



For Sublease

Jefferson Tower at Cullen Center

123,041 SF NRA | Class B space | Move-in ready | Available now



Building overview

601 Jefferson St, Houston, TX, 77002

Premises

Up to 123,141 RSF

- Floor 10: 24,608 RSF
- Floor 9: 24,609 RSF
- Floor 8: 24,608 RSF
- Floor 7: 24,608 RSF
- Floor 6: 24,608 RSF

Sublease Term

Immediate occupancy through June 30, 2030

Rental Rates

Negotiable

Operating Expenses

\$13.90 per RSF (2018 estimate)

Common Area Factors

Full floor: 11%

Multitenant: 22.3%

Availability

Immediate

T.I. Allowance

Space offered "As Is"

Parking

1.95 / 1,000 RSF in building Garage

Unreserved: \$100/space/month

Reserved: Market rate (currently \$265/space/month)

Furniture

Fully furnished. All furniture will remain

(Haworth cubicles, office furniture, conference rooms, filing cabinets, etc.), including galley equipment.

Space / Building Features

- Efficient floor plates
- 24/7 security
- Convenient access to CBD
- Greenlink bus (free service) one block away
- Connected to 500 Jefferson and Whitehall Hotel via skywall
- Walking distance to surrounding area amenities (restaurants, retail, hotels, banks)
- Deli located in building lobby
- Banking in building lobby
- Conference facility
- Tree-shaded plaza
- Energy Star labeled
- LEED Gold certified

