

3 Houston Center

1301 McKinney St
Houston, Texas

9,218 SF Available Immediately



Sublease

3 Houston Center

Snapshot

Address: 1301 McKinney Street

Premises: Suite 1575

Rentable SF: 9,218 SF

Expiration: 09/30/2028

Availability: Immediate

Furniture: Available

Est. OpEx: \$15.17/SF + Mgmt Fee

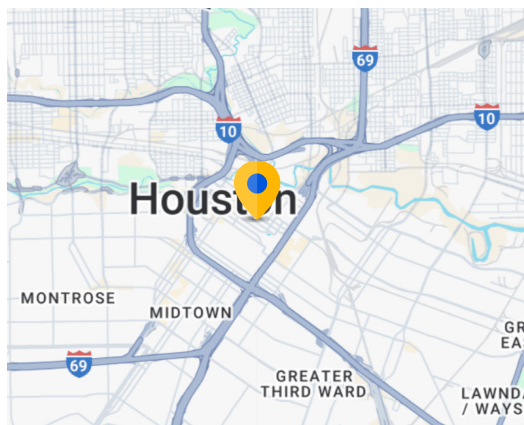
Asking Rent: Contact Broker



Parking



(2) Spaces at 3 Houston Center
(8) Spaces at Houston Center / Rusk



Features

- » Plug & Play Office Solution
- » Outdoor Plaza/Green Space
- » Contiguous 6,280 SF Also Available
- » Numerous Dining Options
- » Building Recently Renovated
- » 10 Hotels Within 5-Min Walk
- » State-Of-The-Art Fitness Facility
- » Short Walk To METRORail
- » Country Club Style Locker Room
- » Proximity To Discovery Green
- » Tenant Conference Center
- » Near Daikin Park & Toyota Center

For More Information

Drew Donohue | 713.363.0533 | ddonohue@cresa.com



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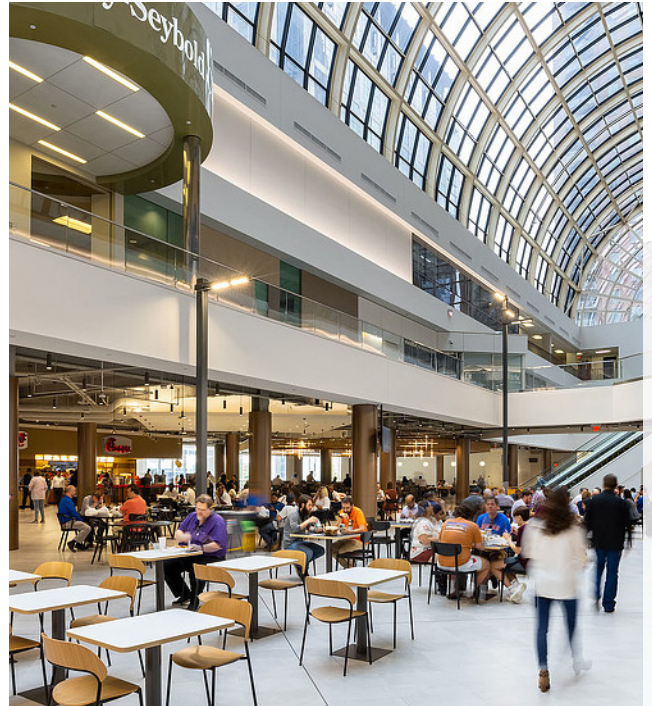


Sublease



Houston Center

Houston Center is a premier Class A office campus spanning five blocks in the heart of Downtown Houston. Anchored by three iconic towers and a vibrant central plaza, it offers a dynamic blend of business, retail, dining, and wellness amenities. Recent multi-million dollar renovations have redefined Houston Center as a modern, amenity-rich environment for today's workforce.



Fitness Center

The Lift is a 10,000 SF state-of-the-art wellness center featuring professional-grade equipment, country club-style locker rooms, and group fitness classes exclusively for tenants.

Conference Center

The Exchange is a 7,500 SF concierge-style conference center at Houston Center, offering flexible meeting spaces with advanced technology designed for high-impact presentations, trainings, and executive gatherings.

Retail / Dining

The Highlight is a 200,000 SF retail hub offering a vibrant mix of restaurants, shops, and entertainment venues, designed to enhance tenant convenience.



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Sublease



Select Downtown Amenities

- | | | | | |
|----------------------|---------------------------|-------------------------|---------------------------|---------------------------|
| 1. Avenida Houston | 22. Court At Allen Center | 23. Little Woodrow's | 34. Corner Bakery | 45. Le Meridien |
| 2. Bayou Place | 13. Beninhana | 24. Pour Behavior | 35. McCormick & Schmick's | 46. Tellepsen Family YMCA |
| 3. Downtown Aquarium | 14. Potente | 25. Vic & Anthony's | 36. C Baldwin Hotel | 47. The Downtown Club |
| 4. Market Square | 15. Osso & Kristalla | 26. Flying Saucer | 37. Hyatt Regency | 48. Toyota Center |
| 5. GreenStreet | 16. Irma's Original | 27. Island Grill | 38. Hilton Americas | 49. Minute Maid Park |
| 6. The Highlight | 17. Xochi | 28. Strato 550 | 39. Four Seasons Hotel | 50. Theater District |
| 7. Bravery Chef Hall | 18. The Grove | 29. Pappas BBQ | 40. Marriott Marquis | 51. Discovery Green |
| 8. Finn Hall | 19. Papasitos | 30. The Rustic | 41. JW Marriott | 52. House Of Blues |
| 9. Underground Hall | 20. Zydeco | 31. Biggio's Sports Bar | 42. Magnolia Hotel | 53. Bayou Music Center |
| 10. Post Houston | 21. Pappas Steakhouse | 32. El Big Bad | 43. The Lancaster | 54. Hobby Center |
| 11. Lyric Market | 22. Morton's Steakhouse | 33. McIntyre's | 44. Hotel Icon | 55. Fit Athletic Club |

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Cresa, LLC</u>	<u>9007724</u>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Gregory Burns</u>	<u>291394</u>	<u>gburns@cresa.com</u>	<u>214.446.3738</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew Donohue</u>	<u>653920</u>	<u>ddonohue@cresa.com</u>	<u>713.402.5817</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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