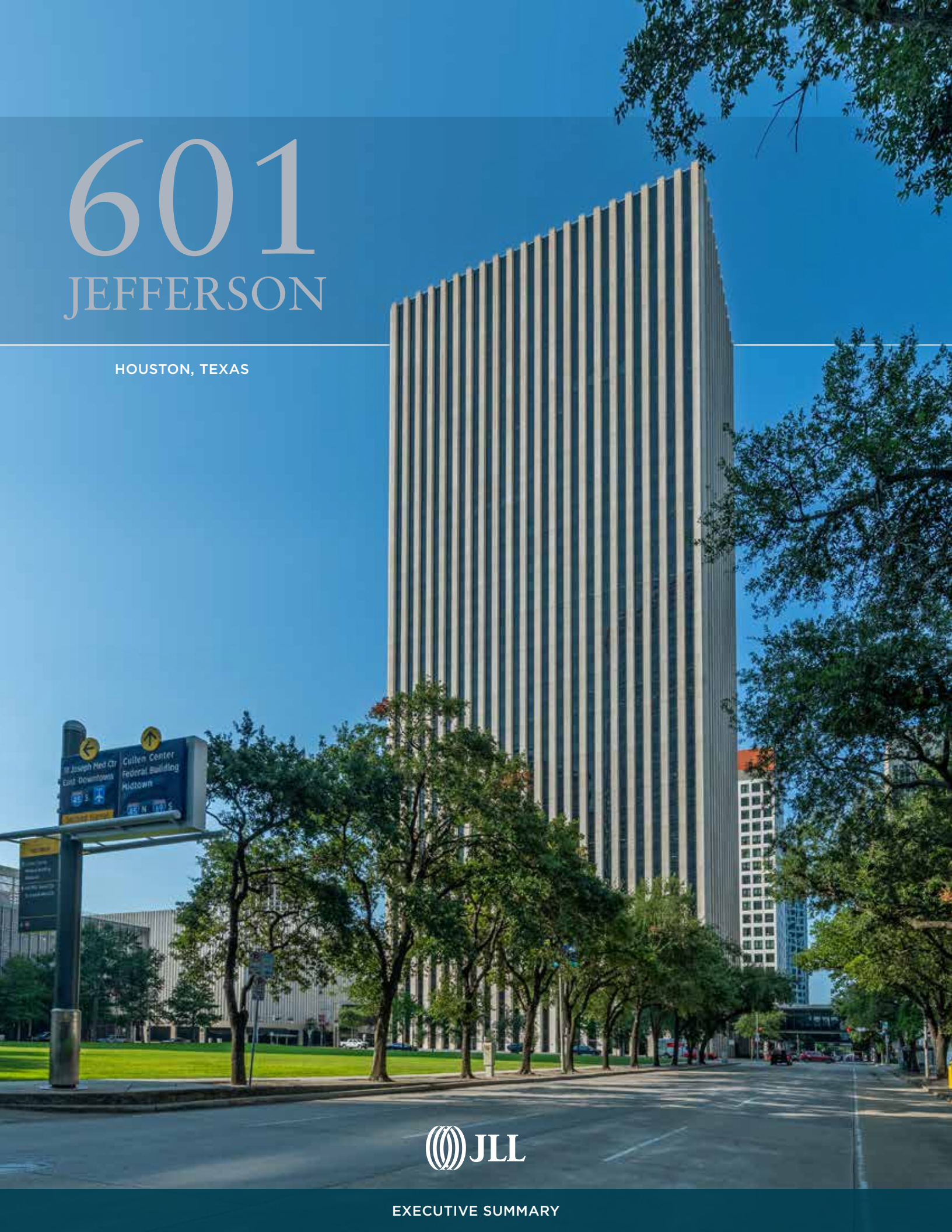


601 JEFFERSON

HOUSTON, TEXAS



EXECUTIVE SUMMARY

THE OPPORTUNITY

JLL Capital Markets, serving as exclusive advisor, is pleased to present for sale a partial leasehold interest in 601 Jefferson, a 1,047,748 square foot office tower strategically positioned in Houston's Central Business District. Built in 1973, this prime asset sits on 1.47 acres in an urban infill location with nearby residential, retail, hospitality, dining, public parks, transit, and entertainment amenities. The offering includes the adjacent parking garage at 701 Jefferson, providing substantial parking revenue and above-market parking ratios.

