

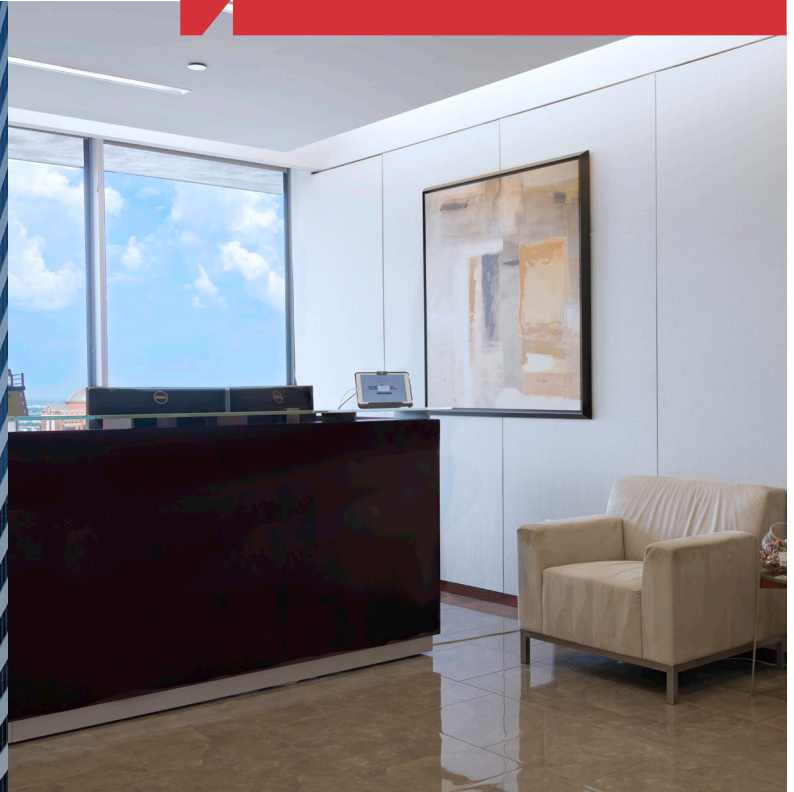
# Class A Office Space Downtown For Sublease

## 1021 Main Street

Houston, TX 77002

85,415 RSF - 4 Floors

**Reduced Rate!**  
Highly Motivated Sublessor



### PREMISES

16th Floor: 21,666 RSF  
18th Floor: 21,666 RSF  
26th Floor: 20,526 RSF  
28th Floor: 21,557 RSF

**Total: 85,415 RSF**

### SUBLEASE RATE

**\$9/SF NNN**

### OPEX

\$12.61/SF Estimate

### TERM

Expiration January 31, 2024

### PARKING

- 128 Unreserved in 1001 Fannin Garage \$180/space/mo
- 85 Unreserved Spaces in 1001 Main Garage \$285/space/mo
- 50% discount on parking until March 21, 2023

### SPACE FEATURES

- Outstanding Views
- Centrally Located in Downtown
- Easy Ingress/Egress on Metro Rail
- Move-In Ready
- Furniture Available - Negotiable

### BUILDING FEATURES

- New Lobbies and Common Areas
- New Street/Tunnel Retail
- Conferencing Facility
- 24-Hour Access
- Property Manager On-Site
- Restaurant
- Security System

