

1000 LOUISIANA

HOUSTON, TX

The Offering

JLL Capital Markets, as exclusive representative of the owner, is pleased to offer for sale a 100% fee simple interest in 1000 Louisiana, a 71-story, 1,721,242 square-foot, Class A office tower in Houston's central business district. A three-time winner of Houston BOMA's "Building of the Year," 1000 Louisiana (formally known as Wells Fargo Plaza) is the center of Houston's contemporary skyline, standing 992 feet tall with 71 stories of tenant floors.

At 70.6% occupancy, the Property presents a compelling opportunity to acquire an iconic asset with significant value-add potential. The tower is strategically positioned to capture leasing momentum and attract tenants seeking a fully amenitized experience in Houston's most accessible downtown location. Since its completion in 1983, the Property has been meticulously maintained through continuous capital investment, preserving its premier market status and best-in-class functionality.

1000 Louisiana offers exceptional tenant amenities including Club 1000, a state-of-the-art fitness facility with luxury locker rooms, the Founder's Club, an exclusive country club-style tenant lounge, as well as below-grade and valet parking (1,600 spaces in the 1311 Louisiana garage) accessible via climate-controlled tunnels. Additional services include a full-service bank, car detailing, Adair Downtown, and on-site management, creating a comprehensive live-work environment for tenants.

Industry leaders in finance, energy, and law choose 1000 Louisiana for its prime location, architectural distinction, and ability to impress clients and competitors alike. 1000 Louisiana offers investors the opportunity to acquire an iconic, world-class asset well-below replacement cost, delivering attractive risk-adjusted returns supported by Houston's robust economic fundamentals.





