



Executive Summary



THE OPPORTUNITY

JLL, as the exclusive representative of the owner, is pleased to offer for sale a 100% fee simple interest in 1001 McKinney (the "Property"), a 24-story, 375,440-square-foot office building in Houston's central business district. The building was constructed in 1947 and has been honored as a historic landmark on the National Register of Historic Places. A past winner of the prestigious International BOMA Historical Office Building of the Year Award, 1001 is certified as LEED Gold and has the Energy Star designation.

Today, considerable value creation is achievable through rolling current in-place rents to market and through the lease up of the remaining vacant space. 1001 McKinney offers investors prestige, history, quality, abundant amenities, and a prime location in Houston's largest employment center.

Additional features and amenities include: on-site parking garage with an excellent 2 per 1,000 parking ratio, guest, reserved/unreserved covered parking; elevator & escalator access to tunnel system retail and restaurant amenities; two distinctive ground floor entrances off of Main and McKinney streets; seven high-speed elevators; efficient air conditioning and heating systems; refinished exterior limestone and granite; fiber optic loop with access on each floor; full retail banking and ATM; card key access; on site conference facility; tenant bike room with shower facilities; and 24/7 on-site security, a full-service fitness center, and a state-of-the-art tenant lounge.

PROPERTY OVERVIEW

Address	1001 McKinney, Houston, TX 77002
Net Rentable Area:	375,440 SF
% Occupied	76.6%
WALT	6.3 Years
Year Built / Renovated	1947 / 2015 / 2020
Stories	23 + Tunnel







1001 MCKINNEY

Houston, TX 77002

375,440 SF

Net Rentable Area

76.6%

Leased

6.3 YEARS

WALT

1947 / 2015 / 2020

Year Built / Renovated

23

STORIES (+ Tunnel)

2.0 / 1,000 SF

Parking Ratio

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY WITH STRONG EXISTING CASHFLOW

The Property is currently 76.6% leased to an extremely diverse existing tenant base, which **65% of have been renewed or are new leases since 2021**, consisting of law firms, energy companies, architecture firms, retailers, and more. Investors in 1001 McKinney are poised to benefit from immediate upside through the lease-up of vacant space and continued expansion of existing tenants. 1001 McKinney is offered at a significant discount to replacement cost, and will allow new ownership the ability to offer competitive rental rates in the market that will lead to occupancy gains throughout the hold period and generate the highest return upon exit. **The in-place income is well protected by a relatively smooth lease expiration schedule with the largest tenant (25% of the NRA) having over 10 years of remaining term.**

LEASING ACTIVITY

TENANT	DEAL TYPE	SUITE	NRA	COMMENCEMENT	TERM	RENTAL RATE
Manhattan Resources	New	400	5,777	1/17/22	39	\$14.54
Saul Hair Studio	New	B5	870	3/1/22	39	\$17.50
SBSB Law	Expansion	1650	12,132	4/1/22	50	\$20.50
Winpark	Relo/Exp	450	5,164	4/16/22	41	\$17.50
Walker Wilcox Matousek	Renewal	2000	7,364	9/1/22	62	\$17.25
ConnectGEN	Expansion	750	3,167	9/1/22	65	\$19.00
Mitby Pacholder Johnson	New	925	4,082	2/1/23	53	\$18.00
Perkins & Will	Relo/Exp	1900	15,305	8/1/23	132	\$18.00
The CapFinancial Group	Relo/Exp	1740	4,801	9/1/23	91	\$18.00
SBSB Law	Expansion	1100-1200	40,002	9/1/23	124	\$19.50
Crest Printing	Ren/Exp	A2	2,387	10/1/23	60	\$9.00
TRC Capital Partners	Renewal	530	2,473	10/1/23	39	\$18.50
Charles R. Weber	Renewal	475	1,934	10/1/23	39	\$18.50
McGlinchey Stafford	Ren/DS	1500	14,292	12/1/23	76	\$20.50
SBSB Law	Expansion	1300	19,968	1/1/24	120	\$19.50
Morton's	Renewal	100	7,512	2/1/24	120	\$30.00
Integral Resources	Renewal	802	402	5/1/24	60	\$21.50
CBIZ	Relo/Exp	1700	6,384	5/1/24	89	\$18.50
Maui Life	New	B1	1,376	8/1/24	62	\$10.00
Bright Horizons	Renewal	G912	6,188	11/1/24	100	\$24.00
SBSB Law	Expansion	2200-2300	8,771	11/1/24	121	\$20.00
LNG Management	Renewal	600	6,413	2/1/25	24	\$19.50
LeFrak Energy Management	New	550	2,845	3/1/25	41	\$18.50
Smyth Oil	New	806	1,620	4/1/25	41	\$19.00
Mitby Pacholder Johnson	Exp	925	6,083	6/1/25	48	\$18.91
Saul Hair Studio	Renewal	B5	870	6/1/25	39	\$12.00
Zarvona Energy	Renewal	1800	20,001	6/1/25	84	\$19.50
International Bank of Commerce	Renewal	150	2,603	9/1/25	63	\$25.50
TOTALS / AVERAGES			210,786		90	\$19.48



SIGNIFICANT CAPITAL INVESTMENT WITH LIMITED NON-LEASING CAPITAL NEEDED

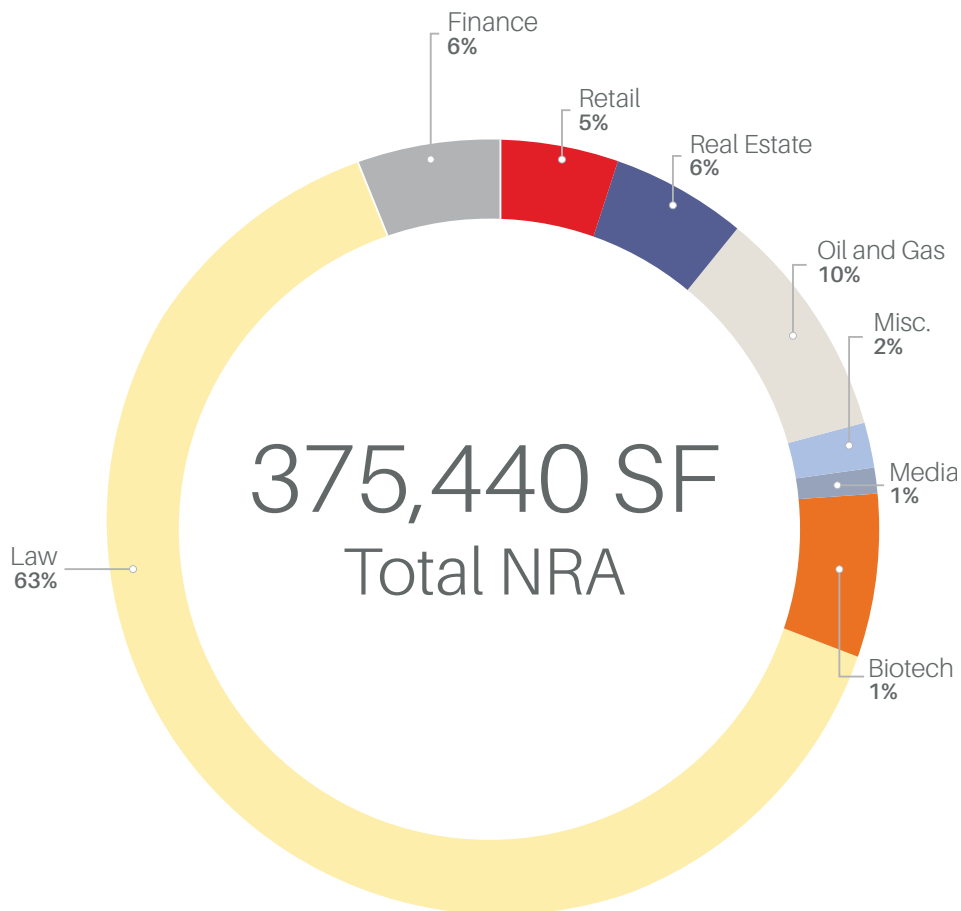
Since 2018, ownership invested over \$16 million in capital improvements to recapture the Property's historical 1940's design while enhancing the tenant experience. Recent upgrades and renovations enhanced many standards and amenities tenants look for in office buildings today; including a \$1.6M ground floor lobby renovation, upgraded tenant restrooms, renovations to the upper floor elevator lobbies, and a new fitness center and tenant lounge. Recent capital expenditures also include upgrades to a number of building systems such as a full elevator modernization in 2020, a new fire alarm panel, parking gate equipment, and more. The leasing momentum at the property is a direct result of the substantial enhancements performed by ownership. The meticulous care of 1001 McKinney has led to the Property continually being seen as one of the most attractive historical Downtown office buildings in Houston.

