

1 HOUSTON CENTER

1221 McKinney St, Houston, TX



FLOORS 34, 35, AND 37

Available for Sublease in Prime Downtown Houston

PROPERTY HIGHLIGHTS

At Houston Center, premium amenities and personalized hospitality come together to enhance the everyday work experience.

- **FLOOR 34:** 22,920 SF
- **FLOOR 35:** 22,918 SF
- **FLOOR 37:** 24,301 SF
- **AVAILABILITY:** 1st quarter of 2027
- **FLOOR 37 SEATS:**
 - **FRONT LOBBY CONFERENCE RM:** Seats 16
 - **EXECUTIVE CONFERENCE RM:** Seats 10
 - **TRADE FLOOR CONFERENCE RM:** Seats 10
 - **TRADE FLOOR HUDDLE:** Seats 6
 - **ACCOUNTING CONFERENCE RM:** Seats 10
 - **ACCOUNTING HUDDLE RM:** Seats 5
 - **3 PHONE ROOMS**
 - **TRADE FLOOR** Currently seats 70



Central Plaza

Arrive through the dynamic Central Plaza, offering a seamless transition from downtown's top destinations to the campus.

Lift Terrace

Enjoy refined outdoor space on the Lift Terrace, featuring sweeping views overlooking the Central Plaza.

Upscale Dining

Experience elevated dining at Federal American Grill, with scenic views of the Plaza.

Skybridge Connectivity

Direct skybridge access provides effortless connections to nearby retail and shopping destinations.

The Lift

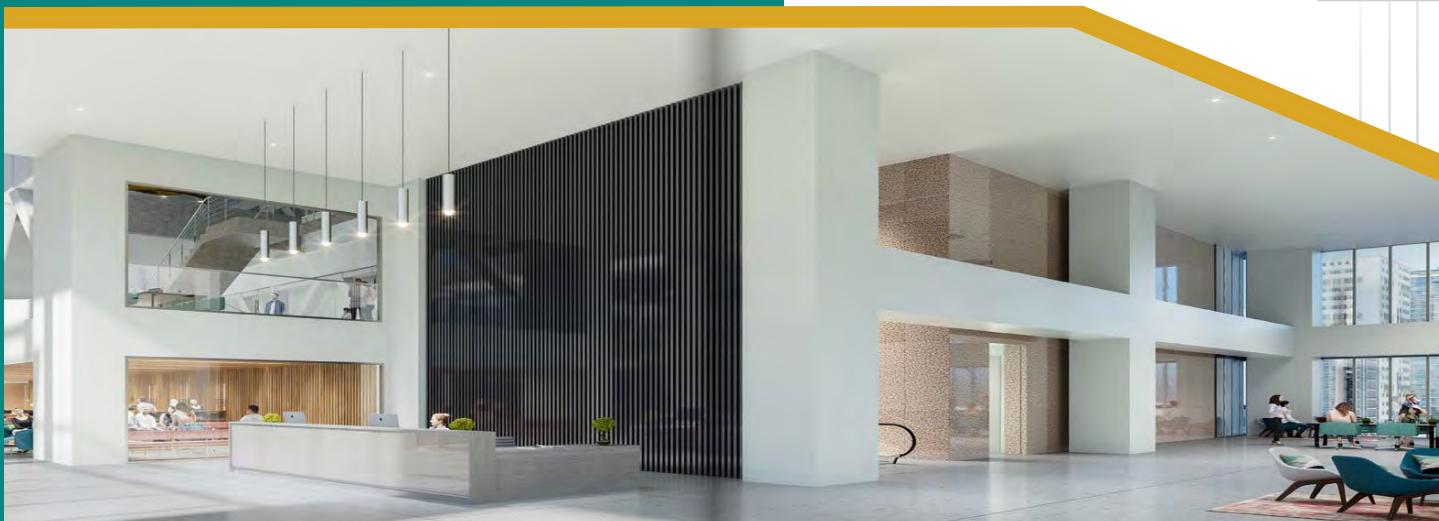
A state-of-the-art fitness center featuring luxury locker rooms, personal training, and group classes.

The Exchange

Exclusive, concierge-style conference facilities designed for high-level meetings and professional gatherings.