Investment Summary

1983

YEAR BUILT

1,721,242

TOTAL SF

25,529 SF

TYPICAL FLOOR PLATE

71 Floors

STORIES

1.14 / 1,000 SF

PARKING RATIO



2.19 Acres

LAND AREA

**Including 1311 Louisiana Garage*

70.6%

OCCUPANCY

4.0 Years

WALT



NEXTDECADE

MAJOR TENANTS



CERTIFICATES

Investment Highlights



1000 LOUISIANA: DEFINING THE HOUSTON SKYLINE

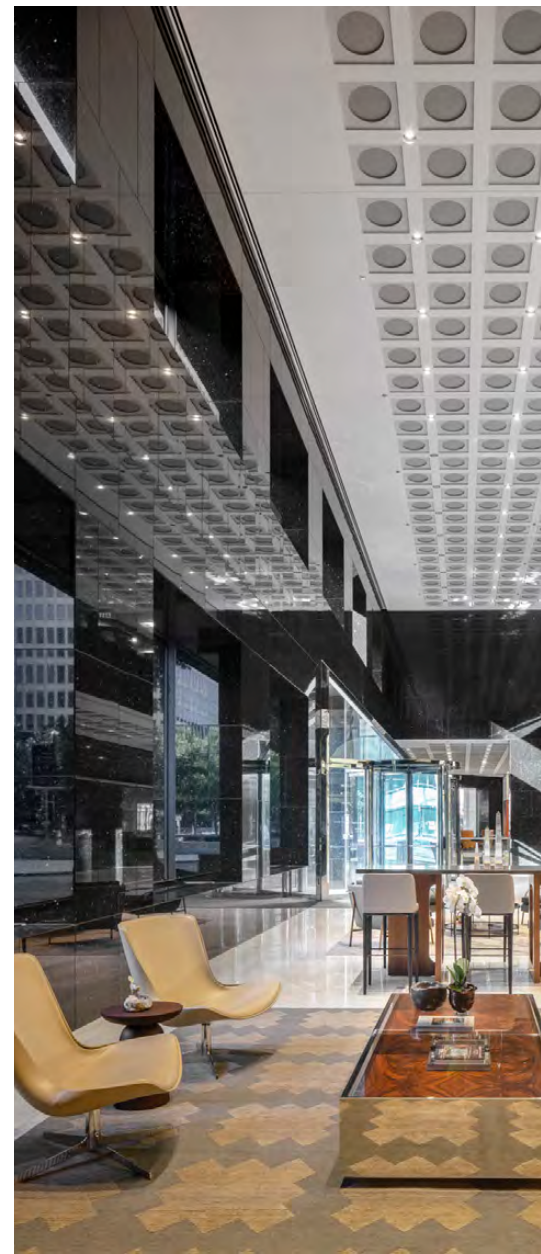
SIGNATURE HOUSTON LANDMARK



BEST IN CLASS ON-SITE AMENITIES

IDEALLY POSITIONED ON THE HOUSTON CBD TUNNEL SYSTEM

FULLY AMENITIZED, WALKABLE LOCATION





SIGNIFICANT CAPITAL INVESTMENT BY OWNERSHIP

HIGHLY ACCESSIBLE LOCATION



FLEXIBLE PARKING

INTERIOR EXCELLENCE



1000 Louisiana: Defining the Houston Skyline



LYRIC TOWER

TEXAS TOWER

717 TEXAS AVE

609 MAIN

CHASE TOWER

HESS TOWER

BANK OF AMERICA

811 MAIN

PENNZOIL PLACE

2 HOUSTON CENTER

TC ENERGY CENTER

919 MILAM

1000 MAIN

ONE SHELL PLAZA

1000 LOUISIANA

ENTERPRISE PLAZA

HERITAGE PLAZA

ONE ALLEN CENTER

1500 SMITH

THREE ALLEN CENTER

1400 SMITH

1600 SMITH



Signature Houston Landmark

THE 32ND TALLEST
OFFICE BUILDING IN THE
UNITED STATES, AND
HOLDS THE UNIQUE
HONOR OF BEING THE
TALLEST ALL-GLASS
STRUCTURE IN THE
WESTERN HEMISPHERE.

ARCHITECTURAL MAGNIFICENCE

Soaring 992 feet across 71 stories, 1000 Louisiana claims distinction as the 2nd tallest building in Houston, the 32nd tallest in the United States, and holds the unique honor of being the tallest all-glass structure in the Western Hemisphere. The Property serves as the focal point of the Houston skyline with its distinctive blue-green glass encasing 1.7 million square feet of Class A office space, offering abundant natural light and unparalleled views.

UNOBSTRUCTED VIEWS

The most desirable views overlooking the Buffalo Bayou greenbelt are permanently preserved from future development, as Sam Houston Park, City Hall, and the Houston Public Library, all civic institutions situated immediately west of the Property, ensure these sightlines remain protected in perpetuity.

SHAPING MODERN HOUSTON

1000 Louisiana stands as a testament to Houston's dramatic growth during the 1980s oil boom, when explosive energy sector wealth catalyzed skyscraper development. This surge reshaped the city's identity from a low-rise oil town into a metropolis with an iconic skyline.



Best In Class On-Site Amenities

1000 Louisiana distinguishes itself as a premier Class-A destination in the CBD by offering tenants an exceptional collection of best-in-class on-site amenities.

Club 1000 is a health club with premium fitness equipment, spa-quality locker rooms, steam rooms, and a massage lounge. **The Founder's Club** provides an exclusive executive lounge with private meeting rooms and bar, while **Golf 1000** features sports simulator bays and **Arcade 1000** offers classic gaming entertainment. Conference facilities include **Bayou Hall**, accommodating up to 355 guests, and the 58th-floor **Sky Lobby** with the Spindletop Boardroom featuring 31-foot ceilings. Dining options include an on-site deli and **Adair Downtown** for full-service meals with an outdoor patio.

In addition, the Property offers premium services such as valet parking, shoe shining, an ATM, and ping pong tables, creating a comprehensive workplace environment that attracts and retains top-tier tenants. For a complete overview of amenities with detailed descriptions and photography, see the Property Overview section.



CLUB 1000



GOLF 1000



FOUNDER'S CLUB



CONFERENCE CENTER



ARCADE



ADAIR DOWNTOWN

Exceptional Access Throughout Houston

THE PROPERTY DELIVERS AN EXCEPTIONAL DOWNTOWN EXPERIENCE THROUGH SUPERIOR ACCESSIBILITY AND EFFORTLESS INGRESS AND EGRESS.



With direct access to all major Houston thoroughfares serving downtown, the Property provides tenants with a premier CBD location. Interstate Highway 45 (IH-45) and Interstate Highway 10 (IH-10) are both easily accessible via nearby access ramps located just blocks from the Property.

The Property is strategically bordered by Smith Street and Louisiana Street, offering excellent connectivity to Memorial Drive and Allen Parkway, which facilitate the majority of traffic flow into and out of Downtown. Memorial Drive and Allen Parkway provide direct access to River Oaks and Memorial, two of Houston's most sought-after neighborhoods.

