



# 1415 LOUISIANA

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HOUSTON, TX

# THE OPPORTUNITY

JLL Capital Markets, as exclusive representative of the owner, is pleased to offer for sale a 100% fee simple interest in 1415 Louisiana, a 43-story, 520,602 square-foot office tower in Houston's central business district. Offered in conjunction with 777 Clay Garage and the Block 320 surface lot, the Property offers an above market parking ratio of 3.08/1,000 SF and the ability to accommodate onsite parking for tenants. 1415 Louisiana recently completed an extensive lobby, entry, and tunnel level renovation, creating a dynamic and inviting experience for tenants and visitors alike.

In addition to ease of access to offsite amenities through the tunnel, 1415 Louisiana offers a host of tenant-forward onsite amenities including the 8,000+ SF ultramodern fitness center, an all new Terra coffee shop in the lobby, and the popular Strato 550 restaurant and conference center located on the 43rd floor.

1415 Louisiana offers the ability to capitalize on the recent renovations and leasing momentum and create significant value through the lease-up of existing vacancies.



# 1415 LOUISIANA

Houston, TX 77002

**520,602 SF**

Net Rentable Area

**52.09%**

Leased (As of 6/1/23)

**4.62 YEARS**

WALT (As of 6/1/23)

**43**

Stories

**3.08 / 1,000 SF**

Above Market Parking Ratio

**LEED SILVER**

Certified



HERITAGE PLAZA

1400 SMITH

ALLEN CENTER

1600 SMITH

Louisiana St

WELLS FARGO PLAZA

CHASE TOWER

ENTERPRISE PLAZA

609 MAIN

1415  
LOUISIANA

Milam St

Travis St

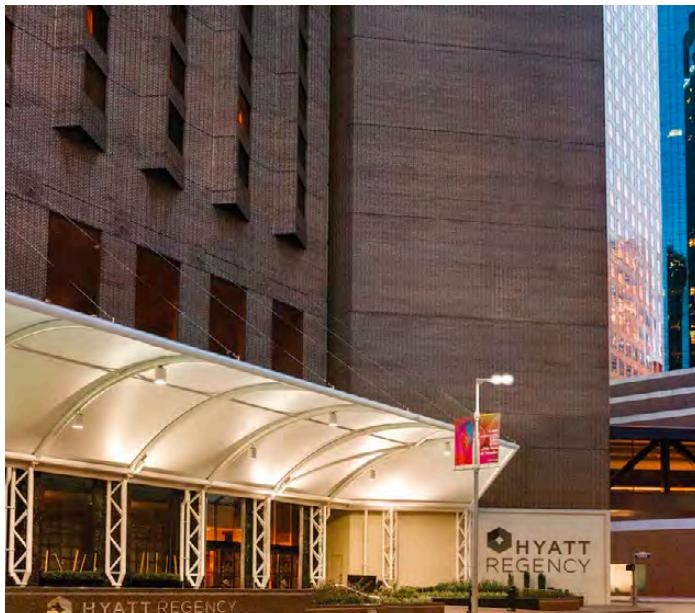
Main St

Fannin Stt

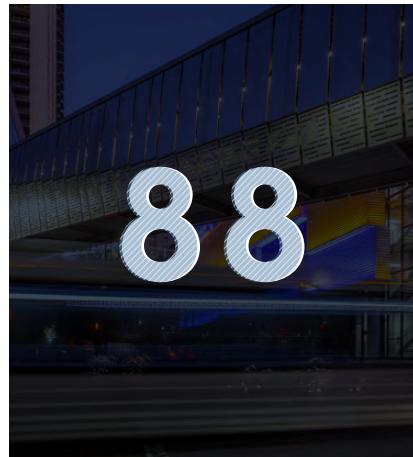
2016 MAIN

# EXPANSIVE NEARBY AMENITIES

1415 Louisiana's Downtown location allows for quick and easy access to various nearby amenities, including the Tellepsen Downtown YMCA, the prestigious Petroleum Club at 1201 Louisiana, hotels such as the Hyatt Regency and DoubleTree, and Rocket's games at the Toyota Center.