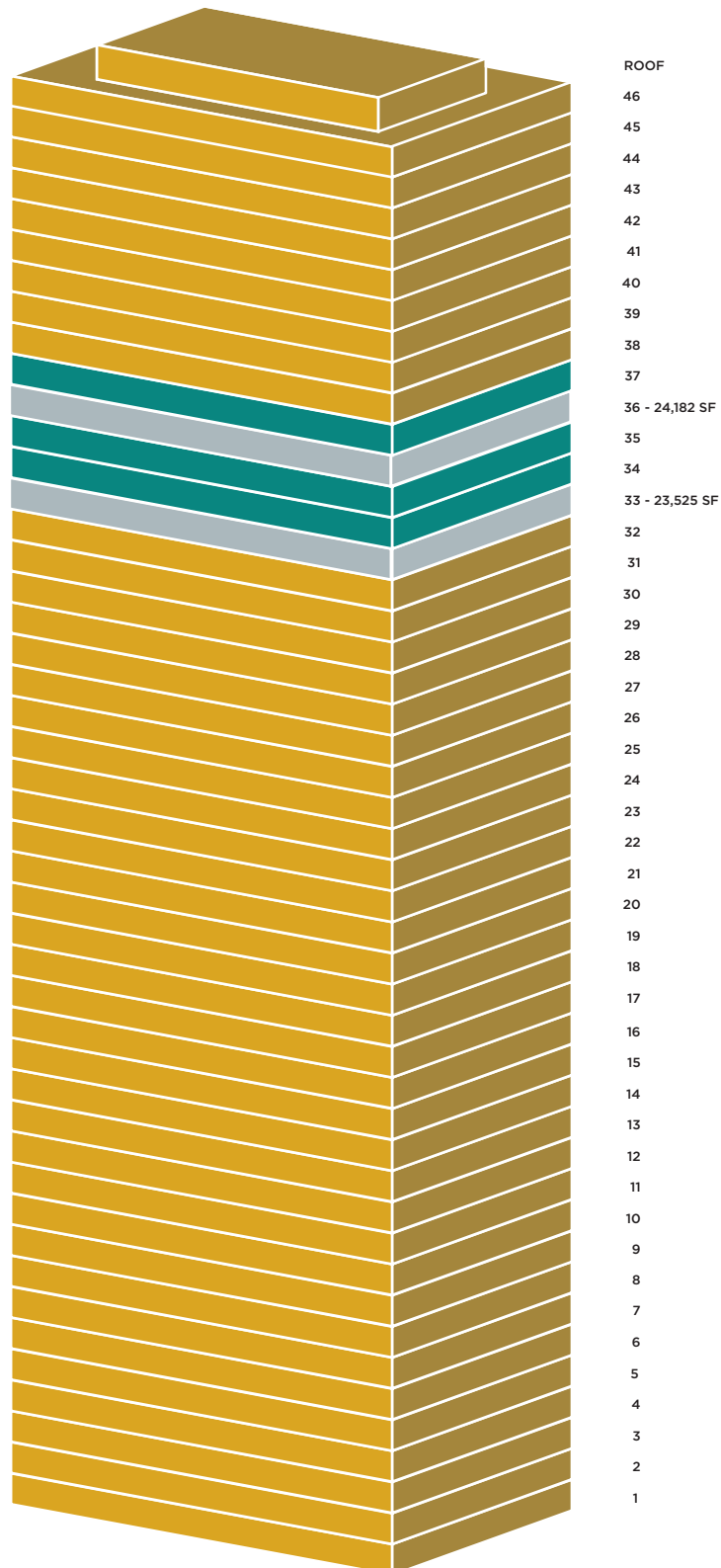
Building Lobbies

Vibrant lobby environments with thoughtfully designed co-working spaces that inspire collaboration and productivity.



AVAILABILITIES

Floors 34, 35, and 37 represent the sublease opportunity, while Floors 33 and 36 (shown in gray) are direct landlord space, providing a large contiguous high-rise space.

