

801 TRAVIS

HOUSTON, TEXAS



THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor to the owner, is pleased to offer for sale a 100% fee simple interest in 801 Travis (the Property), a 222,192 square foot Office tower in the heart of Houston’s Central Business District. Built in 1981 and subsequently renovated in 2007 and 2014, the Property is situated on a 0.43-acre urban infill site that features an array of walkable amenities, including residential, retail, hotel, dining, public parks, public transportation, and entertainment/sports venues. With a 10 floor parking garage, two of which are leased by the adjoining JW Marriott, the Property offers an above-market parking ratio of 2.00/1,000 SF and the ability to accommodate on-site parking for both tenants and visitors.

At 43.00% occupied, 801 Travis presents investors with an opportunity to create significant value through the lease up of vacant space. The contemplated basis, which will be a fraction of its peer group, will allow new ownership the ability to offer attractive leasing terms to tenants in the market that give the Property a newfound competitive advantage among its peers.

801 TRAVIS

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801 Travis Street, Houston Texas, 77002

222,192 SF
NET RENTABLE AREA

43.00%
OCCUPANCY

5.4 YEARS
WALT

1981/2014
YEAR BUILT/
RENNOVATED

21 FLOORS
STORIES

.43 ACRE LOT
SITE

19,329
TYPICAL FLOOR SIZE

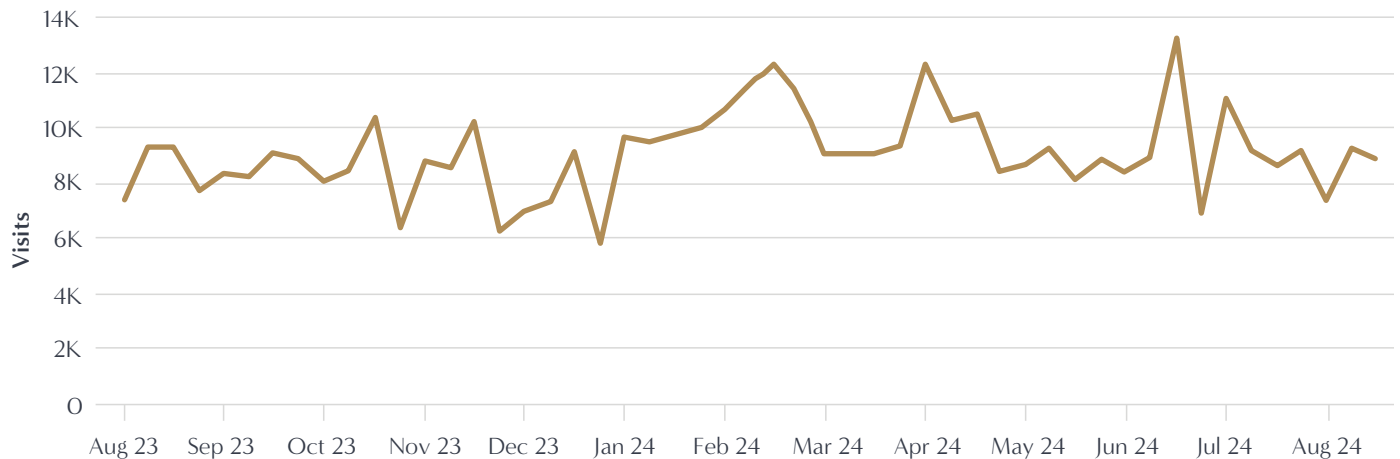
2.00/1,000 SF
PARKING RATIO



CONNECTED TO LUXURIOUS 4-STAR HOTEL

After opening in 2014, the JW Marriott has quickly become one of the most popular hotels in the city for tourists and business travelers. The 328 room hotel features an award-winning restaurant, an elegant cocktail lounge, and an exceptional central location, accommodating over 475,000 guests in the last year. Seen as an artistic conversion from the historic Samuel F. Carter skyscraper, the 5-star hotel brings excitement to the block with 801 Travis. The hotel features 13,500 square feet of flexible meeting and event space, including 8 meeting rooms and a stunning ballroom that can accommodate up to 700 guests. The pet-friendly accommodation has been recognized by various prestigious travel publications such as Conde Nast Traveler and US News and World Report.

