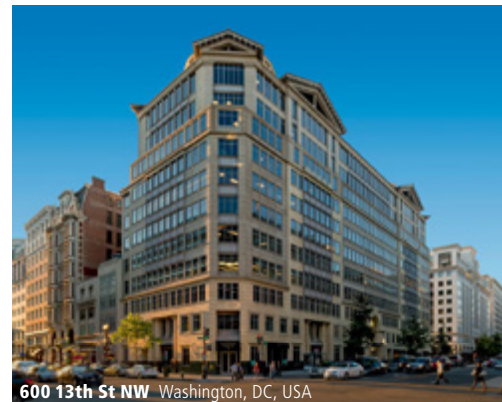
**The Triangle Building** Denver, Colorado, USA



**111 South Wacker Drive** Chicago, Illinois, USA



**555 Mission Street** San Francisco, California, USA



**600 13th St NW** Washington, DC, USA



**Ten 10th Street** Atlanta, Georgia, USA



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An unforgettable address awaits your arrival. Every modern amenity, made even more inviting by its connectedness with the its neighborhood – known for streets with charming cobblestone pavers, tree-lined sidewalks and dancing fountains. 1000 Main is connected to a thriving Houston in ways that make this more than a great place to make a living – but also a place to enjoy the art of living.

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Connected. Modern. Proven.

## LEASING CONTACT

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**AVISON  
YOUNG**

