

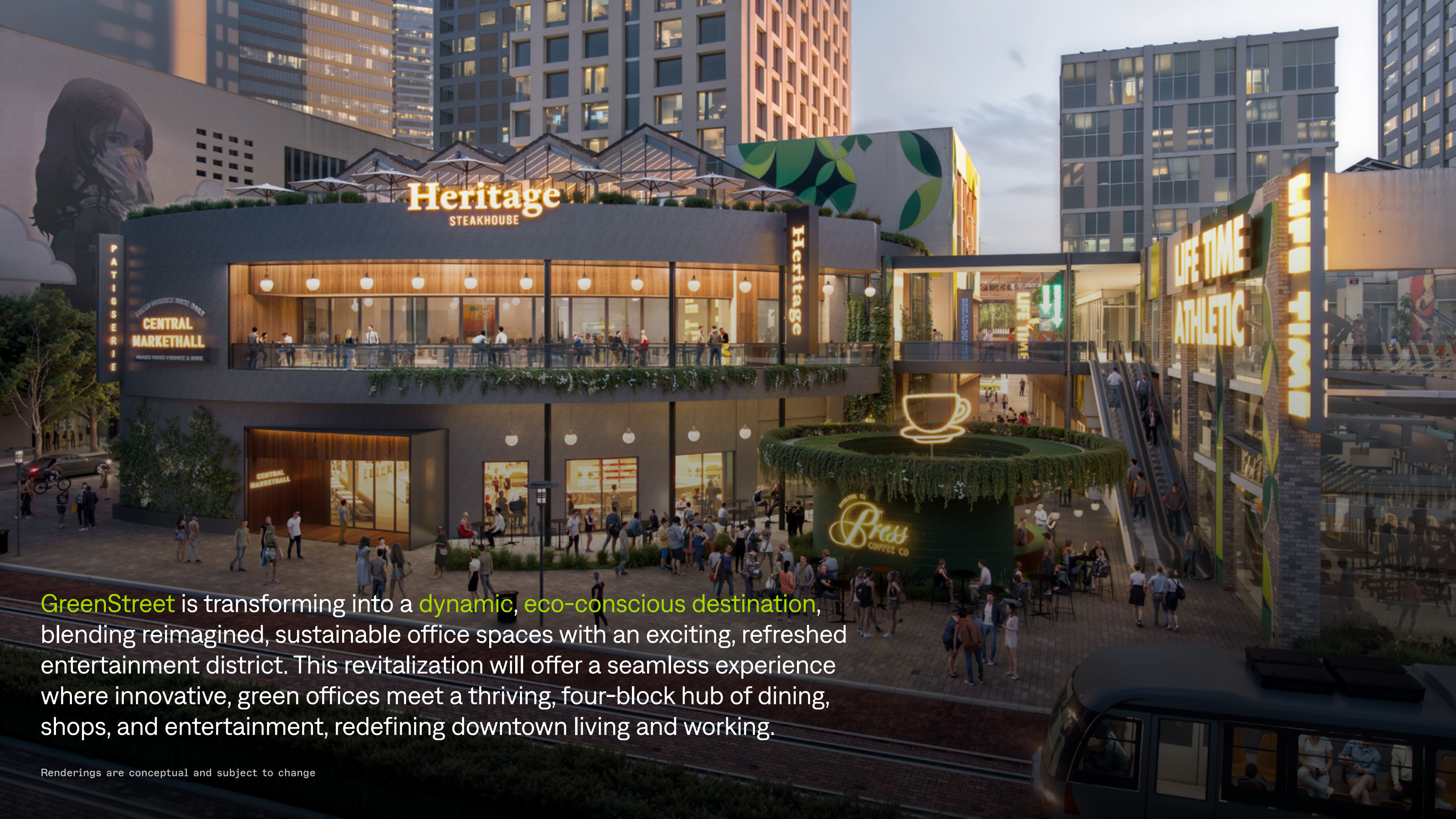
GreenStreet

1201 Fannin Street, Houston, TX 77002

Downtown's new
downtown is coming



TRANSWESTERN REAL ESTATE SERVICES



GreenStreet is transforming into a **dynamic, eco-conscious destination**, blending reimagined, sustainable office spaces with an exciting, refreshed entertainment district. This revitalization will offer a seamless experience where innovative, green offices meet a thriving, four-block hub of dining, shops, and entertainment, redefining downtown living and working.

