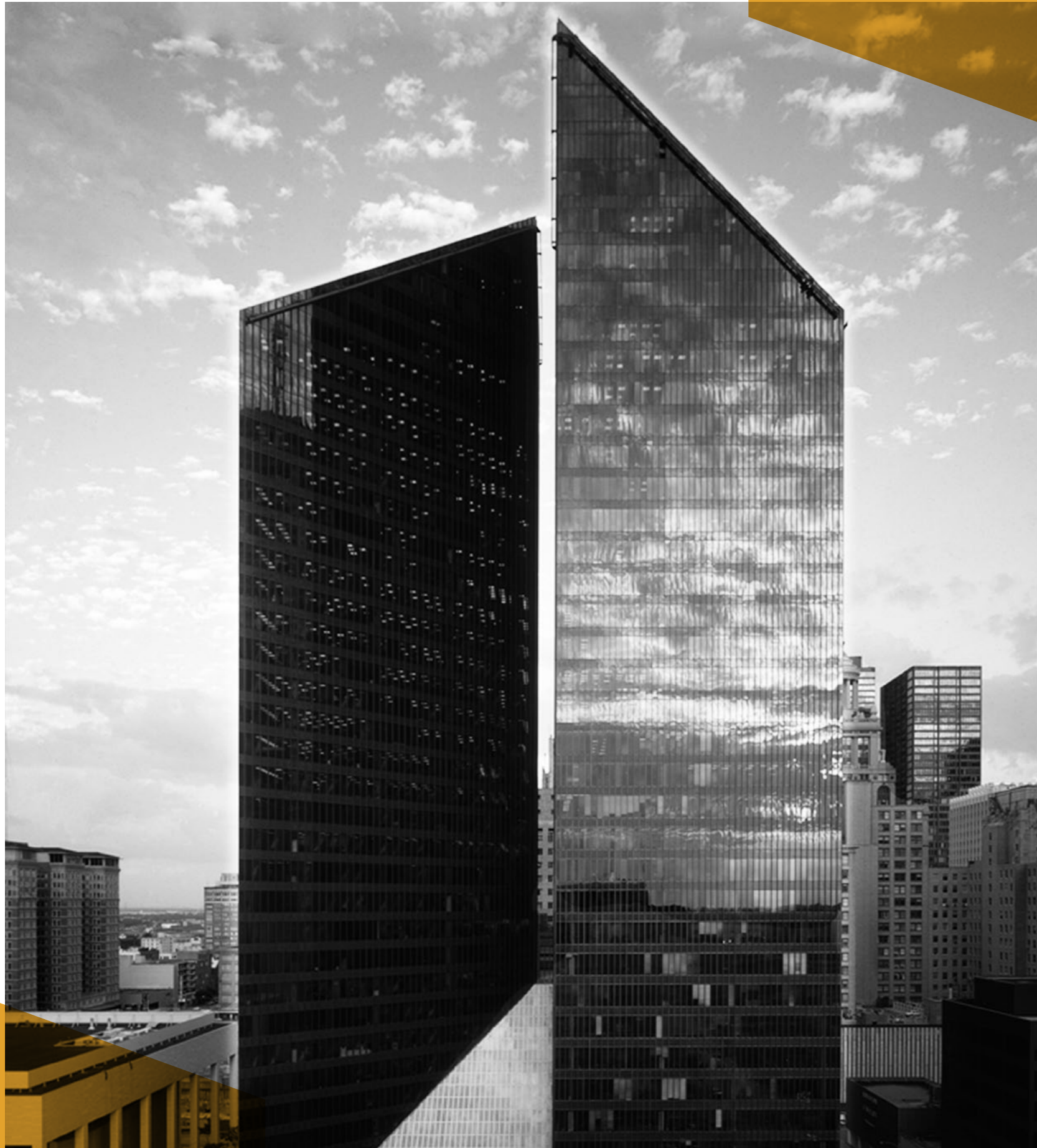


PENNZOIL PLACE

THE HOUSTON

ICON

REDEFINED



PENNZOIL PLACE

Endless Possibilities

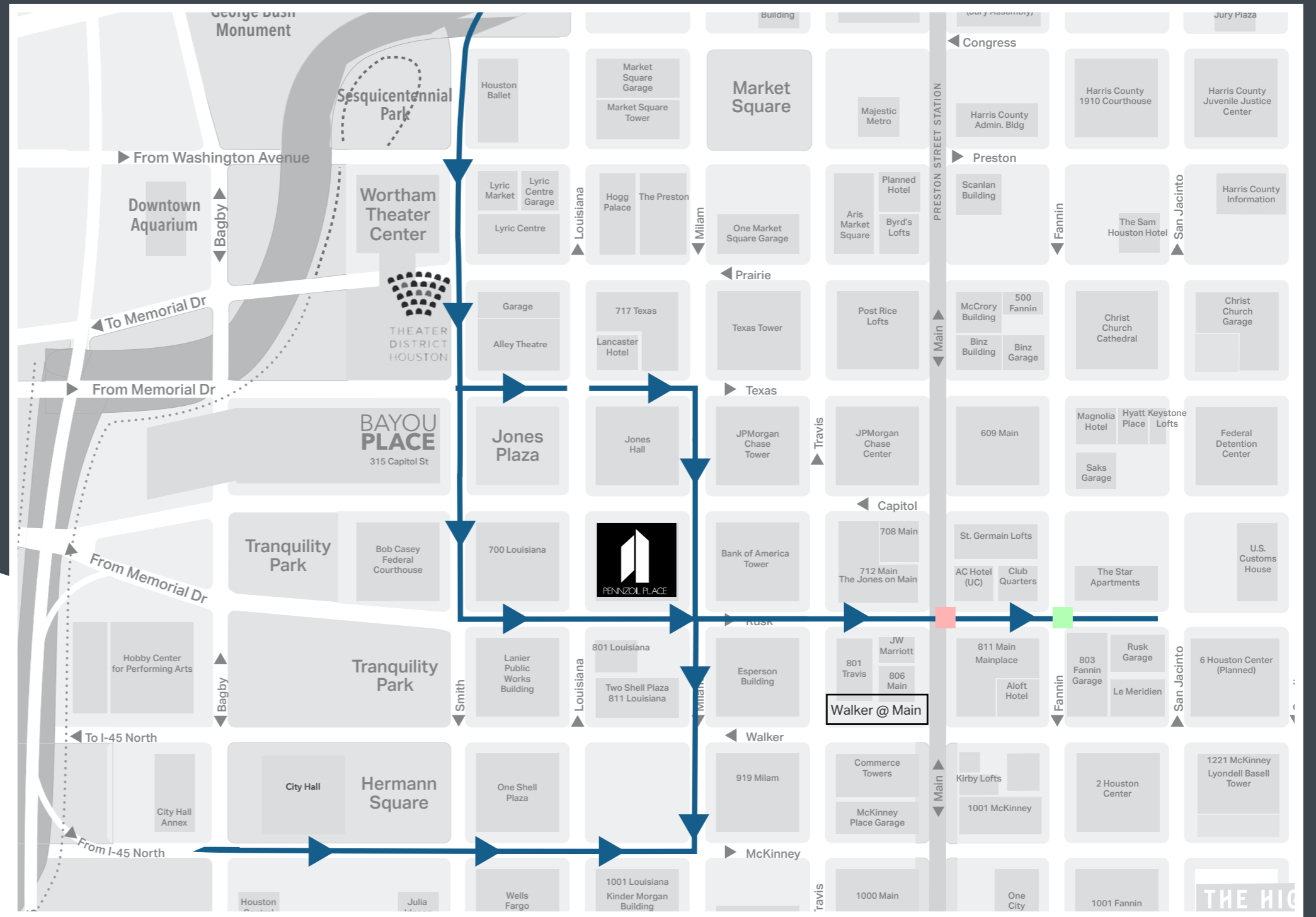
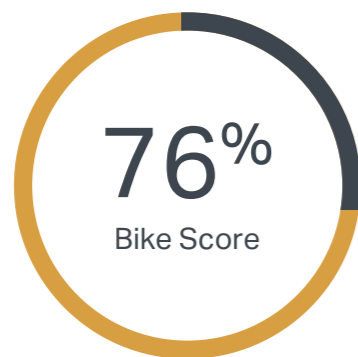
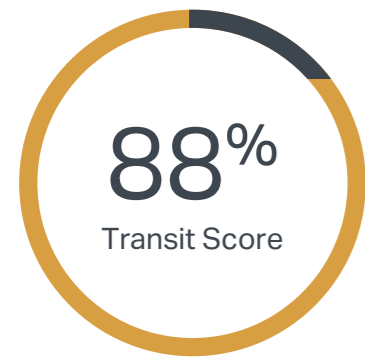
Pennzoil Place was completed in 1975 and designed by renowned architects Philip Johnson and John Burgee. The unique trapezoidal silhouette made Pennzoil Place the first skyscraper of the Post-Modern Era.

