

## 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

**65.7%** Leased (January 2023)

6.0 YEARS

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 1<sup>ST</sup> FLOOR LOBBY

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# 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.











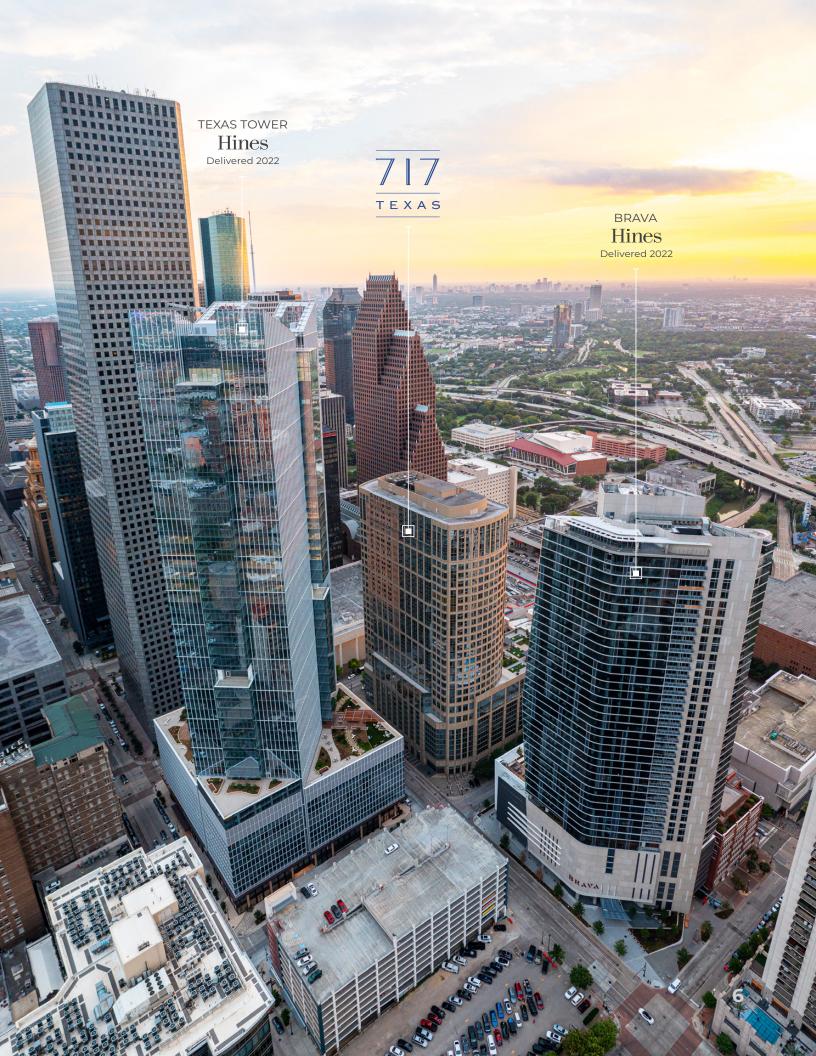
## EASE OF ACCESS

## 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.



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