

NEW LOW PRICE

For Sublease

Level 46 Penthouse

21,175 SF of Class A Office
Space Available in LEED
Platinum CBD Building

**811 Main
Houston, TX 77002**



LEED Platinum



973,861 SF, 46 stories, built in 2011



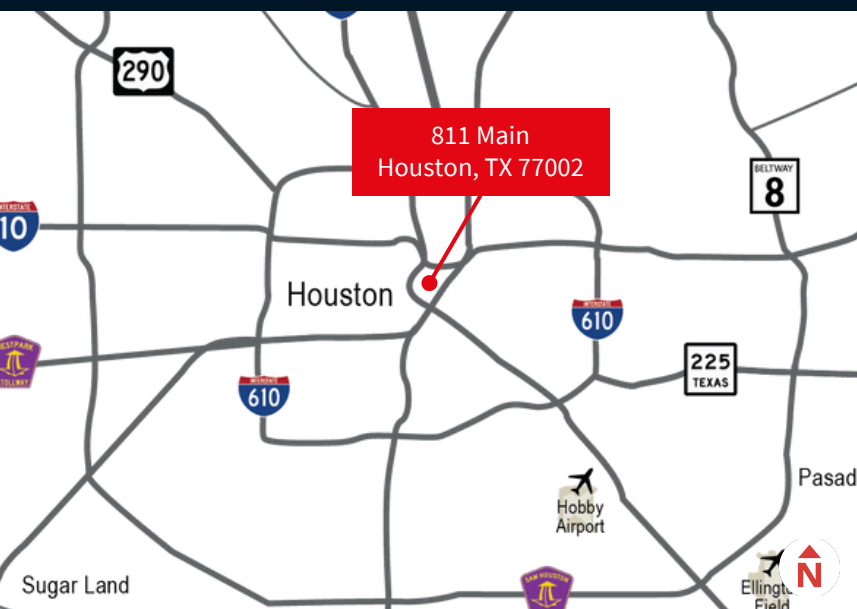
Strategically located in the epicenter of
Downtown Houston