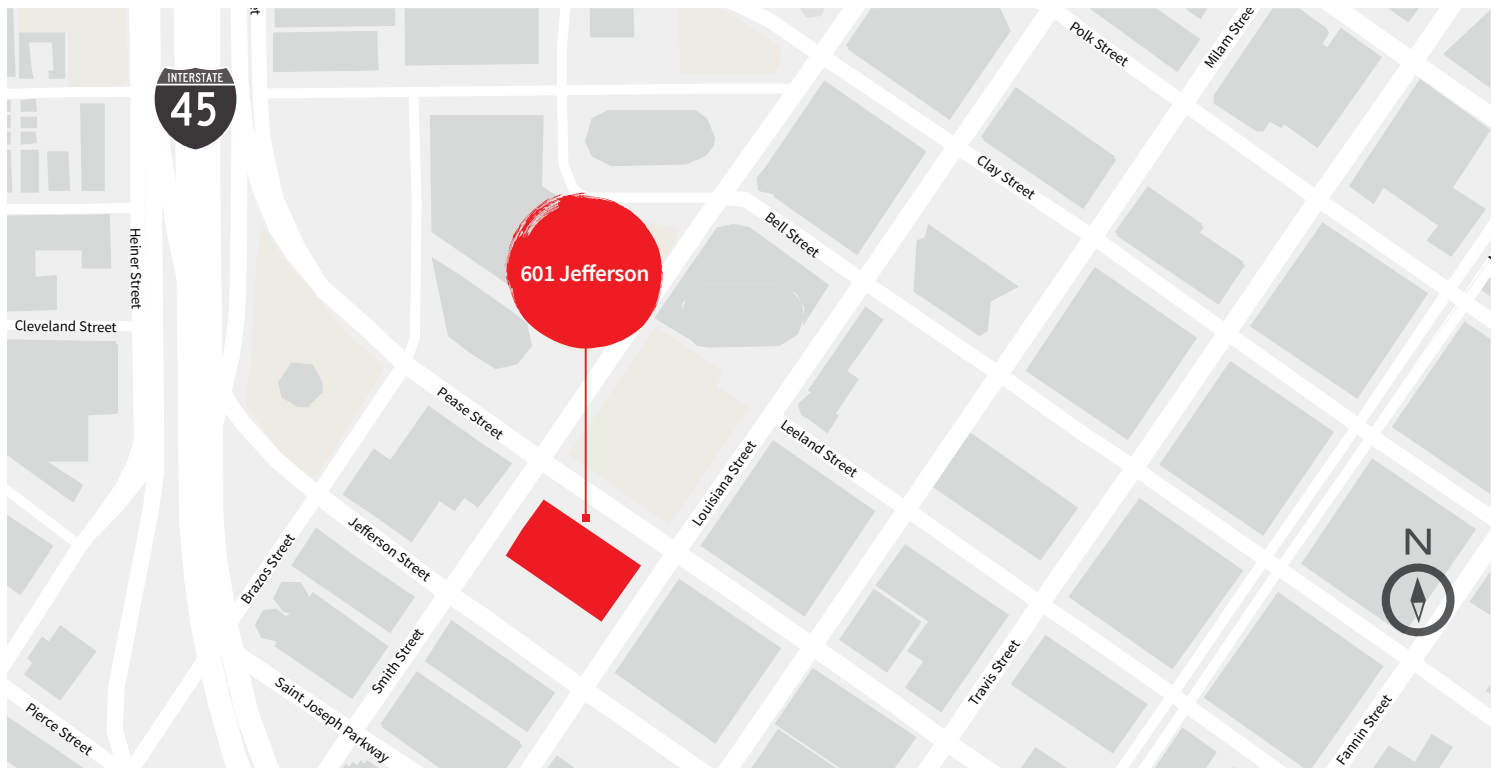
Contacts

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Typical galley



Building lobby



Typical conference room



DIRTT wall offices



Typical office



Typical workstation

Amenities





North view



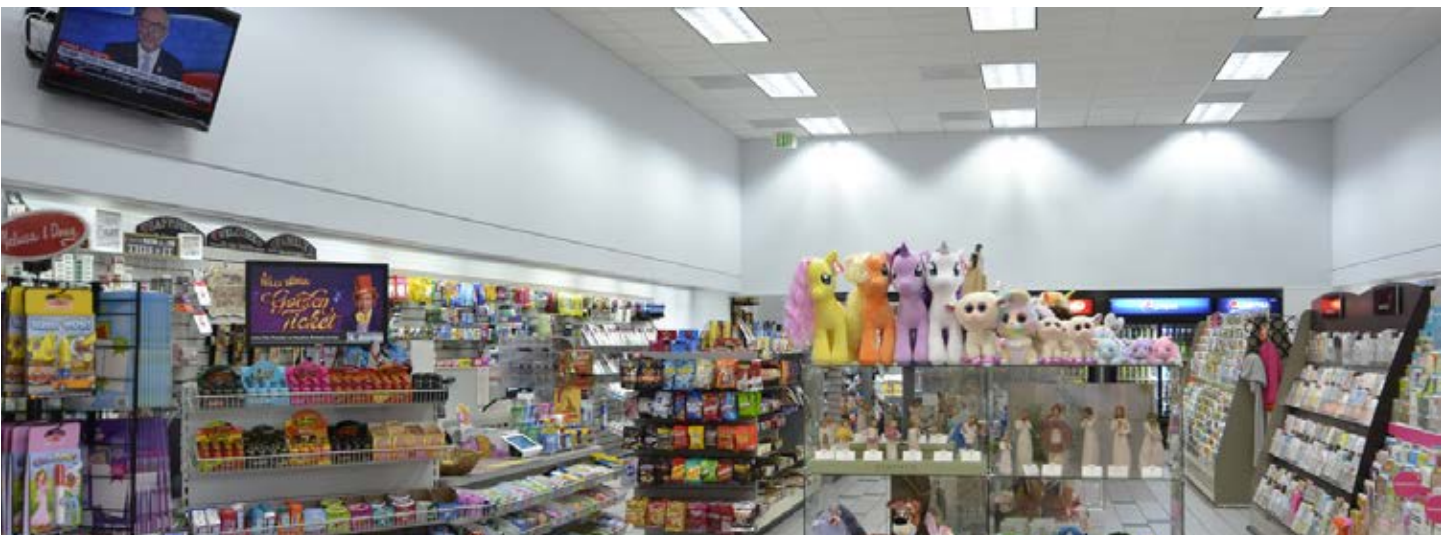