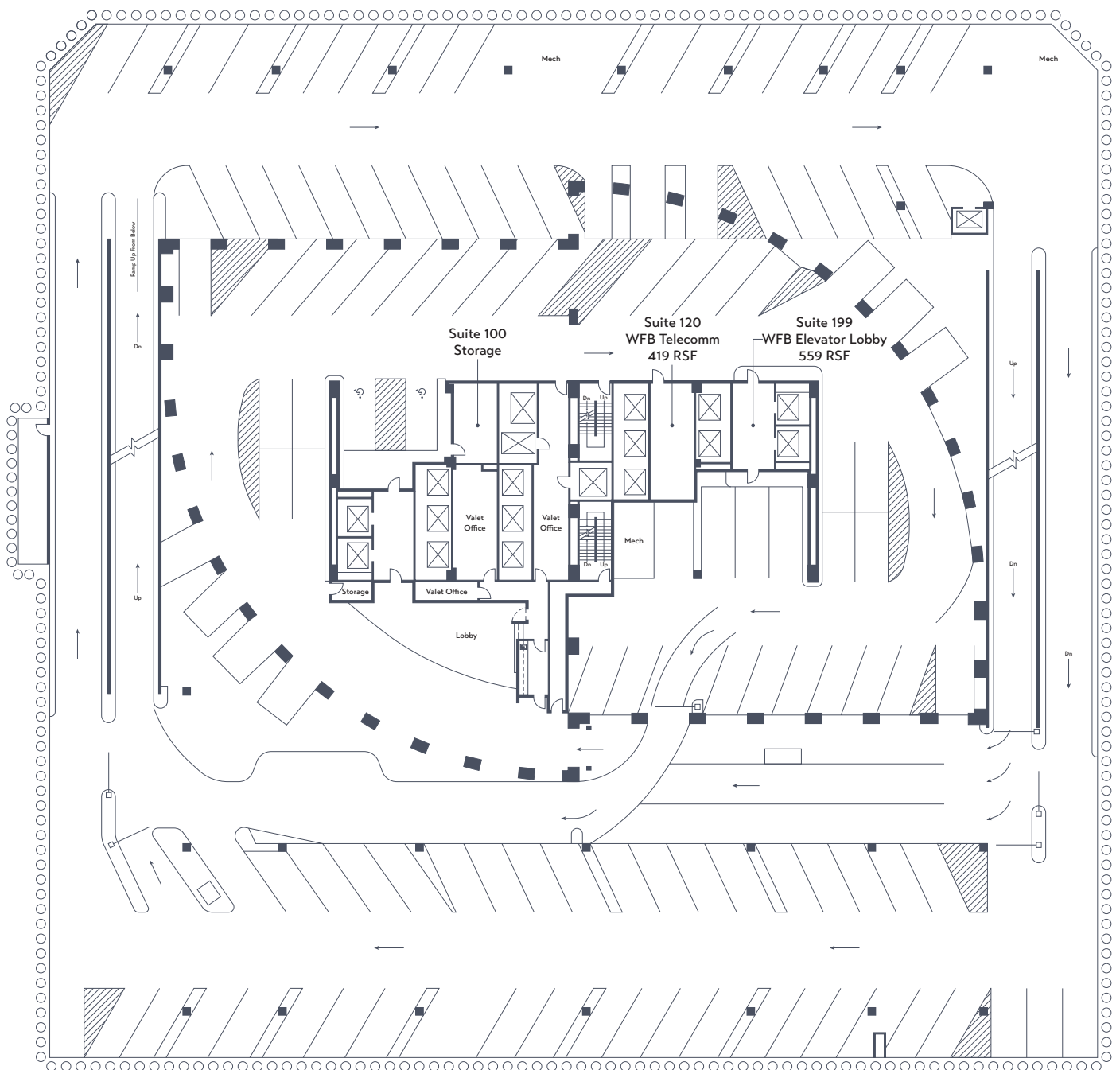


Flexible Parking

AMPLE PARKING OPTIONS

1000 Louisiana offers 417 below-grade parking spaces on-site and an additional 1,600 above and below-grade spaces in the Property-owned garage at 1311 Louisiana, which is connected to the building via a climate-controlled tunnel system. This controlled parking garage provides convenient, secured access and flexible parking solutions for tenant and visitors.