Tunnel connected & easy access to all
major freeways



Elite tenant roster



PREMIERE PENTHOUSE SPACE



John Burke

Executive Vice President


John.Burke@jll.com

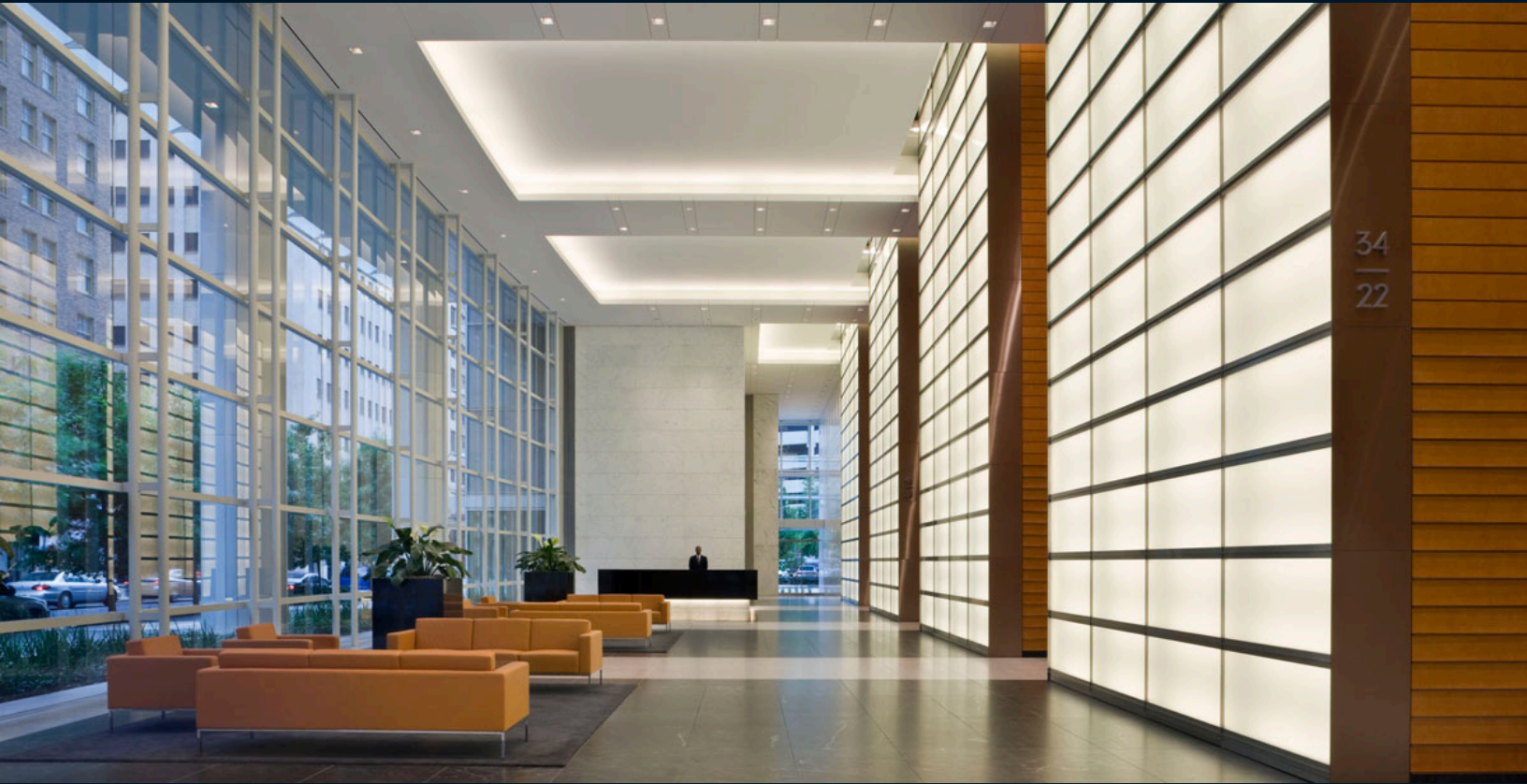
+1 (713) 888-4006

 **SEE A BRIGHTER WAY**

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Property Overview

Premises:	Floor 46 Penthouse 21,175 SF
Availability:	Immediate
Term:	Through May 31, 2029
NNN Rate:	\$11.50/RSF
2025 OpEx:	\$19.60/RSF + 3% management fee
Parking:	23 Unreserved at \$240/mo + tax 2 Reserved at \$350/mo + tax

Improvement Allowance: As-Is

Furniture: Delivered with furniture


Miscellaneous:

- Highly efficient floor plan with office/workstation combination
- Expansive views—10' ceilings with floor-to-ceiling glass
- Hines developed, John Pickard designed, onsite Hines management
- Credit sublessor
- New amenity floor with conference center and tenant lounge
- Onsite fitness center