North view



First-floor deli



Coffee shop



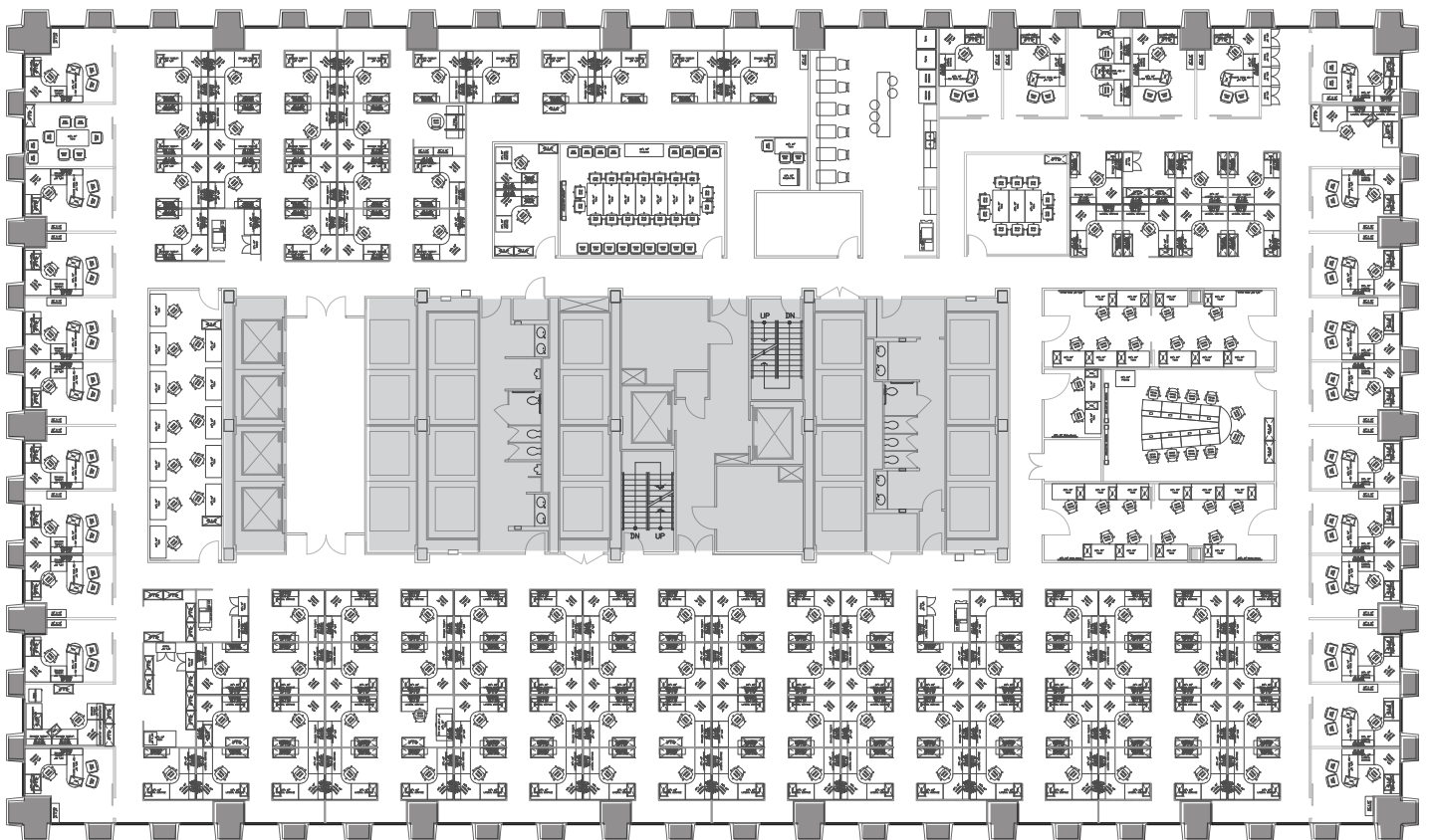
Sundry shop

Move-in ready

Fully furnished. All furniture will remain (Haworth cubicles, office furniture, conference rooms, filing cabinets, including galley equipment).