TRANSIT SCORE



WALK SCORE



DOUBLETREE

## BLOCKS TO METRO RAIL



MAIN STREET METRO STATION

## BLOCKS TO HOUSE OF BLUES



HOUSE OF BLUES



TOYOTA CENTER



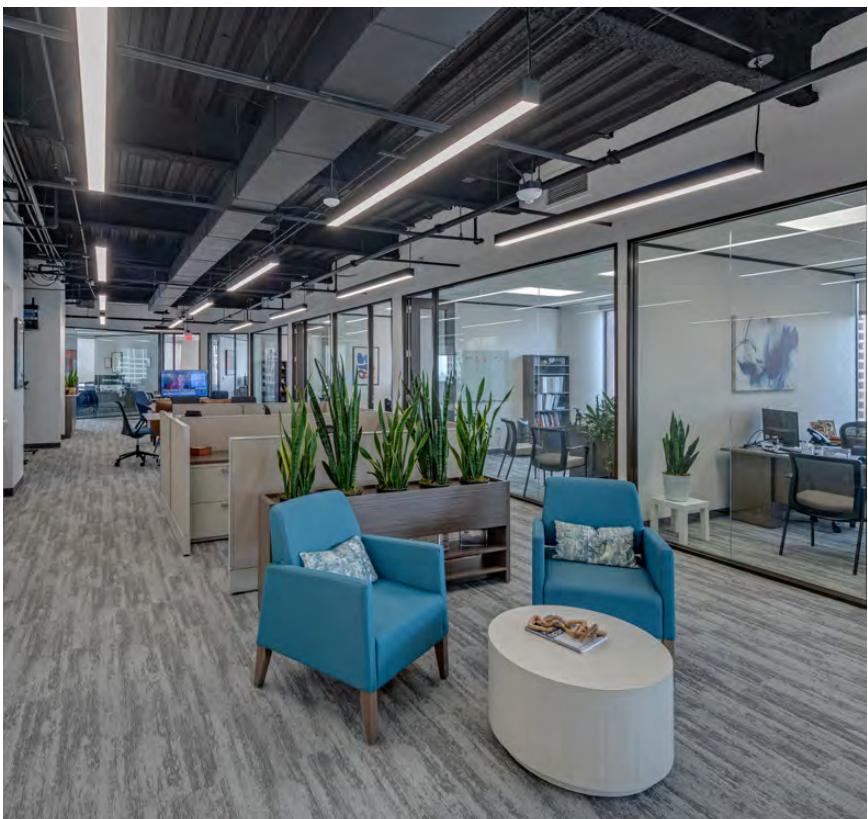
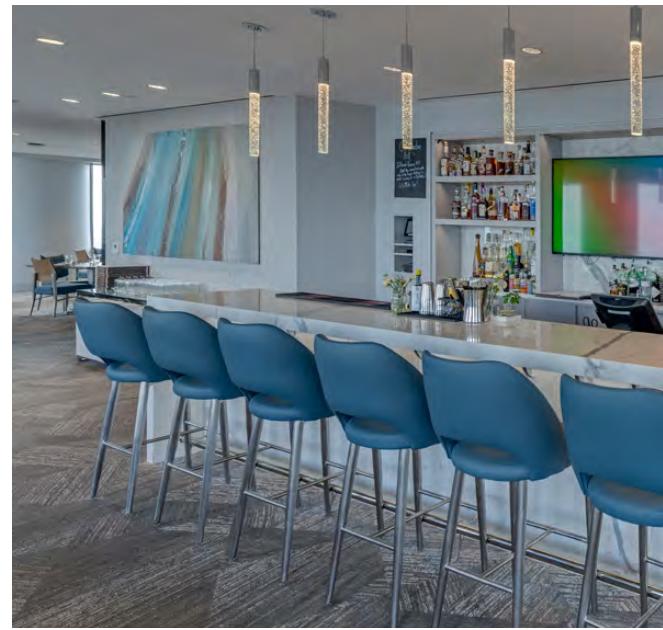
## BLOCKS TO TOYOTA CENTER



TELLEPSEN DOWNTOWN YMCA



## BLOCKS TO TELLEPSEN DOWNTOWN YMCA





# THE HOUSTON ECONOMY

Houston has the 7th largest economy in the U.S. with \$512 billion in GDP behind Belgium and ahead of Nigeria. Home to 3.2 million jobs, the Houston GDP is expected to more than double between 2023 and 2045 reaching \$665.5 billion by 2025.

## HOUSTON POPULATION GROWTH

Houston is the 4th most populous city in the nation and the 5th most populous MSA.

- 7.1 million residents in the Houston MSA
- 2.5 million residents in the city of Houston

Houston's population growth will continue to fuel demand.

- 2.5 million projected growth from present day to 2040
- No. 2 in the nation for population growth over the past 10 years

Houston is the most ethnically diverse city in the nation.

- 1 in 4 people living in Houston are foreign born

## HOUSTON JOB GROWTH

Houston gained 179,000 jobs in 2022, the best year on record for job growth since employment records have been kept going back to the early '80s. The previous record was in '21 when Houston created 159,700.

- The Greater Houston Partnership forecasts Houston to add 30,000 to 80,000 jobs during 2023.

## HOUSTON HOUSING MARKET

Houston's housing costs are among the lowest of the major U.S. metro areas.

- At 17.9 percent below the national average, Houston's housing costs are the second most affordable among the most populous U.S. metros, according to the C2ER Cost of Living Index for 2022. Furthermore, housing costs in Houston are 89.0 percent below the average of the most populous U.S. metros.

## CORPORATE HEADQUARTERS & RELOCATIONS

Houston overtook Dallas for number of Fortune 500 Headquarters, ranking 2nd in the nation in 2022.

- The 2022 list marks the first time that two Fortune 500 firms, NRG Energy and Hewlett Packard Enterprise (HPE), were counted in Houston's column. NRG announced in May 2021 that it would relocate its headquarters from Princeton, NJ to Houston. HPE completed its headquarters move from San Jose, Calif. to the Spring area earlier this year.



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