With 91% current occupancy anchored by KBR's 87% building lease, 601 Jefferson delivers immediate cash flow stability while offering compelling value creation opportunities. The property's efficient rectangular floor plates provide optimal flexibility for future multi-tenant or single-tenant strategies upon lease expiration. Additionally, 601 Jefferson represents an exceptional office-to-residential conversion candidate, supported by its premier downtown location, functional floor plate design, abundant on-site parking, and attractive acquisition basis that enables development capital to focus on interior improvements. This robust investment opportunity combines stable near-term cash flow with multiple value creation pathways, positioned within one of downtown Houston's most desirable and accessible locations.

601 JEFFERSON

ADDRESS

1,047,748

NET RENTABLE AREA

91.45%

OCCUPANCY

4.4 YEARS

WALT

1973

YEAR BUILT

42

STORIES
(40 with
2 basement levels)

2.94 ACRES

SITE
(1.47 acres for 601 Jefferson
& 1.47 acres for 701
Jefferson garage)

24,608 - 26,120 SF

TYPICAL FLOOR SIZE



STABILIZED OFFICE ASSET OFFERED AT EXTREMELY ATTRACTIVE BASIS

601 Jefferson presents investors with an immediate cash-flowing opportunity through its 91% occupancy, anchored by KBR with five years of remaining lease term through 2030. This stable income foundation provides investors with predictable cash flow while offering multiple value creation pathways upon lease expiration, including lease extension negotiations or implementation of a strategic multi-tenant repositioning approach. The property is positioned at an exceptionally attractive basis, offered at a significant discount to replacement cost, maximizing investor flexibility and return potential while minimizing downside risk. This combination of near-term cash flow stability, strategic optionality, and favorable acquisition pricing creates a compelling investment proposition that accommodates various investment strategies and market conditions.





SUPERIOR ACCESSIBILITY WITH HIGHWAY VISIBILITY

GALLERIA / UPTOWN
12 Minute Drive

ENERGY CORRIDOR
12 Minute Drive

RIVER OAKS
Avg. Home Value: \$4.3M+

MONTROSE

MIDTOWN

601 JEFFERSON

45 186,666 VPD

Positioned just 0.2 miles from Interstate 45, 601 Jefferson delivers superior connectivity throughout Houston's major submarkets, with Interstate 10 and Interstate 69 accessible within a 5-minute drive. The property's strategic western location within the Houston Central Business District offers convenient access to Montrose, Midtown, and the Heights, Houston most popular urban neighborhoods. Beyond its remarkable connectivity advantages, 601 Jefferson benefits from prime visibility along Interstate 45, capturing exposure to over 198,000 vehicles daily, further enhancing its market presence and accessibility profile.



EXCELLENT BUILDING FUNCTIONALITY

EXCELLENT BUILDING FUNCTIONALITY OFFERING WITH EFFICIENT FLOOR PLATES

601 Jefferson features efficient rectangular floor plates that maximize leasing flexibility for both tenants and investors. With the top two floors currently available, these optimally designed floor plates accommodate seamless single-tenant or multi-tenant configurations to meet diverse market demands. The functional floor plates, averaging approximately 25,000 rentable square feet, provide ideal divisibility for multi-tenant strategies while maintaining operational efficiency. The building's robust parking infrastructure delivers a competitive 1.5/1,000 ratio, enabling new ownership to offer abundant parking availability that enhances tenant attraction, reduces occupancy risk during multi-tenant lease-up phases, and generates substantial ancillary revenue in the downtown market. This combination of flexible floor plates and superior parking provision positions 601 Jefferson as a highly adaptable asset, able to cater to tenants in the market.





±25,000
RENTABLE SF
FLOORPLATES

EXPANSIVE NEARBY AMENITIES

601 Jefferson's location offers an array of fantastic nearby amenities. GreenStreet Mall adds vibrancy with its trendy boutiques, diverse dining options, and exciting entertainment venues. Discovery Green provides a serene escape, featuring green spaces, walking paths, and a picturesque lake, just 1.0 miles from 601 Jefferson.

