

TC ENERGY CENTER

700 Louisiana - Houston, Texas

EXECUTIVE SUMMARY



THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor to the owner, is pleased to present for sale TC Energy Center and the Alley Theatre Center garage (“the Property”), a 1,291,862 SF Class A office tower recognized as an architectural icon across the globe. Current ownership has recently spent over \$22 million in complete lobby, fitness, and tenant conference area renovations, creating a rare combination of iconic real estate with modern innovation and functionality. 700 Louisiana attracts a diverse tenant base with its premier walkable location in Downtown Houston’s Theater District, and 56 stories of commanding views in every direction. The Property represents a unique opportunity to acquire institutional quality, Class A product in the premier area of Downtown Houston with significant upside potential.

700 LOUISIANA ST. HOUSTON, TX 77002

1,291,862 SF NRA

70.7% LEASED

7.2 YEAR WALT (JAN 2023)

1983 BUILT / 2021 RENOVATED

53 TENANT FLOORS ABOVE GRADE

4 PARKING LEVELS BELOW GRADE

HIGHLY VERSATILE AND EFFICIENT FLOOR PLATES

1.0 / 1,000 COMBINED PARKING RATIO

LEED GOLD CERTIFIED

96 WALKABILITY SCORE

INVESTMENT HIGHLIGHTS



BUILDING REVITALIZATION

Over \$22M has been invested in an extensive, multi-phase renovation program to completely transform and revitalize the building's former banking hall, and Western Union Building.

INDUSTRY LEADING SUSTAINABILITY

TC Energy Center implements green building practices in a uniquely classic building. The building is LEED Gold certified, WELL Health Safety rated, and has high efficiency building systems in place.

DIVERSIFIED RENT ROLL

Tenants in TC Energy Center represent a favorable mix of industries with limited exposure to the energy industry at 38.8%. Outside of energy, the Property is not heavily made up of any single industry, with the biggest representation from law firms and financial companies.

PRIME NORTH DOWNTOWN LOCATION

TC Energy Center is optimally located in the heart of downtown Houston's lively Theatre District. The building benefits from vibrant streetscapes and walkable amenities including restaurants, food halls, hotels, and entertainment venues.

VERSATILE FLOOR PLATES

The tower boasts highly efficient rectangular floor plates and also offers more creative and unique spaces. TC Energy Center offers a wide array of office spaces able to suit a diverse range of tenant needs.

ICONIC SKYLINE FIXTURE WITH PREMIER ACCESSIBILITY

ALLEY THEATRE CENTER GARAGE

TC ENERGY CENTER



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