

801 TRAVIS

HOUSTON, TEXAS



THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor to the owner, is pleased to offer for sale a 100% fee simple interest in 801 Travis (the Property), a 222,192 square foot Office tower in the heart of Houston's Central Business District. Built in 1981 and subsequently renovated in 2007 and 2014, the Property is situated on a 0.43-acre urban infill site that features an array of walkable amenities, including residential, retail, hotel, dining, public parks, public transportation, and entertainment/sports venues. With a 10 floor parking garage, two of which are leased by the adjoined JW Marriott, the Property offers an above-market parking ratio of 2.00/1,000 SF and the ability to accommodate on-site parking for both tenants and visitors.

At 43.00% occupied, 801 Travis presents investors with an opportunity to create significant value through the lease up of vacant space. The contemplated basis, which will be a fraction of its peer group, will allow new ownership the ability to offer attractive leasing terms to tenants in the market that give the Property a newfound competitive advantage among its peers.

801 TRAVIS

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801 Travis Street, Houston Texas, 77002

222,192 SF

NET RENTABLE AREA

43.00%

OCCUPANCY

5.4 YEARS

WALT

1981/2014

YEAR BUILT/
RENNOVATED

21 FLOORS

STORIES

.43 ACRE LOT

SITE

19,329

TYPICAL FLOOR SIZE

2.00/1,000 SF

PARKING RATIO



01

INVESTMENT HIGHLIGHTS

Value-Add Opportunity at Extremely Attractive Basis

Connected to Luxurious 4-Star Hotel

Excellent Building Functionality Offering Multiple Stabilization Strategies

Main-and-Main Downtown Location

Expansive List of Amenities with Direct Tunnel Access and On-Site Retail

Market Leading Parking Capabilities

Significant Capital Improvements by Ownership



ALLEN CENTER

1600 SMITH ST

1500 LOUISIANA

1001 FANNIN

THE HIGHLIGHT AT
HOUSTON CENTER

FOUR SEASONS

ONE PARK PLACE

1500 ON THE GREEN

HILTON AMERICAS


TOYOTA CENTER

DISCOVERY GREEN

GEORGE R. BROWN CONVENTION CENTER

801 TRAVIS



WELLS FARGO PLAZA

TC ENERGY CENTER

CHASE TOWER

801 TRAVIS

PENZOIL PLACE

TEXAS TOWER

111 LOUISIANA

609 MAIN

811 MAIN

BRAVA

HESS TOWER

BANK OF AMERICA

CATALYST

PARKSIDE RESIDENCES

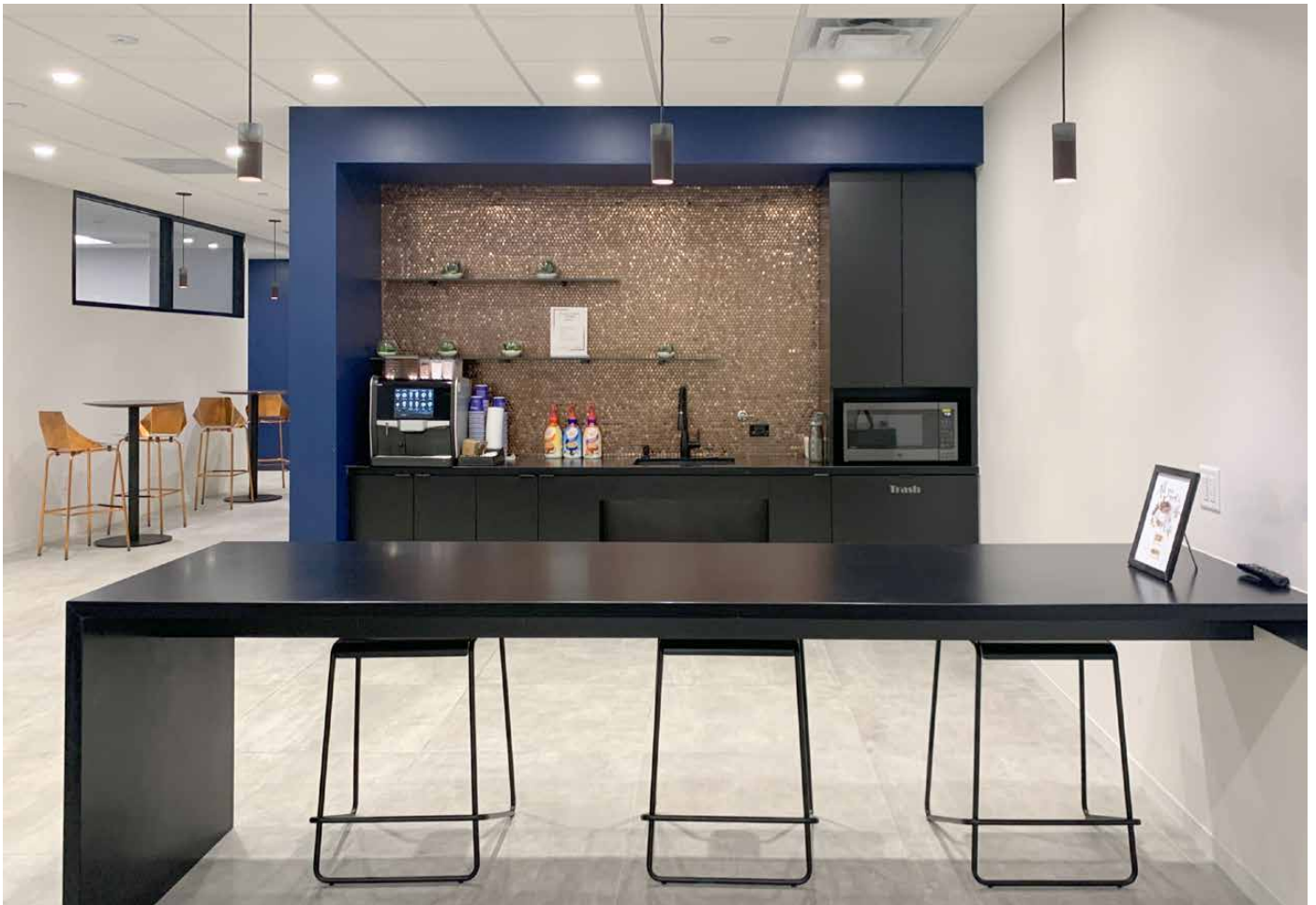
MARRIOTT MARQUIS

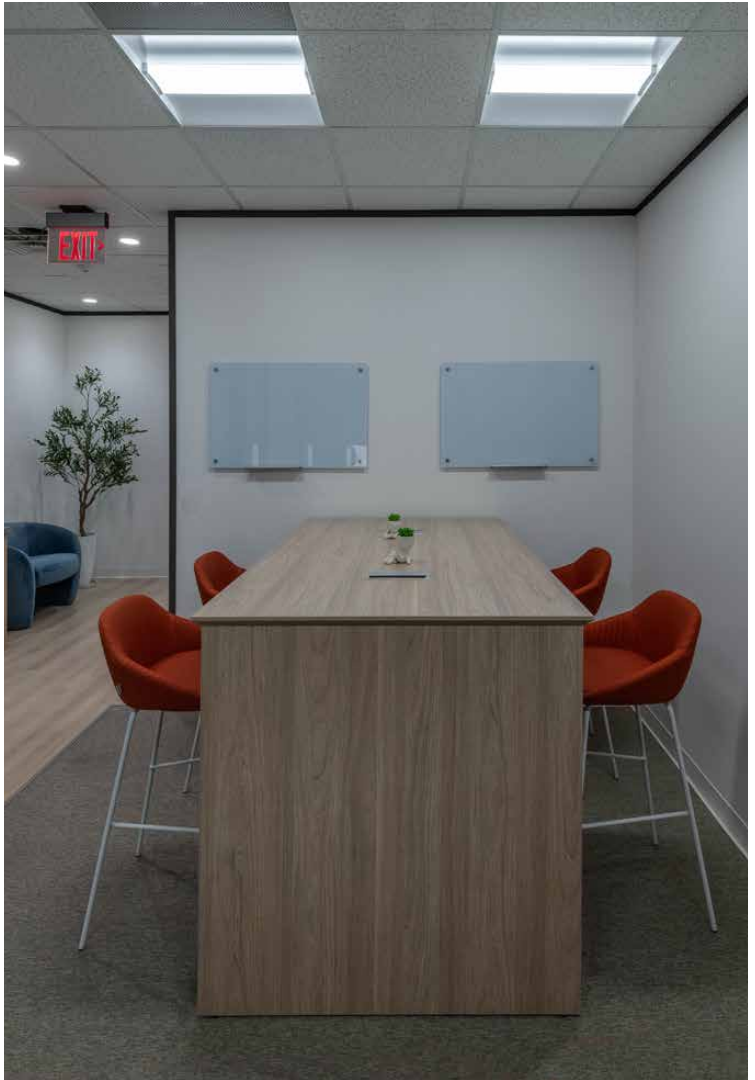


MINUTE MAID PARK



87,069 VPD





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