**16th & 18th Floor  
Available Immediately**

**26th & 28th Floor  
Available 60-90 Days**

**Griff Bandy**

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**Chris Haro**

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**NAIPartners**

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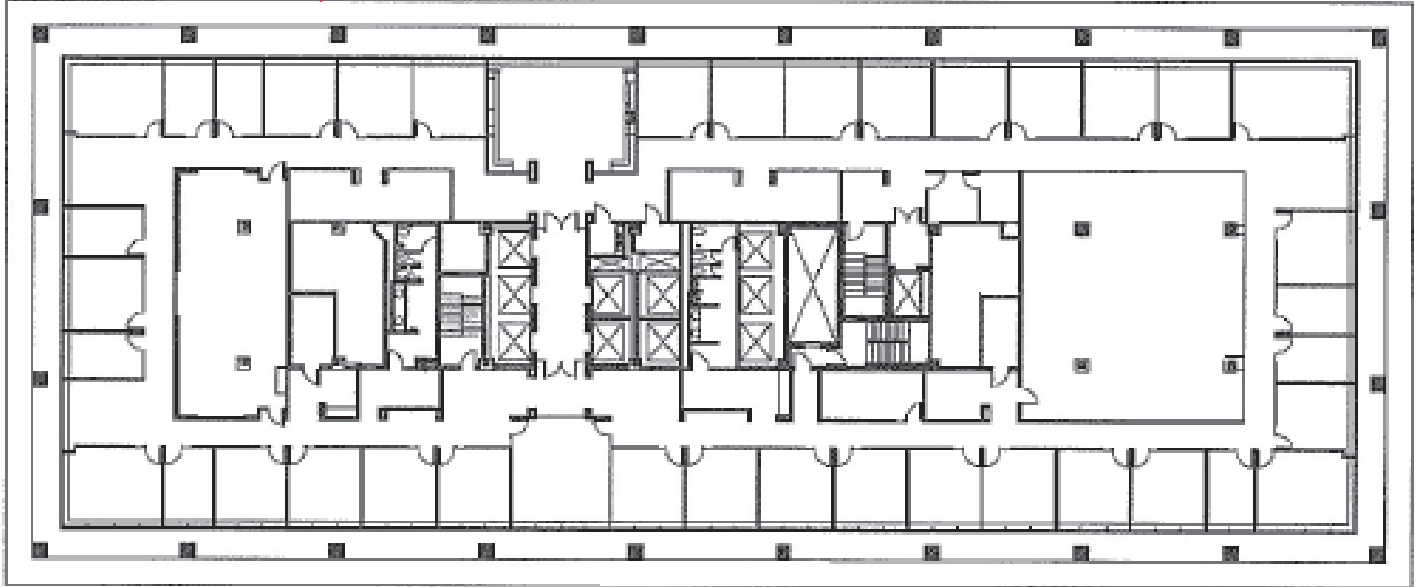
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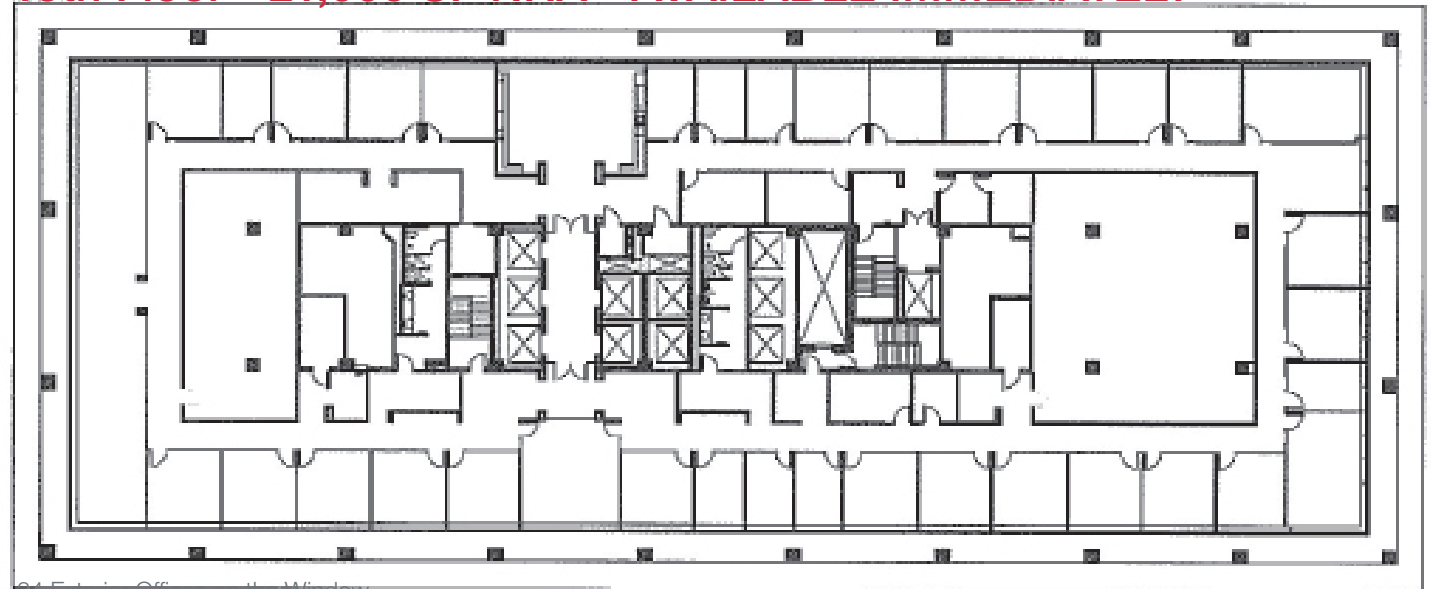
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## 16th Floor - 21,666 SF NRA - AVAILABLE IMMEDIATELY