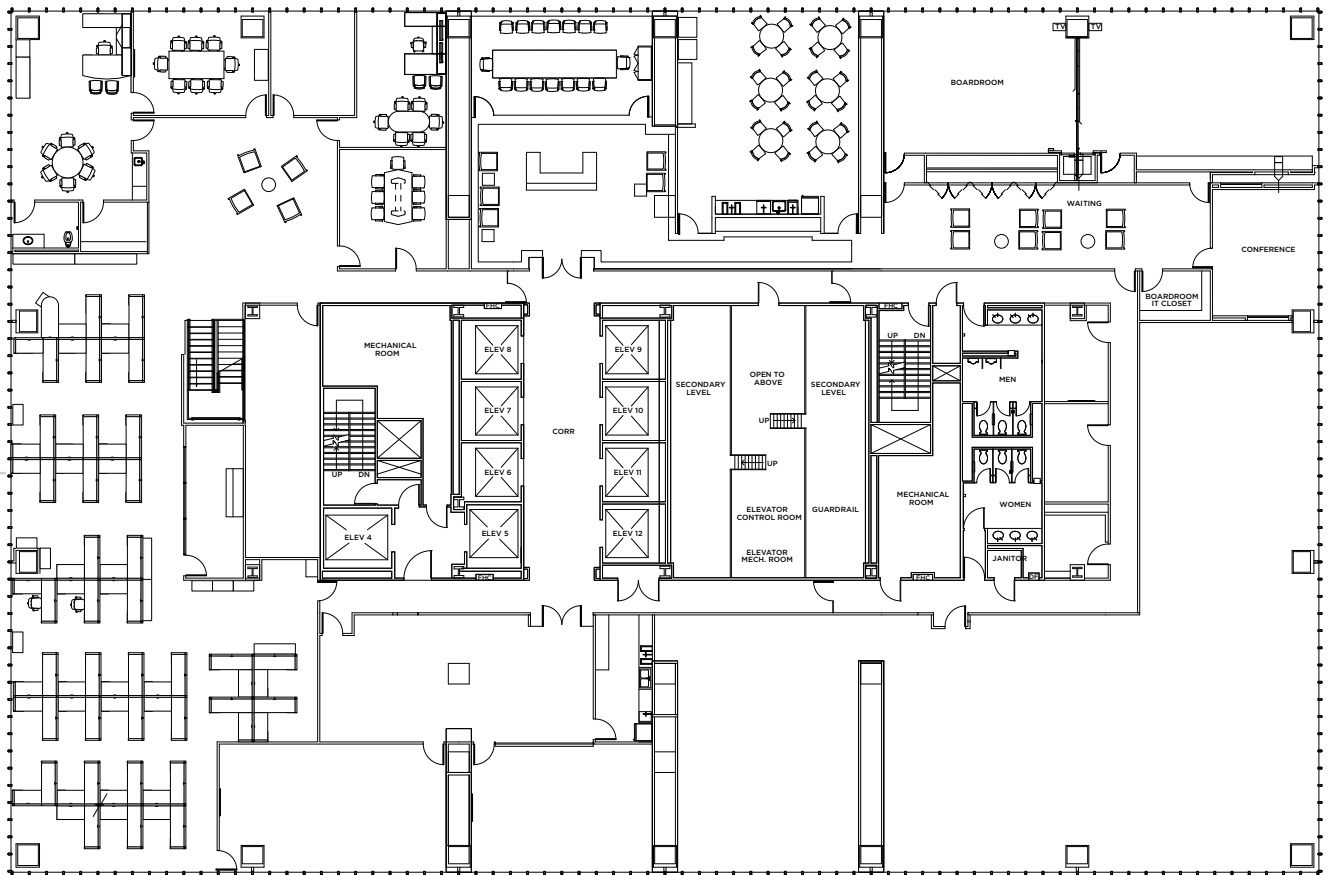




FLOORPLANS

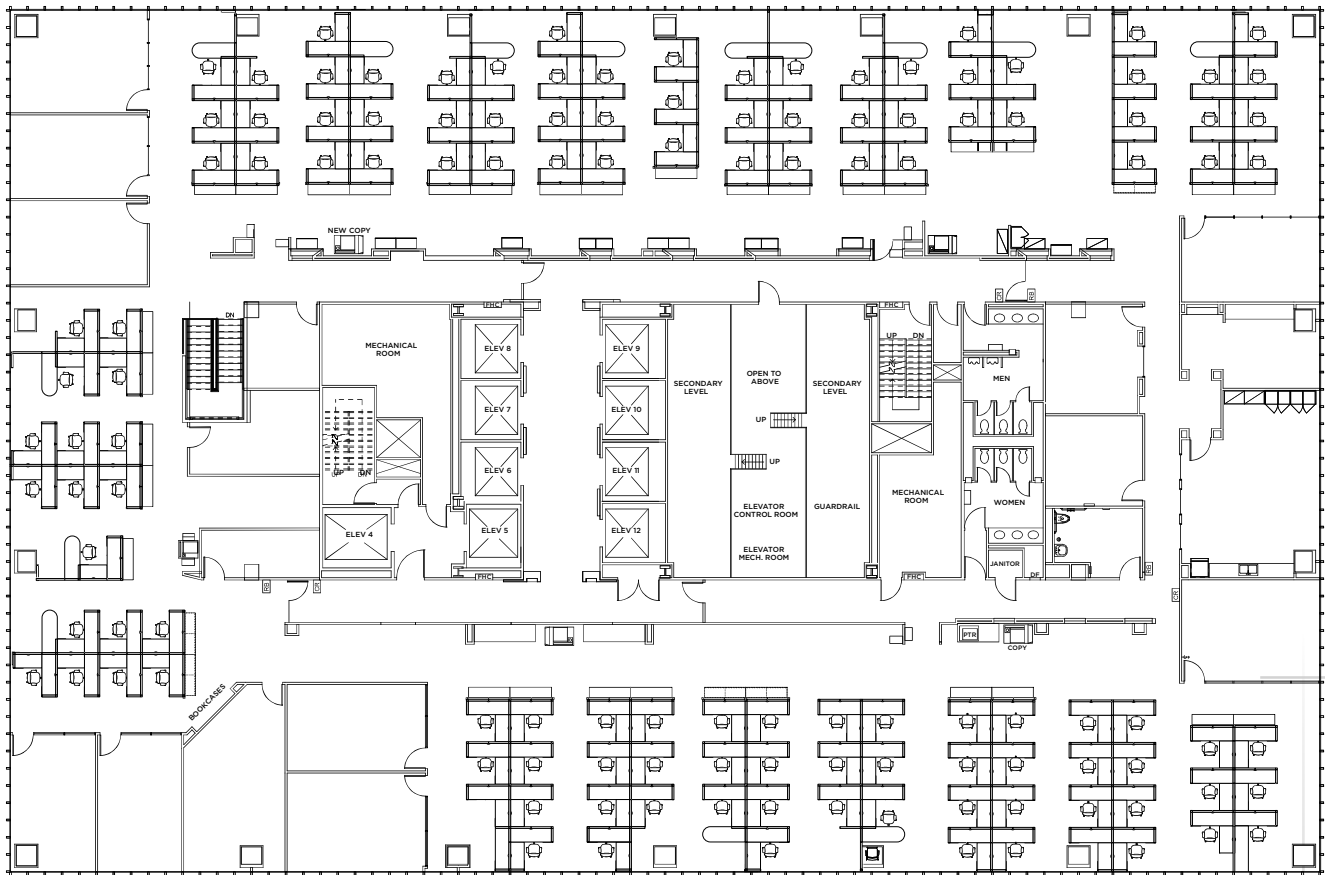
FLOOR 34

**Interconnected by stairwell to floor 35*



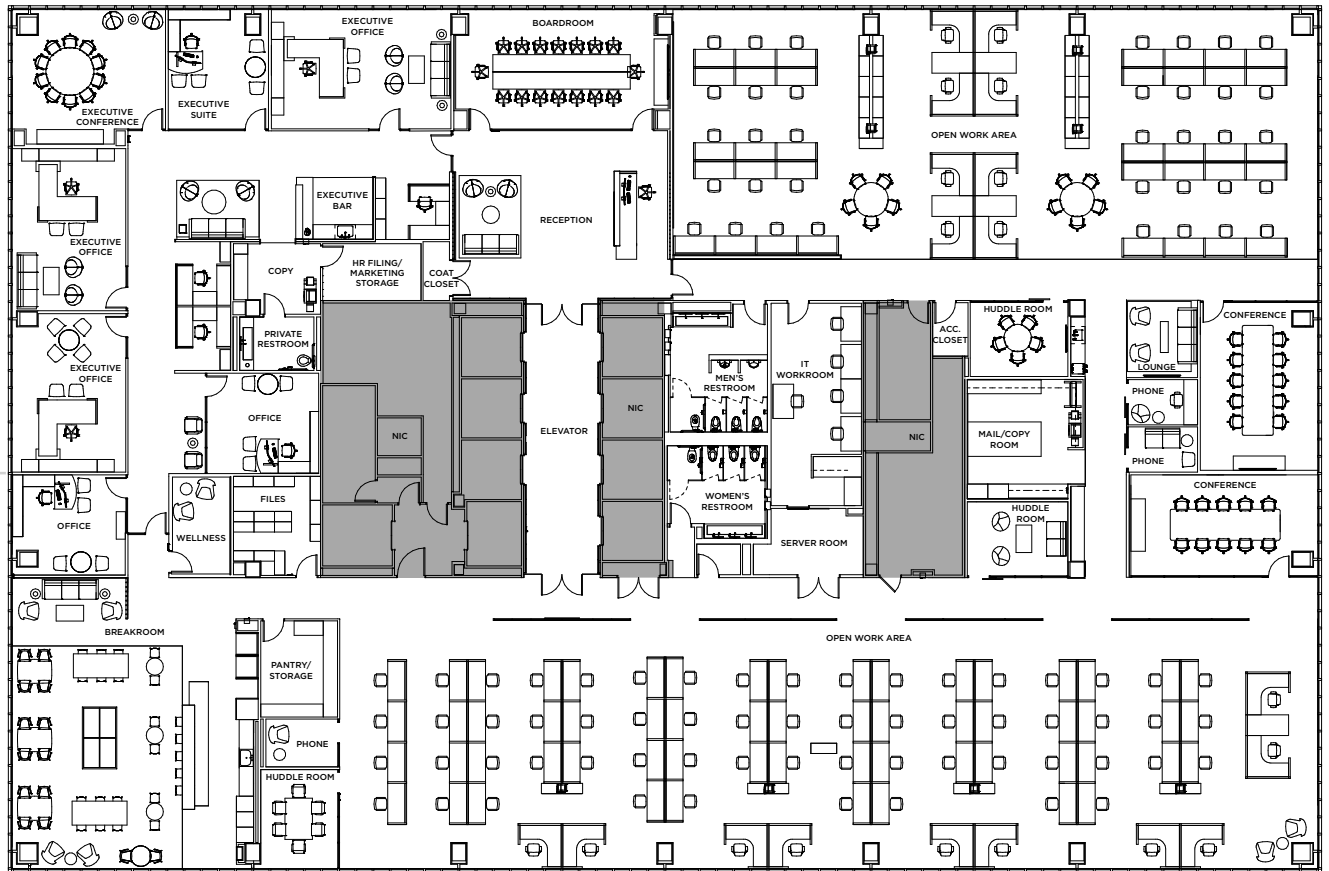
FLOOR 35

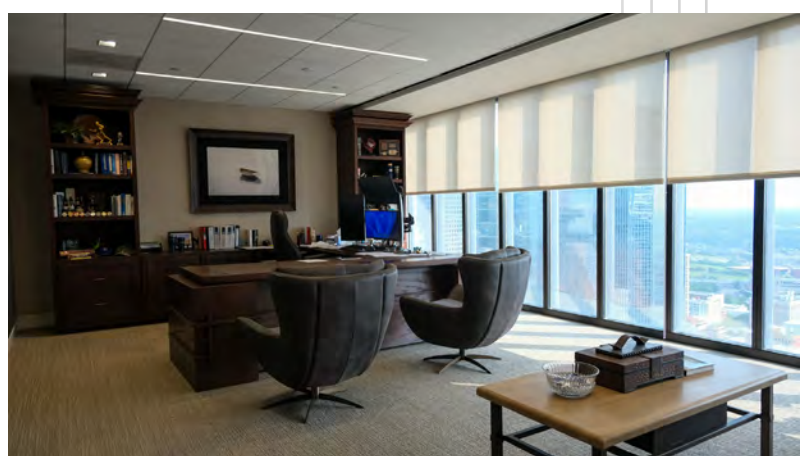
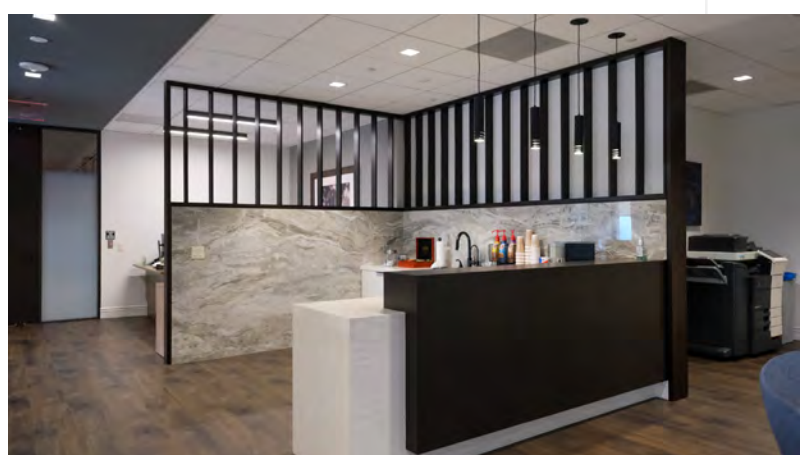
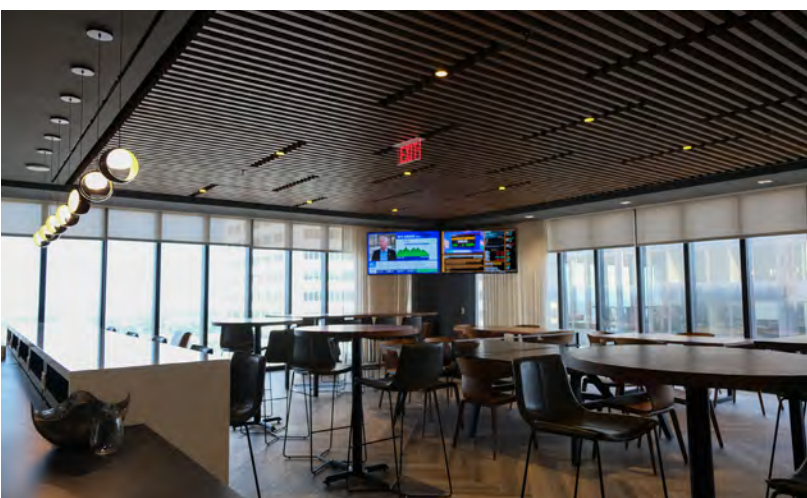
**Interconnected by stairwell to floor 35*



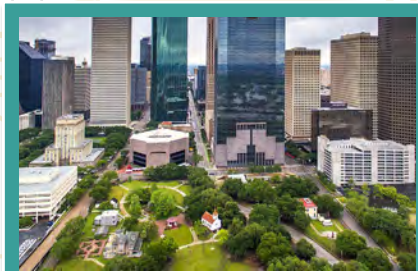
FLOORPLANS

FLOOR 37





EVERYTHING AT YOUR FINGERTIPS



SAM HOUSTON PARK

W Capitol St

W Rusk St



Sesquicentennial Park