LEVEL P1 FLOOR PLAN/VALET



1000
LOUISIANA

1311 LOUISIANA
GARAGE



Flexible Parking

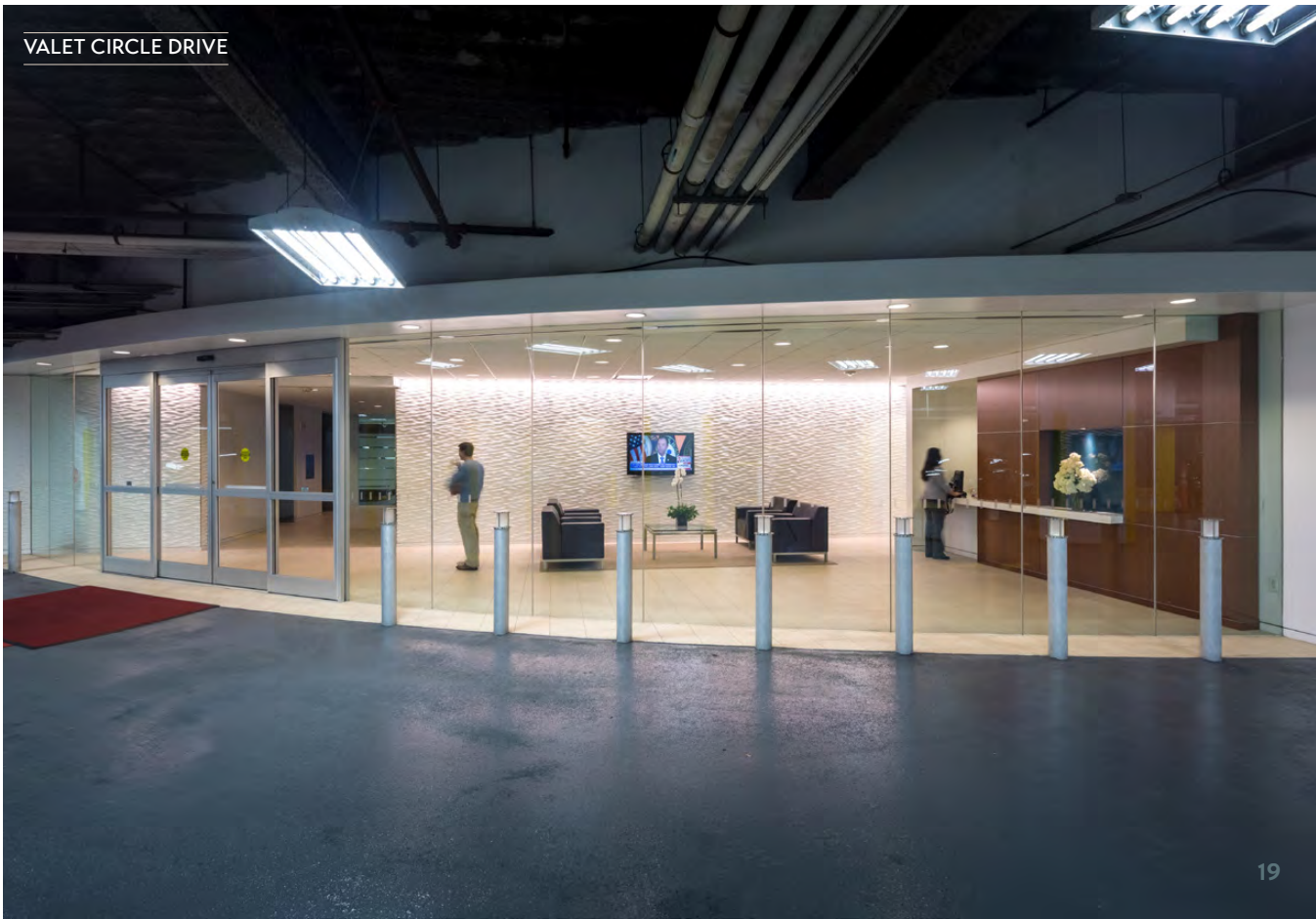
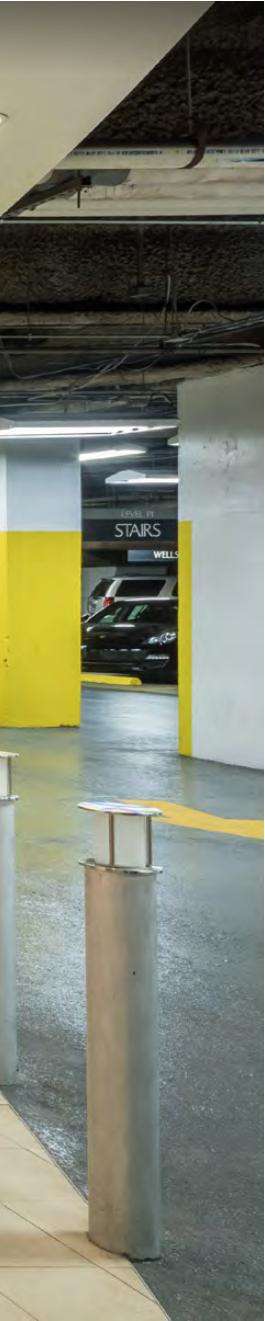
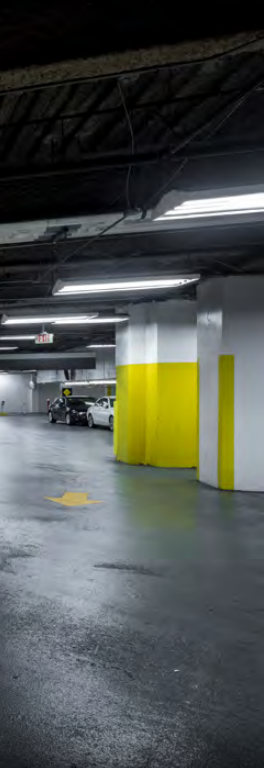
VALET