38 Exterior Offices on the Window  
+/- 12 Open Workstations  
2 Large Open Areas for Cubicles  
Kitchen  
Conference Room

## 18th Floor - 21,666 SF NRA - AVAILABLE IMMEDIATELY



34 Exterior Offices on the Window  
2 Large Open Areas for Cubicles  
Kitchen  
Conference Room

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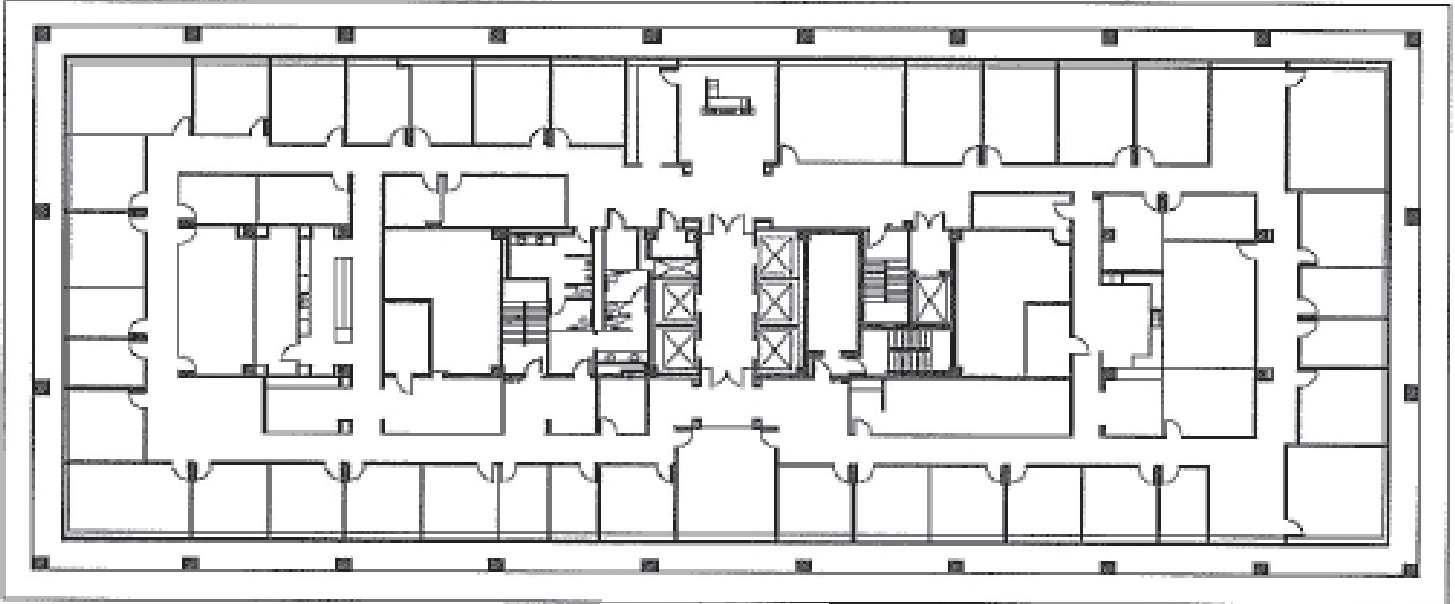
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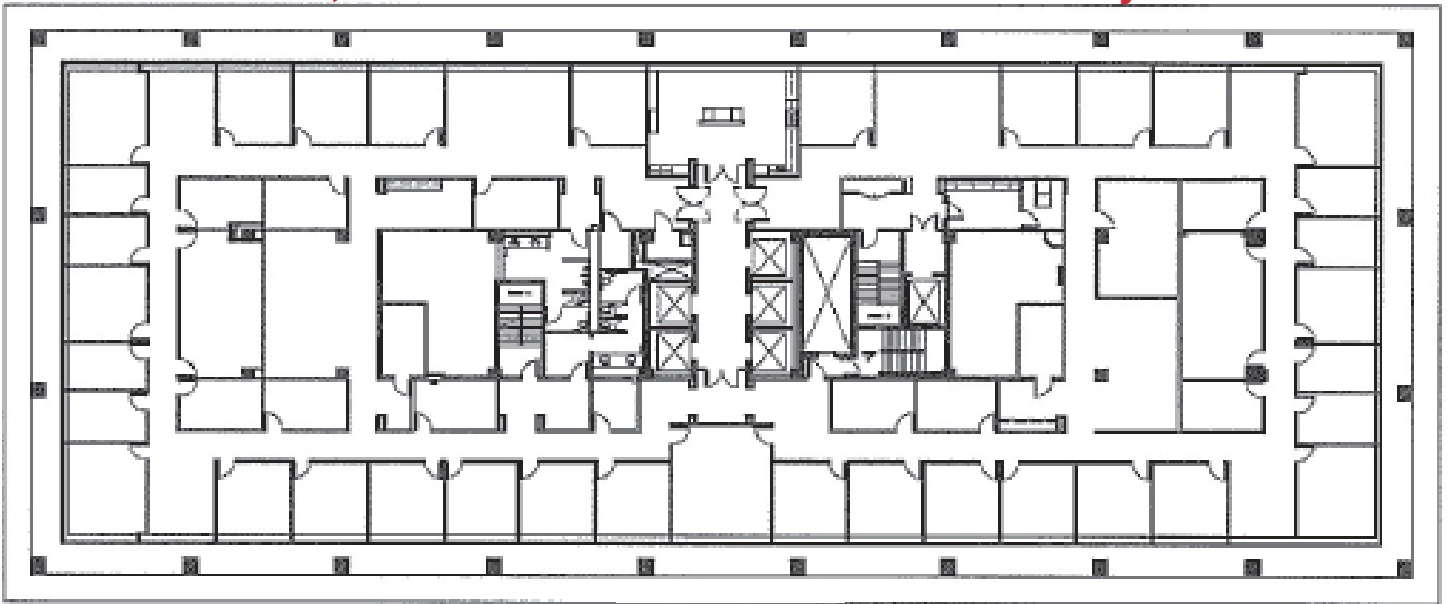
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## 26th Floor - 20,526 SF NRA - Available in 60 - 90 Days



37 Exterior Offices on the Window  
+/- 4 Open Workstations  
Coffee Bar  
2 Conference Rooms

## 28th Floor - 21,557 SF NRA - Available in 60 - 90 Days



44 Private offices with 34 Exterior Offices on the Window  
+/- 8 Open Workstations  
Coffee Bar  
3 Conference Rooms

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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.*



### 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.

**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.

**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.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@naipartners.com	713-629-0500
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
Jon Silberman	389162	jon.silberman@naipartners.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Griff Bandy	522642	griff.bandy@naipartners.com	713-629-0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date