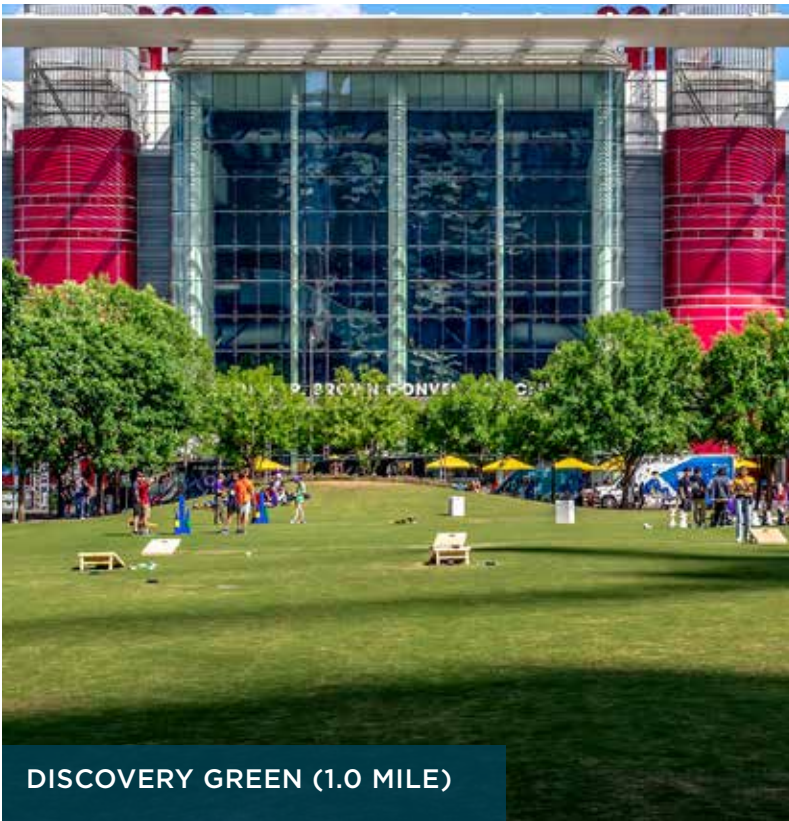
The Downtown Center at the Met, positioned just 0.6 miles from the Property, delivers an upscale fitness and club experience featuring cutting-edge equipment, country club-caliber locker facilities, and tennis/pickleball courts. This exclusive fitness and executive club serves as a premier networking hub for the business community, attracting influential executives, tennis enthusiasts, and civic leaders in a central downtown setting.

Building occupants enjoy seamless connectivity to premium amenities, including direct skybridge access to the Whitehall Hotel, which provides luxury accommodations and fine dining options. The Property benefits from proximity to high-quality residential developments, notably the Elev8 apartments directly across the street, offering upscale loft-style living with diverse floor plan options. Combined with nearby parks and entertainment venues, this location provides a highly amenitized urban environment that supports both professional productivity and lifestyle preferences.





THE DOWNTOWN CLUB AT THE MET (0.6 MILE)



DISCOVERY GREEN (1.0 MILE)



WHITEHALL HOTEL (ADJACENT)



HOUSE OF BLUES (1.0 MILE)

A LIVE, WORK, PLAY ENVIRONMENT

As the office sector begins to re-define the workplace in a post-Covid world, it has become increasingly clear that employees returning to work want an unique amenity-rich environment. Forward-thinking companies are seeking office space that offers personal and social incentives to return to the workplace. 601 Jefferson is immediately surrounded by some of the more desirable restaurants, entertainment, and experiences Houston has to offer. During time out of the office, tenants at 601 Jefferson can eat and drink at trendy restaurants, enjoy Houston's famous entertainment centers, both old and new, and enjoy time in the famous discovery green smaller parks that are all within just a few blocks of the property.

FOOD & DRINK

Located on Jefferson Street at the western point of the Houston Central Business District, 601 Jefferson is centrally located in close proximity to several street level, walkable dining restaurants - including the recently opened The Palm Restaurant, Pappas Steakhouse, and McCormick & Schmick's. as well as the renowned Morton's steakhouse located in the lobby of the building. Five foods halls are also within walking distance: Finn Hall, Underground Hall, Bravery Chef Hall, and The Highlight at Houston Center. Additionally, with tunnel access from the lobby, there is an abundance of dining options for tenants accessible rain or shine.

ENTERTAINMENT

Located about a mile west of Houston's theater district, 601 Jefferson has no shortage of entertainment options for tenants and visitors. The property is located within equal distance of all the entertainment centers that downtown has to offer. Some of the more famous and popular attractions include Daikin Park home of the 2017 & 2022 World Series Champion Houston Astros, Toyota Center, home to the Houston Rockets, Discovery Green Park, George R. Brown Convention Center, and the Downtown Aquarium.



TOYOTA CENTER



DISCOVERY GREEN



DOWNTOWN AQUARIUM



MORTON'S STEAKHOUSE



DAIKIN PARK



GRAND OPERA



McCORMICK & SCHMICK'S

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