



For Sublease

6,963 RSF of Sublease Space Available

Site features:

Rate:	\$21.00/RSF NNN
OpEx:	\$15.22/RSF + electric (est. \$0.52/RSF)
Term:	Through May 31, 2025
Availability:	Negotiable
Parking:	7 Unreserved Spaces @ \$205.00 per month in Allen Center Garage
Furniture:	Negotiable

Highlights:

- On-site food court, conferencing facilities & retail
- Directly connected to the Doubletree Hotel
- 150,000 SF on-site fitness facility with full racquet club, basketball courts, cardio & weights
- Adjacent to 146 acres for walking, jogging & biking at Buffalo Bayou Park

**3 Allen Center
Suite 3680 - Floor 36**

**333 Clay Street
Houston TX 77002**

Bryant Lach
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> Virtual Tour

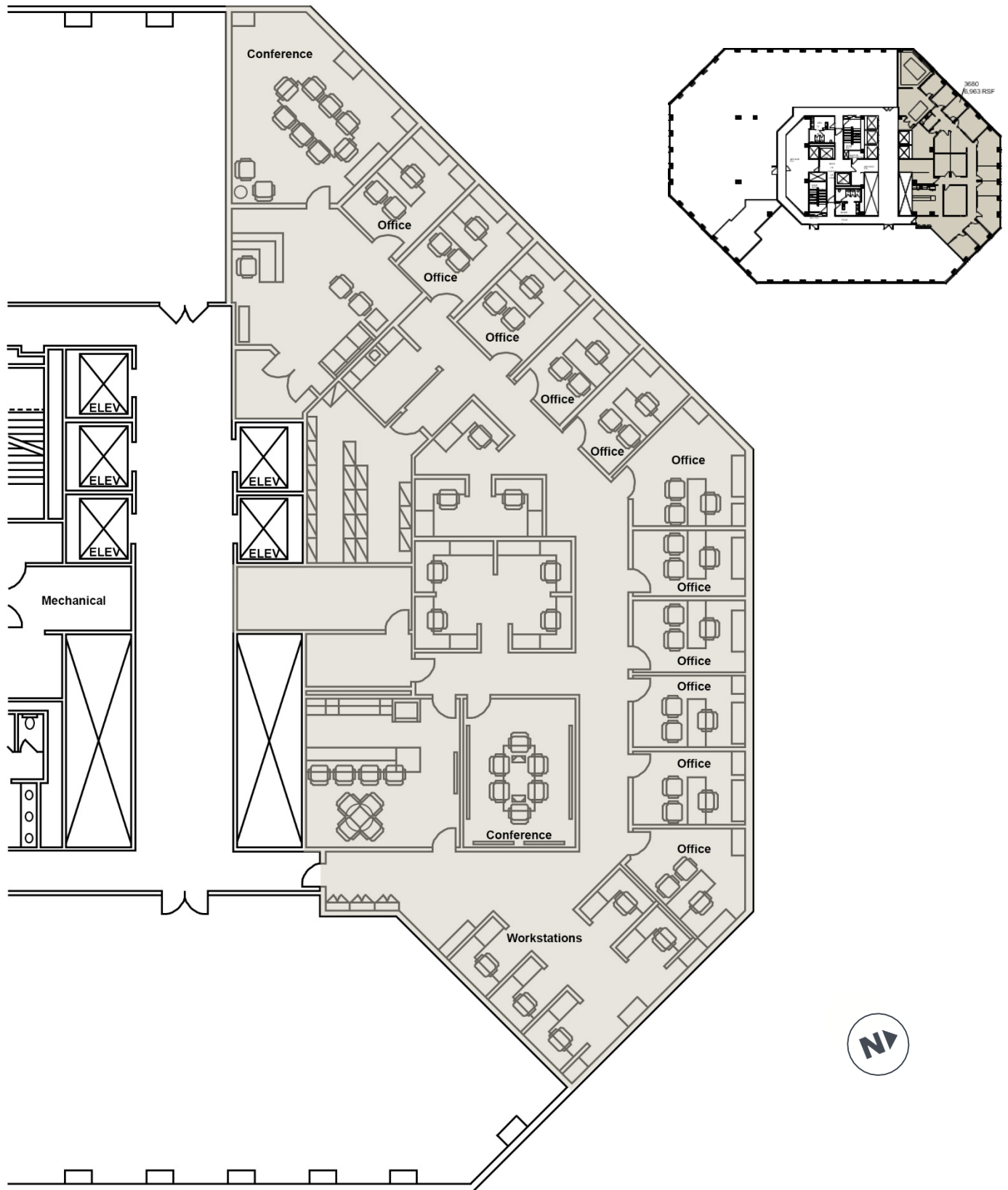


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333 Clay St., Houston, TX 77702

**Existing (as-built) floor plan
Suite 3680 – Floor 36**



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Reception

For Sublease

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Large conference room



Spacious breakroom

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Private offices with side lights

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Coffee bar near reception



Interior conference room



Large private office

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