



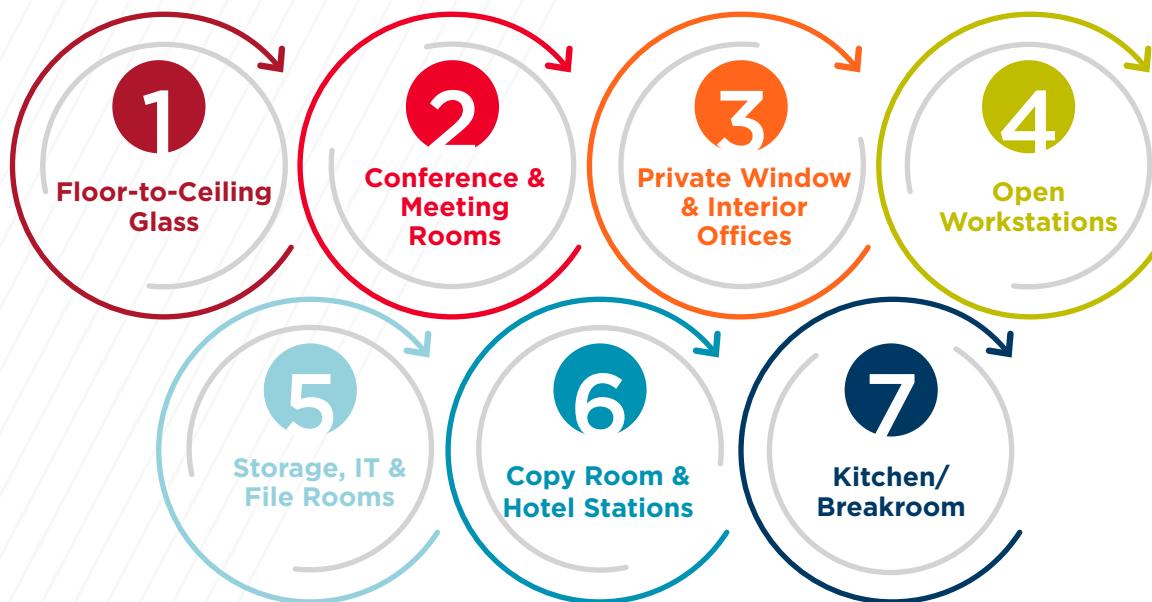
FLOOR 31/SUITE 3150  
9,941 RSF AVAILABLE