Coming April 2026: Lila's

Elevate your workday at GreenStreet Tower. The new 4,750-square-foot café, Lila's at GreenStreet will serve food and drinks all day, even delivering to office tenants.



GreenStreet Overview

● Office

170,422

Office RSF Available

24,300

SF Floor Plan Size

11'

Floor to Ceiling Height

260K

SF of Class-A Office Space

Floors 4 – 11

Available (8 Floors)

● 4-Block District

223

Key Hotel Rooms On-site

60K

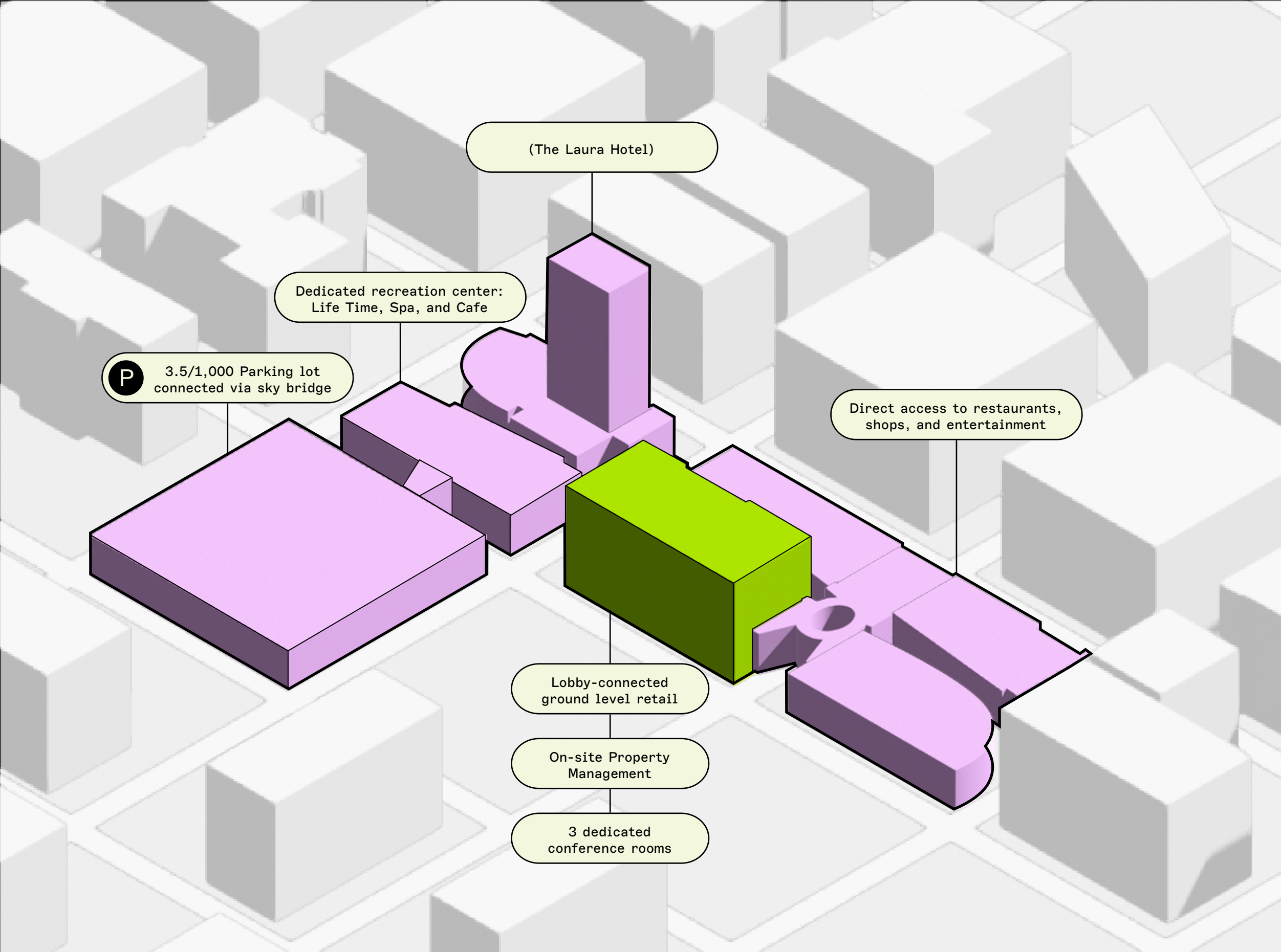
Entertainment Space

100K

Fitness Club, Spas, and Co-working Space

45.5K

Restaurant Space





Soon to be a revitalized urban
hub with a curated selection
of shops and restaurants

Renderings are conceptual and subject to change

Discover the GreenStreet District

- 1. The Laura Hotel
- 2. Lifetime
- 3. McCormick & Schmick's
- 4. Palm Restaurant
- 5. Office Lobby + Hatchways
- 6. Guadalajara
- 7. House of Blues
- 8. Punchline
- 9. At&T Sportsnet
- 10. Tom's Watch Bar

