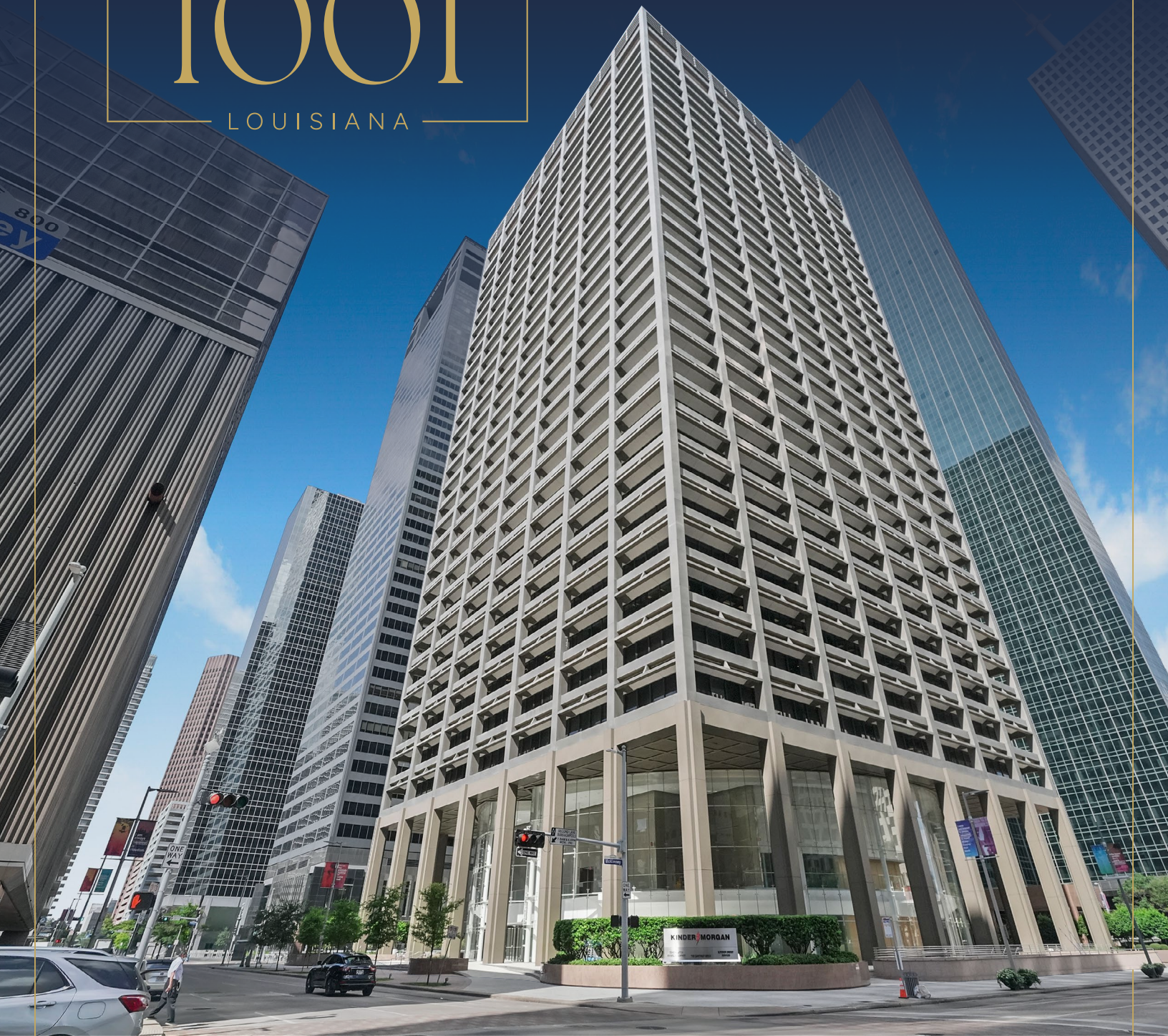


1001

LOUISIANA

HOUSTON, TX



Fully Furnished Class A Sublease

CBRE



Building Overview

Designed by world-renowned architectural firm Skidmore, Owings & Merrill, the Kinder Morgan Building is centrally located in the heart of downtown Houston. The Property seamlessly blends operating efficiency with architectural significance; its column-free floor plates are ideal for efficient space planning, and the modernist-style exterior makes a striking impression on approaching tenants and visitors. Entrants to the Property are greeted by a 50-foot cylindrical glass colonnade rising from the Property’s granite exterior plaza which transitions with a white-marble lobby.

In 2012, a multi-year comprehensive renovation of the office building was completed. This renovation encompassed nearly every aspect of the building, including updates to aesthetics and operations resulting in an effectively brand-new building of Class A stature. The renovation, which included a complete redesign of the street level lobby and surrounding plaza, all new building systems and fixtures, resulted in a LEED Gold certification.