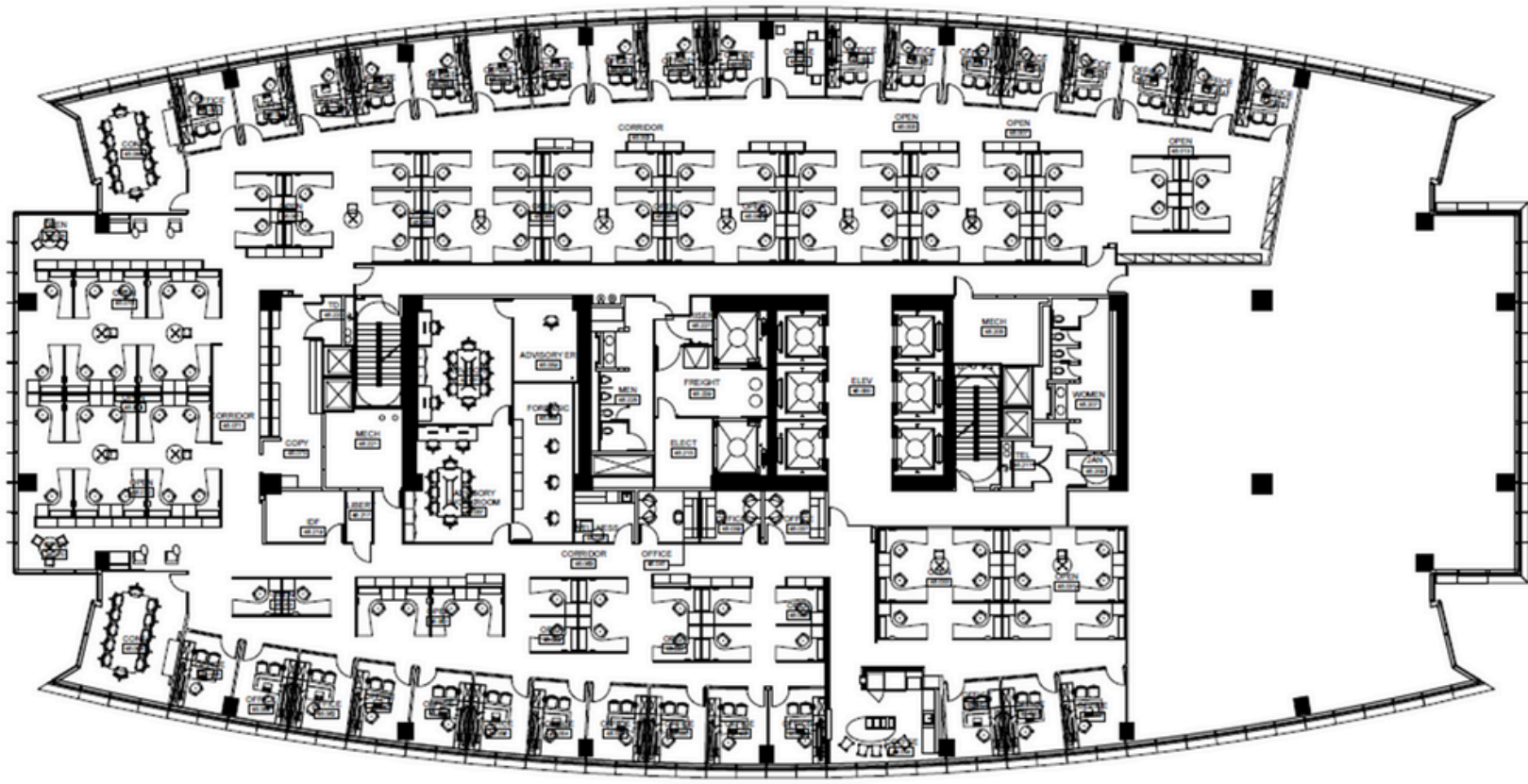


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Floor Plan



46th Floor | Penthouse

Thirty Six (36) Offices
Ninety-Two (92) Workstation Seats
Two (2) Conference Rooms
Wellness Room
Break Room



About 811 Main

811 Main is a signature 46-story office tower located in downtown Houston. Designed by the nationally recognized architectural firm of Pickard Chilton, 811 Main contains approximately one million square feet and is clad in horizontal sunshades of glass and aluminum that wrap around the building's curved north and south façades. A signature feature of 811 Main is a dramatic 39th-floor sky garden recessed into the building's form that reveals planted terraces and a five-story crystalline atrium. Vertical transportation is provided by 18 high-speed elevators, and three elevators servicing the ten-level parking garage, which contains 1,118 parking spaces.



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Information About Brokerage Services



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Burke	419936	john.burke@jll.com	+1 713-888-4006
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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