

# FOR LEASE



*Where Business Meets Excellence in Houston's Prominent Downtown Area*

Office Space For Lease

500 Jefferson St | Houston, TX 77002

BILL MCGRATH, CCIM  
713.875.7790  
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WILL MCGRATH  
713.384.3454  
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LANDPARK

2603 Augusta Drive, Suite 880  
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# PROPERTY INFO



## PROPERTY DESCRIPTION

Jefferson Tower is a prominent office building located within downtown Houston's Cullen Center, an eight-block, 14-acre campus bounded by Calhoun, Brazos, Bell, and Milam Streets and anchored by The Whitehall Hotel. The property features pedestrian skybridge connectivity, access to the downtown tunnel system via 1600 Smith, and convenient ground-level bus service, along with direct access to major thoroughfares and freeway systems.

On-site amenities include a barber shop/hair salon, cafe, and full-service U.S. Post Office. Jefferson Tower also offers two levels of below-grade parking, available storage space, and expansive public areas with tree-shaded plazas, fountains, and climate-controlled concourses. The building is home to a diverse mix of energy, financial, legal, governmental, and technology-focused tenants.

Offering the visibility and convenience of a Downtown-area location at a competitive value, 500 Jefferson provides an ideal office environment for businesses seeking a professional setting with excellent connectivity and amenities.

## PROPERTY HIGHLIGHTS

-  160,160 SF of Furnished Contiguous Space Available
-  Space Divisible from 1,369 SF
-  Skywalk to Whitehall Hotel and Elev8 Luxury Apartment
-  Furniture Available
-  Easy Access to I-45, I-10, I-69, and Westpark Toll
-  Attached 4 Level Parking Garage
-  Building Identity Available

## SPACE AVAILABILITY

SUITE	SF	RATE
400	20,020	\$10.00
500	20,020	\$10.00
600	20,020	\$10.00
700	20,020	\$10.00
800	20,020	\$10.00
900	20,020	\$10.00
1,000	20,020	\$10.00
1,100	20,020	\$10.00
2,010	3,123	\$10.00
2,030 Avail 2.28.26	1,998	\$10.00
2,040	2,361	\$10.00
2,050 Avail 2.28.26	1,369	\$10.00

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# PHOTOS



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# AERIAL MAP



POST Houston

HOUSTON CITY HALL

500 JEFFERSON ST  
HOUSTON TX, 77002



Central Business District

Downtown Houston

Discovery Green

Buffalo Bayou Park

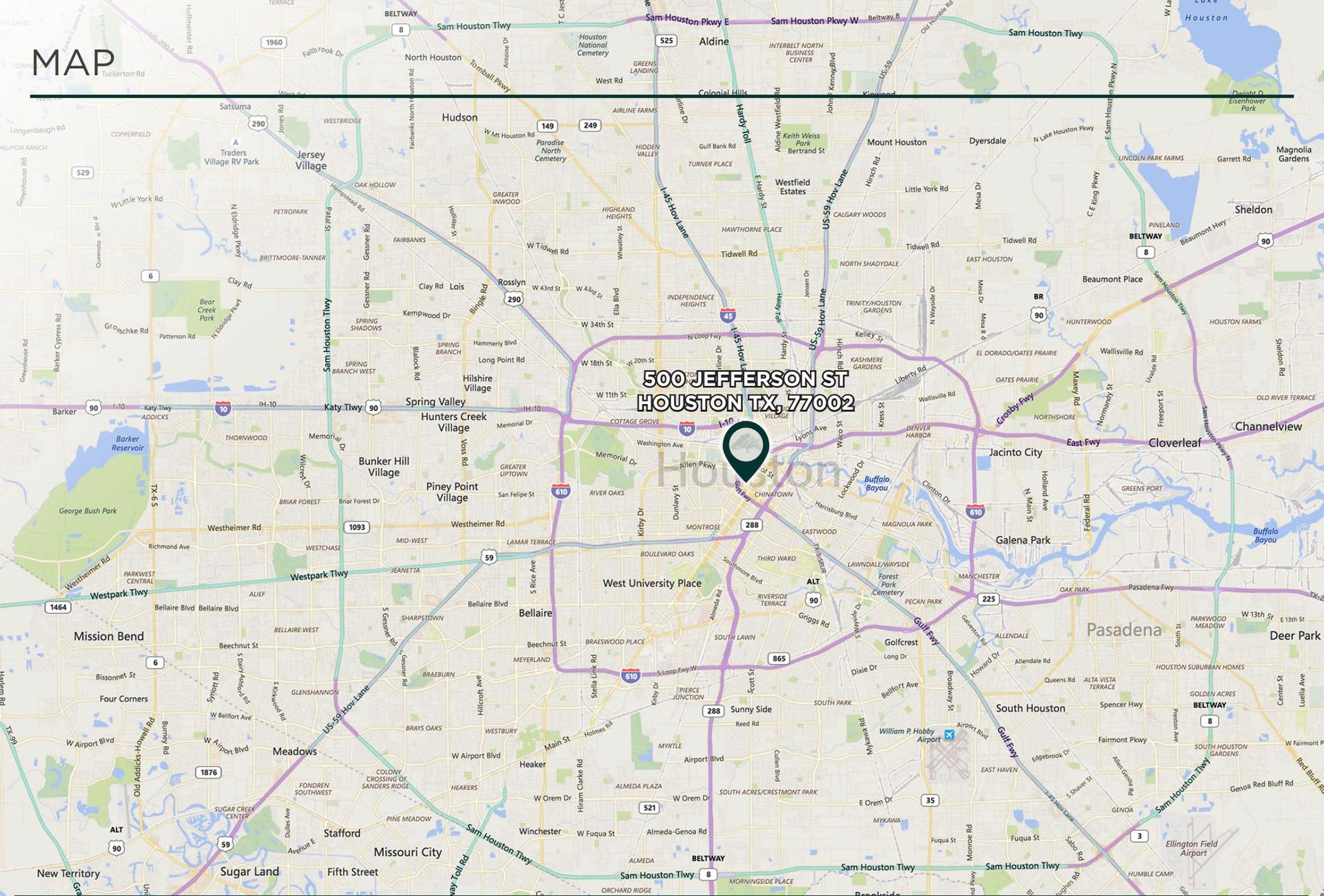
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MAP



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# 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.*



2-10-2025

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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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
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Harold McGrath	298360	bmcgrath@landparkco.com	(281) 598-9860
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_