

601 SAWYER



THE OFFERING

CBRE, as exclusive advisor, is pleased to present the exceptional opportunity to acquire a 100% fee-simple interest in **601 Sawyer** (the “Property”), a boutique office building situated in an advantageous, infill location within the Washington Avenue Corridor of Midtown, one of Houston’s premier and top performing submarkets. The Property boasts convenient accessibility and direct access to the host of amenities offered in one of the most dynamic, mixed-use regions of Houston. 601 Sawyer is a high-quality asset in an exceptional location that provides tremendous upside with underlying stability. The offering is being made on an un-priced and as-is basis.





OFFERING SUMMARY

Address	601 Sawyer St, Houston, TX 77042
Net Rentable Area	88,258 SF
% Leased	77%
WALT Remaining	3.94 Years
Stories	7 Floors
Floorplates	±12,200 SF
Site Area	±1.92 Acres
Parking Ratio	4.16 / 1,000
Year Built	1980

Premier Boutique Neighborhood Office Building



Enhanced Cash Flow Stability with Upside Potential



Diverse Tenant Base with Staggered Rollover Profile



Infill Inner Loop Location with Host of Nearby Amenities



INVESTMENT HIGHLIGHTS

PREMIER BOUTIQUE NEIGHBORHOOD OFFICE BUILDING



Attractive size that caters to the strong tenant demand for infill, boutique buildings



Small floorplates that provide tenants with a sense of identity



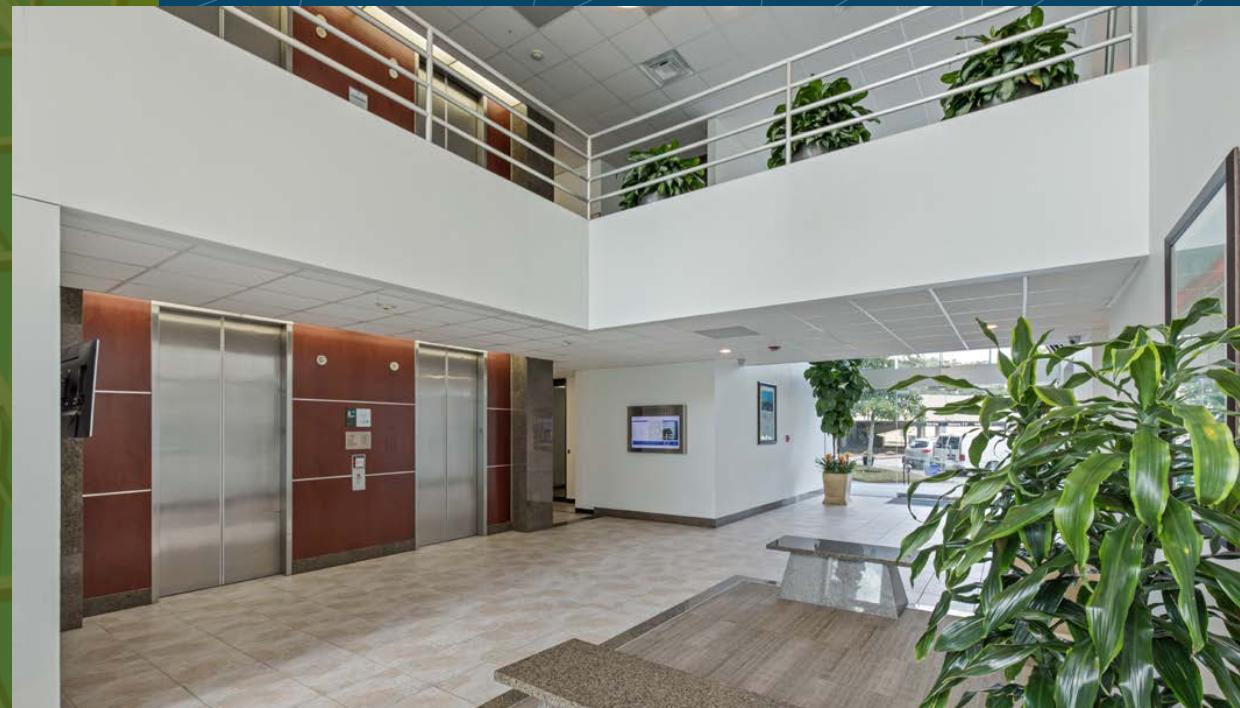
Exceptional views



Attractive upgrades and amenities including locker rooms with showers and new tenant lounge