96

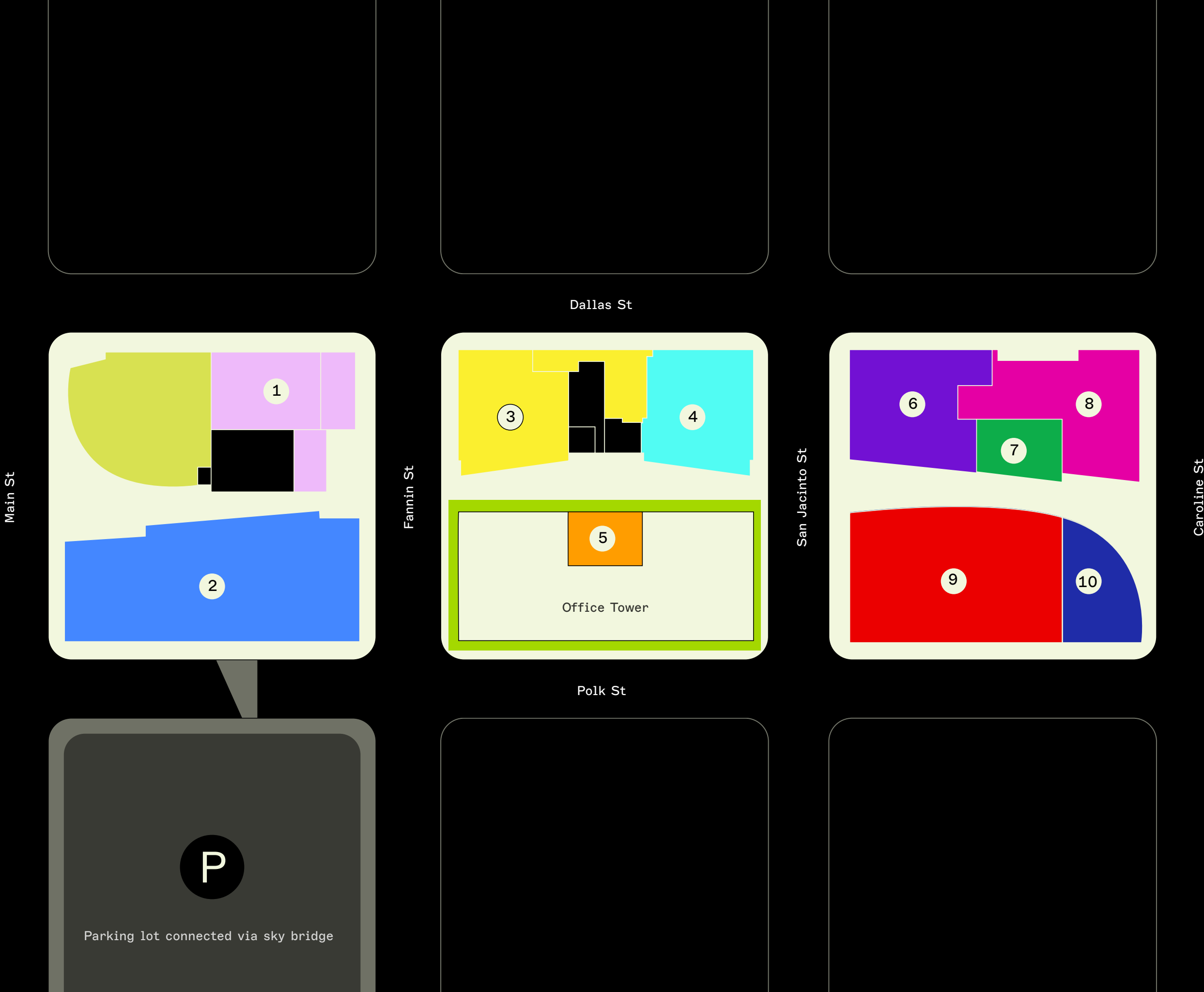
Walk Score

62

Bike Score

96

Transit Score



From Office to After Hours

GreenStreet offers a diverse range of amenities, including a dynamic mix of local makers, celebrated cuisine, and live music.



House of Blues



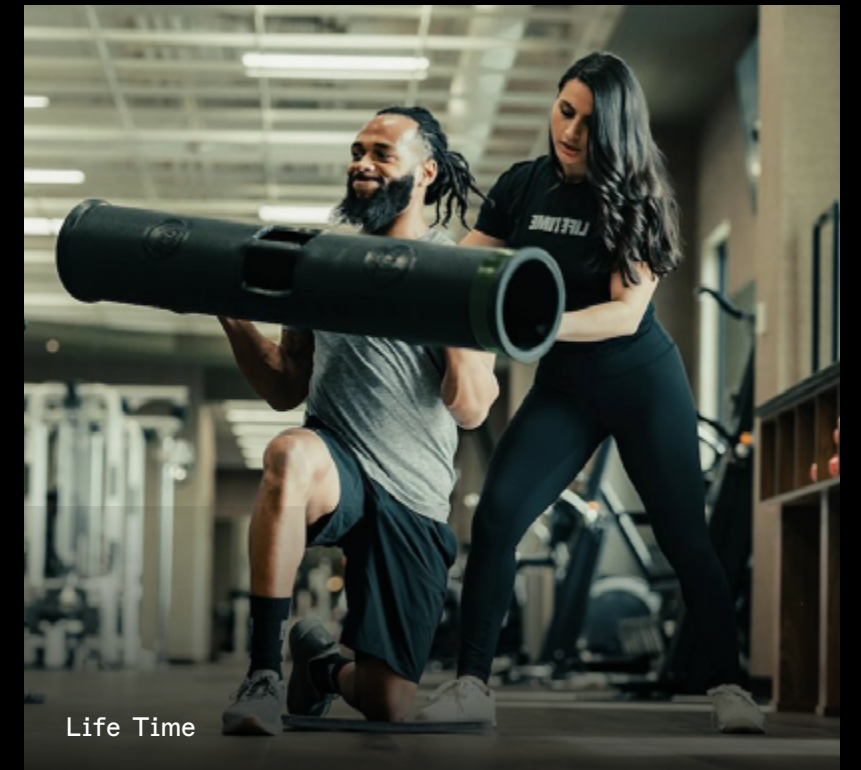
Pete's Dueling Piano Bar



Tom's Watch Bar



810 Billiards Bowling



Life Time



Guadalajara del Centro

Beyond GreenStreet

GreenStreet is the essential destination for forward-thinking, urban-minded Houstonians. Centrally located, with close proximity to the Toyota Center, Daikin Park, and the George R. Brown Convention Center.