The Health Club at Travis Place



Conferencing facility with flexible rooms for 20-125 people



On-site property management, 24 hr security and escort-to-car service



Tunnel-connected with top-tier amenities including Which Wich, District 7, and Blackwater Coffee Roasters



No trains impeding ingress and egress



Ready access to multiple Metro bus stops



Convenient access to Coronado, Petroleum and Houston Clubs



Artwork from the Glassell School at the Museum of Fine Arts Houston

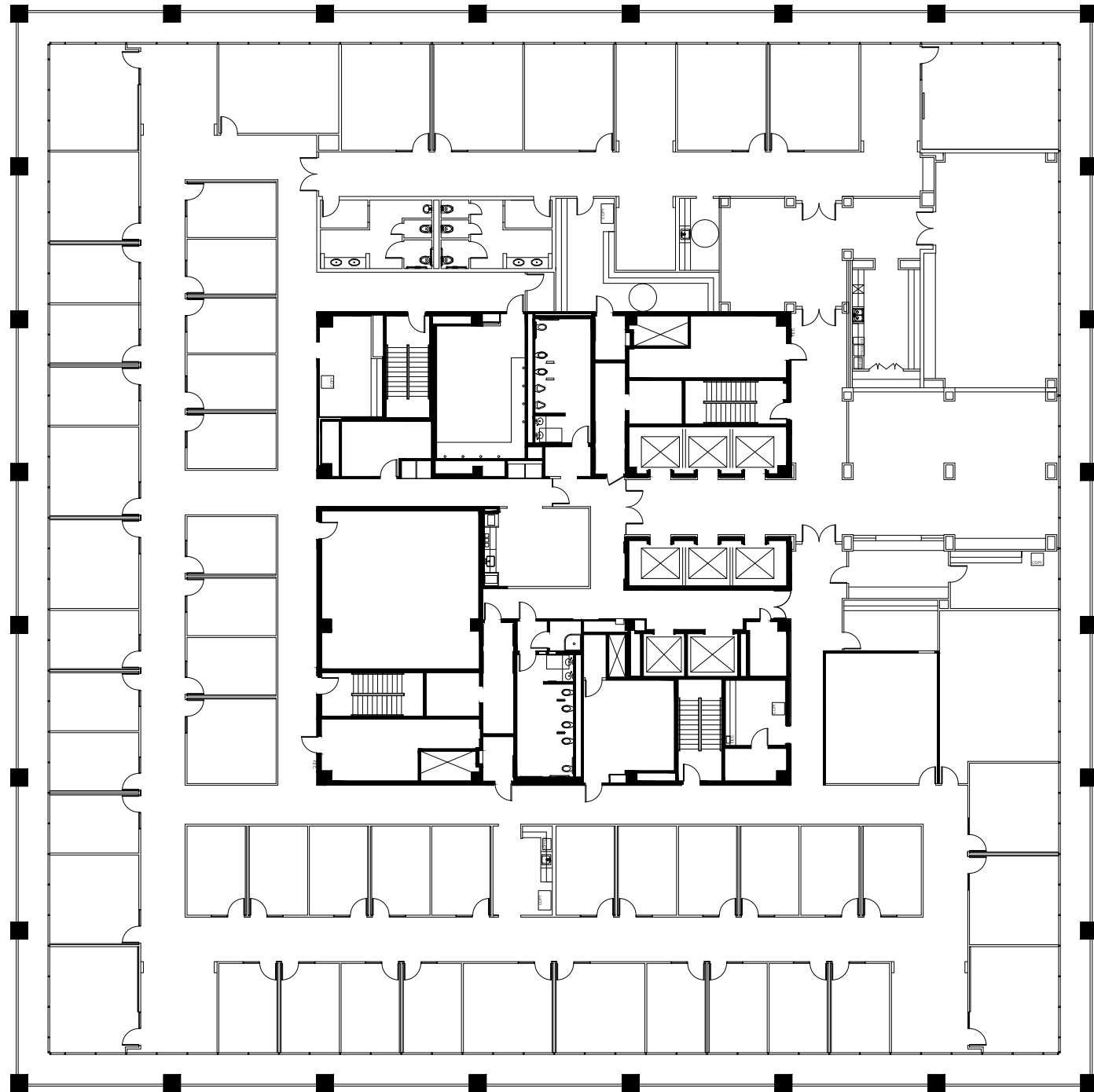
Sublease Details

Floors 29 & 30 32,898 RSF & 31,772 RSF	Immediate Availability	3-10 Years Term
Negotiable NNN Rate	\$13.99/SF Est. OPEX	Negotiable TI Allowance
1/1,000 Parking Ratio	\$215 Unreserved/\$265 Reserved Parking Fee	
Available Furniture	4% to Cooperating Broker Commission	