WEEKLY VISITS TREND



(Data pulled from PlacerAI)



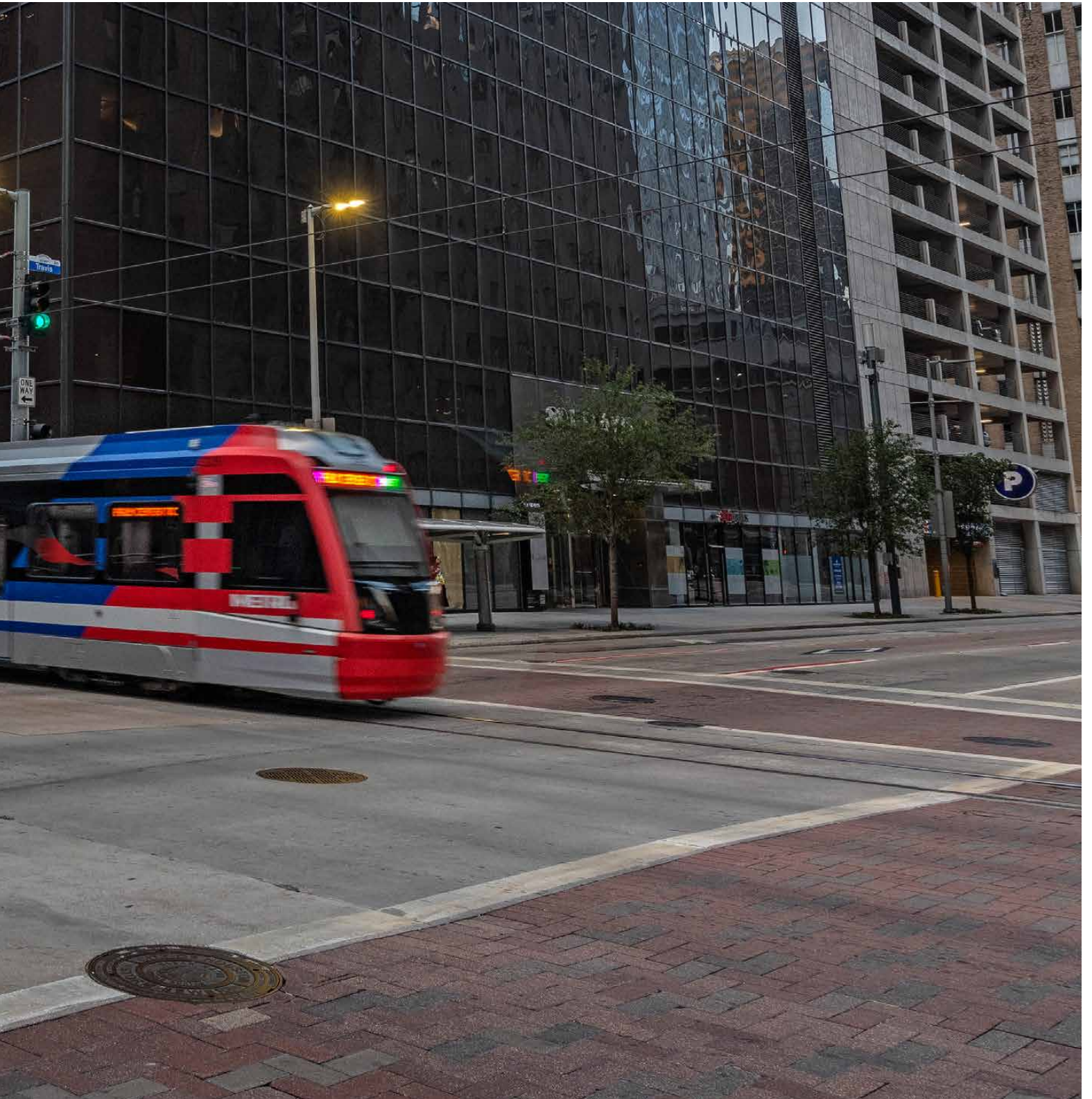


MAIN-AND-MAIN DOWNTOWN LOCATION



801 TRAVIS

Located at the corner of Travis and Rusk Street, 801 Travis benefits from a highly advantageous location within the heart of Houston’s urban core. This urban infill site features an array of walkable amenities, including residential, retail, hotel, dining, public parks, public transportation, and entertainment/sports venues. The METRORail station, located just outside of 801 Travis, connects various key destinations in Houston, including Downtown, Midtown, the Museum District, the Texas Medical Center, NRG Stadium, and the South Fannin Park & Ride lot. In 2004, METRORail opened its 7.5 mile light rail line down Main Street and the city of Houston created Main Street Square as the new focal point for the CBD. The presence of this state-of-the-art transportation system at 801 Travis enhances connectivity, making