To accommodate visitor and tenant parking needs, the Property features a valet parking service with a climate-controlled lounge where users take elevators directly to the lobby. This unique amenity maximizes parking efficiency through flexible space allocation while enhancing the overall tenant experience.



VALET PARKING LOBBY

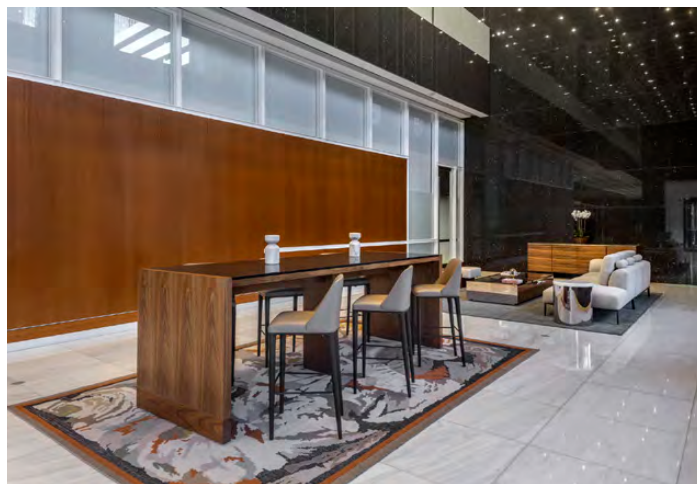




Interior Excellence

1000 Louisiana is distinguished by its palatial interiors, featuring red, green, black, and white polished Italian marble and granite throughout, complemented by refined accent lighting, metals, and glass finishes. This level of craftsmanship represents a standard that is economically unfeasible to replicate in today's market.