CAPITAL EXPENDITURE SUMMARY		TOTAL 2018-2025
INTERIOR IMPROVEMENTS	Main Lobby & Tunnel Renovation	\$1,556,407
	Upper Floor Elevator Lobbies & Restrooms Renovations	\$633,041
	Fitness Center & Tenant Lounge	\$397,133
	Spec Suites	\$224,841
	Relocate Bike/Mail Room	\$11,348
	Bus Duct Replacement	\$1,800,000
	Exterior Parking Garage Sign	\$19,248
	2025-2026 Spec Suites	\$200,000
	2026 Parking Equipment Replacement - by WinPark	\$150,000
	Tenant Improvements	\$9,612,872
	TOTAL INTERIOR IMPROVEMENTS	\$14,604,889
DEFERRED MAINTENANCE	Elevator Modernization	\$1,846,268.52
	Parking Garage Entry/Exit Controls	\$127,133.54
	Cleaning Corrosion from Stairs	\$42,164.38
	Fire Alarm Panel	\$68,772.30
	Bldg Automation System Replacement	\$58,538.69
	HVAC Replacements	\$28,199.13
	Replace Decking	\$42,180.96
	DEFERRED MAINTENANCE TOTAL	\$2,213,257.52
TOTAL CAPEX		16,818,146

INVESTMENT HIGHLIGHTS

DIVERSE TENANT BASE WITH LIMITED EXPOSURE TO MACRO-ECONOMIC RISKS

The majority of the Property's rent roll is supported by legal tenants, and poses limited exposure to the energy industry (~14.6% of the total NRA) therefore limiting exposure to macro-economic risks. With nearly 40 unique tenants representing 12 different industries, 1001 McKinney enjoys a competitive advantage and the top 5 largest tenant's have a WALT of 9.0 Years.





INVESTMENT HIGHLIGHTS



HIGH-QUALITY ASSET

1001 McKinney checks all of the boxes for tenants seeking the live-work-play experience that has become a mainstay in today's leasing environment. Features offered at the Property that have led to the significant activity include:

- Enhanced amenities
- Main and main location in Downtown
- Well-located tunnel access
- A METRORail stop right outside the front door
- Above-average parking ratio (2.0/1,000) in a connected garage
 - Only 23 buildings within Downtown Houston offer a connected parking garage with a ratio of 2.0/1,000 or higher
 - The existing supply that boasts similar parking amenities and offers similar lease terms to 1001 McKinney is comprised of only 3 buildings in Downtown
- Competitive lease structures

MEANINGFUL CONTRACTUAL PARKING REVENUE

The Property currently benefits from meaningful in-place contractual parking revenue. Secured, dedicated parking spaces provide a significant amenity for tenants, improving their satisfaction and potentially leading to higher lease rates and better retention in a competitive market. Furthermore, the controlled parking help to streamline building access and management, contributing to a more efficient and desirable office environment.



ADDITIONAL ADVANTAGE THROUGH HISTORIC TAX CREDITS

1001 McKinney is designated as a historic landmark on the National Register of Historic Places. The designation allows the owner to apply for state tax credits with the Texas Historical Commission for any qualifying building improvements. Qualifying expenses include hard and soft costs associated with capital improvements, repairs & maintenance related improvements to the building, and tenant improvements. Certain limitations and restrictions apply. In addition, the owner of the Property is exempt from paying taxes on the cost of labor for these improvements, which allows tenant improvement dollars to go further.

Since 2021, the owner completed two sales transactions of historical tax credits for \$0.93 on the dollar for net proceeds of \$1.29 million and \$2.16 million. Similarly, as of 4Q 2025, the Seller received approval from the Texas Historical Commission for approximately \$5.0 million in qualifying expense associated with a bus duct replacement, tenant improvements, capital expenses, and repairs and maintenance from 2022-2025. The resulting 25% state tax credits amount to \$1.25 million. **The Seller is in the process of completing the application process to sell these credits in 2026 for \$0.93 on the dollar for a cash value of \$1.16 million. To the extent the process is not completed prior to the sale of the Property, new ownership will inherit the right to complete the application and sell the historic tax credits for this and all future approved capital investments.**

The owner may apply for historical tax credits prior to, or during the performance of, any qualifying capital improvement(s) to the building valued over \$5,000. The process typically takes approximately 120 days following the completion of the work. A single application may encompass multiple improvement projects completed over the preceding years so long as the party submitting the application owned the Property in the year the work was placed into service. Upon official receipt of the tax credits certificate, numerous brokers in the market will facilitate a sales transaction. Buyers are typically large corporations seeking to reduce their state franchise tax liability.

INVESTMENT HIGHLIGHTS

HISTORIC AND UNIQUE ASSET

Built in 1947 and hailed as the first post-war skyscraper of the southwest, 1001 McKinney has a rich and distinguished history. Commissioned by Houstonian James A. Elkins Sr., (1879-1972) whose influence in the field of politics, law and banking spanned a period of more than 50 years, the building served as the headquarters of The City National Bank. Elkins owned The City National Bank and was also a founding partner of legendary law firm Vinson & Elkins, which today is one of the largest law firms in the world. 1001 McKinney not only housed Elkins' bank and law firm, but was home to many up and coming oil companies such as Humble Oil and Phillips Petroleum, which were predecessors to today's ExxonMobil and ConocoPhillips respectively.

MAIN-AND-MAIN DOWNTOWN LOCATION

Located on the northeast corner of McKinney and Main, 1001 McKinney benefits from a METRORail Station immediately in front of the building. In 2004, METRORail opened its 7.5 mile light rail line down Main Street and the city of Houston created Main Street Square as the new focal point for the CBD. METRORail brings a new era of transportation to Houston and connects Downtown, Midtown, the Museum District, the Texas Medical Center, Reliant Park and the South Fannin Park & Ride lot. In addition to the METRORail Station, Main St is also set to undergo a conversion and further expansion of the "Main Street Promenade". In 2023, Downtown Houston converted seven blocks of Main St from Commerce to Rusk into a pedestrian promenade, with plans to expand an additional four blocks to south through Dallas St. The project's objectives are multifaceted, aiming to attract more visitors to the Downtown area, activate the public realm throughout the day and night, enhance mobility, ensure safety, and establish a vibrant identity for this stretch of Main Street.

EXPANSIVE LIST OF AMENITIES WITH DIRECT TUNNEL ACCESS AND ON-SITE RETAIL

1001 McKinney offers an abundance of amenities that help it compete with the best buildings in the CBD. The Property is centrally located on the CBD's 6.5-mile underground pedestrian tunnel system which interconnects 65 buildings and offers almost 400,000 SF of retail space. 1001 McKinney has 11,156 SF of tunnel level retail space that includes four food service outlets, a jeweler, a printer and a hairstylist. At street level, the Property is home to International Bank of Commerce and one of the top performing Morton's Chicago Steakhouse locations in the country. The ground level of the garage also includes an on-site day care center.