it an ideal choice for both commuters and residents seeking easy access to multiple parts of the city. In addition to the METRORail, the bus stop is located just one block away from The Property, offering incredible convenience with its proximity, making it a quick and easily accessible transportation option for residents and visitors in the area.





ALLEN CENTER

1600 SMITH ST

1500 LOUISIANA

1001 FANNIN

THE CANNON TOWER

SODO ON MAIN

THE HIGHLIGHT AT HOUSTON CENTER

FOUR SEASONS

ONE PARK PLACE

1500 ON THE GREEN


TOYOTA CENTER

HILTON AMERICAS

DISCOVERY GREEN

GEORGE R. BROWN CONVENTION CENTER

801 TRAVIS

WELLS FARGO PLAZA

TC ENERGY CENTER

CHASE TOWER

801 TRAVIS

PENZOIL PLACE

TEXAS TOWER

111 LOUISIANA

609 MAIN

811 MAIN

BRAVA

HESS TOWER

BANK OF AMERICA

CATALYST

PARKSIDE RESIDENCES

MARRIOTT MARQUIS



MINUTE MAID PARK



87,069 VPD

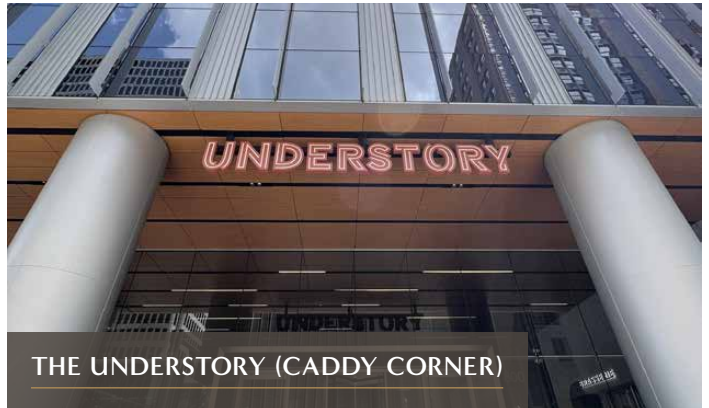
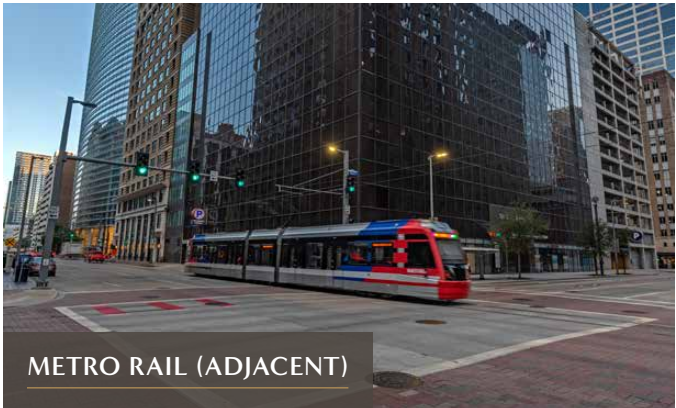


