

FOR SUBLEASE

TC ENERGY CENTER

700 LOUISIANA ST., HOUSTON, TX 77002



High-end build out, Class A Sublease Space
Floor 42: 8,130 RSF



PROPERTY HIGHLIGHTS

AVAILABLE	IMMEDIATELY
NET RATE	NEGOTIABLE
EST. 2025 OPEX	\$16.25/RSF + 3% MANAGEMENT FEE
FURNITURE	NEGOTIABLE
BALCONY	ACCESS AVAILABLE
SUBLEASE TERM	THROUGH NOVEMBER 30, 2027
PARKING	ALLEY THEATER GARAGE: UNRESERVED: \$100/SPACE/MONTH RESERVED: \$200/SPACE/MONTH
TI ALLOWANCE	AS-IS
FF&E	AVAILABLE
COMMISSION	4% ON PRIMARY SUBLEASE TERM

BUILDING AMENITIES

- CONFERENCE CENTER
- FITNESS CENTER
- COFFEE BAR
- LOCATED IN THE HEART OF THE THEATRE DISTRICT
- DIRECT ACCESS TO THE DOWNTOWN TUNNEL SYSTEM OFFERING SEVERAL RETAIL AND DINING AMENITIES



RECEPTION



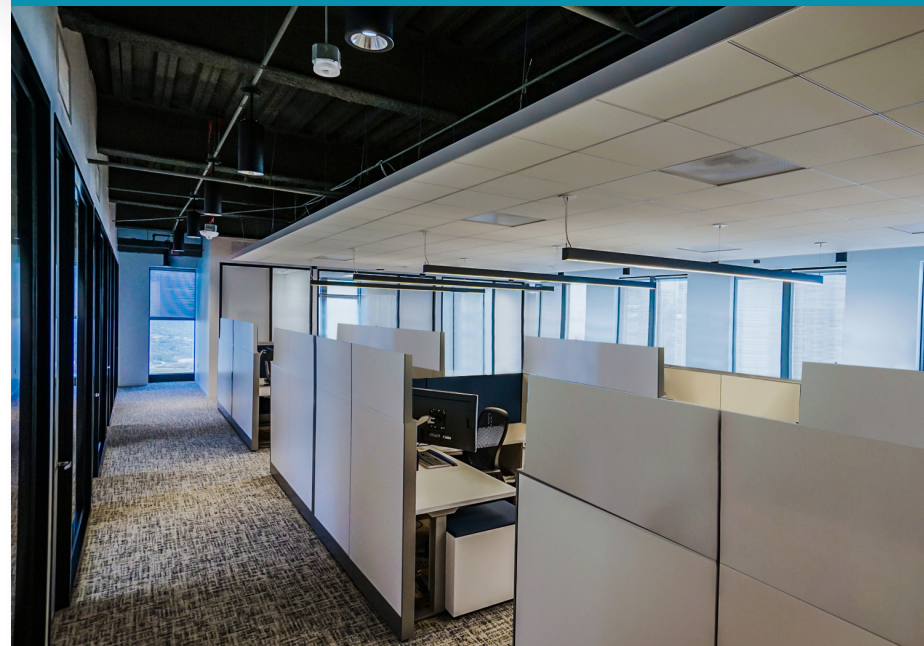
ELEVATOR LOBBY EXPOSURE



OFFICE



WORKSTATIONS



CONFERENCE ROOM



HUDDLE ROOM



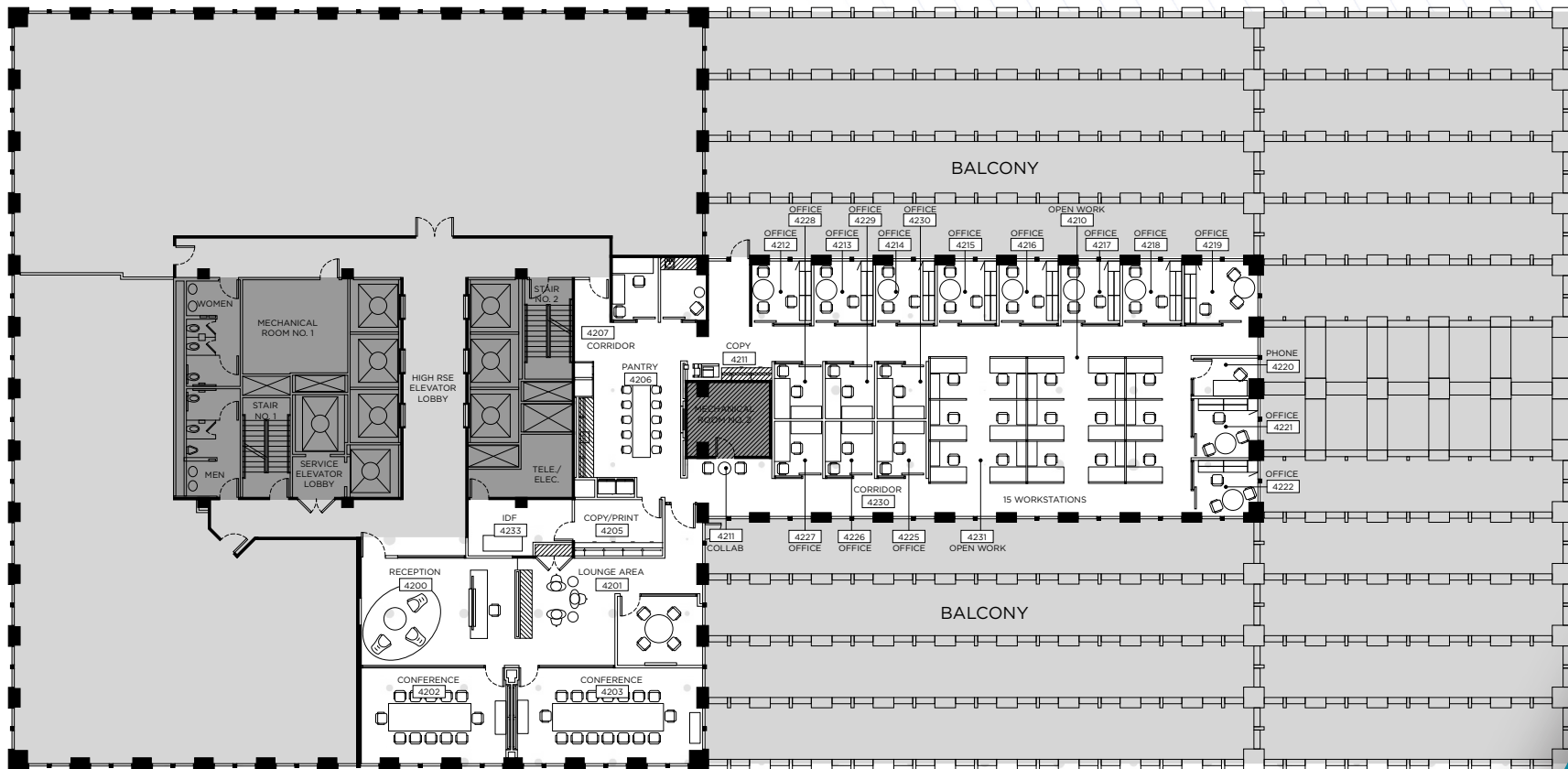
KITCHEN/LOUNGE AREA



LOUNGE AREA



FLOOR 42: 8,130 RSF



CONFIGURATION

- 18 Private offices
- 15 Workstations
- 2 Conference rooms
- 1 Huddle room
- 2 copy/print areas
- Wellness room
- Coffee Bar/loung area
- Large Kitchen/break room
- Formal reception



For more information, please contact:

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