AWARD WINNING AND EFFICIENT DESIGN

1001 McKinney has been honored as one of only two buildings in Houston to be designated a historic landmark on the National Register of Historic Places. It is a past winner of the prestigious International Building Owners and Managers Association (BOMA) Historical Office Building of the Year Award in 2005, 1001 McKinney was certified as LEED Gold and has the Energy Star designation. The building was awarded Energy Star designation in 2004, 2005 and 2007 through 2017 which is a significant honor particularly for a building of this vintage.



DIRECT TUNNEL ACCESS



MORTON'S STEAKHOUSE



ELEVATOR MODERNIZATION



ATTACHED PARKING GARAGE



CENTRALLY LOCATED

1000 MAIN

837,161 SF

YEAR BUILT: 2003

OWNER: UNION INVESTMENT

±72% LEASED

MAJOR TENANTS: MAVERICK NATURAL RESOURCES,
PORTER HEDGES

GALLERIA/ UPTOWN

ONE SHELL PLAZA

1,267,576 SF

YEAR BUILT: 1971

OWNER: ENTERPRISE PRODUCTS

±88% LEASED

MAJOR TENANTS: NRG, BAKER BOTTS, ONTELLUS

811 MAIN

972,474 SF

YEAR BUILT: 2011

OWNER: INVESCO

±89% LEASED

MAJOR TENANTS: KPMG

WELLS FARGO PLAZA

1,721,242 SF

YEAR BUILT: 1983

OWNER: METLIFE

±72% LEASED

MAJOR TENANTS: WELLS FARGO,
PWC, US ATTORNEY'S OFFICE

1001 MCKINNEY
HOUSTON

NRF TOWER

386,323 SF

YEAR BUILT: 2024

OWNER: SKANSKA

±90% LEASED

MAJOR TENANTS: NORTON ROSE-FULBRIGHT

5 HOUSTON CENTER

580,875 SF

YEAR BUILT: 2002/2023

OWNER: TOURMALINE / ELLIOT

±95% LEASED

MAJOR TENANTS: JACKSON WALKER, EY

HESS TOWER

844,763 SF

YEAR BUILT: 2011/2021

OWNER: H&R REIT

100% LEASED

MAJOR TENANT: HESS CORPORATION





JP MORGAN CHASE TOWER

1,656,529 SF

YEAR BUILT: 1981/2021

OWNER: HINES/CERBERUS CAPITAL MANAGEMENT

±88% LEASED

MAJOR TENANTS: JP MORGAN CHASE

BANK OF AMERICA TOWER

780,000 SF

YEAR BUILT: 2019/2021

OWNER: BEACON CAPITAL PARTNERS

±95% LEASED

MAJOR TENANTS: BANK OF AMERICA,
WASTE MANAGEMENT, WINSTON & STRAWN

TEXAS TOWER

1,133,619 SF

YEAR BUILT: 2021

OWNER: HINES/IVANHOE CAMBRIDGE

±97% LEASED

MAJOR TENANTS: VINSON & ELKINS, HINES, DLA PIPER

EXPANSIVE NEARBY ATTRACTIONS

1001 McKinney's location offers an array of fantastic nearby amenities. GreenStreet Mall adds vibrancy with the House of Blues, diverse dining options, and exciting entertainment venues. Discovery Green provides a serene escape, featuring green spaces, walking paths, and a picturesque lake, just 0.5 miles from 1001 McKinney.



METRO RAIL (ADJACENT)



THE UNDERSTORY (NORTH)



GREENSTREET MALL (3 BLOCKS)



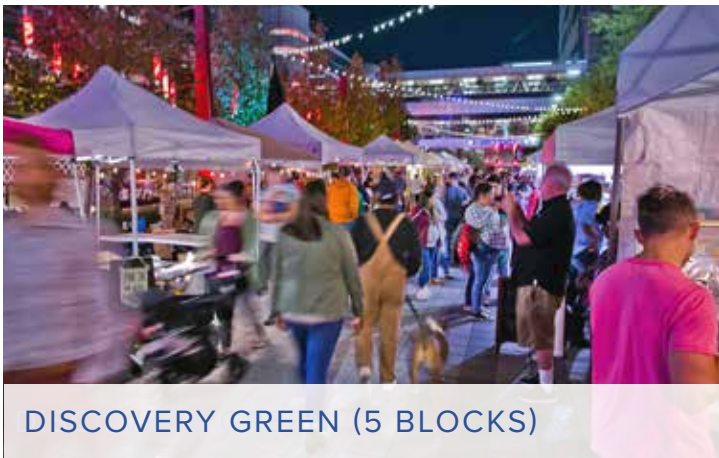
THE HIGHLIGHT (3 BLOCKS)



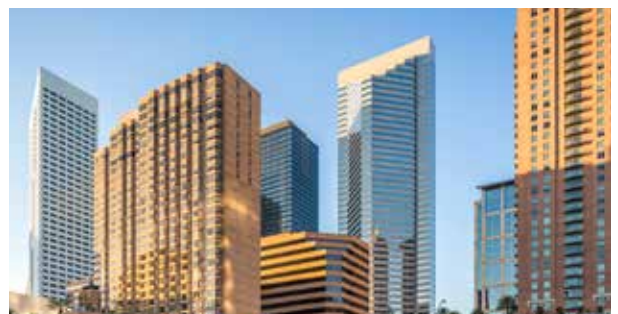
TOYOTA CENTER (7 BLOCKS)



DAIKIN PARK (8 BLOCKS)



DISCOVERY GREEN (5 BLOCKS)



FOUR SEASONS (3 BLOCKS)

TRULY A LIVE, WORK, PLAY ENVIRONMENT

With downtown's best restaurants, hotels, and event venues all within a short walk, 801 Travis' superior location creates an unbeatable work-life environment. This central location and ease of accessibility gives 801 Travis a competitive advantage among it's peers.





TOYOTA CENTER



DISCOVERY GREEN



MORTON'S STEAKHOUSE



GRAND OPERA



DOWNTOWN AQUARIUM



DAIKIN PARK REEN



MCCORMICK & SCHMICK'S

TRULY A LIVE, WORK, PLAY ENVIRONMENT

APARTMENTS

Total of 2,063 units within a 10 minute walk at an average monthly rent of \$2,500.



THE STAR (4 MIN WALK)

286 Units @ \$1,835 avg. monthly rent



THE RICE (5 MIN WALK)

308 Units @ \$1,862 avg. monthly rent



ARIS MARKET SQUARE (6 MIN WALK)

274 Units @ \$2,948 avg. monthly rent



BRAVA (8 MIN WALK)

373 Units @ \$2,760 avg. monthly rent



MARKET SQUARE TOWER (9 MIN WALK)

463 Units @ \$3,318 avg. monthly rent



CATALYST HOUSTON (10 MIN WALK)

359 Units @ \$2,274 avg. monthly rent

HOTELS (WITHIN 0.5 MILE RADIUS)

18 Hotels | Total 4,488 Keys within 10 minute walk at an Average Daily rate of \$217.50



JW MARRIOTT (3 MIN WALK)
328 Rooms @ \$255 avg. price/night



LE MERIDIEN (3 MIN WALK)
255 Rooms @ \$263 avg. price/night



MAGNOLIA HOTEL (7 MIN WALK)
314 Rooms @ \$206 avg. price/night



FOUR SEASONS (6 MIN WALK)
468 Rooms @ \$510 avg. price/night

A WORLD OF DISCOVERY IN THE HEART OF HOUSTON

DISCOVERY GREEN PARK

Discovery green is a vibrant 12-acre park that has helped revitalize downtown Houston, enticing office workers and fun-seekers with green spaces, family-friendly recreation and more than 10,000 free events that have showcased the culture, diversity and spirit of Houston. As one of the city's biggest social hubs, the park is home to numerous restaurants, greenery spaces, concert sites, recreational areas, and more that make it a premier location.