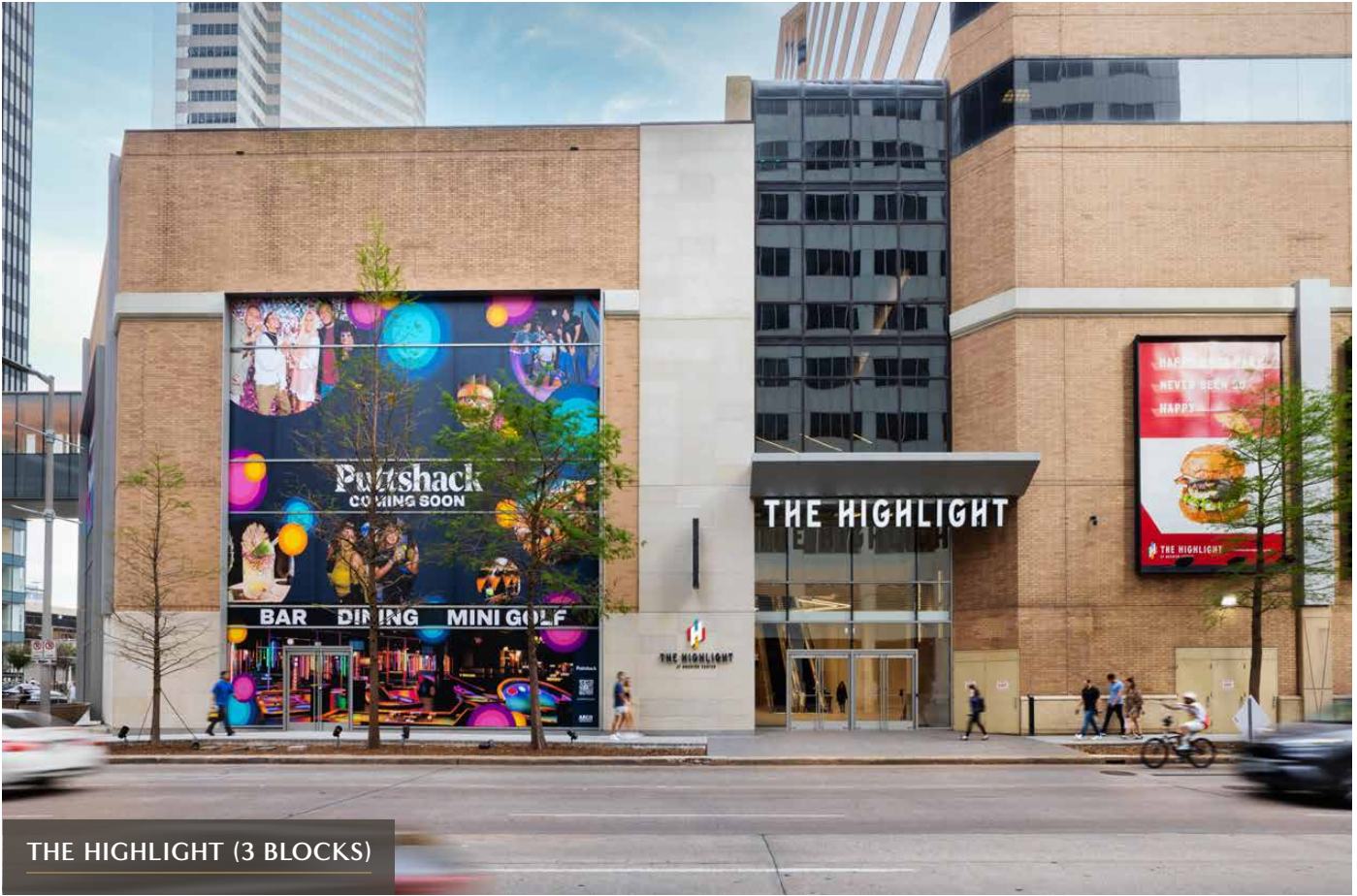
EXPANSIVE NEARBY ATTRACTIONS

801 Travis' location offers an array of fantastic nearby amenities. GreenStreet Mall adds vibrancy with its trendy boutiques, diverse dining options, and exciting entertainment venues. Discovery Green provides a serene escape, featuring green spaces, walking paths, and a picturesque lake, just .5 miles from 801 Travis.

