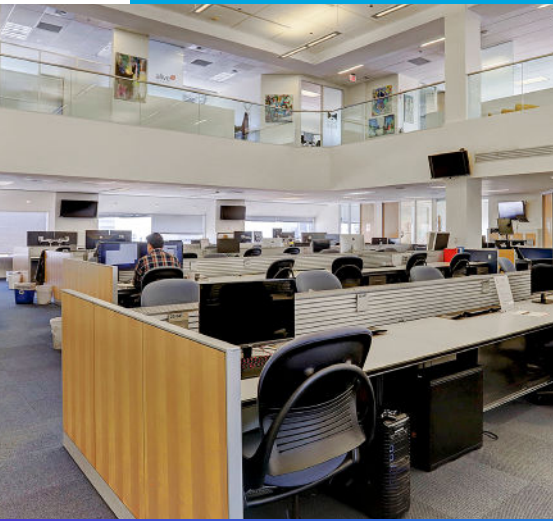


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HOUSTON, TX 77002



**NEW COFFEE BAR, OUTDOOR TERRACE, & TENANT LOUNGE!
MULTI-FLOOR OPTIONS AVAILABLE**

■ 1301 Fannin
■ Residential

PROPERTY HIGHLIGHTS

Total NRA: ± 784,143 SF

Available SF: ± 5,000 - ± 60,000 NRA

Typical Floor: ± 26,000 NRA

Lease Rate: Starting at \$19.75 SF/Yr. (NNN)
\$0.50 Annual Increases

Opex: \$15.76 SF/Yr. (Including Tax)

Parking Ratio: Higher than typical CBD densities between 2 parking garages with 5 options:

In Building Parking:

- Executive Parking: \$550/mo.
- Reserved Parking: \$235/mo.
- Unreserved Parking: \$175/ mo.

Clay Garage:

- Reserved Parking: \$160/ mo.
- Unreserved Parking: \$130/ mo.

Amenities: Houston's tech hub, state of the art security with 24/7 operations housing data and office tenants (see more on pg. 3)



LEVEL 14: PROPOSED SINGLE TENANT FLOOR PLAN
± 16,824 SF Available

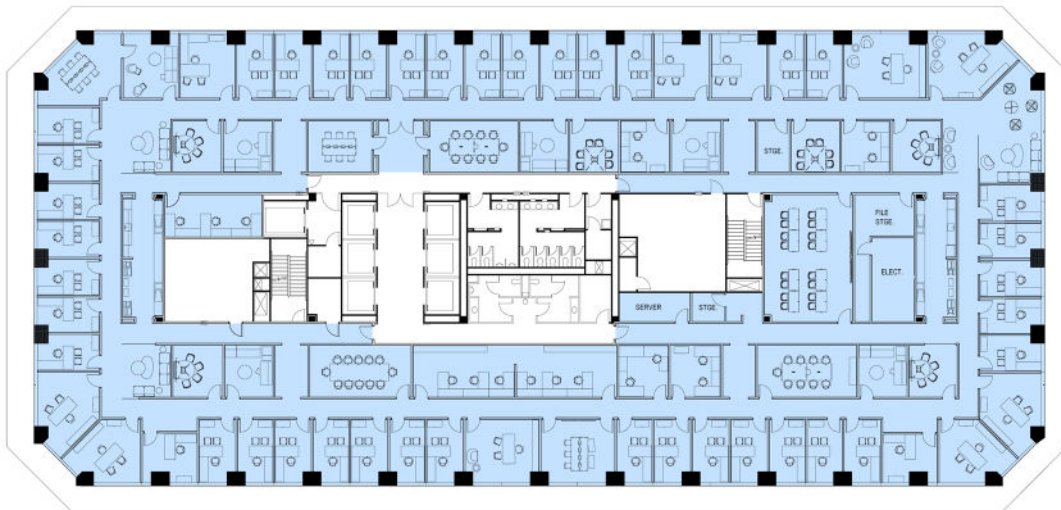


Existing Furniture Outdoor Terrace

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HOUSTON, TX 77002

LEVEL 15: PROPOSED SINGLE TENANT FLOOR PLAN
± 25,912 SF Available



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HOUSTON, TX 77002



FEATURES & AMENITIES

- On-site property management & 24-hour engineering
- 24-hour manned security and camera surveillance
- Tenant concierge on-site
- Houston's tech hub with datacenter redundancies, heavy fiber, and colocation options
- Energy Star compliant
- MERV 13 high-efficiency air filters and elevator cabs outfitted with Fujitec IONFUL® air filters
- Multiple tenant options offering elevator lobby exposure
- Multiple conference rooms with A/V equipment
- Tenant lounge, game room, and fitness facility
- Located within an Opportunity Zone
- Located in Central Downtown Houston
- Close proximity to Hobby & Intercontinental Airport
- Adjacent to Discovery Green
- Houston's Entertainment District and Innovation Corridor
- Close to local venues including the House of Blues, GreenStreet and George R. Brown, and Convention Center
- A variety of dining options including The Grove, Benihana, Russo's New York Pizzeria, Pappasito's Cantina and more