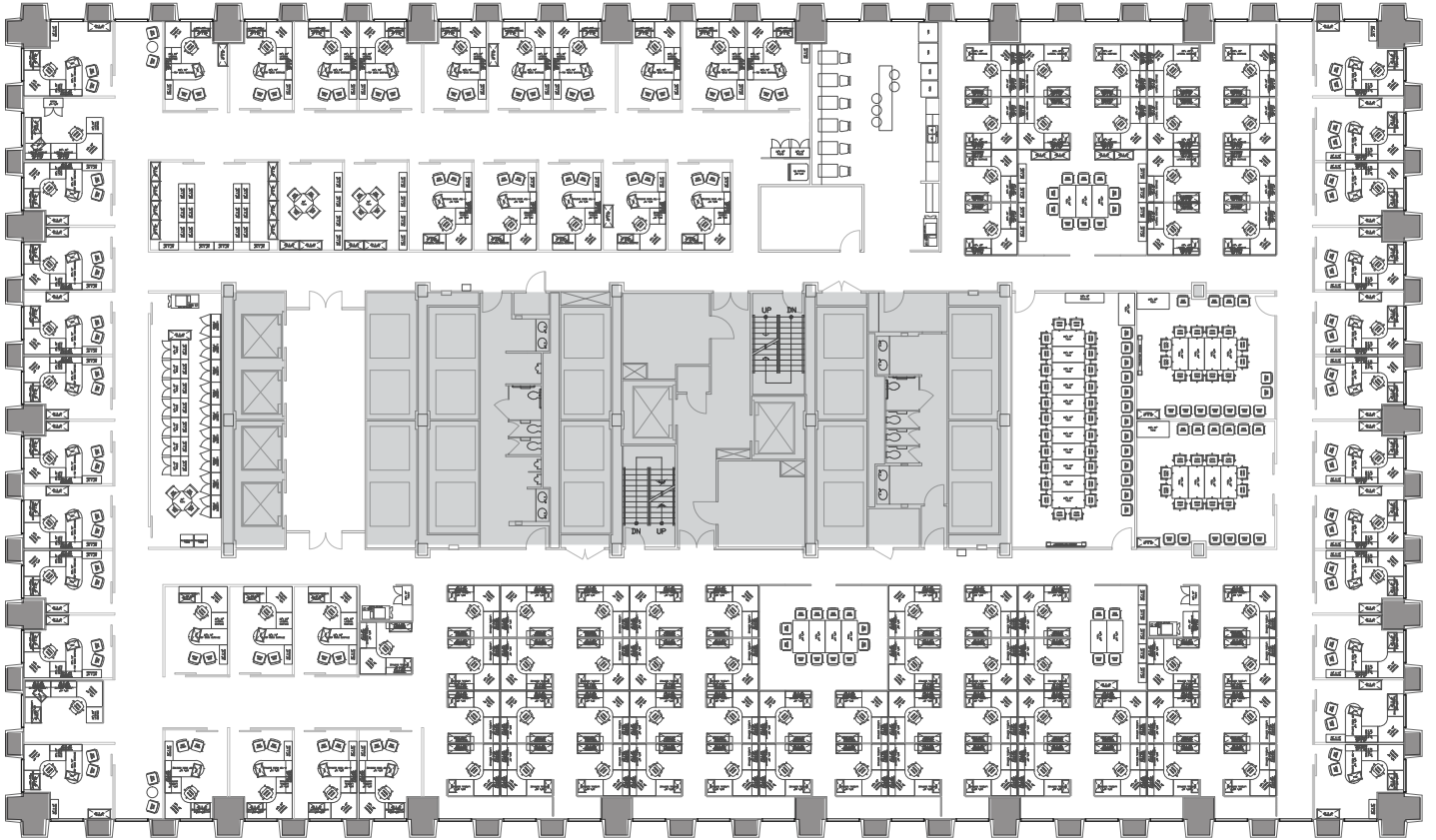
FLOOR 6 24,608 RSF

27 offices | 104 cubicles | 3 conference rooms



