



Click Above
For Virtual Tour

601

Jefferson St

3 Full Floors | 74,734 SF

Sublease Available

cresa

Sublease

601 Jefferson St



Up To Nearly 75,000 Total SF Available

Great Panoramic Views of Downtown

Available For Immediate Occupancy

Contact Broker For Rate Information

Long-Term Sublease

With the remaining term running through June 2030, enjoy peace of mind and long-term savings by locking in below market rents for years to come.

Plug & Play Opportunity

All floors are fully furnished and ready for occupancy, including Haworth cubicles and office furniture, as well as as completely outfitted conference and break rooms.

DIRTT Walls

Quickly tailor your space to your business' needs by reconfiguring the installed DIRTT Wall offices and conference rooms.



For More Information

Gary Lawless | 713.491.6307 | glawless@cresa.com

Samuel Heiber | 202.783.3889 | sheiber@cresa.com



Sublease

At-A-Glance

Jefferson Towers At Cullen Center

3

Floors Available

360+

Building Conference
Center Capacity



88

(Very Walkable)
Walk Score



Tunnel Connectivity

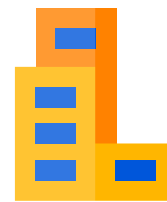
Enjoy access via skywalk to 1600 Smith St to Houston's famed downtown tunnel system offering a wide range of retail and dining options all while remaining under protection from any inclement weather on the surface level.



1.50/1,000

Parking Ratio

On-site food court, Frost
Bank, Amazon Locker and
full-service post office.

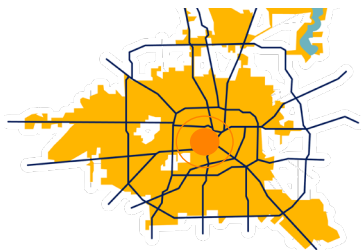


Thru June 2030

Long-term sublease opportunity

25,000 SF

Approximate Typical Floor Plate



Great Access

601 Jefferson provides convenient access in and out of downtown via I-10, I-45 and Hwy 59, as well as by Metro's bus and light rail transit services.



Building Security

A robust on-site security system, including key card elevators, helps manage and control building access.

75K SF

Click the icon to the right to get a virtual peek of the existing space!



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Sublease

Space Photos



For More Information

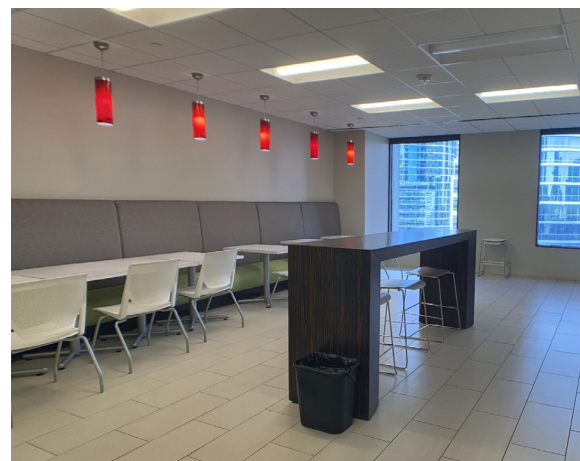
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Floor Plans

