



**\$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**

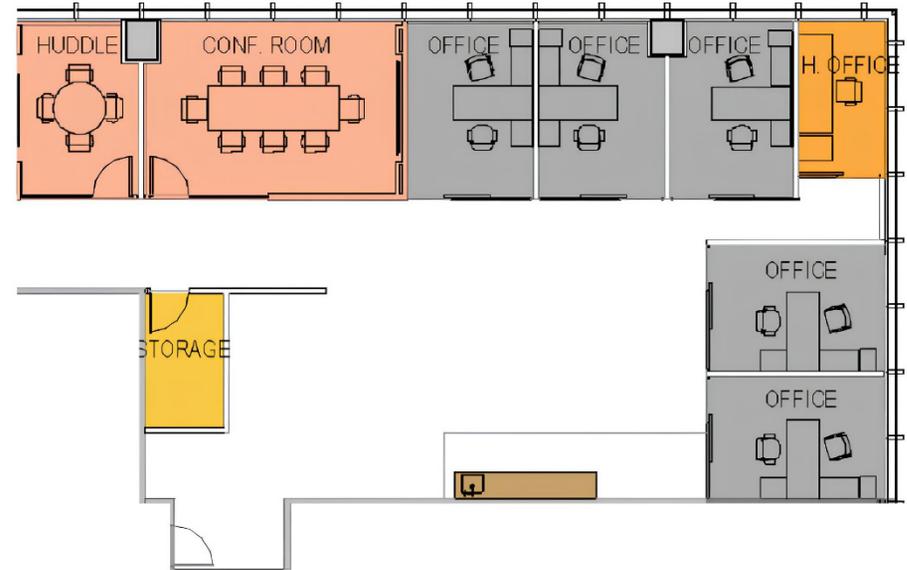
**SPEC SUITE**  
**NOW COMPLETE**



# FLOORPLAN

## SPACE ECONOMICS

- Available Space** Suite 3835 - 3,124 RSF
- Available & Term** Flexible Terms Available Now through April 30, 2037.
- Rental Rate** Negotiable
- 2026 Est. OPEX** \$23.35/RSF + 3% management fee
- Parking** 4 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



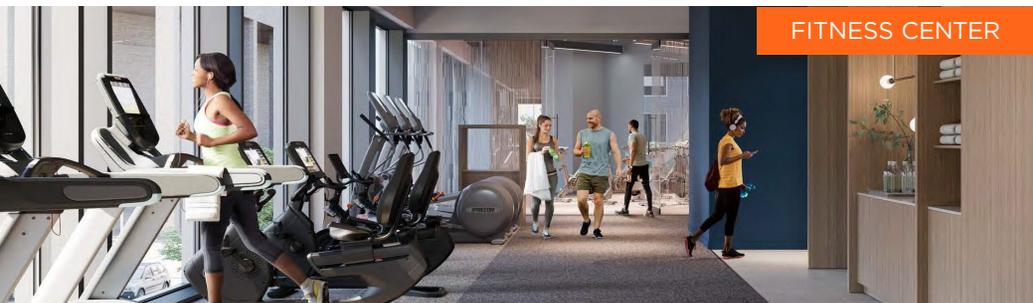
MEETING ROOMS



EXECUTIVE BOARD ROOM



SKY ATRIUMS



FITNESS CENTER



LOCKER ROOMS



NEIGHBORHOOD-LIKE FOOD & BEVERAGE



STREET LEVEL RETAIL



## CONTACT

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