Above-market parking ratio



ENHANCED CASH FLOW STABILITY WITH UPSIDE POTENTIAL



74.1% leased with 3.8 years of weighted average lease term remaining



36% of NRA (City of Houston) leased until September 2030



Mark-to-market opportunity provided by in-place rents ~10% below market



Value-add opportunity via lease-up of the remaining 22,898 square feet



Ability to offer top-of-building signage to drive leasing velocity

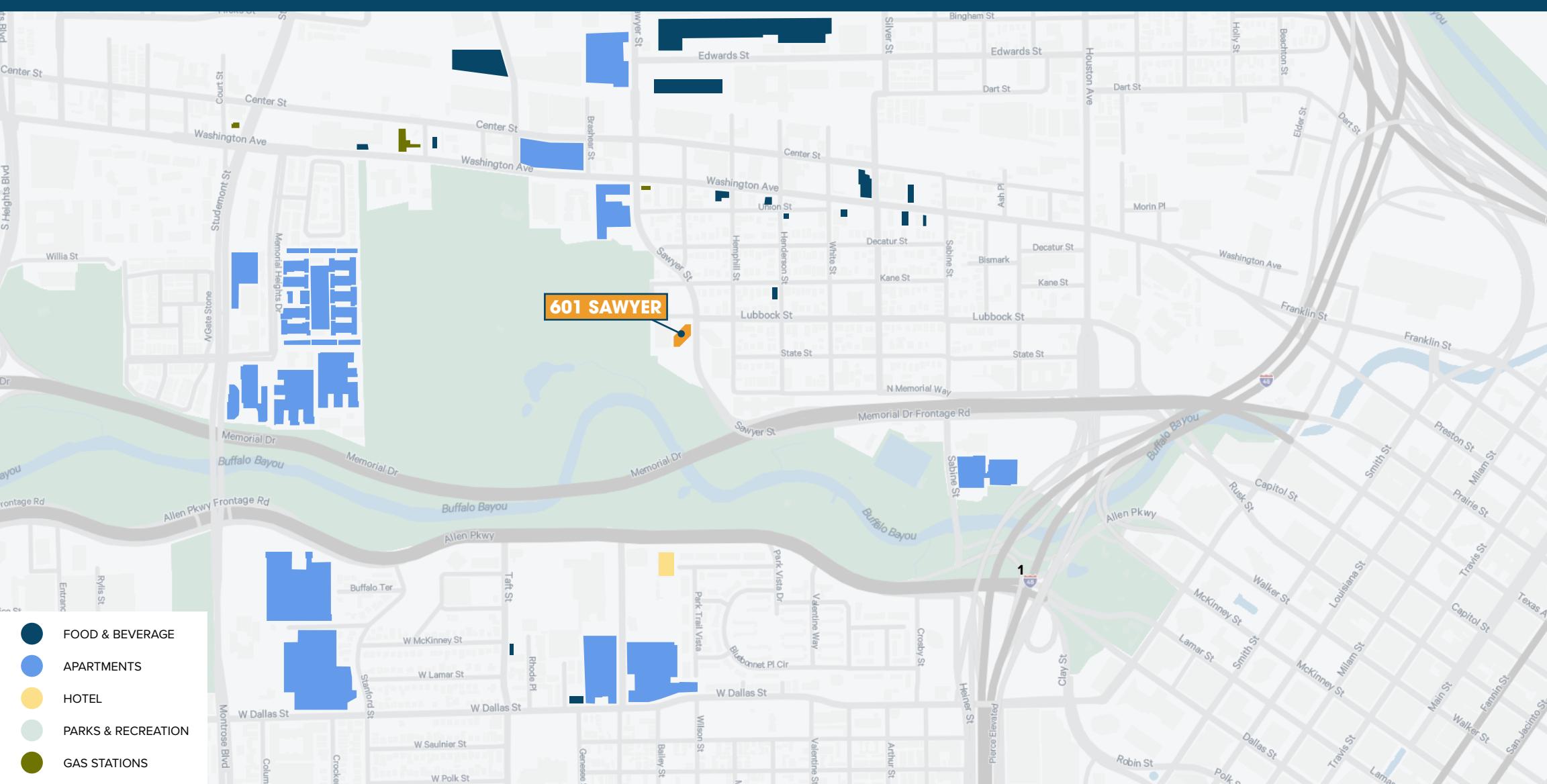


DIVERSE TENANT BASE WITH STAGGERED ROLLOVER PROFILE

Strategic in-fill location attracts wide base of tenancy diversification including government, real estate, legal, finance, and energy



INFILL, HIGHLY-AMENITIZED LOCATION WITHIN THE WASHINGTON AVENUE CORRIDOR



Easily accessible via Memorial Drive, Allen Parkway, Interstate 45, and Interstate 10.



Direct access to the Sawyer Running Trail, Eleanor Tinsley Park, and Buffalo Bayou Park.



Adjacent Houston's historic Glenwood Cemetery, a picturesque garden style cemetery dating back to 1871.



The Washington Avenue Corridor is an urban, mixed-use environment that offers direct access to the Houston CBD, Memorial Park and the Galleria, and The Heights.

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INVESTMENT CONTACTS

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