Lynn Wyatt Square

City Hall Annex Plaza

Tranquility Park

Hermann Square

Capitol St

Rusk St

Walker St

1 HOUSTON CENTER

W Dallas St

Heiner St

Smith Park

Antioch Park

Smith St

Louisiana St

Clay St

Polk St

The Highlight at Houston Center



METRO Bus Stop



METRO Green Link



METRORail



TOYOTA CENTER

Root Memorial Square Park

10

University of Houston-Downtown

Confederate Ship Area

Allen's Landing Memorial Park



MARKET SQUARE PARK



DAIKIN PARK



SHELL ENERGY STADIUM



DISCOVERY GREEN PARK



GEORGE R BROWN CONVENTION CENTER



Kee St

Elysian St

US-59

Runnels St

N Hamilton St

N Chenevert St

N Jackson St

N Crawford St

Crawford St

Jackson St

Chenevert St

Texas Ave

69

St Emanuel St

Bastr

La Branch St

Travis St

Prairie St

PRIME LOCATION



1H
C

DIS

An aerial photograph of a city area in Houston, Texas, showing a mix of urban development and green infrastructure. Three specific areas are highlighted with green overlays and labels: Discovery Green in the bottom left, the George R. Brown Convention Center in the bottom center, and DAIKIN PARK in the center right. The surrounding area includes various commercial buildings, parking lots, and a major highway (Interstate 69) running diagonally across the bottom right. The labels are in white text on teal rectangular backgrounds, with thin teal lines pointing to the corresponding green-roofed areas.

HOUSTON
ENTER

DAIKIN PARK

DISCOVERY GREEN

GEORGE R. BROWN
CONVENTION CENTER

59
69

1 HOUSTON CENTER

1221 McKinney St, Houston, TX

FOR MORE INFORMATION, PLEASE CONTACT:

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