



**\$5,000 BROKER BONUS
— SIGN BY 4/30/26**

TEXAS TOWER

845 TEXAS AVENUE
HOUSTON, TEXAS

HIGH-RISE ELEVATOR BANK

SUBLEASE SPACE

**FLOOR 38
3,124 SF**

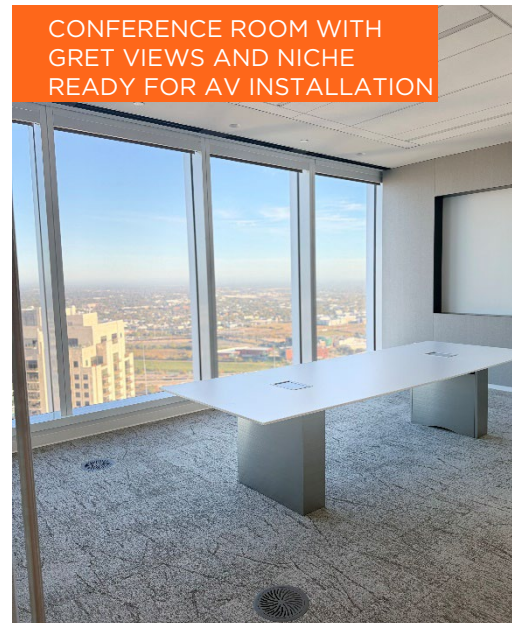
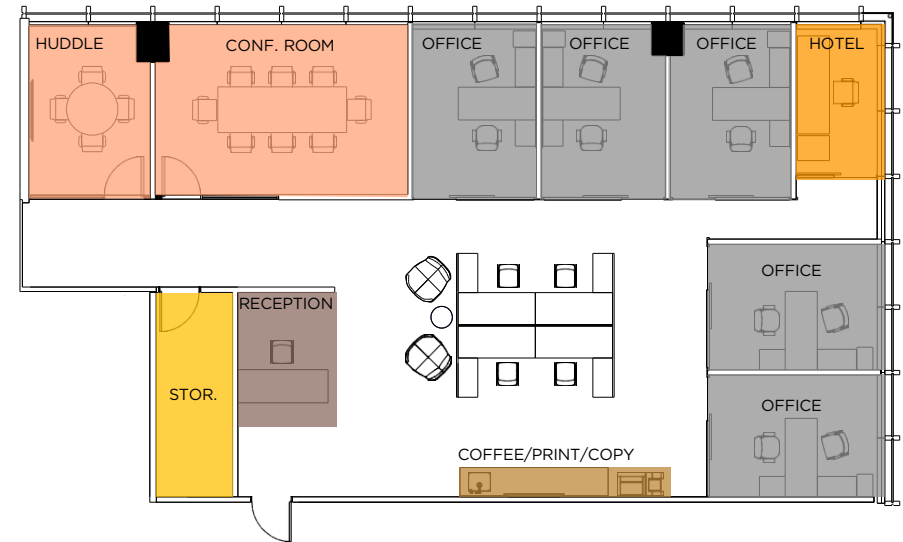
**SPEC SUITE
NOW COMPLETE**



FLOORPLAN

SPACE ECONOMICS

Available Space	Partial Floor 38 - 3,124 RSF
Available & Term	Flexible Terms Available Now through April 30, 2037.
Rental Rate	Negotiable
2025 Estimated OPEX	\$20.59/RSF + 3% management fee
Parking	1.5/1,000 RSF Unserved @ \$250/space/month
Condition	Fully Built out with some furniture included (<i>furniture in common area and all chairs are shown as an example and not included</i>). Underfloor HVAC for efficiency.



