

Sublease

± 6,186 RSF Available

Two Riverway
Houston, Texas 77056

Colliers

Accelerating success.

Jordan Trout

Associate Vice President
+1 713 830 2149
jordan.trout@colliers.com

Edward Edson

Principal
+1 713 830 2122
edward.edson@colliers.com



Two Riverway | Amenities

- Class A office building in a park-like setting
- Upgraded lobby and common areas
- Fitness center
- Cafe' with wi-fi
- New coffee bar
- Banking
- 24-hour security, 7 days a week
- Views of Memorial Park, the Galleria and Houston skyline

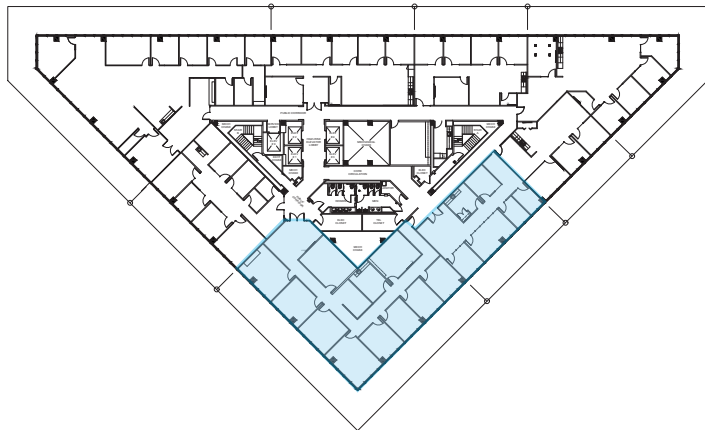
Sublease details: Level 17 | ± 6,186 RSF

- Net rent \$15.00/RSF
- OpEx \$13.26/RSF (Est. 2025)
- Term expiration 7/31/2028
- Furniture is available
- Up to twenty-four (24) unreserved parking spaces available at current rates
- Available upon Landlord's consent
- Elevator lobby exposure
- High-end design and finishes
- Top floor suite





Current Floorplan



Level 17 | $\pm 6,186$ total RSF

- Reception
- Large Conference Room
- Small Conference Room
- Huddle
- Office (10)
- Benching
- Breakroom
- Production area
- Coffee Bar
- IT | Storage
- Wellness | Storage

Location & Access

Just minutes away from retail, dining, residential and offices

Destination * Drivetime ±

Bld Place 5 minutes

The Galleria 7 minutes

Uptown Park 5 minutes

River Oaks District 7 minutes

Memorial Park 4 minutes

Highway access * Drivetime ±

Interstate 69 7 minutes

Interstate 10 5 minutes

West Loop 610 4 minutes

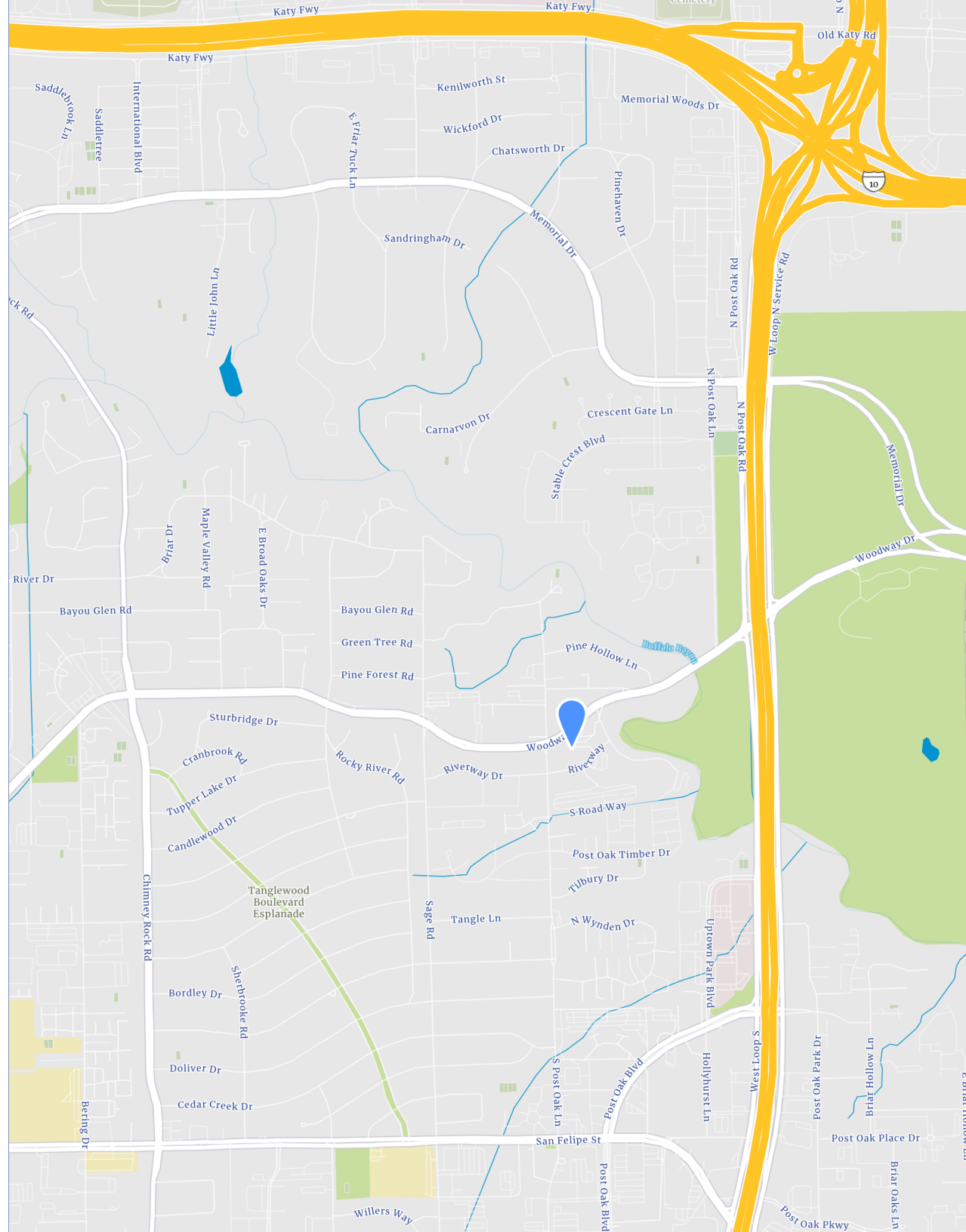
I - 45 (North Freeway) 20 minutes

Highway 288 17 minutes

Downtown Houston 20 minutes

Texas Medical Center 24 minutes

* subject to current traffic conditions





Colliers

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

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edward.edson@colliers.com

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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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jordan Trout	697883	jordan.trout@colliers.com	+1 713 830 2149
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date