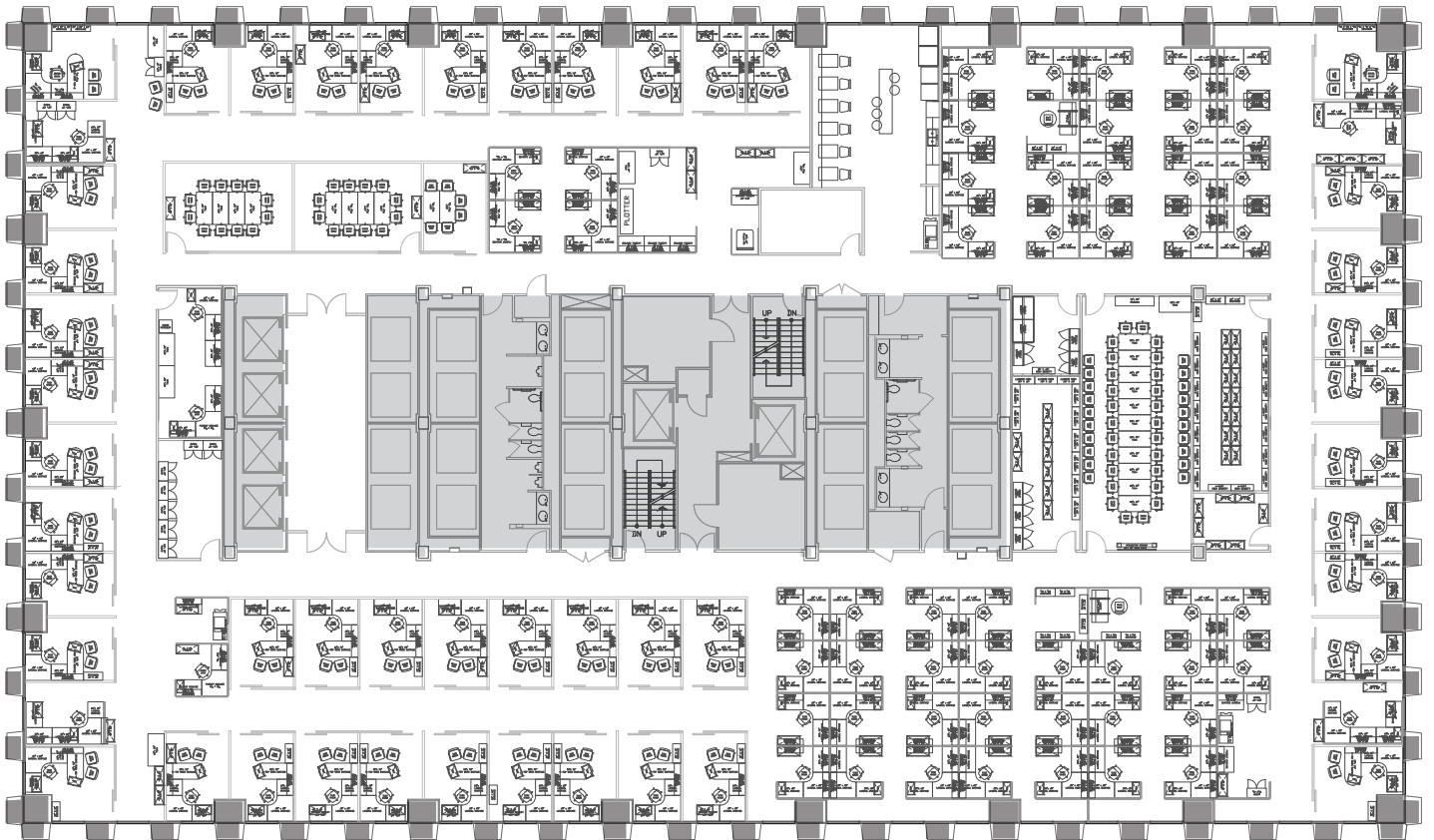
FLOOR 7 24,608 RSF

46 offices | 64 cubicles | 4 conference rooms



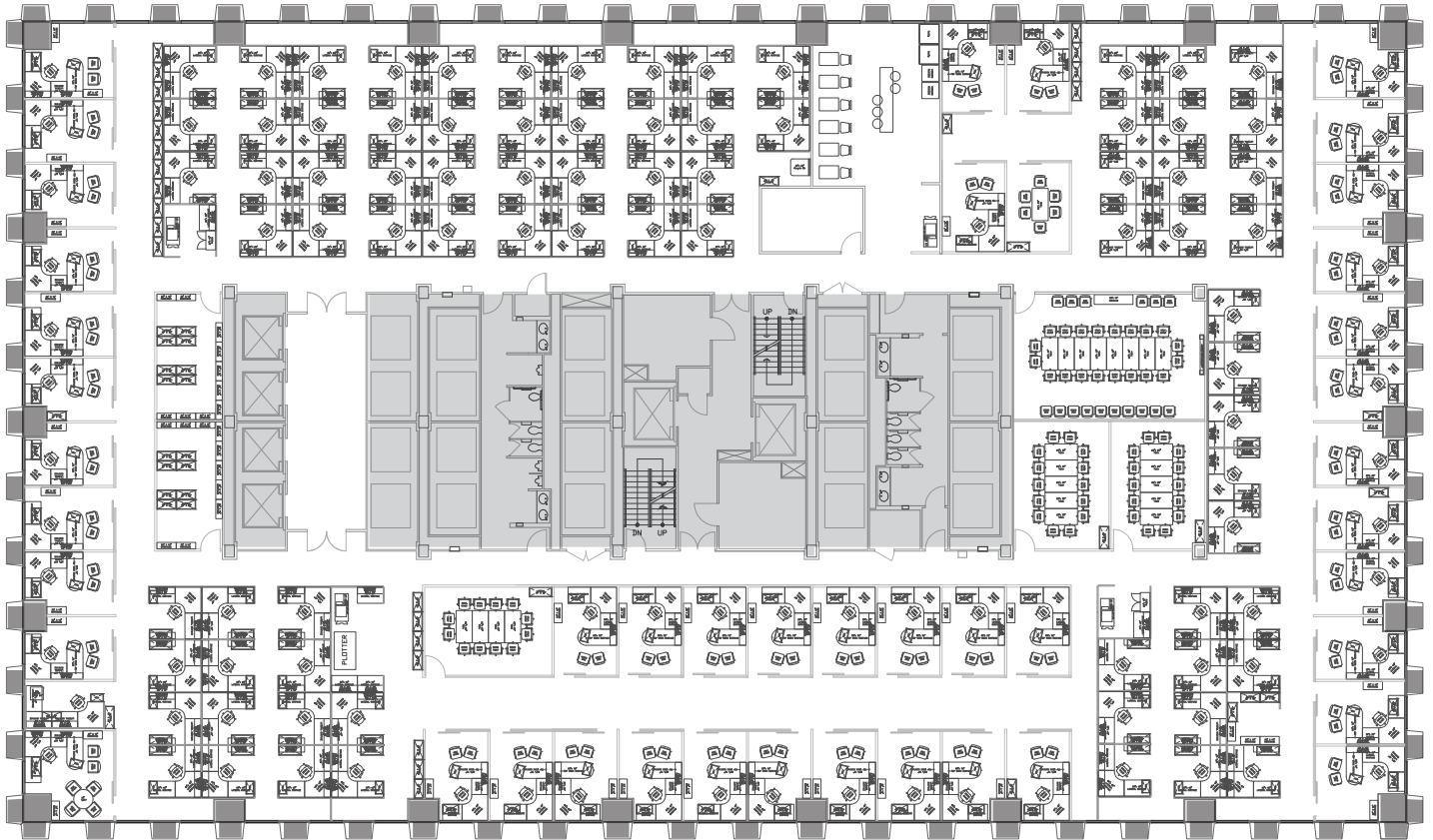
