



TEXAS TOWER

845 TEXAS AVENUE

HIGH-RISE ELEVATOR BANK
SPEC SUITE SUBLEASE SPACE

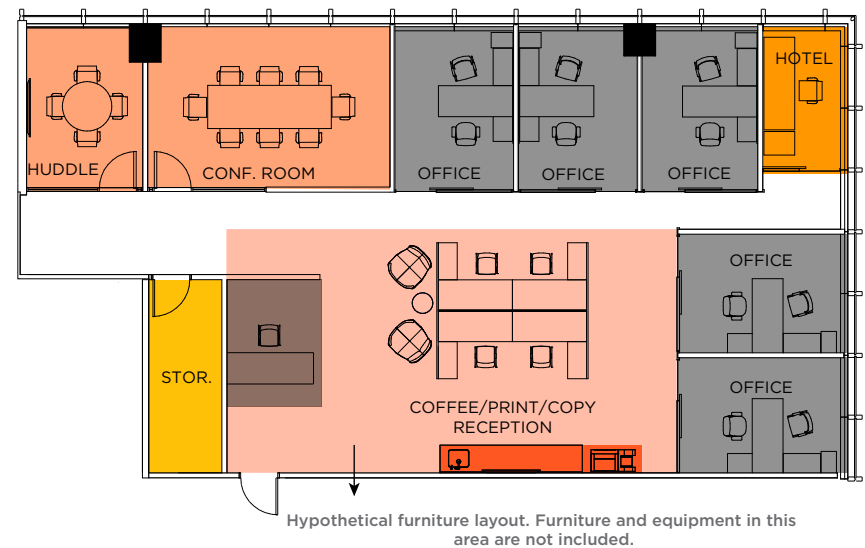
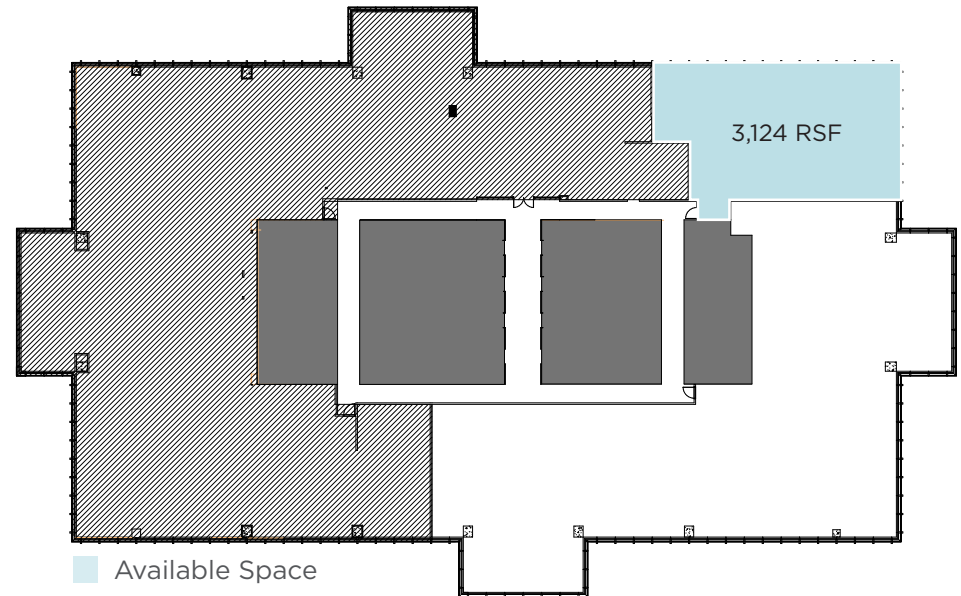
FLOOR 38
3,124 SF



FLOORPLAN

SPACE ECONOMICS

Available Space	Partial Floor 38 - 3,124 RSF
Availability & Term	September 1, 2025 through May 31, 2037
Rental Rate	Negotiable
2025 Estimated OPEX	\$23.07/RSF + 3% management fee
Parking	1.5/1,000 RSF Unserved @ \$250/space/month
Condition	Newly built out spec suite within underfloor HVAC
Furniture	Conference and office furniture included



PROPERTY HIGHLIGHTS & BUILDING AMENITIES



TENANT LOUNGE



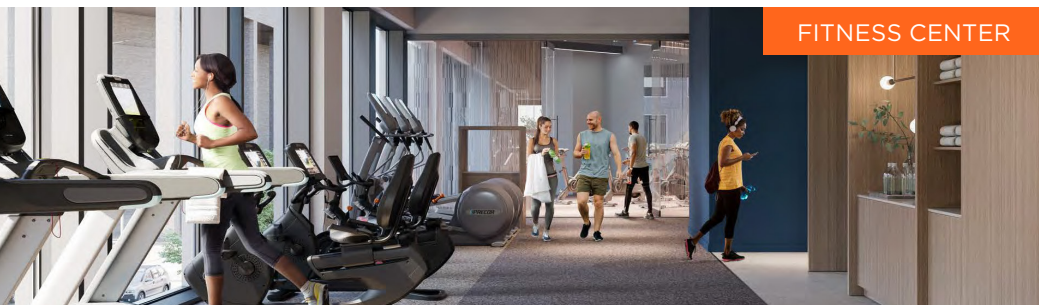
MEETING ROOMS



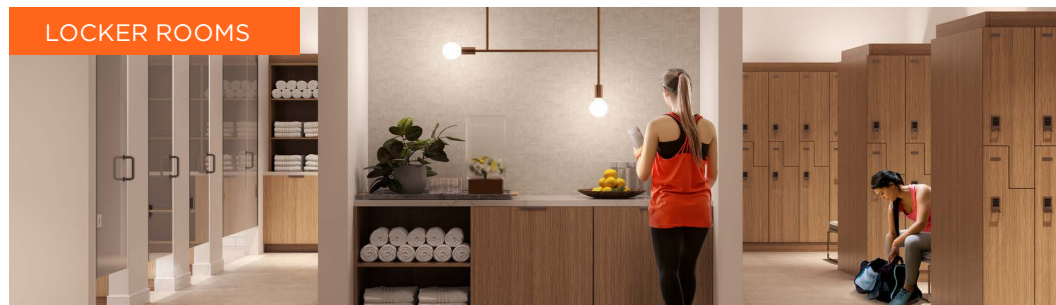
EXECUTIVE BOARD ROOM



SKY ATRIUMS



FITNESS CENTER



LOCKER ROOMS



NEIGHBORHOOD-LIKE FOOD & BEVERAGE



STREET LEVEL RETAIL



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