



FIVE
HOUSTON CENTER



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1401 McKinney Street
Houston, TX 77010

580,875 RSF

29,588 RSF
typical floorplate

Floor to Ceiling Glass
9.5' ceiling height on typical floors

27
stories

Market-Leading
Amenities

full-scale renovation completed in 2019

Front Door of
Discovery Green

Dynamic green space with restaurants, bars,
event lawn, lake, and daily programmed
events

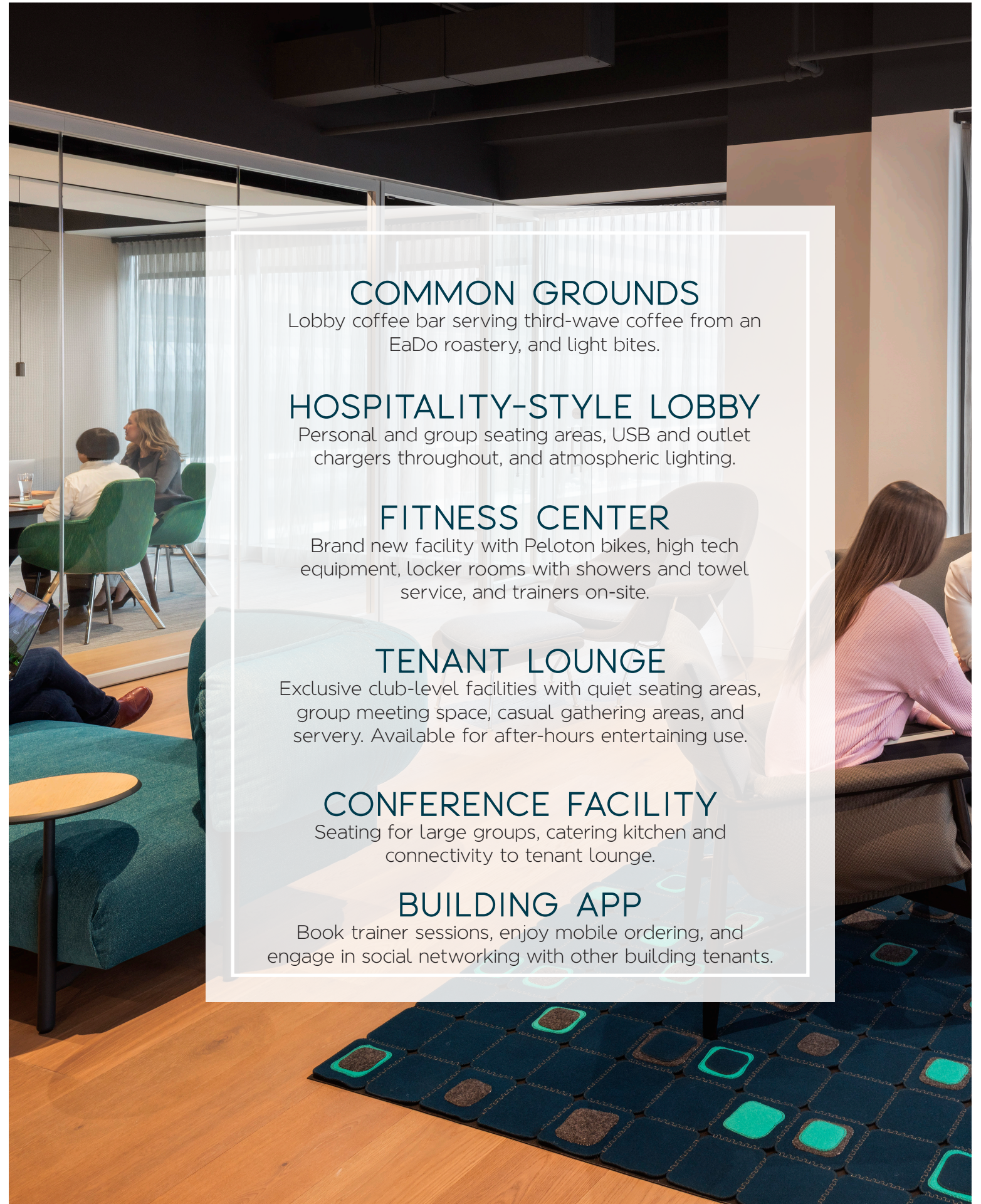
OUR
TENANTS

OUR
COMMUNITY

OUR
CONNECTIONS

OUR
BUILDING

FIVE
HOUSTON CENTER



COMMON GROUNDS

Lobby coffee bar serving third-wave coffee from an EaDo roastery, and light bites.

HOSPITALITY-STYLE LOBBY

Personal and group seating areas, USB and outlet chargers throughout, and atmospheric lighting.

FITNESS CENTER

Brand new facility with Peloton bikes, high tech equipment, locker rooms with showers and towel service, and trainers on-site.

TENANT LOUNGE

Exclusive club-level facilities with quiet seating areas, group meeting space, casual gathering areas, and servery. Available for after-hours entertaining use.

CONFERENCE FACILITY

Seating for large groups, catering kitchen and connectivity to tenant lounge.

BUILDING APP

Book trainer sessions, enjoy mobile ordering, and engage in social networking with other building tenants.