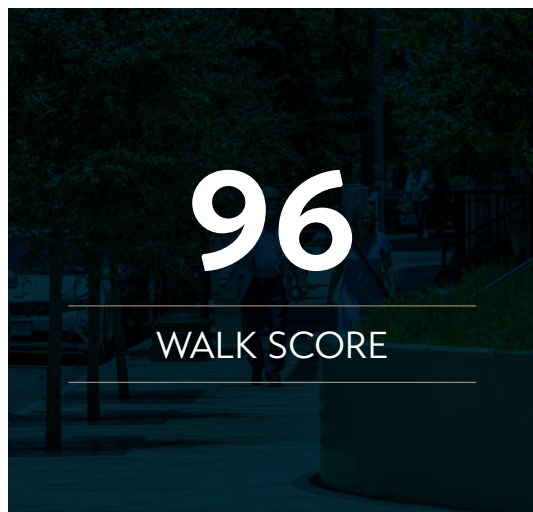
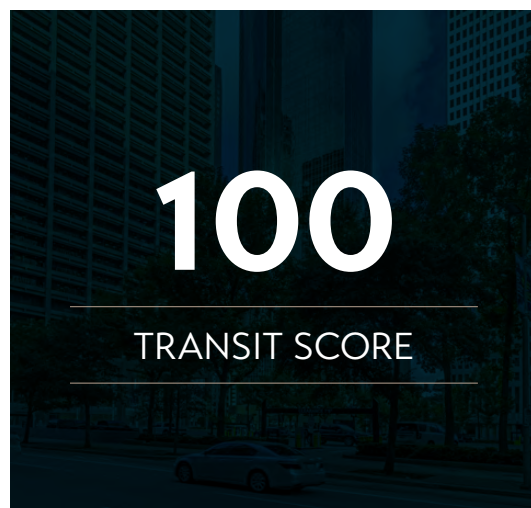
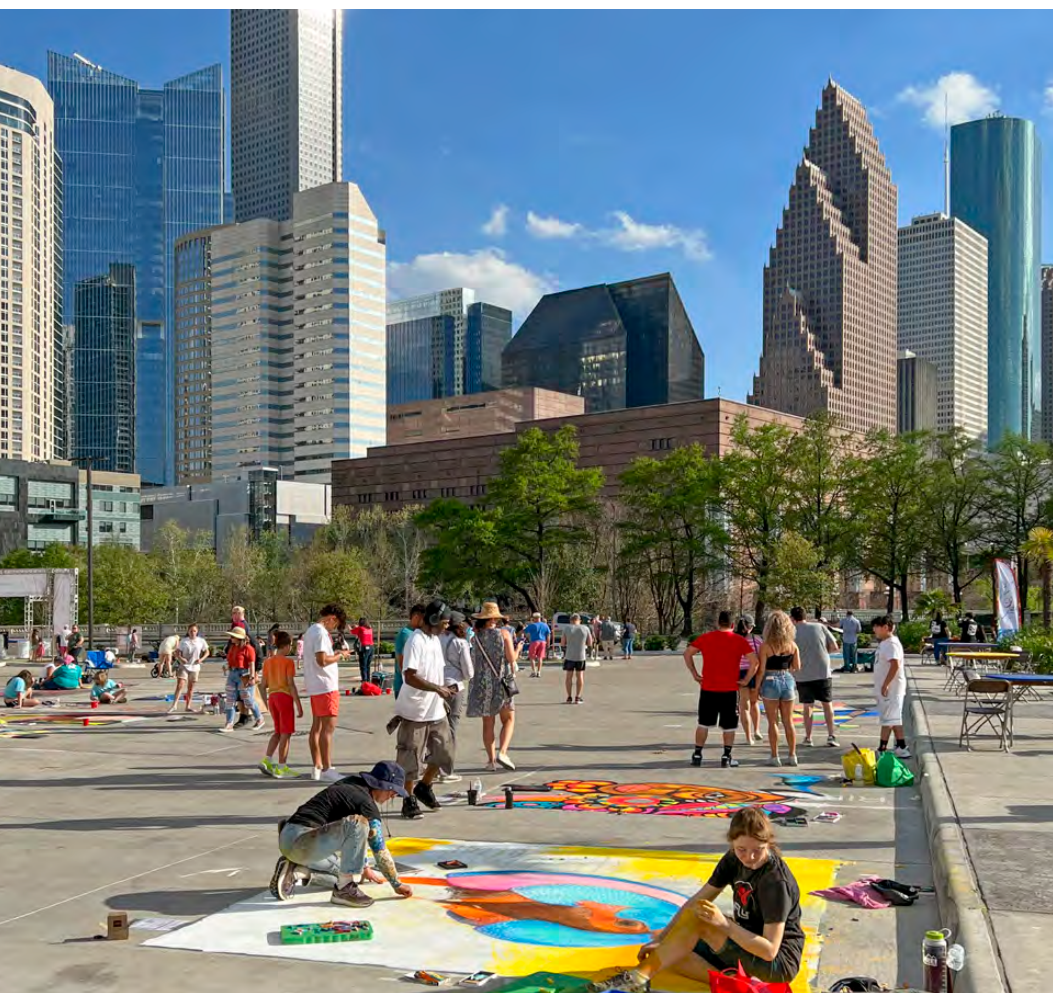
The Building's refined aesthetic extends throughout premium spaces like the Founder's Club and lobbies, featuring carefully curated furniture and sophisticated interior design, further enhanced by four original Christopher Martin artworks.