AMENITIES

- LEED Gold Certified
- The Room - Tenant Lounge and Boardroom
- New state-of-the-art Conference Center with 160 person capacity
- 711 FIT
- Awarded numerous architectural accolades
- Two garages servicing the property comprised of a total of 1,525 spaces
- Superior access to Metro
- Tenant bike room located in Pennzoil Place Garage
- Immediate Tunnel Access

Prominent Location

Situated in the heart of The Theater District, Pennzoil Place provides easy access to all major freeways and arteries serving the downtown area.



Click below to View Ingress/Egress

PARKING RATES

	Pennzoil Place	Walker @ Main
	0.3/1,000 SF	1.5/1,000 SF
Reserved	\$235+tax	\$215+tax
Unreserved	\$299+tax	\$280+tax

INGRESS



EGRESS



METRO RAIL

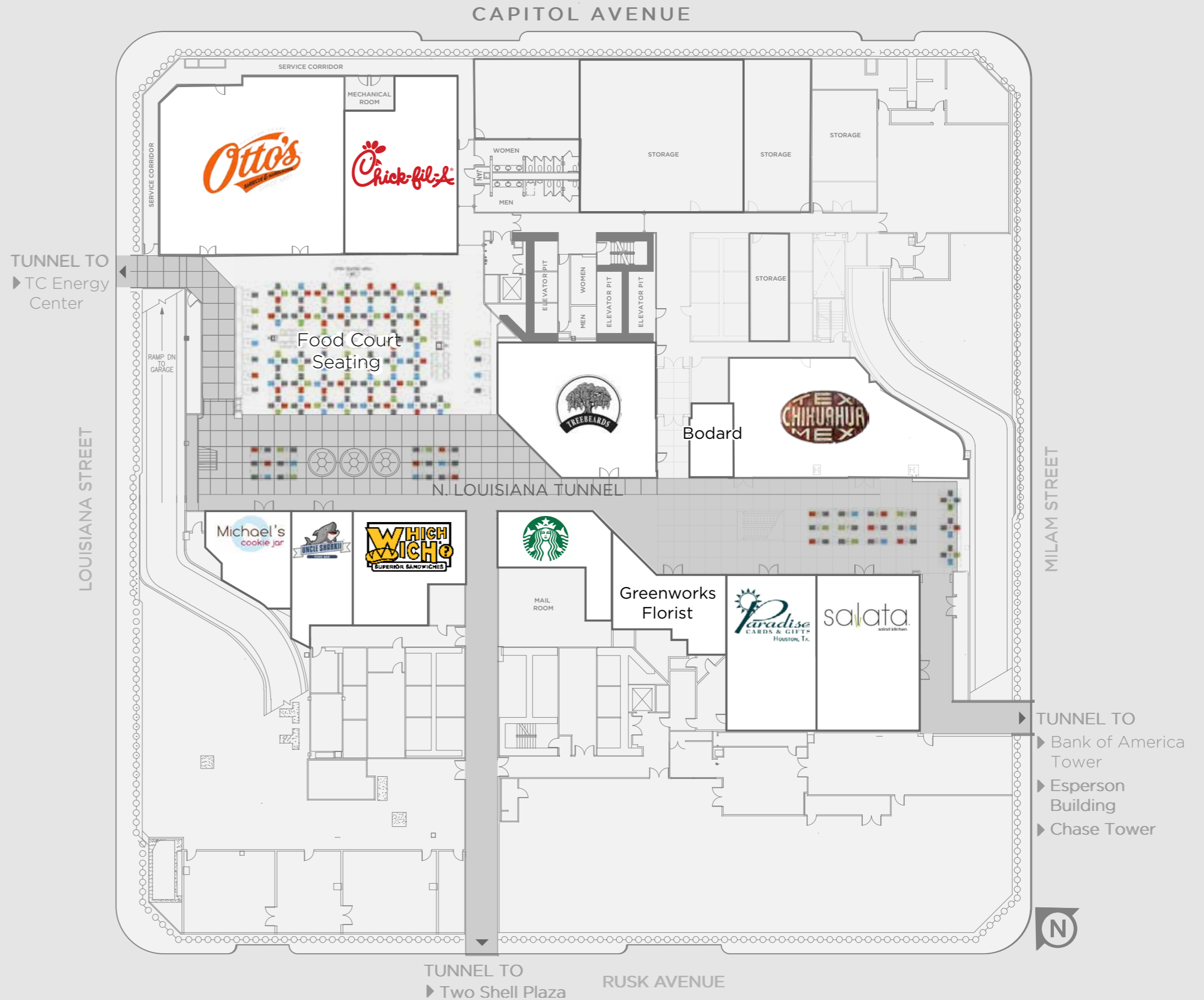
- Central Station Main
- Central Station Rusk

The Place to Retreat + Eat

Pennzoil Place is conveniently located on the tunnel system with direct access to multiple eateries.



OVER 60+ RESTAURANTS IN DOWNTOWN





The Place for Decision Makers

Pennzoil Place, ideally positioned within the dynamic Theater District, is at the forefront of the newly revitalized downtown Houston.

With the largest concentration of employment in the region, the CBD has a strategic advantage.

10

Fortune 500 HQ's

166,000

Total Employment

\$4B

Construction Projects



7iFit

The Place for Wellness

Tenants enjoy state-of-the-art equipment and daily classes with professional trainers



Weights



Shape Up



Bike & Body



Yoga



Boxing



Kettlebells



THE ROOM

The Place to Gather

Whether you are listening to your favorite record on the turntable in the lounge, celebrating closing a deal with a drink at happy hour, or need your afternoon caffeine rush; we are certain you will enjoy THE ROOM

The Boardroom

Accommodates 16 individuals
Advance audio/video technology

The Classroom

Suited for training and workshops
for up to 12 individuals

Social Stairs

A perfect and unique place
that encourages tenants to
sit, relax and co-work



Wi-Fi



Turntable and vinyl records



Bluetooth Connectivity



Projector



Private Reservations Available



The Place for Synergy

Schedule regular team training that boost productivity, improve employee retention rates and increase morale.

Conference Center accommodates 160 individuals



High Speed WiFi



Private Reservations Available



Advanced user-friendly Audio Video technology



Flexible uses and configurations





PENNZOIL PLACE

711 LOUISIANA STREET | HOUSTON, TX 77002

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METROPOLIS





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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date