DESTINATION DOWNTOWN



1 THE HIGHLIGHT

- | | |
|----------------------------|--------------------------|
| Berkeley Eye Center | Leaf and Grain |
| Bullritos | Murphy's Deli |
| Chase Bank | Otto's |
| Chick-fil-a | Pappas Bros Steakhouse |
| Doozos Dumplings & Noodles | Potbelly Sandwich Works |
| Dress Barn | Salata |
| Fit Athletic | Starbucks |
| Gateway Newstands | Subway |
| Great American Cookies | Tejas Grill & Sports Bar |
| GNC | Thai Basil |
| Jos. A. Bank | Treebeards |
| Juice Girl | Trudy's Hallmark |
| Kelsey Pharmacy | Wok and Roll |

2 GRB

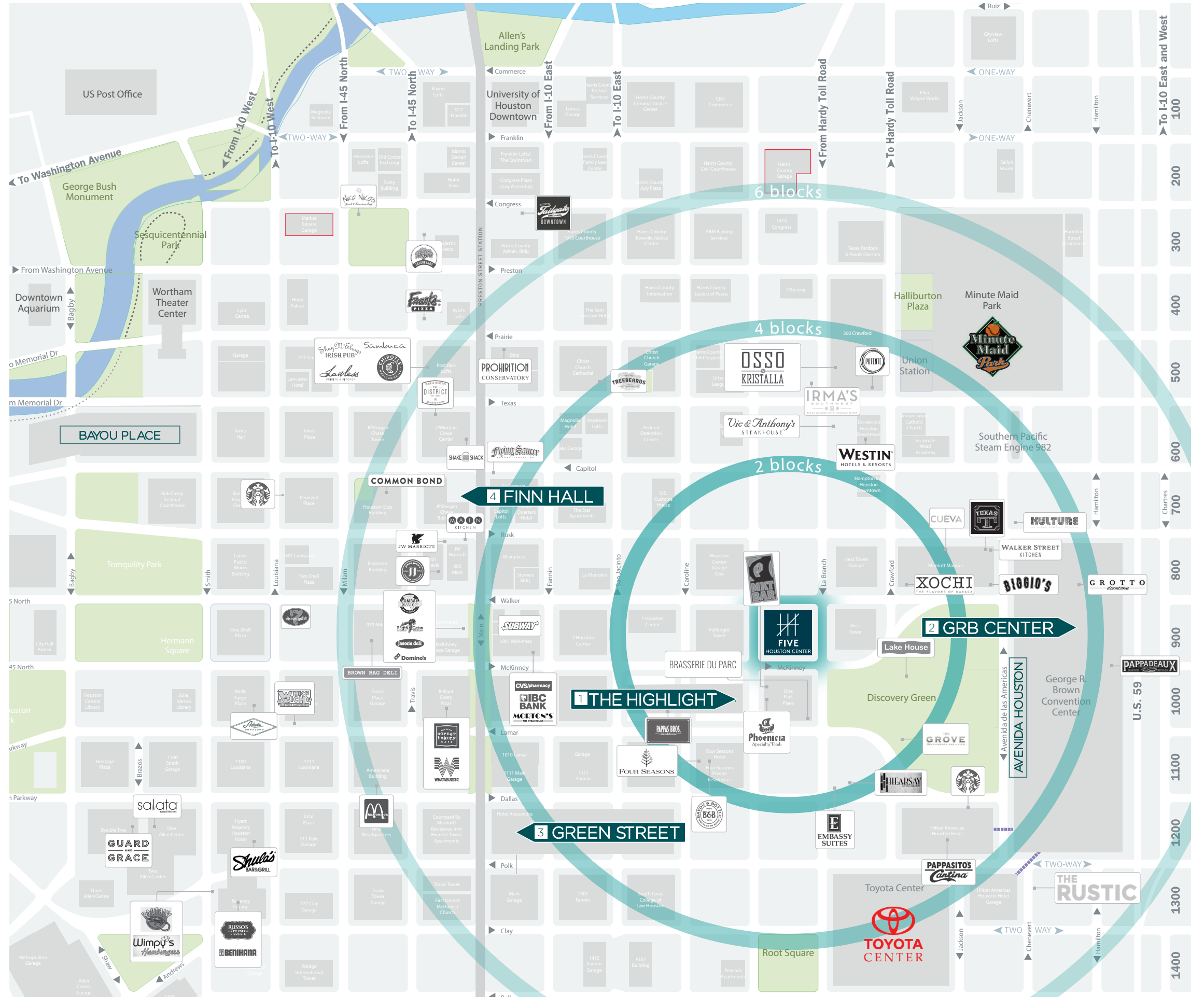
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|-----------|----------------------|
| Biggio's | Pappadeaux Seafood |
| Cueva | Saltgrass Steakhouse |
| Grotto | Starbucks |
| High Dive | Texas T |
| Kulture | Xochi |

3 GREEN STREET

- | | |
|--|----------|
| Guadalajara del Centro | The Palm |
| House of Blues | |
| Lucky Strike Lanes | |
| McCormick & Schmick's Seafood Restaurant | |
| Pete's Piano Bar | |
| Salata | |

4 FINN HALL

- | | |
|----------------------------|----------------------------|
| Craft Burger | Mala Sichuan |
| Dish Society (temp closed) | Maui Bento |
| Goode Co. Taqueria | Oddball Eats (temp closed) |
| Greenway Coffee | Pizza Square |
| Low Tide | Yong |





VACANCY DETAILS



118,428 RSF BLOCK
Floors 11-14

FROM 3,000 - 15,000 SF
Multiple smaller suites available, including move-in
ready options

FOR LEASING INFORMATION

Tyler Garrett, LEED GA
713.425.1802
tyler.garrett@jll.com

Matt Pruitt
713.888.4089
matt.pruitt@jll.com

Christian Canion
713.888.4090
christian.canion@jll.com





SCAN TO VIEW BUILDING VIDEO



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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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
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Buyer/Tenant/Seller/Landlord Initials

Date