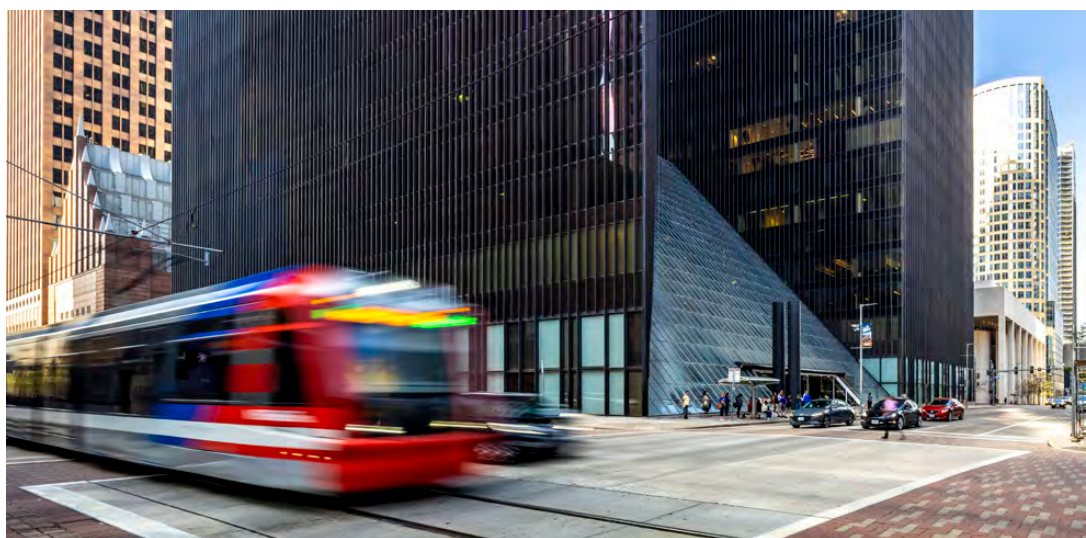
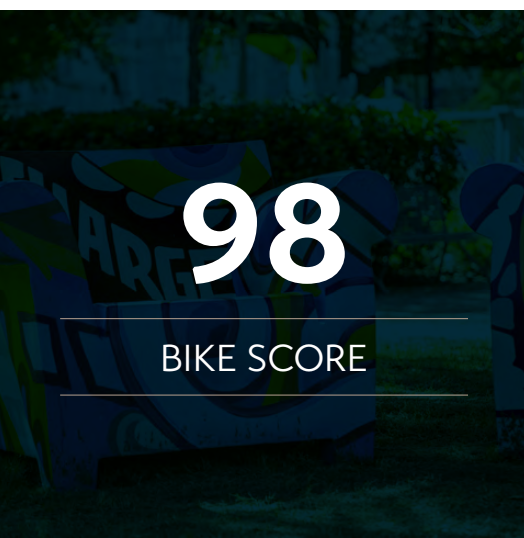
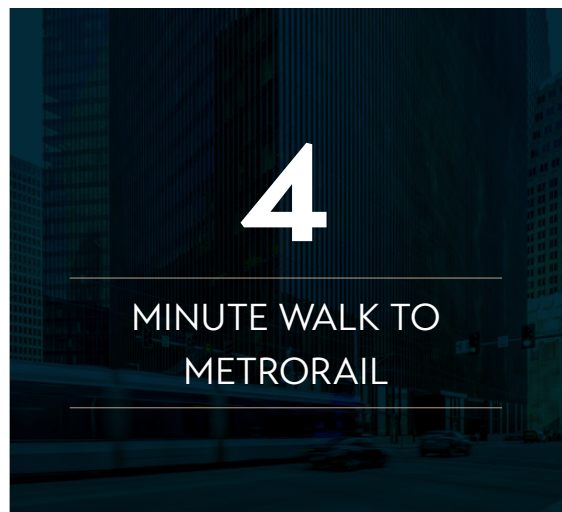




Downtown's Premier Address

1000 Louisiana's prime location provides tenants with exceptional connectivity to Downtown Houston's most sought-after amenities, from world-class performing arts venues and innovative dining destinations to expansive green spaces and major sports facilities, all easily accessible by foot, METRORail, or the convenient tunnel system.