FLOOR 8 24,608 RSF

47 offices | 56 cubicles | 4 conference rooms



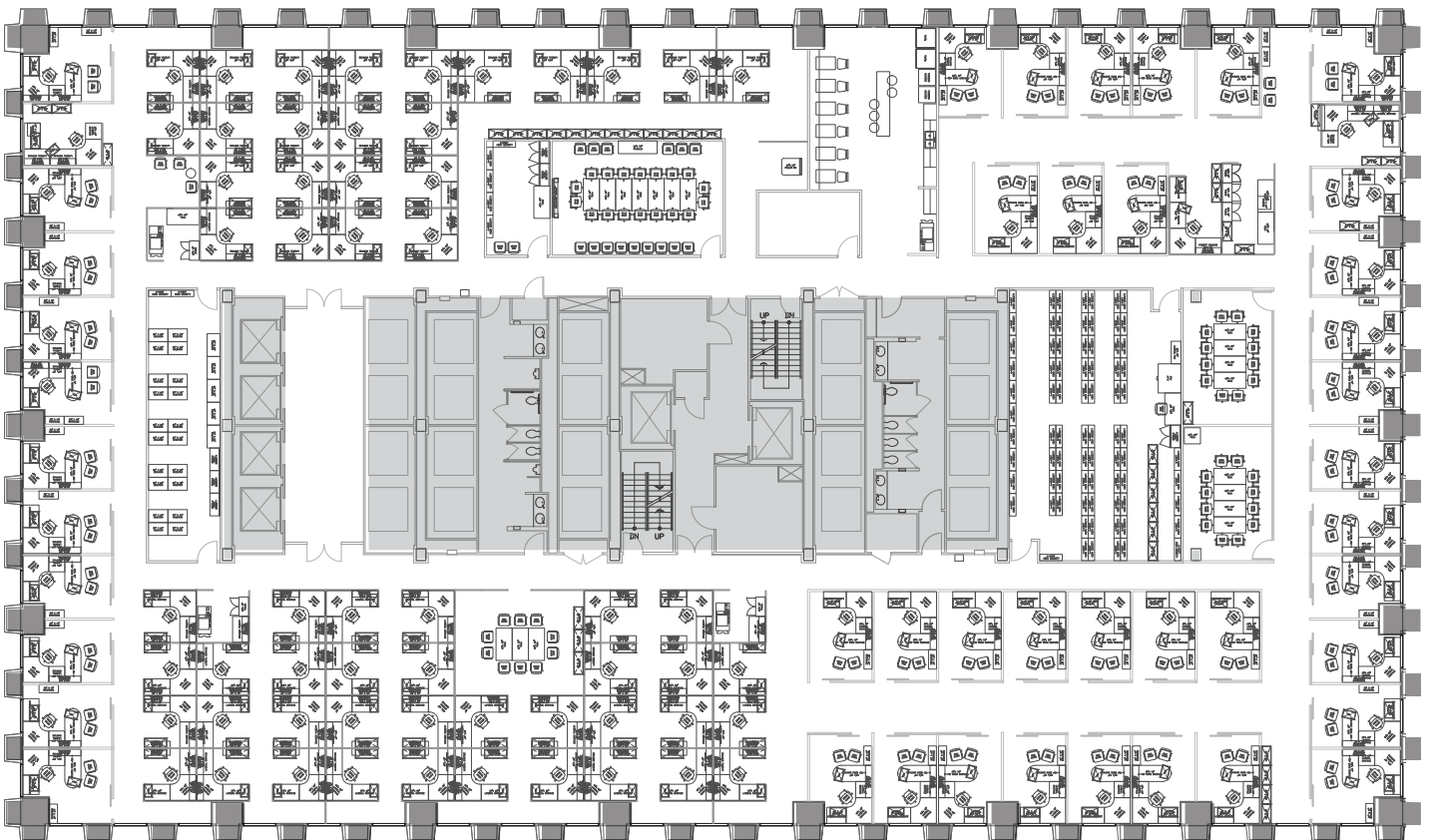
FLOOR 9 24,609 RSF