60+
Events Every Month

2M
Average
Visitors Annually

#2
Most Visited
Park In Houston

3
In-Park Restaurants



PROPERTY DESCRIPTION

Occupancy	76.6%
Net Rentable Area	375,440 NRA SF (422,357 gross SF) 6,188 SF – Garage Retail Space 202,700 SF – Garage
Land Area	.99712 acres; three-fourths of a full city block
Year Built	1947 – Building 1999 – Garage
Floors	23 (+ Tunnel Level)
Typical Floor Plate	Tunnel & Lobby 11,630 SF Level 1 12,388 SF Level 2 5,217 SF Level 3 8,250 SF Level 4 19,420 SF Level 5-12, 15-18 20,001 SF Level 13 19,968 SF Level 14 17,314 SF Level 19 15,305 SF Level 20 7,364 SF Level 21 6,027 SF Level 22 6,088 SF Level 23 2,683 SF
Average Add-On Factor	23.71%
Parking	The 11-story parking garage contains a total of 747 parking spaces and is served by 2 – 3,000 lb. passenger elevators and two stairwells, as well as a skybridge to Level 5 of the building.
Parking Ratio	2.0 spaces per 1,000 SF; 15 ADA van-accessible spaces
Loading Dock	The single bay loading dock is entered from Fannin Street.

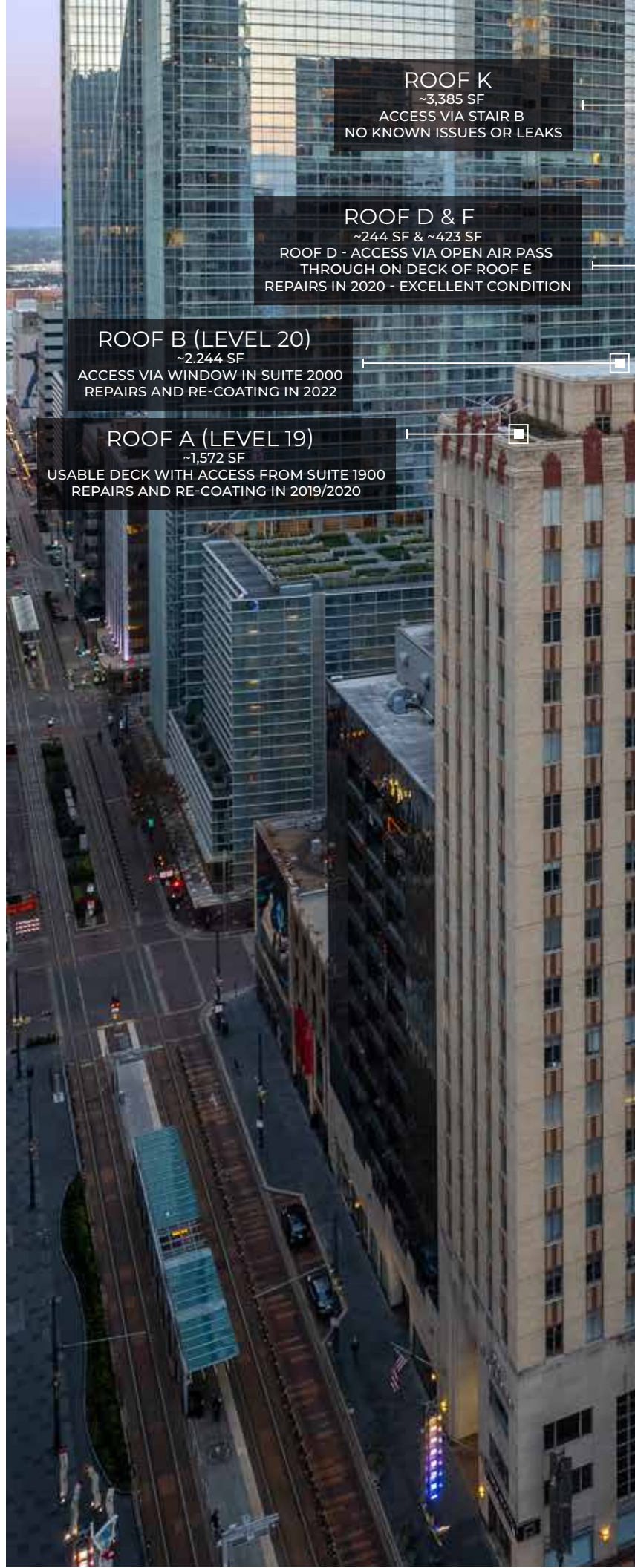
Framing	1001 McKinney is constructed of reinforced concrete and structural steel. Framing and floors designed for 70 pounds per square foot live loads throughout typical floors and 100 pounds per square foot live loads near the core. The floor assembly provides a 3-hour fire rating. The garage is constructed with a steel-reinforced PIP concrete foundation with steel column support and concrete floor in corrugated pans on a bar joist assembly.
Façade	The curtain wall finishes consist of Granite, Limestone Veneer, Brick Veneer and Tera Cotta Coping.
Lobby Finish	The lobby was renovated in 2020, capturing the beauty of the building's original 1947 design with a modern touch. While highlighting the building's remaining original design elements (including the rich marble walls, elevator call stations, and plaster molded ceiling), the grandeur of the lobby was restored with mixed metals and rich walnut tones, ornate brass chandeliers, posh furniture selections and a custom mural depicting Houston in the period-appropriate style of Art Moderne.
Tenant Finish	Interiors are drywall on metal stud with standard paint finish. Flooring is commercial grade carpeting and vinyl tile in select areas. Ceilings are acoustical tile in a 2 by 2-foot grid and building interior lighting is T8 – 2x4 and 2x2 florescent lamp fixtures.
Restrooms	On levels 4, 7-10, 12, and 14-22, there are 3 restrooms per floor – men's, women's, and a unisex restroom. The unisex restrooms are all ADA compliant. In the tunnel and on levels 1, 3, 6, 11, 13 & 23, the men's and women's restrooms are ADA compliant without the need for an additional unisex facility. Level 5 has two ADA compliant facilities (restroom and shower in each) inside the fitness center.
Electrical	<p>Power is distributed via buss duct through the building's main electrical / mechanical rooms on each floor. The main electrical feed enters the building on the tunnel level off Fannin Street. The building bus riser was replaced in 2024.</p> <p>Electrical service for the tunnel – level 11 is 2500 amps, 277/480 volt, three phase four wire service; levels 12 – 24 is 3000 amps, 277/480 volt, three phase four wire service.</p>

PROPERTY DESCRIPTION

Ceiling	The typical floor to ceiling height is 9 feet.
Security	The building's perimeter is secured after hours by a card access system and monitored by Data Watch. Security guards are on site 24/7. An off-duty police officer monitors the garage and building exterior M-F from 3PM – 7PM.
Roof	Please see roof diagram for further details
Central Plant	Chilled water is provided via Centrio district-cooling loop serving downtown buildings. There are 2 chilled water pumps with variable speed drives and a plate-style heat exchanger with a 1,200-ton cooling capacity. Potable water pressurization, fire sprinkler pumping system, electrical distribution, sanitary sumps and storm sump systems are also located in the Central Plant.
Heating Systems	Hot water heating loop served from 3 boilers located on the 14th floor mechanical room provide comfort-heating capacity for a hot water heating loop. Perimeter heating for floors 4-20 is provided with a 1 KW electric strip heater installed in each perimeter zone fan coil unit.
HVAC	Each floor is equipped with a cooling-only, single zone air handler unit (replaced in 1999) for interior space and individual fan coil units (original equipment) at each window location for perimeter heating and cooling. Lobby and tunnel level tenants are each served with a single or multi-zone air handler. The lobby unit was replaced in 1999 and the tunnel unit was replaced in 2019.
Outside Air Units	There are 4 outside air units located on level 14; replaced in 2015 and 2016. 2-units serve the interior AHU's and 2 serve the exterior window FCU's on each floor.
Energy Management System	The HVAC is operated by a Schneider Control energy management system installed in 1999, upgraded in 2015 and 2020. This system controls all AHUs, FCUs, boilers, chill water pumps, lobby lighting controls, and monitors zone sensors.
Domestic water system	The plumbing system consists of 2 water storage tanks located in the Central Plant with automatic float fill valves to maintain a constant water level.