Formerly The Shops at Houston Center, The Highlight is developing the next generation of convenience and connection in downtown Houston. With dining, entertainment, shopping, and wellness all just steps from one another, this is the ideal space to relax, collaborate, and even check a couple “to-do’s” off your list. The location is conveniently just a walk away from 801 Travis through direct tunnel access. Occupants in the building will have easy access to the entertainment and dining options at Houston Highlight during lunch breaks or after work hours. Additionally, it could be a convenient venue for hosting corporate events or team outings, providing a vibrant and entertaining atmosphere.

801 TRAVIS





THE HIGHLIGHT (3 BLOCKS)



TOYOTA CENTER (9 BLOCKS)



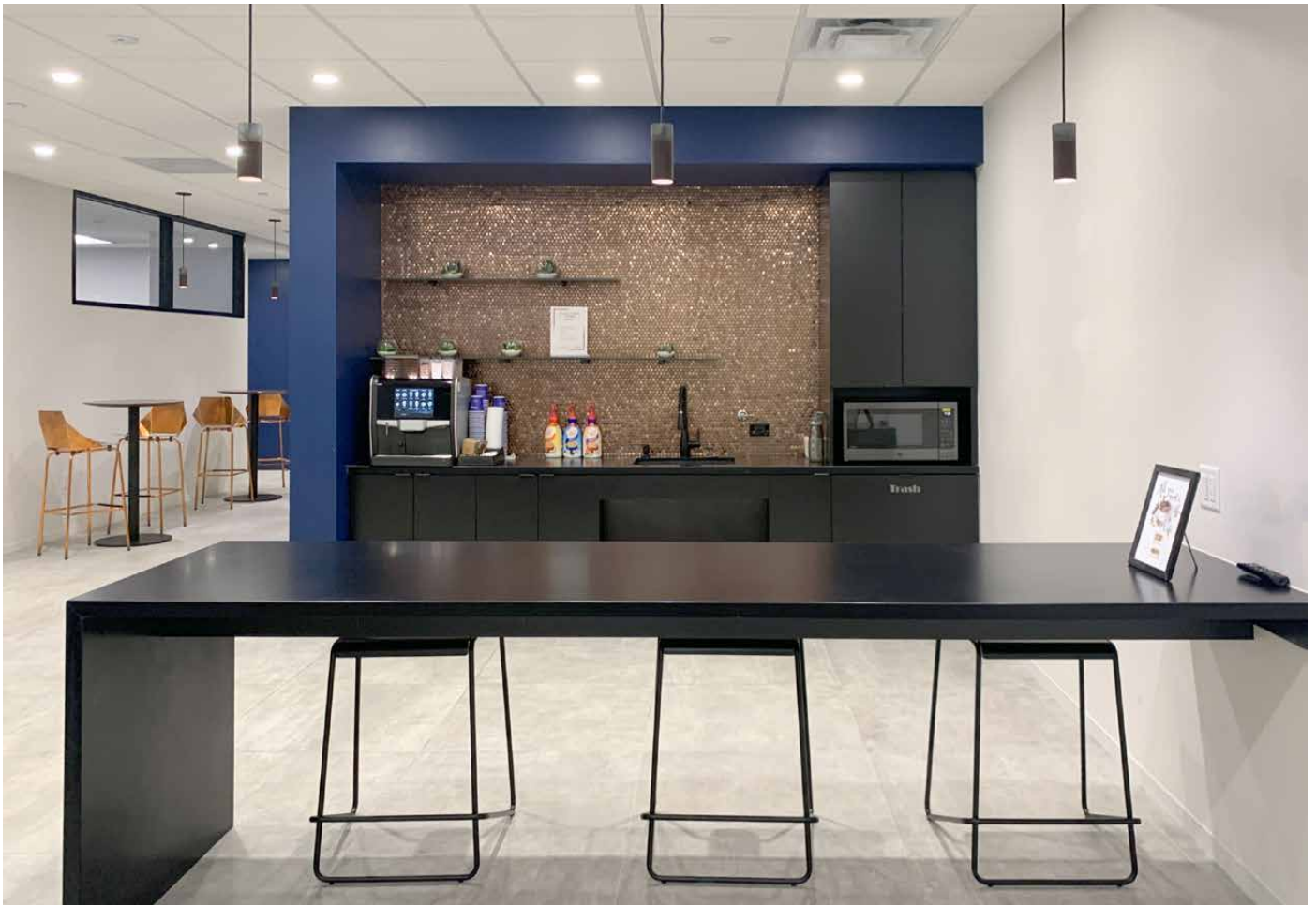
MINUTE MAID PARK (8 BLOCKS)

