



TEXAS TOWER

845 TEXAS AVENUE
HOUSTON, TEXAS

HIGH-RISE ELEVATOR BANK
SUBLEASE SPACE

FLOOR 38
3,124 SF

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

**SPEC SUITE
NOW COMPLETE**



FLOORPLAN

SPACE ECONOMICS

Available Space Partial Floor 38 - 3,124 RSF

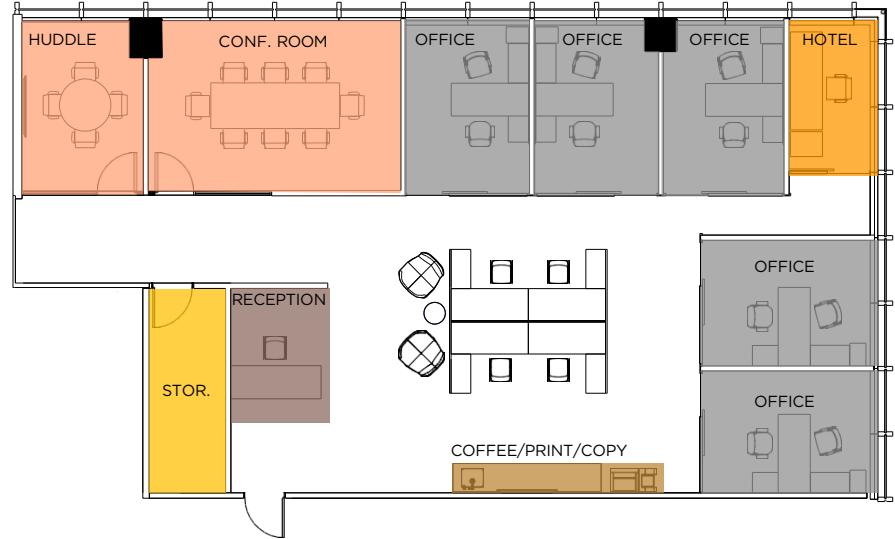
Available & Term Flexible Terms Available Now through April 30, 2037.

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 (*furniture in common area and all chairs are shown as an example and not included*). Underfloor HVAC for efficiency.



PROPERTY HIGHLIGHTS & BUILDING AMENITIES



TENANT LOUNGE



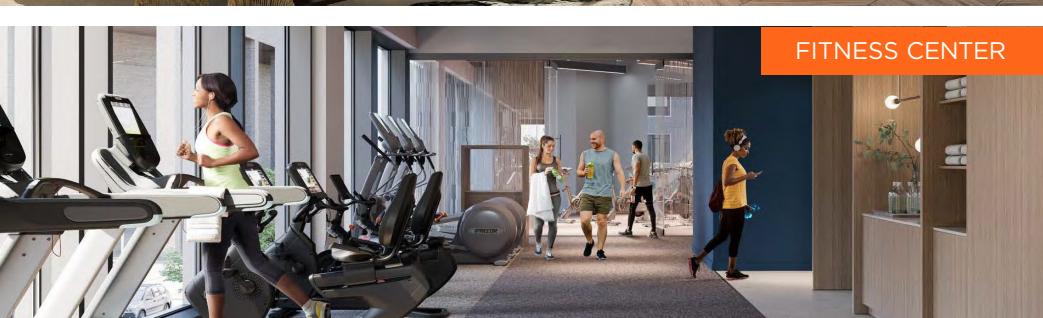
MEETING ROOMS



EXECUTIVE BOARD ROOM



SKY ATRIUMS



FITNESS CENTER



LOCKER ROOMS



NEIGHBORHOOD-LIKE FOOD & BEVERAGE



STREET LEVEL RETAIL



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