Water & Sewer	City of Houston
Natural Gas	CenterPoint (Serves boilers, retail tenants)
Lighting	<p>18-cell parabolic and 9-cell parabolic, 3-lamp assembly with 25-watt T8 florescent lamps and electronic ballasts in recessed fixtures were retrofitted in 2009. Decorative fixtures installed throughout the building lobbies are LED.</p> <p>The new base building standard fixture is a Pinnacle Lucen and all common areas throughout the building were retrofitted to LED fixtures in 2018.</p> <p>The garage low-bay style lighting fixtures were converted to 4-foot, 2 lamp T8 fluorescent fixtures in 2014.</p>
Elevator/Escalator	<p>The building has a total of nine elevators – five passenger cabs, one dedicated freight elevator, one hydraulic shuttle elevator on Floors 22 and 23, and one hydraulic elevator that provides service between the tunnel and the loading dock. The elevators underwent a \$1.8 million, full modernization in 2020. The escalator between the lobby and tunnel levels was replaced in 2015. The garage is served by 2 traction elevators.</p>
Life Safety System	<p>The fire protection system consists of a wet standpipe system with fire department hose valves and hoses located in each corridor along with fire extinguishers. The electric fire pump is rated at 1500 GPM. Each access corridor, stairway and common space is equipped with backup emergency lighting.</p> <p>The garage has a dry pipe system.</p>
Fire Alarm System	<p>Siemens XLS fire control panel is located in the FCC Room. It was upgraded in 2016. Data Watch Systems monitor the panel for alarm and trouble indications.</p>
ADA Compliance	The building and garage are ADA complaint.

ROOF DIAGRAM



ROOF K
~3,385 SF
ACCESS VIA STAIR B
NO KNOWN ISSUES OR LEAKS

ROOF D & F
~244 SF & ~423 SF
ROOF D - ACCESS VIA OPEN AIR PASS
THROUGH ON DECK OF ROOF E
REPAIRS IN 2020 - EXCELLENT CONDITION

ROOF B (LEVEL 20)
~2,244 SF
ACCESS VIA WINDOW IN SUITE 2000
REPAIRS AND RE-COATING IN 2022

ROOF A (LEVEL 19)
~1,572 SF
USABLE DECK WITH ACCESS FROM SUITE 1900
REPAIRS AND RE-COATING IN 2019/2020



ROOF E

~1,850 SF
USABLE DECK WITH ACCESS VIA SUITE 2300
REPAIR AND RE-COST IN 2024

ROOF J

~550 SF
ACCESS VIA STAIR C & LADDER
NO KNOWN ISSUES OR LEAKS

ROOF I

~1,745 SF
ACCESS VIA STAIR C OF FLOOR 19
REPAIRS & RE-COAT IN 2020 - GOOD CONDITION

ROOF C & G

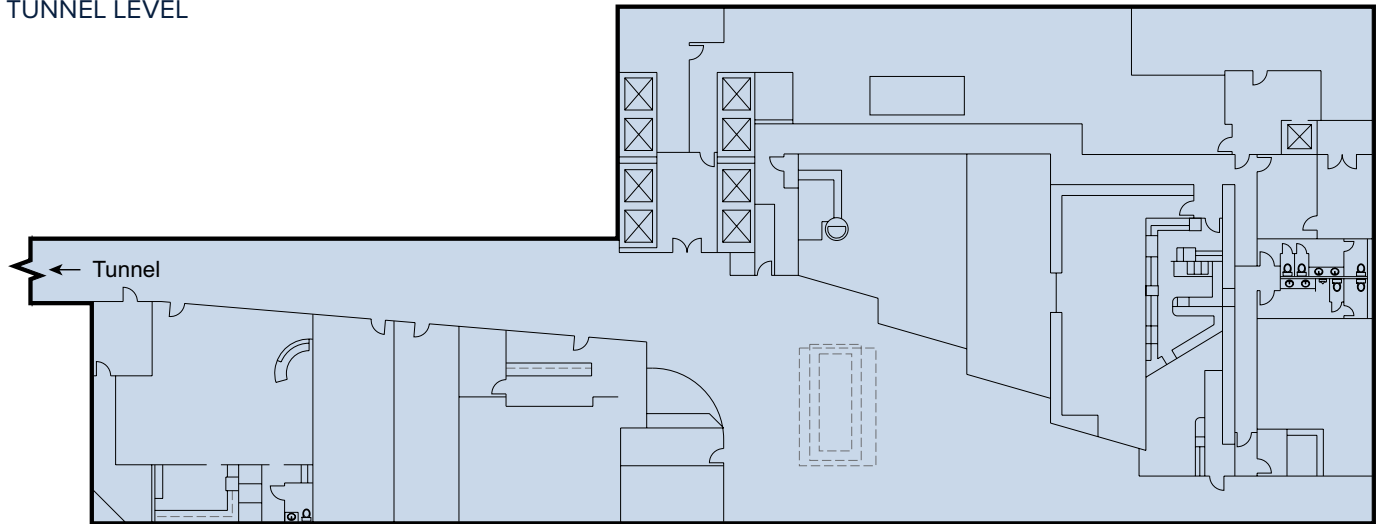
~401 SF & ~520 SF
ROOF C - ACCESS VIA SUITE 2100 RESTROOM WINDOW
ROOF G - ACCESS VIA SUITE 2100 EMERGENCY EXIT DOOR
REPAIRED IN 2020 - GOOD CONDITION

ROOF H

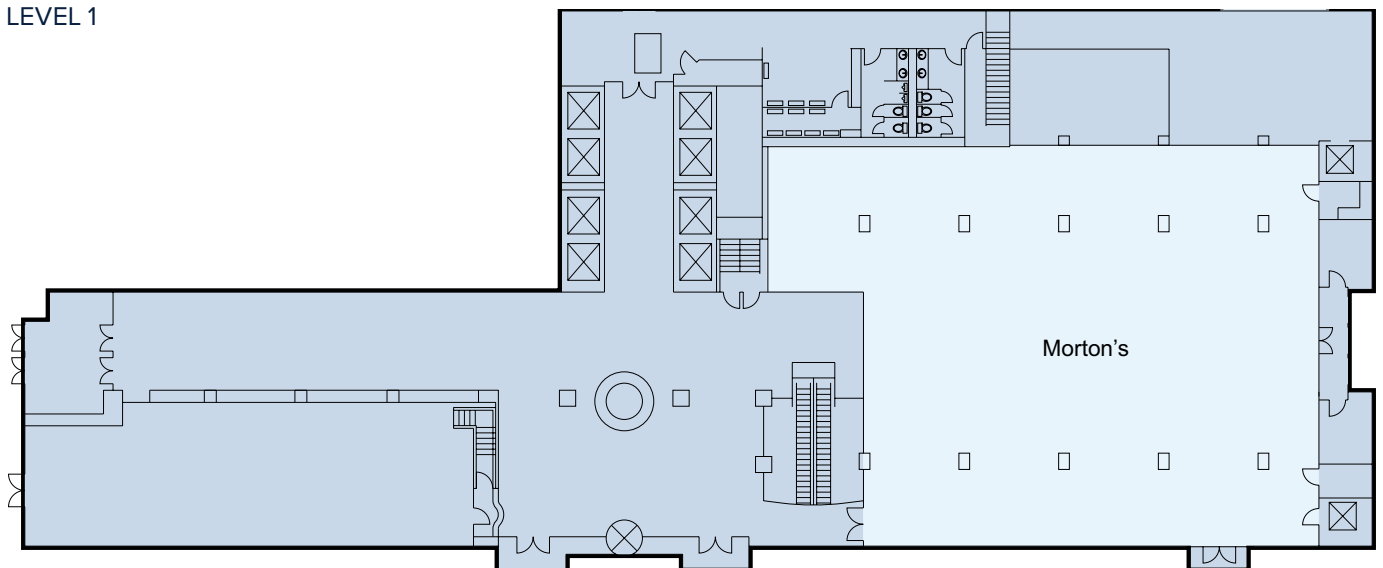
~3,167 SF
ACCESS VIA SUITE 2000
REPAIRS & RE-COAT IN 2022