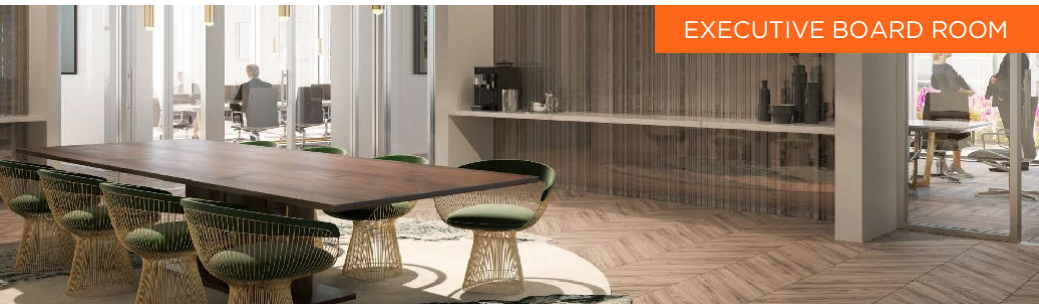
PROPERTY HIGHLIGHTS & BUILDING AMENITIES



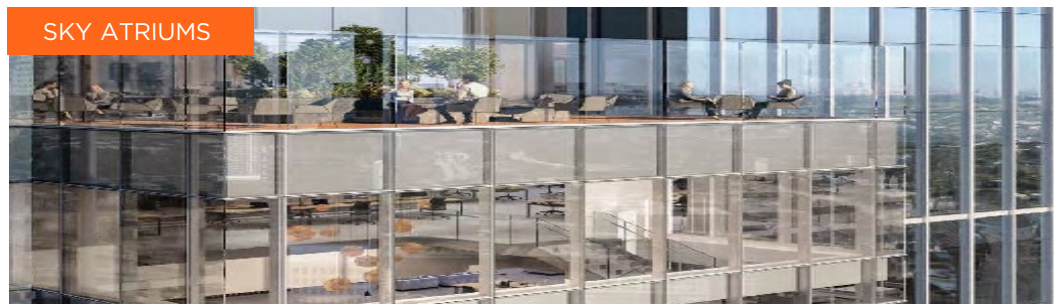
TENANT LOUNGE



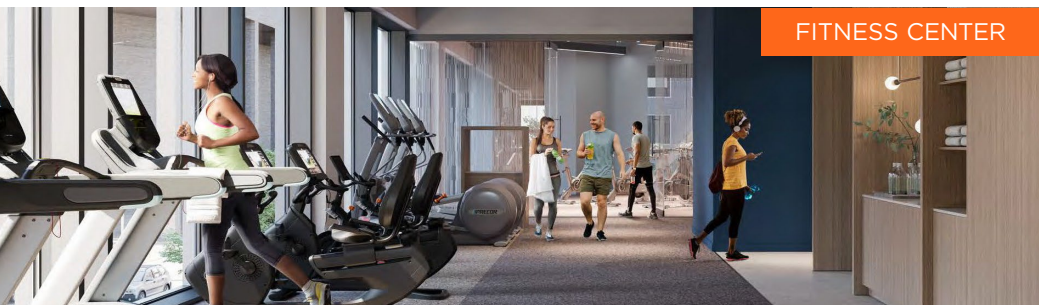
MEETING ROOMS



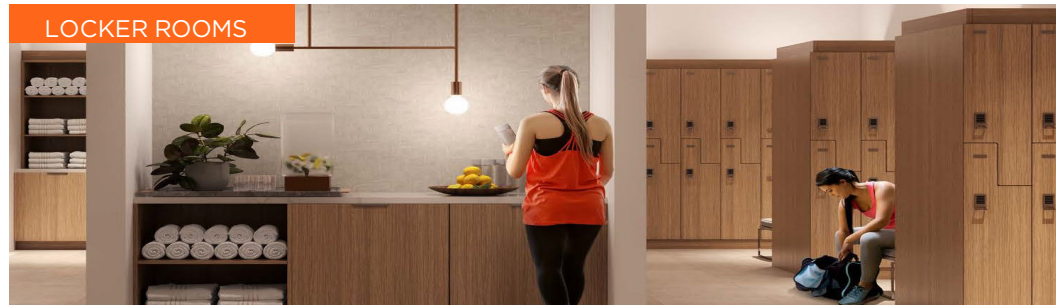
EXECUTIVE BOARD ROOM



SKY ATRIUMS



FITNESS CENTER



LOCKER ROOMS



NEIGHBORHOOD-LIKE FOOD & BEVERAGE



STREET LEVEL RETAIL



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