# TOTAL PLAZA 1201 LOUISIANA

HOUSTON, TEXAS 77002



# SPACE HIGHLIGHTS



**9,941 RSF**

FLOOR 31/  
SUITE 3150

**IMMEDIATE**

AVAILABILITY  
THROUGH  
APRIL 30, 2024 OR  
APRIL 30, 2027

**NEGOTIABLE**

RENTAL RATE &  
FURNITURE

**\$14.72/RSF**

LANDLORD'S 2021  
OPEX ESTIMATE +  
TENANT'S ELECTRICITY

**"AS-IS"**

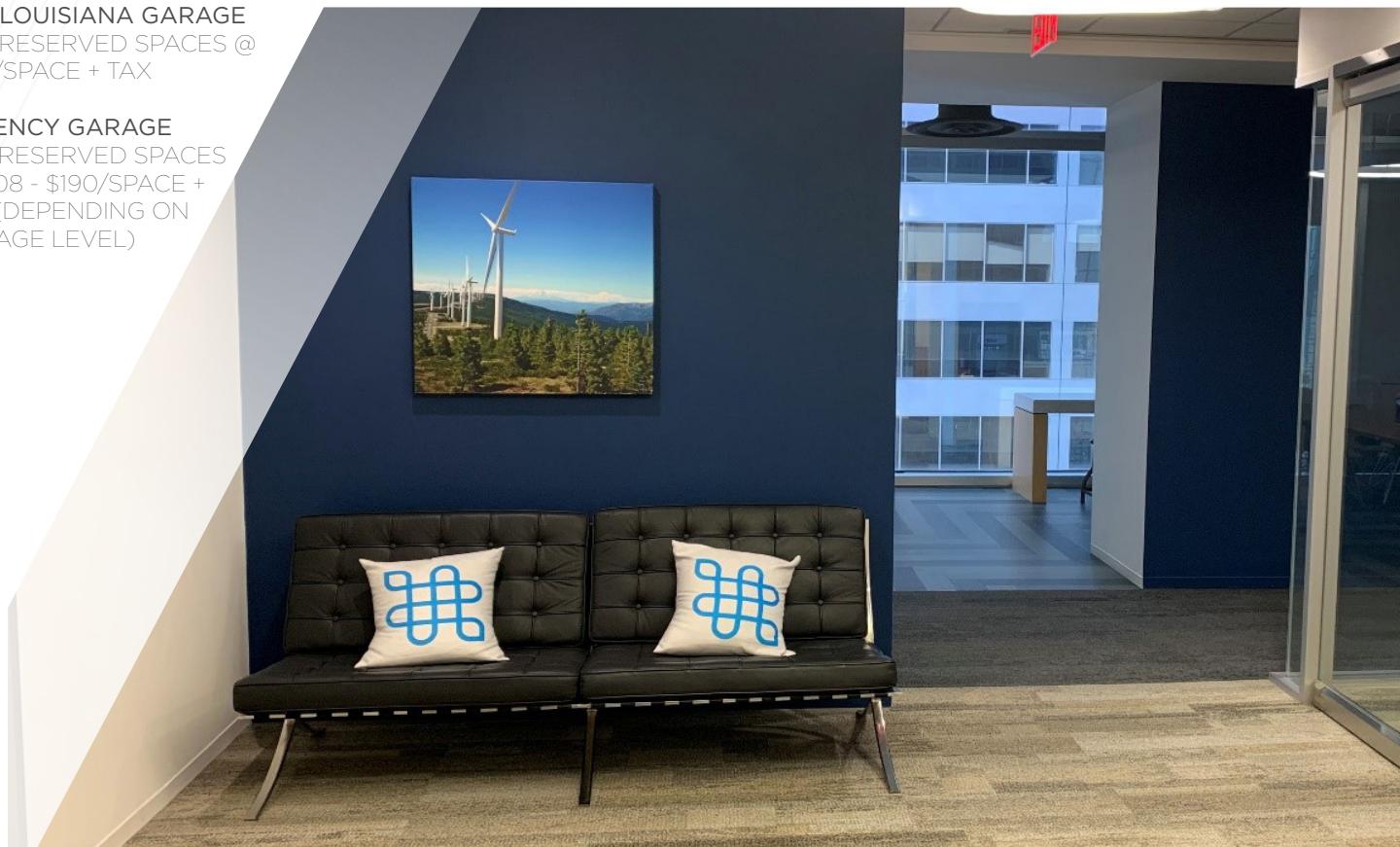
SPACE  
OFFERING

## PARKING

1/1,000 RSF

GARAGE PARKING:  
1225 LOUISIANA GARAGE  
4 UNRESERVED SPACES @  
\$186/SPACE + TAX

REGENCY GARAGE  
5 UNRESERVED SPACES  
@ \$108 - \$190/SPACE +  
TAX (DEPENDING ON  
GARAGE LEVEL)





# BUILDING AMENITIES

**1** LEED Gold Certified

**2** Lobby Renovations recently completed in 2020

**3** Centrally Located on the downtown tunnel system

**4** Fitness Facility tenant exclusive, new equipment, locker & bike room

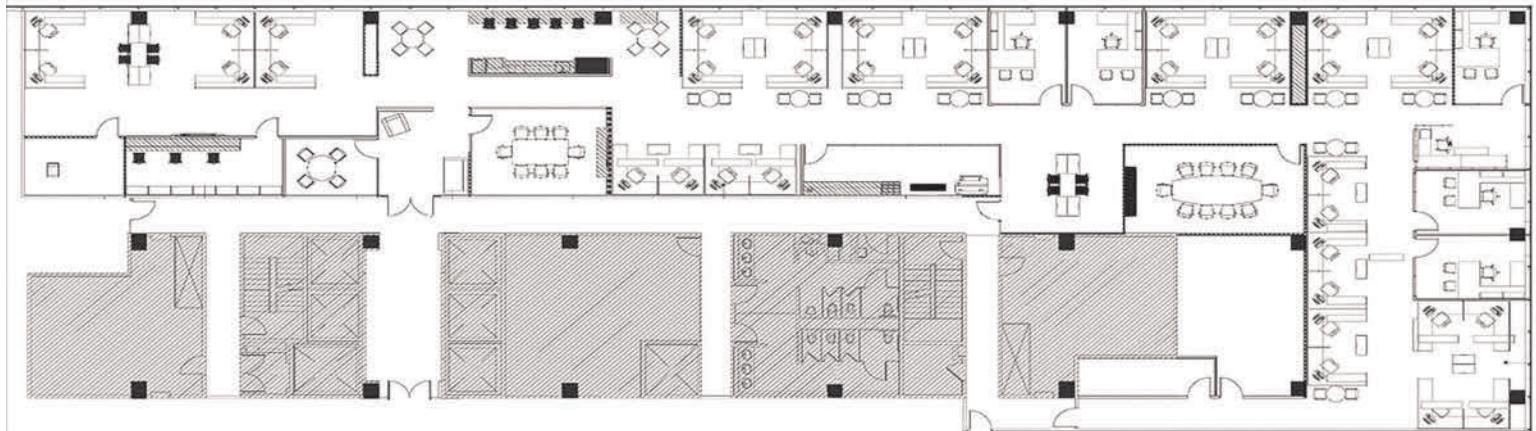
**5** Conference Facility state-of-the-art facility with catering kitchen

**6** Petroleum Club located in the building along with other on-site restaurants, including Island Kitchen



# 31ST FLOOR

9,941 RSF AVAILABLE  
SUITE 3150



Workstations 36  
Exterior Offices 5

Board Room 1  
Huddle Rooms 2

Kitchen/Breakroom 1

# SUITE 3150

## PHOTOS



# SUITE 3150

## PHOTOS





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