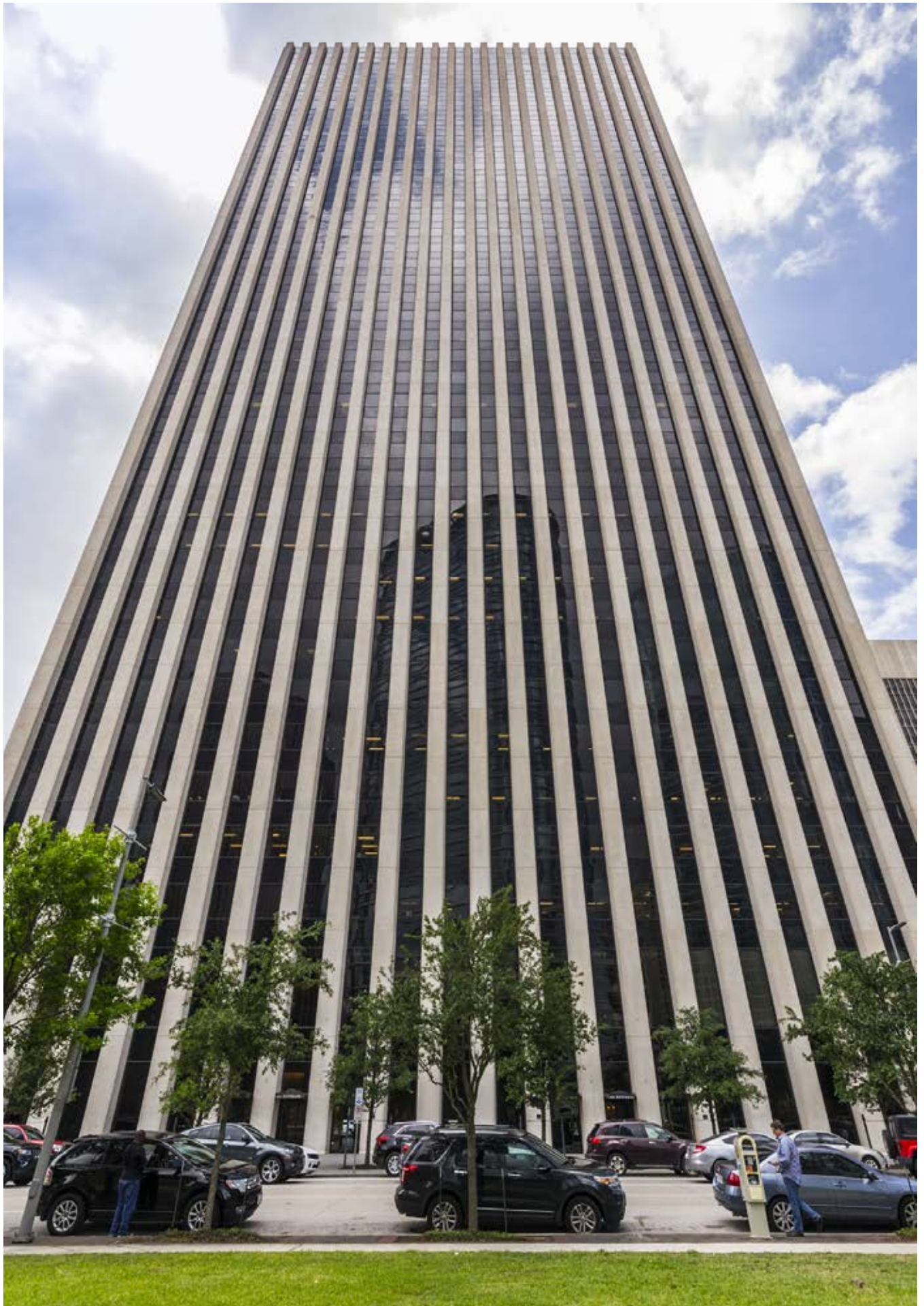
43 offices | 79 cubicles | 5 conference rooms



FLOOR 10 24,608 RSF

45 offices | 60 cubicles | 4 conference rooms





**601 Jefferson Street
Houston TX 77002**

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