Connectivity

280+

Bars & Restaurants

13

Performance and Entertainment Venues

32

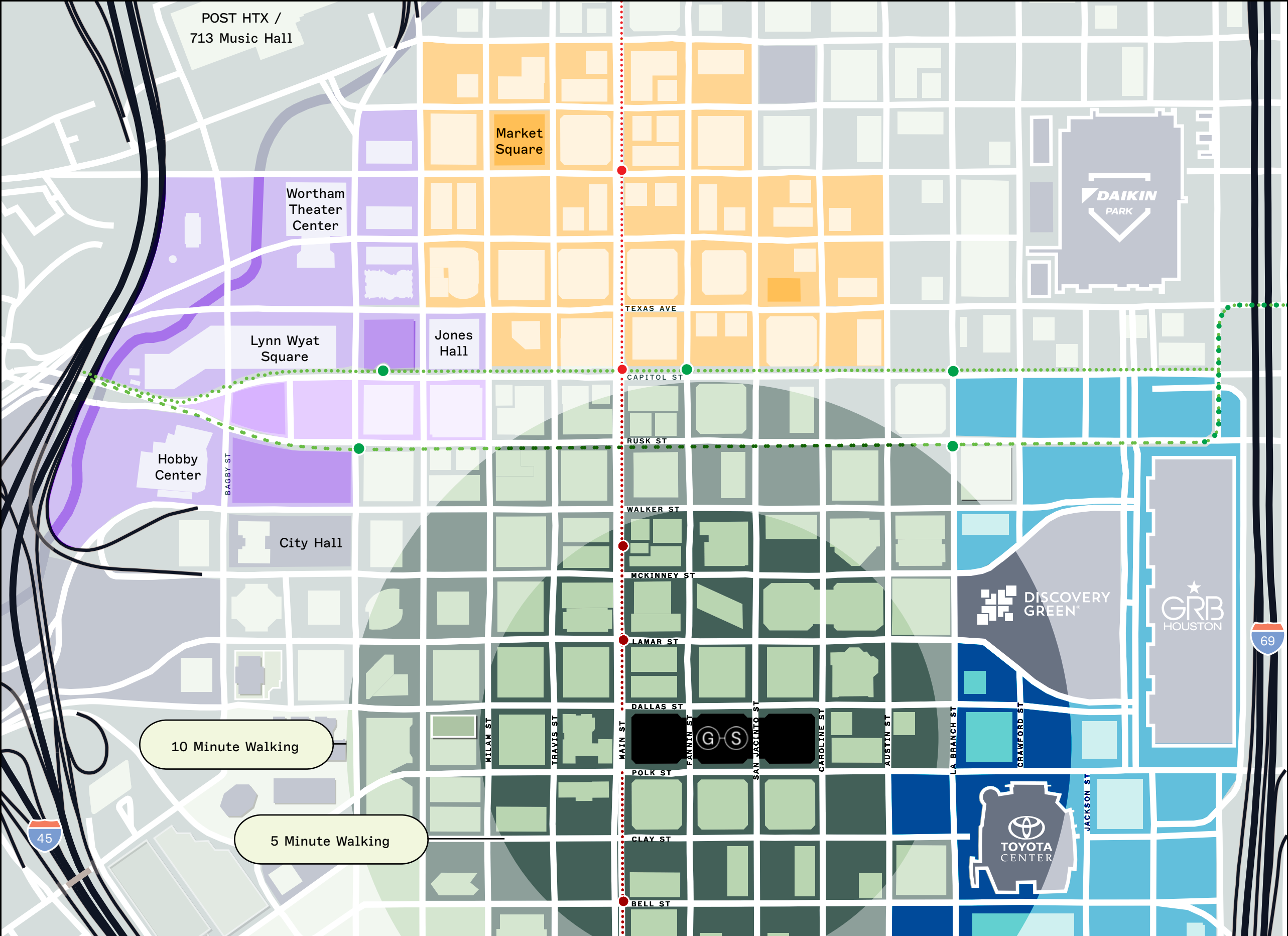
Hotels

Neighborhood

- Avenida Houston
- Theater District
- Historic District

METRORail

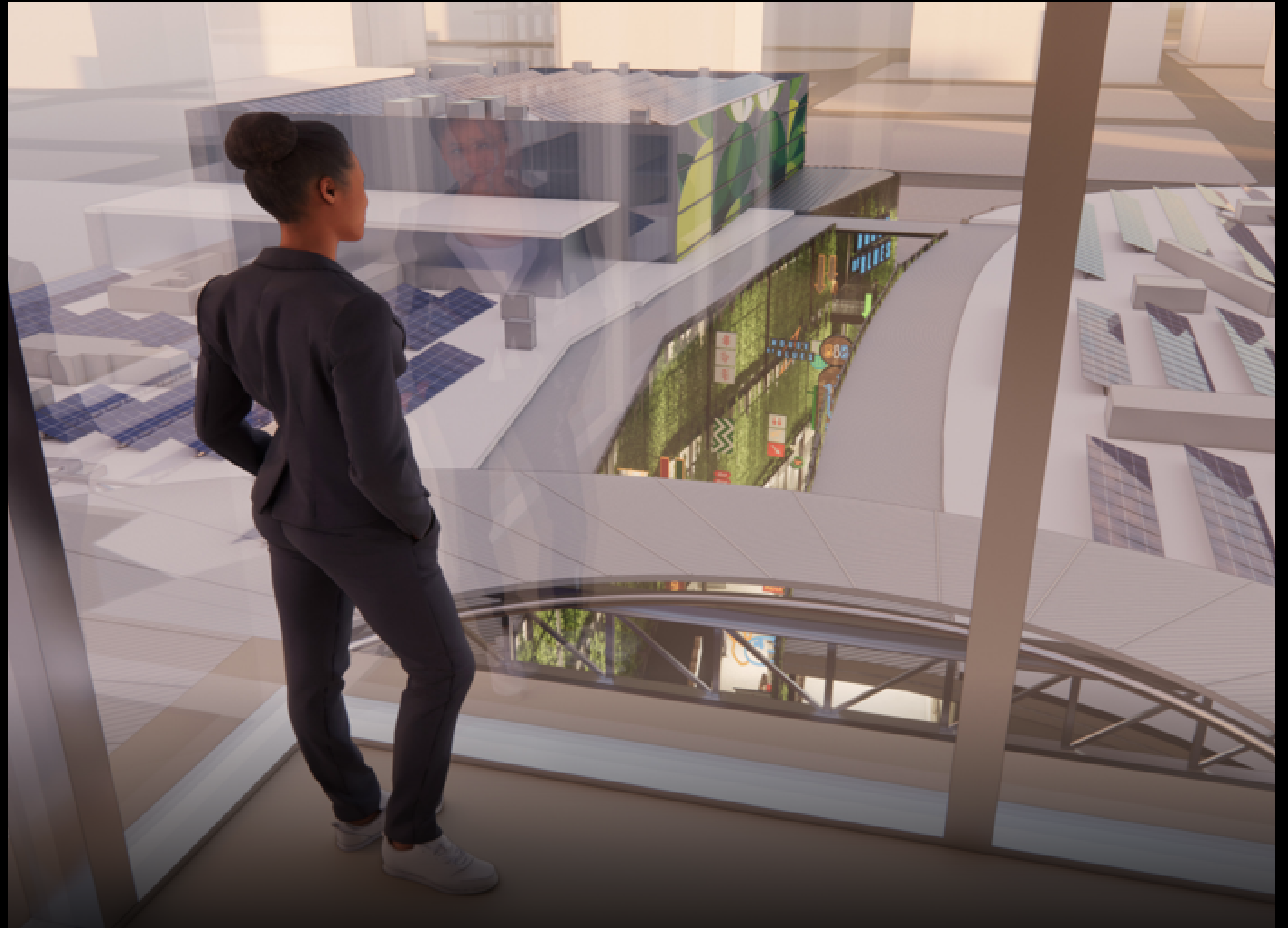
- METRORail-Red Line
- METRORail-Green Line



Committed to Sustainability

The upcoming renovations will feature innovative eco-friendly elements, such as rooftop solar panels to achieve net-zero carbon emissions and potential rainwater harvesting systems.

Prioritizing visitor comfort, and aligning the growing desire for open-air spaces, the design incorporates advanced climate control technology to mitigate Houston's extreme heat.