FLOOR PLANS

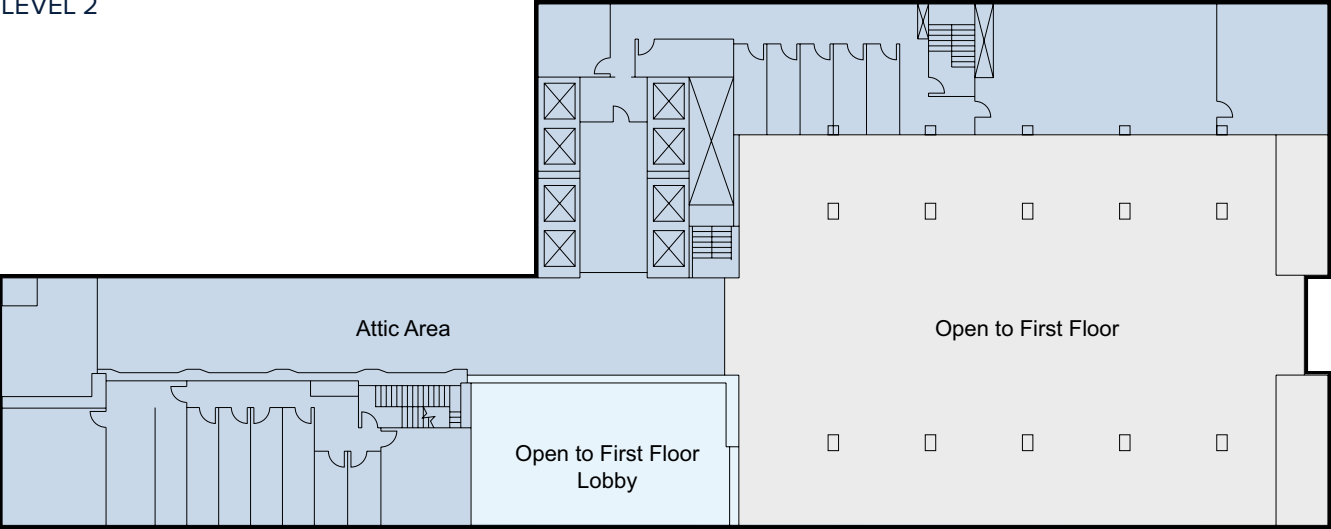
TUNNEL LEVEL



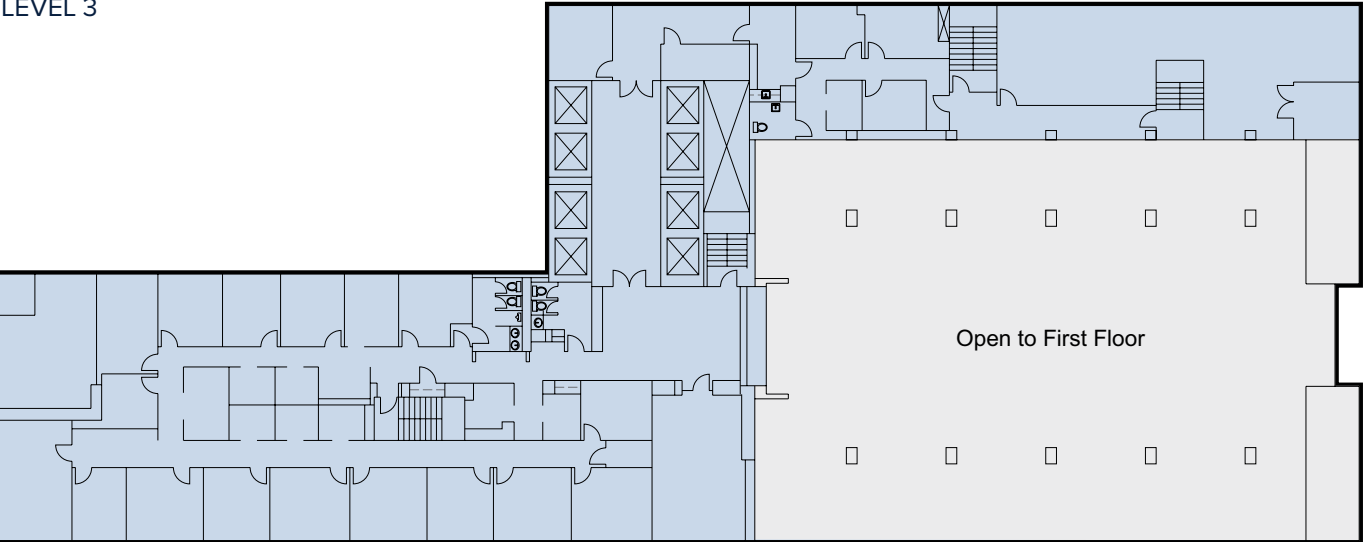
LEVEL 1



LEVEL 2

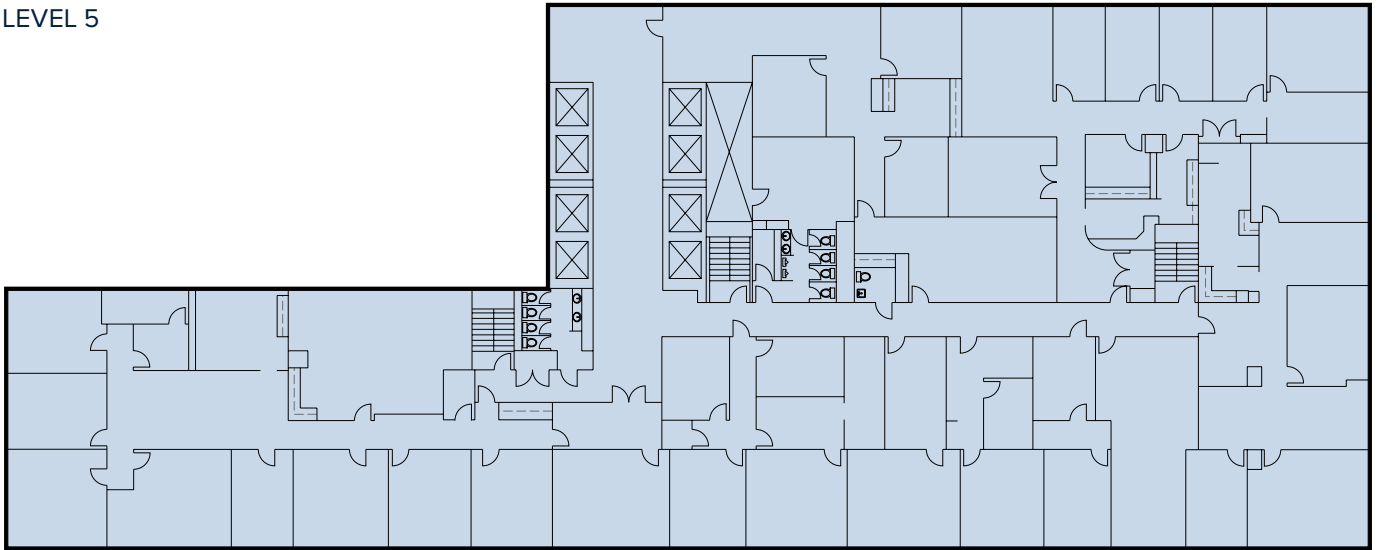


LEVEL 3

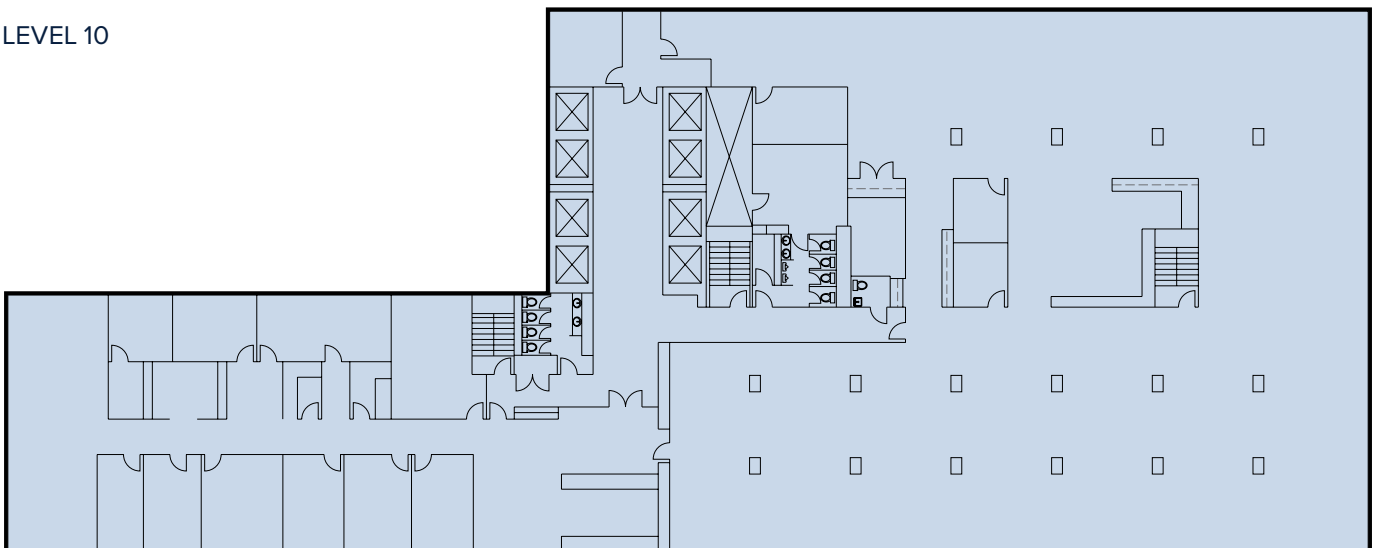


FLOOR PLANS

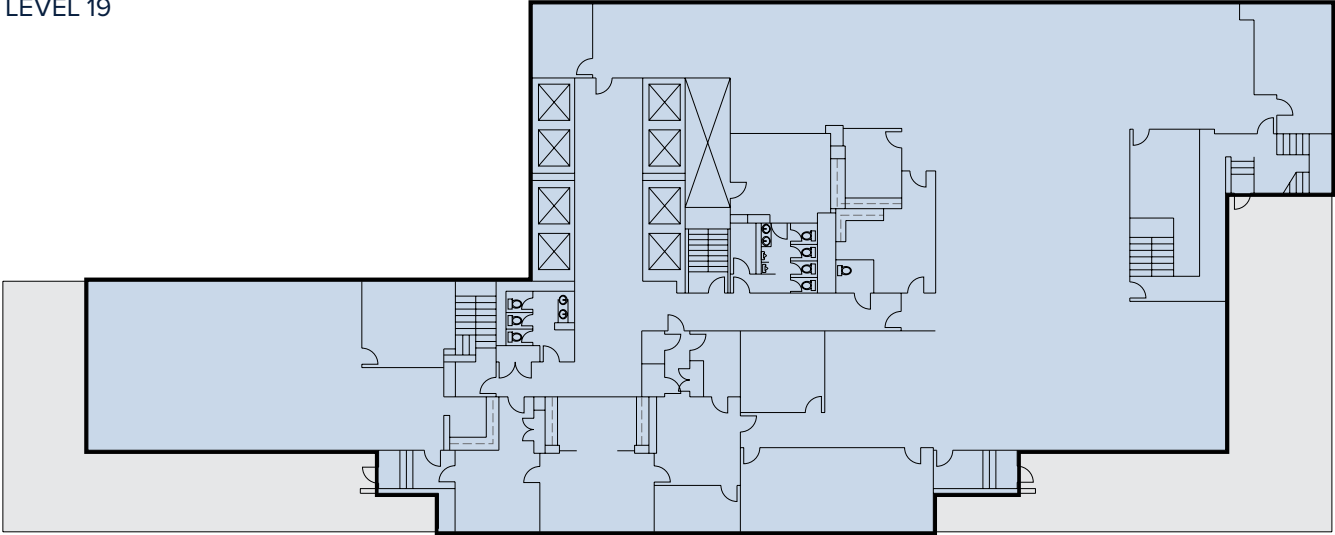
LEVEL 5



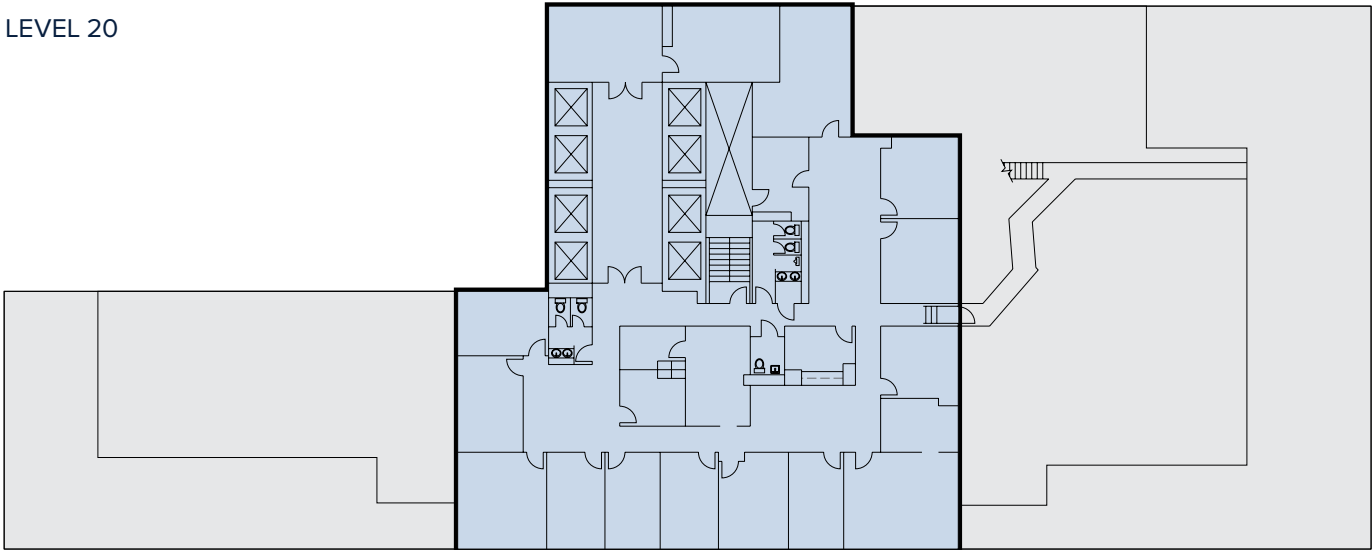
LEVEL 10



LEVEL 19

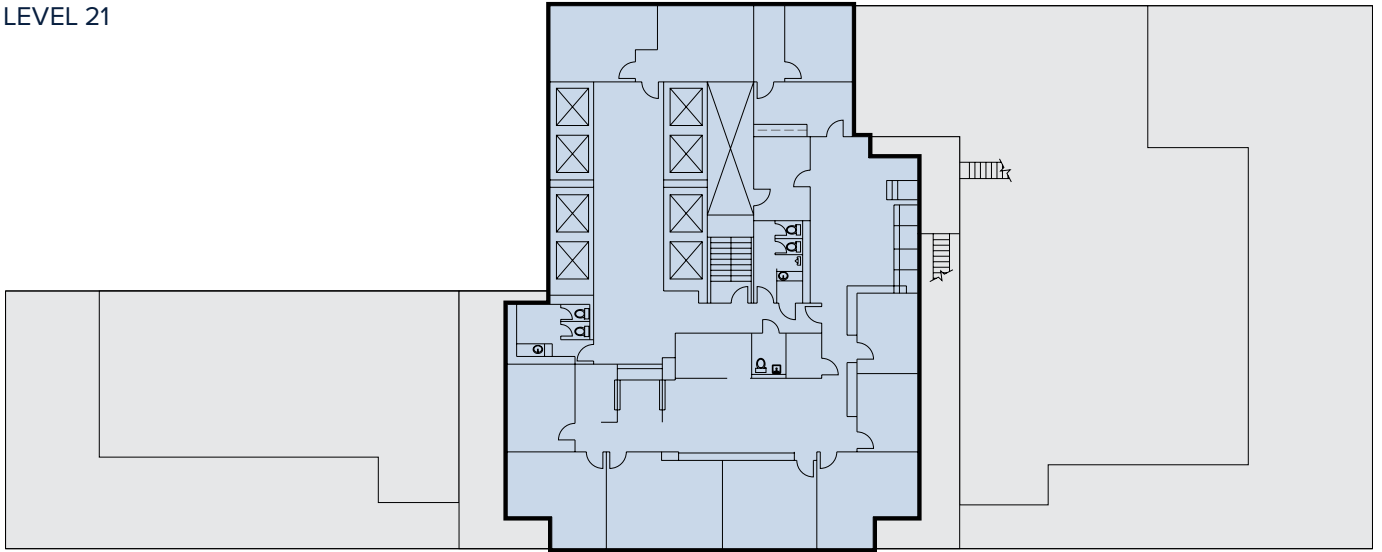


LEVEL 20

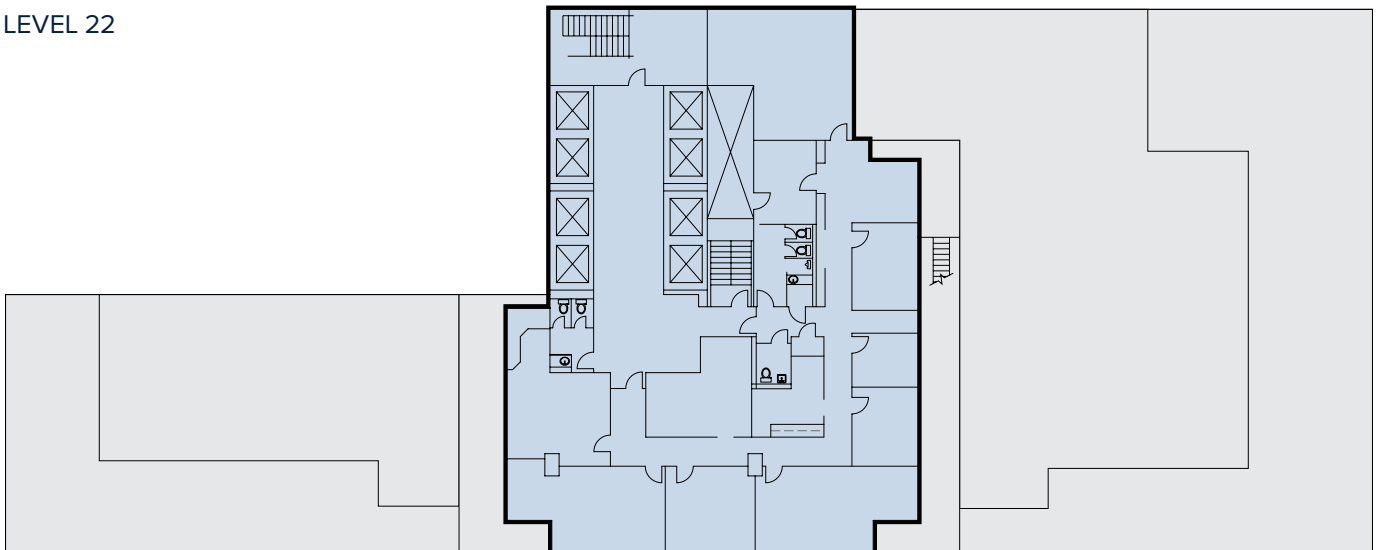


FLOOR PLANS

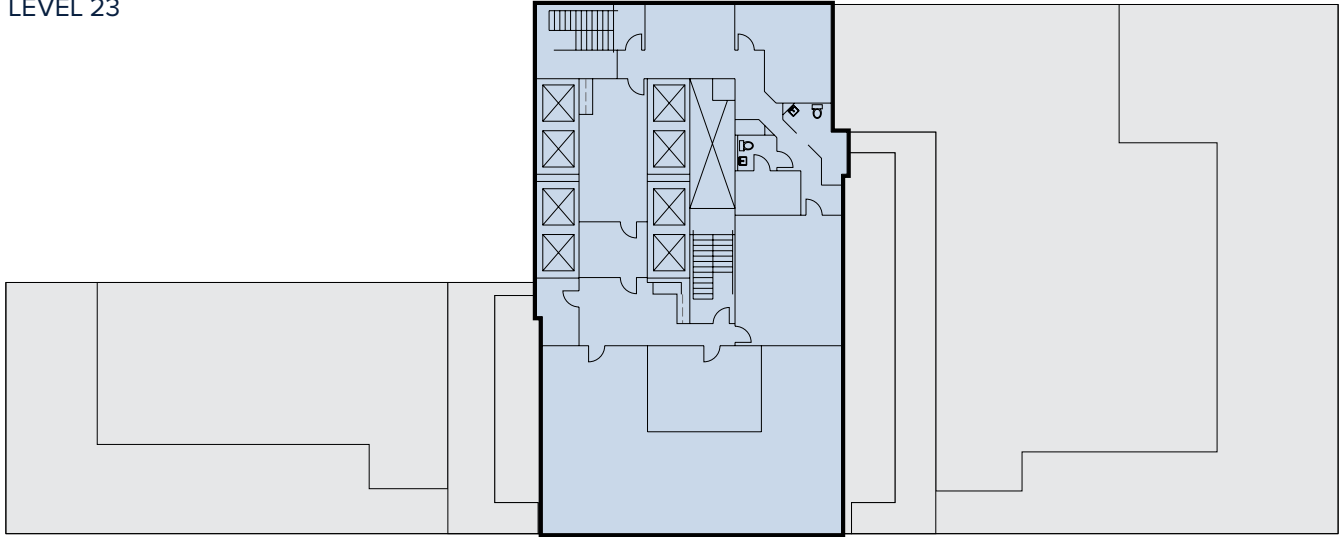
LEVEL 21



LEVEL 22



LEVEL 23



THE HOUSTON ECONOMY

OVER THE LAST TWO DECADES, THERE HAS
BEEN A REMARKABLE TRANSFORMATION IN HOUSTON.

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7.5 million residents is foreign born. The Houston MSA continues to grow, reaching 7.5 million people in 2023. The region's population has increased by 60% since 2010, and another 395,000 residents are forecast to be added by 2028. Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.





LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation
| 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

NATION-LEADING EMPLOYMENT GROWTH

102,900

New jobs added in 2023

3.4M

Non-farm employment

3,500,000

Person workforce, nearing all-time high for houston

79%

Of houston's higher education
grads stay & work in the region
*The sixth highest retention rate in
the U.S.*

#1

In the country
for percent job growth
(3.1% in 2023)

#2

In the nation in office
re-entry levels in the country
after the pandemic



#2 MSA

For Projected
Population Growth

Houston Is Home To

23 Fortune 500 Companies &
44 Fortune 1000 Companies

#1

Most Fortune 500
Headquarters In Texas

50+

Corporate Headquarters
Relocations To Houston
Since 2017

286

Residents move to Houston daily
with one new resident moving to
Houston every 7 minutes
Source: US Census Bureau

54,000

New residents in Harris County
- ranking #1 among the nation's
3,144 counties
Source: US Census Bureau



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