Office Workstation Common Area

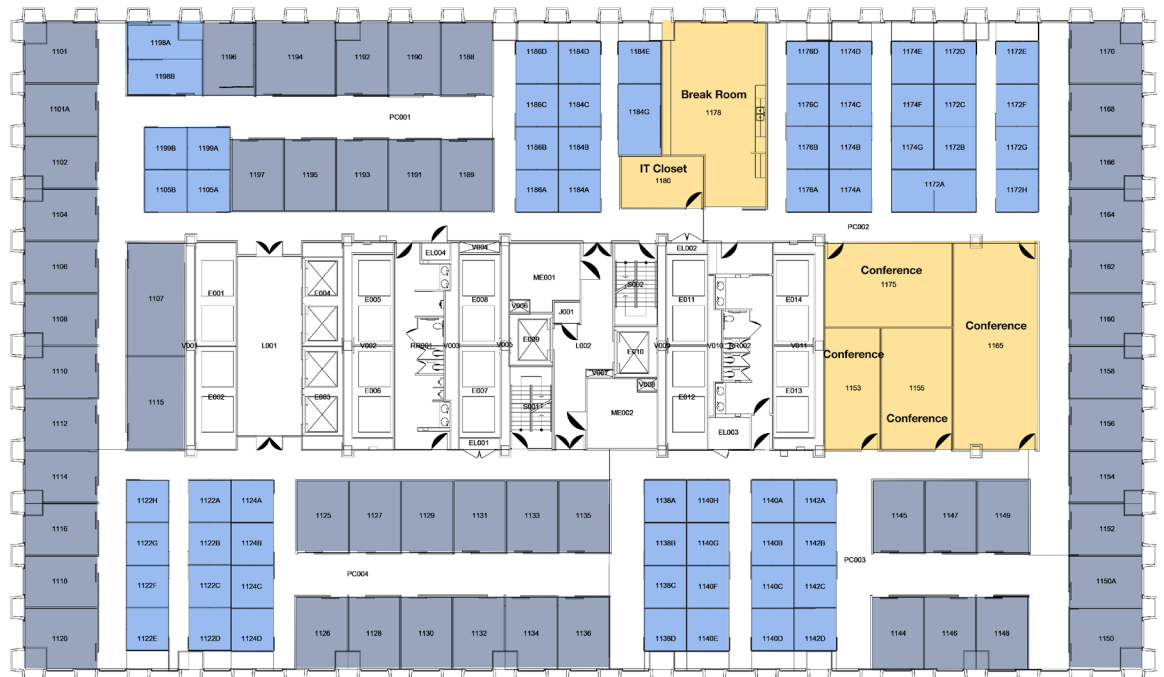
Floor 8

24,608 RSF
52 Offices
66 Cubicles
4 Conference Rooms
Break Room
IT Closet



Floor 11

24,608 SF
54 Offices
64 Cubicles
4 Conference Rooms
Break Room
IT Closet



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Sublease

Floor Plans

Office Workstation Common Area

Floor 38

25,518 RSF

35 Offices

101 Cubicles

5 Conference Rooms

Break Room

IT Closet



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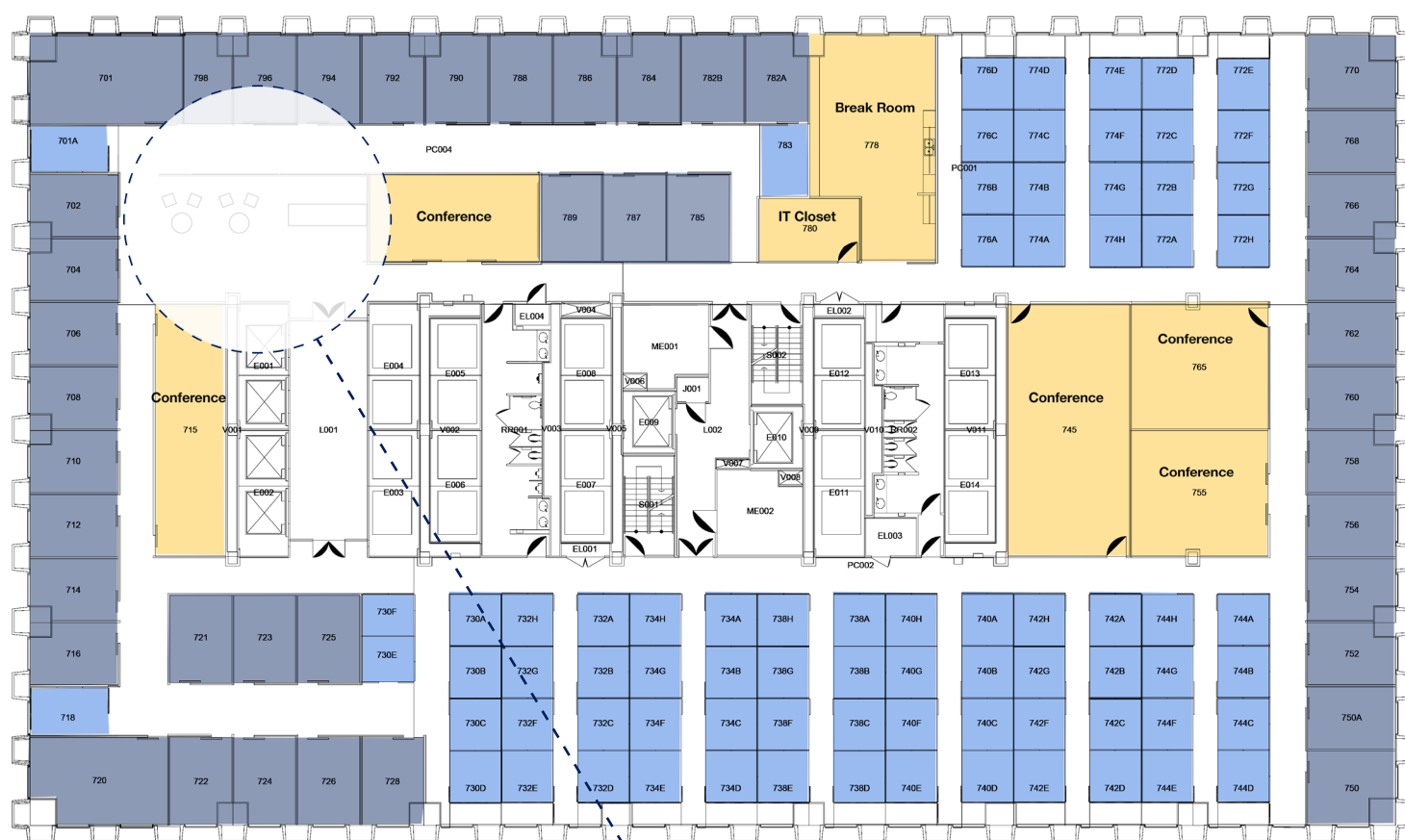
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Potential Layout

Office Workstation Common Area



Buildout Reception Area

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Sublease



Area Amenities

Be in the middle of it all and enjoy the conveniences of being in proximity to a lot of what downtown Houston has to offer. Enjoy being connected to the famed downtown tunnel system,

a short walk from the Tellepsen Family YMCA and light rail, as well close to a wide-range of dining options. Below is a sampling of the area's many amenities and attractions.

Eat & Drink

- | | |
|----------------------------|-------------------------|
| 1 Pappas Bros Steakhouse | 7 Little Woodrow's |
| 2 Morton's | 8 Pub Fiction |
| 3 Starbucks | 9 Buffalo Wild Wings |
| 4 GreenStreet | 10 Christian's Tailgate |
| 5 The Shops at Houston Ctr | 11 Pour Behavior |
| 6 Chipotle | 12 Benihana |

Leisure & Entertainment

- | | |
|------------------------|---------------------------------|
| 13 District 7 Grill | 19 Tellepsen Family YMCA |
| 14 Pappasito's Cantina | 20 The Downtown Club at the Met |
| 15 Zydeco Diner | 21 Toyota Center |
| 16 Pappas Bar-B-Q | 22 Minute Maid Park |
| 17 Vic & Anthony's | 23 Theater District |
| 18 Flying Saucer | 24 Discovery Green |

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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Lawless	502545	glawless@cresa.com	713.402.5800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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