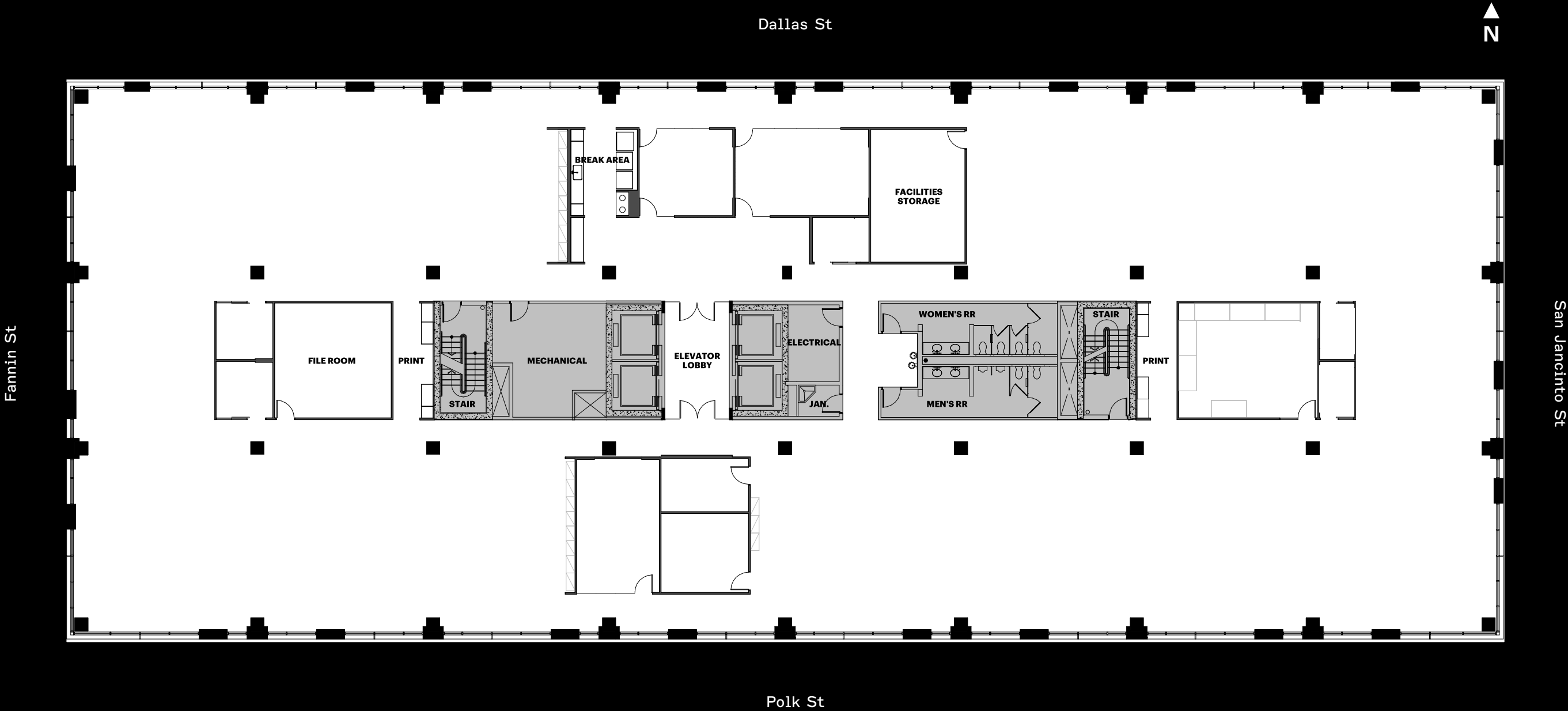


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Typical Floor Plan

24,346

Square Feet



Level 7

Future Spec Suites

Floor Plan

- Suite 1 | 3,140 SF
- Suite 2 | 4,560 SF
- Suite 3 | 4,200 SF
- Suite 4 | 5,100 SF
- Shared Break Room and Conference Rooms





Suite 2 | Reception and Coffee Bar

Renderings are conceptual and subject to change



Shared Break Room and Conference Rooms

Renderings are conceptual and subject to change

GreenStreet

For Office Leasing Information:

Katy Gragg

713.407.8709
Katy.Gragg@transwestern.com

John Heard

713.407.8708
John.Heard@transwestern.com

Eric Anderson

713.407.8704
Eric.Anderson@transwestern.com



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