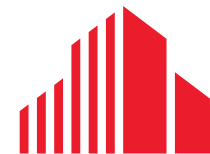


**UPDATED PRICING AT \$2/NNN**

**FOR SUBLEASE - 24,657 RSF**

**1301 MCKINNEY STREET  
HOUSTON, TX 77010**



**CUSHMAN &  
WAKEFIELD**

# 1301 MCKINNEY STREET HOUSTON, TX 77010

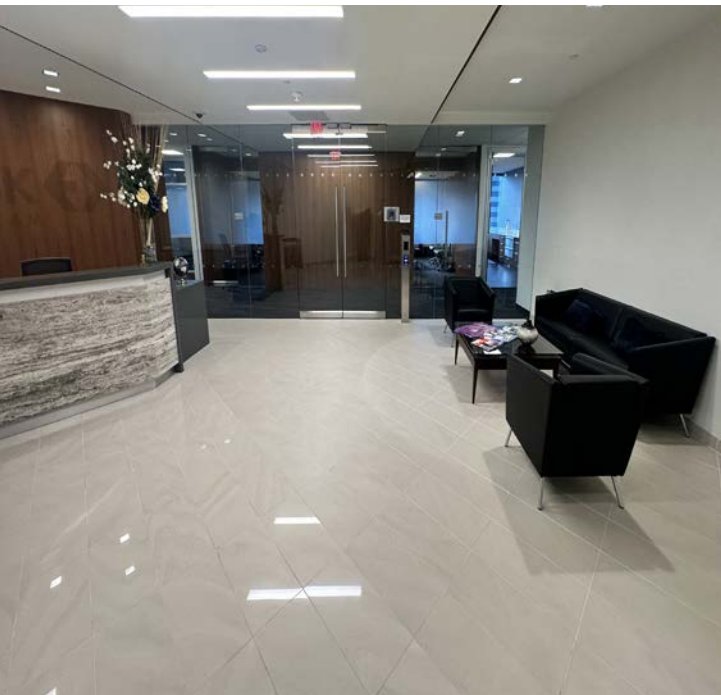
## Property Features

The NRG Tower offers premier Class A office space in the heart of downtown Houston, with quick access to major freeways and the Metro. LEED Gold certified and Energy Star labeled, the building features on-site management, covered parking, and a full range of amenities including fitness facilities, restaurants, banking, and conference spaces. Connected by skybridge and tunnel networks and surrounded by landscaped plazas, it provides a vibrant, convenient, and professional environment for businesses seeking a central downtown address.

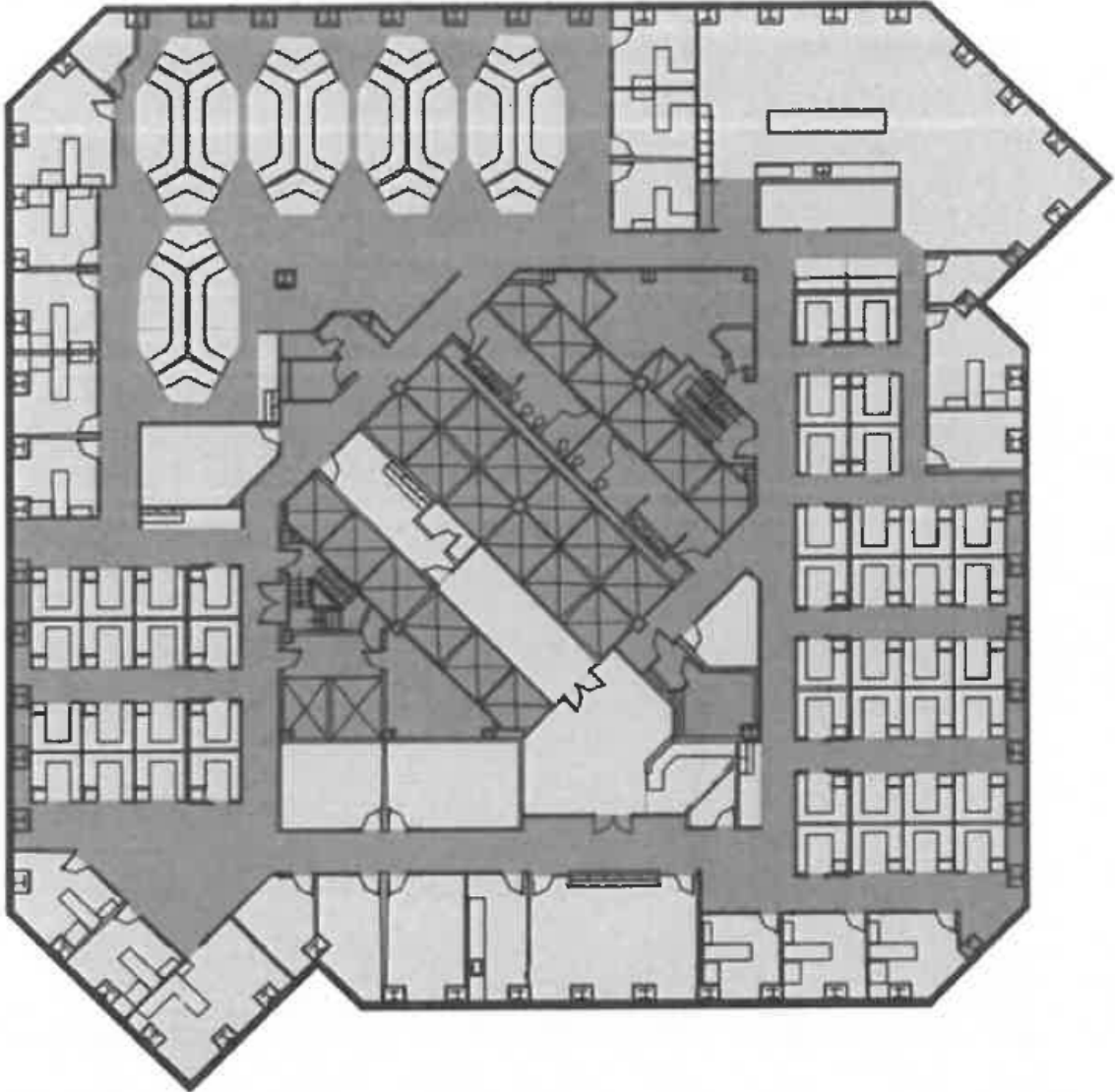
### Space Details

Size:	24,657 on the 16th floor
Year Built/Renovated:	1982/2023
Building Class:	A
Term:	Through September 30, 2028
Rate:	\$2/NNN
Operating Expenses:	\$16.34
FF&E:	Available
Parking:	<ul style="list-style-type: none"><li>Covered Parking Spaces at \$210/month</li><li>Reserved Parking at \$365/month</li></ul>





**1301 MCKINNEY STREET  
HOUSTON, TX 77010**





**FOR MORE INFORMATION, CONTACT:**



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