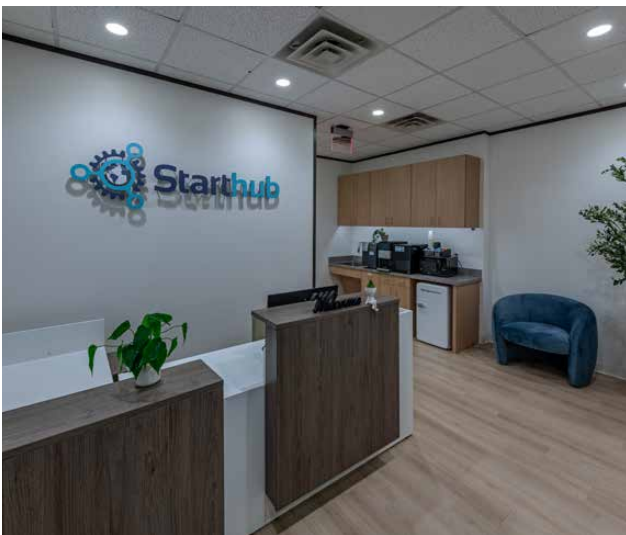
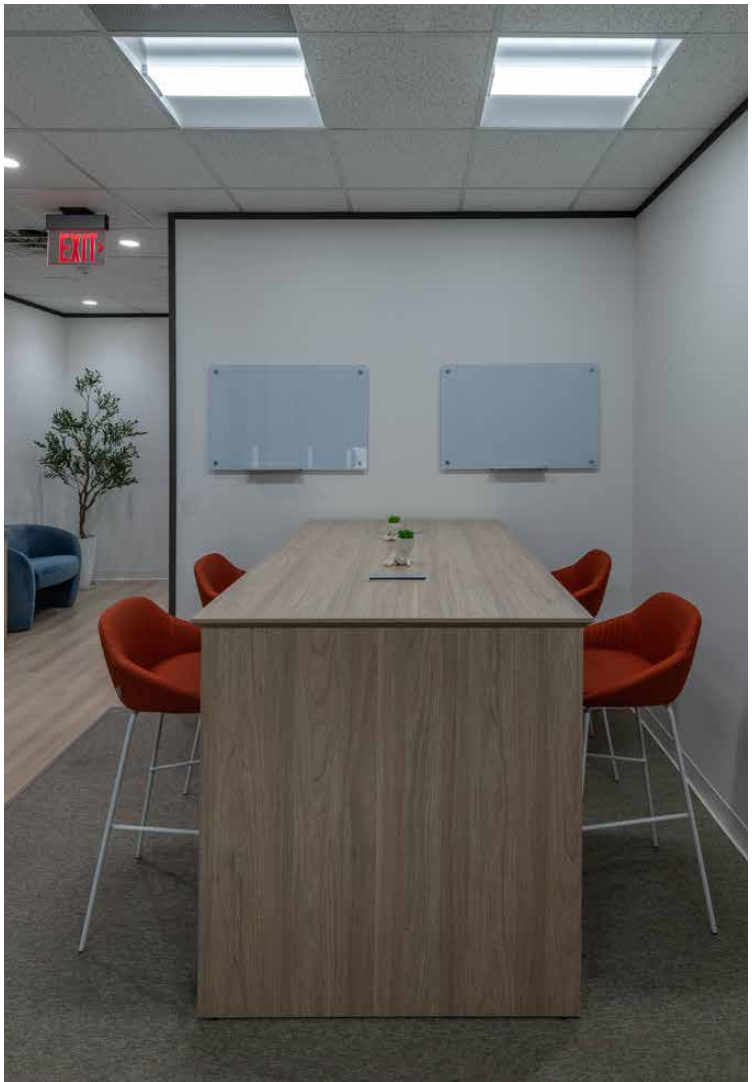


DISCOVERY GREEN (7 BLOCKS)



FOUR SEASONS (5 BLOCKS)





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