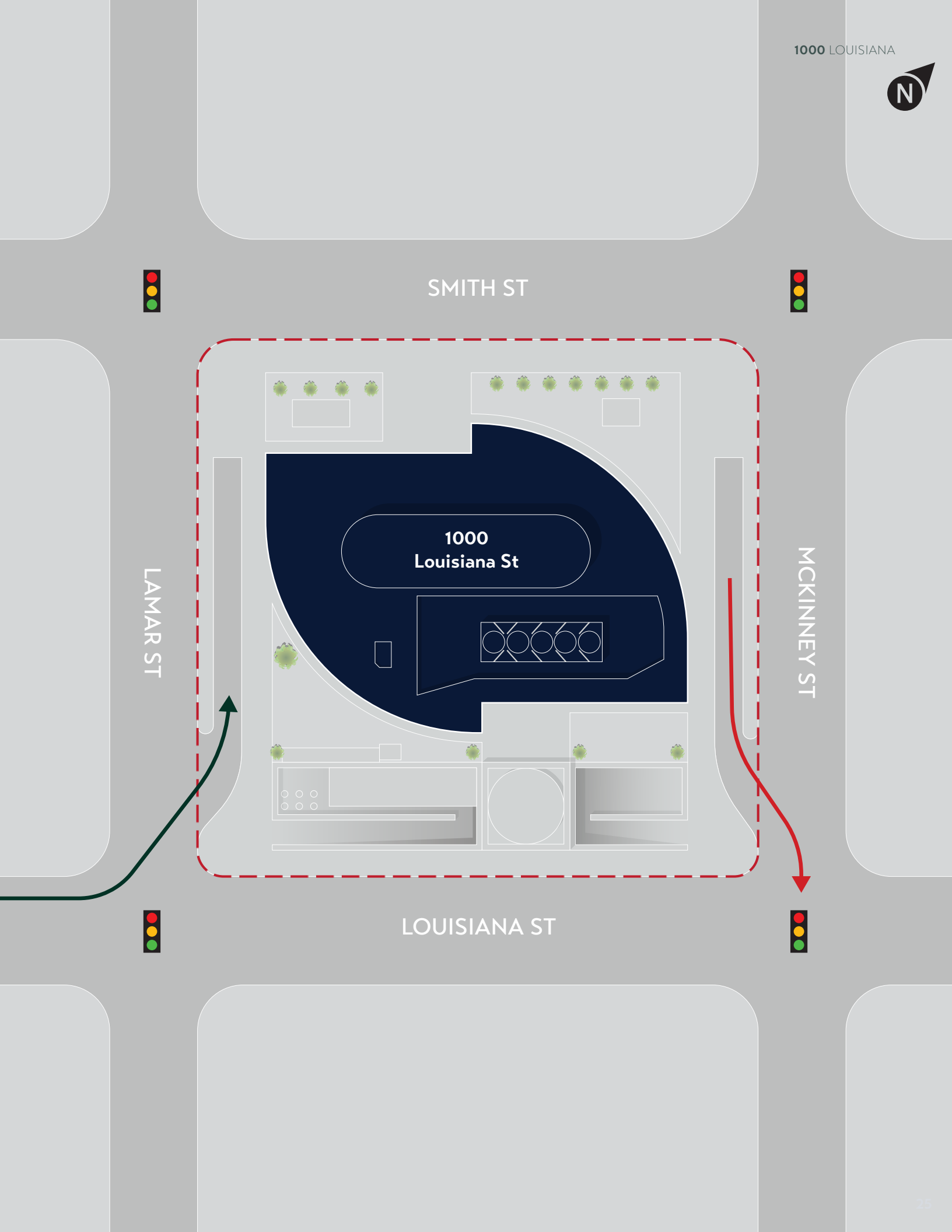


Site Plan



LEGEND

Underground Tunnel Connection



The Houston Economy

7.9M

CURRENT
POPULATION

1.03M

PROJECTED
GROWTH

(2010-2030)

\$124.3K

AVG HOUSEHOLD
INCOME

2.8M

CURRENT
HOUSEHOLD



14.8K

NEW JOBS
ADDED IN 2025

3.52M

TOTAL NON-FARM
EMPLOYMENT

3.7M

PERSON
WORKFORCE

42.40%

HOUSEHOLDS WITH
\$100K+ INCOME



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