



717

TEXAS

HOUSTON, TX

EXECUTIVE SUMMARY



THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor to the owner, is pleased to present for sale a 100% fee simple interest in 717 Texas ("the Property"), a 697,887 SF Class A office tower in Houston's vibrant and growing North Downtown. The current ownership recently spent over \$12 million to complete lobby upgrades, tenant conference areas, and an expansive green space on the 12th Floor patio. 717 Texas has seen strong leasing momentum in the last 24 months and is one of the only Houston CBD buildings to experience positive absorption during the pandemic, executing over 200,000 square feet of new leases and renewals. The Property represents a unique opportunity to acquire an institutional quality, Class A CBD office tower with significant near term upside potential by completing the on-going lease-up.

717 TEXAS AVE

Houston, TX 77002

697,887 SF

Net Rentable Area

65.7%

Leased (January 2023)

6.0 YEARS

WALT

2003 / 2020

Year Built / Renovated

33 STORIES

24 Floors Office above
Pedestal Parking

27,795 SF

Average Floor Plate

1.4 / 1,000 SF

Parking Ratio



NEW 1ST FLOOR LOBBY

INVESTMENT HIGHLIGHTS

STRIKING ARCHITECTURE
& PREMIER QUALITY

Hines

Developed and maintained by Hines since completion in 2003, 717 Texas represents not only Class AA quality but was the first office tower in Texas to earn the LEED Platinum designation.

SIGNIFICANT NEAR TERM
LEASING UPSIDE

Given the volume of recent leasing activity and the strong pipeline of prospects, 717 Texas presents the realistic opportunity to double the existing NOI in the coming 2-4 years.

MARKET LEADING
SUSTAINABILITY

The building meets all of the current standards for sustainability, energy conservation and ESG attributes in demand by today's owners and tenants.



EASE OF ACCESS

717
TEXAS



VIBRANT STREETSCAPE AND WALKABLE AMENITIES

In the heart of the amenity-rich North Downtown, within a short walking distance to restaurants, clubs, apartments, hotels, entertainment and fine arts venues.

DIVERSIFIED RENT ROLL

Tenancy in 717 Texas is comprised of a balanced mix of legal, finance and energy with no sector representing more than 32% of the building NRA.



TEXAS TOWER
Hines
Delivered 2022

717
TEXAS

BRAVA
Hines
Delivered 2022

JLL CONTACTS

SALES ADVISORS

JEFF HOLLINDEN
Senior Managing Director
T +1 713 852 3514
Jeff.Hollinden@am.jll.com

KEVIN McCONN
Managing Director
T +1 713 425 5839
Kevin.McConn@am.jll.com

RICK GOINGS
Senior Director
T +1 713 425 5855
Rick.Goings@am.jll.com


SHERRI ROLLINS
Vice President
T +1 713 852 3573
Sherri.Rollins@am.jll.com

BAILEY BLACK
Analyst
T +1 713 852 3436
Bailey.Black@am.jll.com

FINANCING ADVISORS

JOHN REAM
Senior Director
T +1 713 425 5919
John.Ream@am.jll.com

COLBY MUECK
Senior Managing Director
T +1 713 852 3575
Colby.Mueck@am.jll.com

 **JLL®** 4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.