Level 29

32,898 RSF



- Fully furnished, plug-and-play floor w/ high-level finishes
- Additional executive restrooms

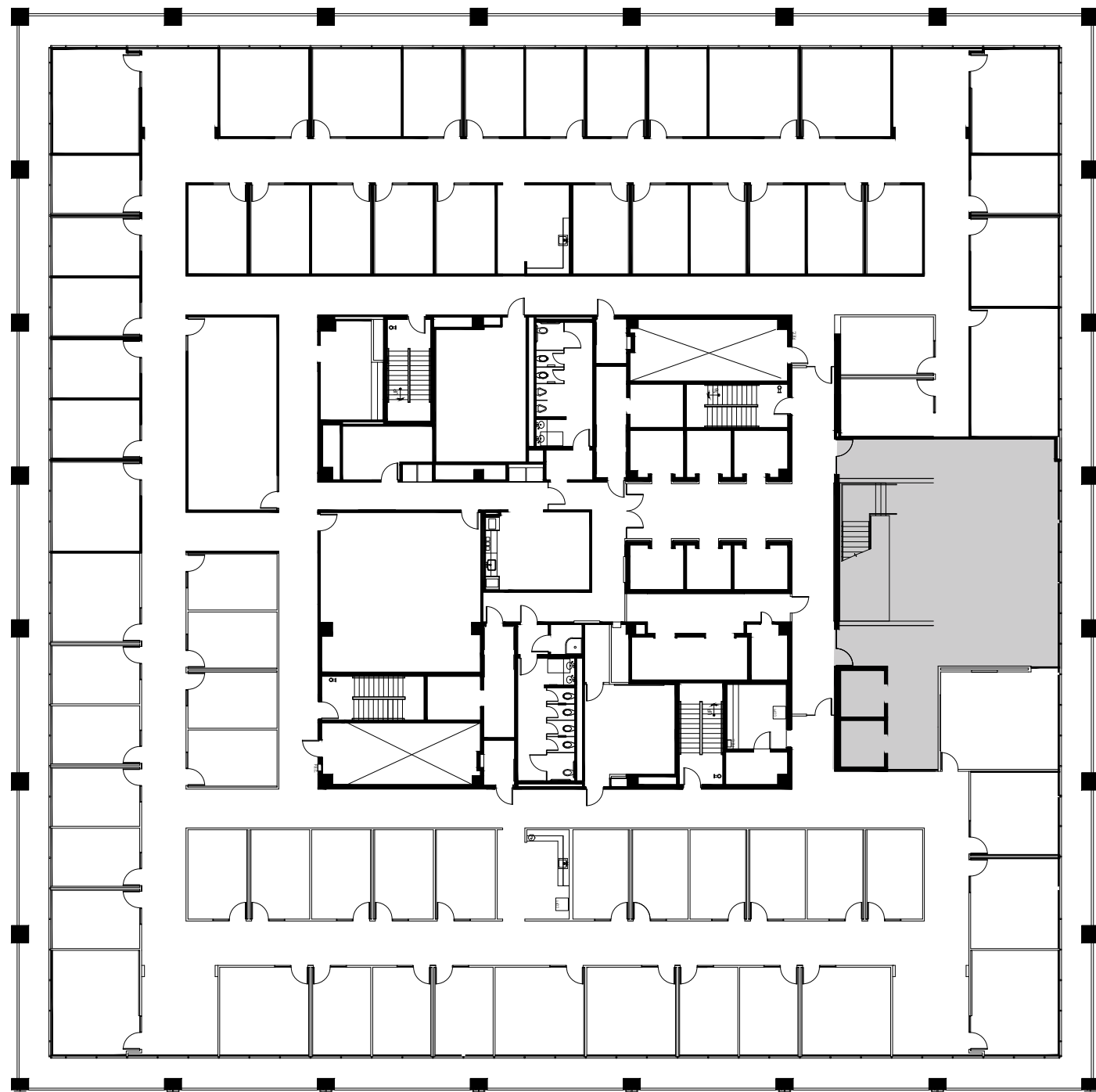
- Large exterior board room
- Kitchen/break room



Level 30

31,772 RSF

■ Not included in Sublease Premises



- 70% furnished floor with high-level finishes

- Kitchen/break room



Central Downtown Location

Steps from vibrant dining, premier hospitality, and world-class cultural attractions, this prestigious Class A building places your team at the center of the action. Featuring seamless, direct connectivity to the sprawling downtown tunnel system and multiple METRO bus stops right at your doorstep, unmatched transit access meets elite corporate style.

-  Steps from the Metrorail and major bus lines
-  Direct connection to the downtown tunnel system
-  Within easy reach of bike lanes and bikeshare stations
-  Downtown Tunnel System
-  METRORail Line

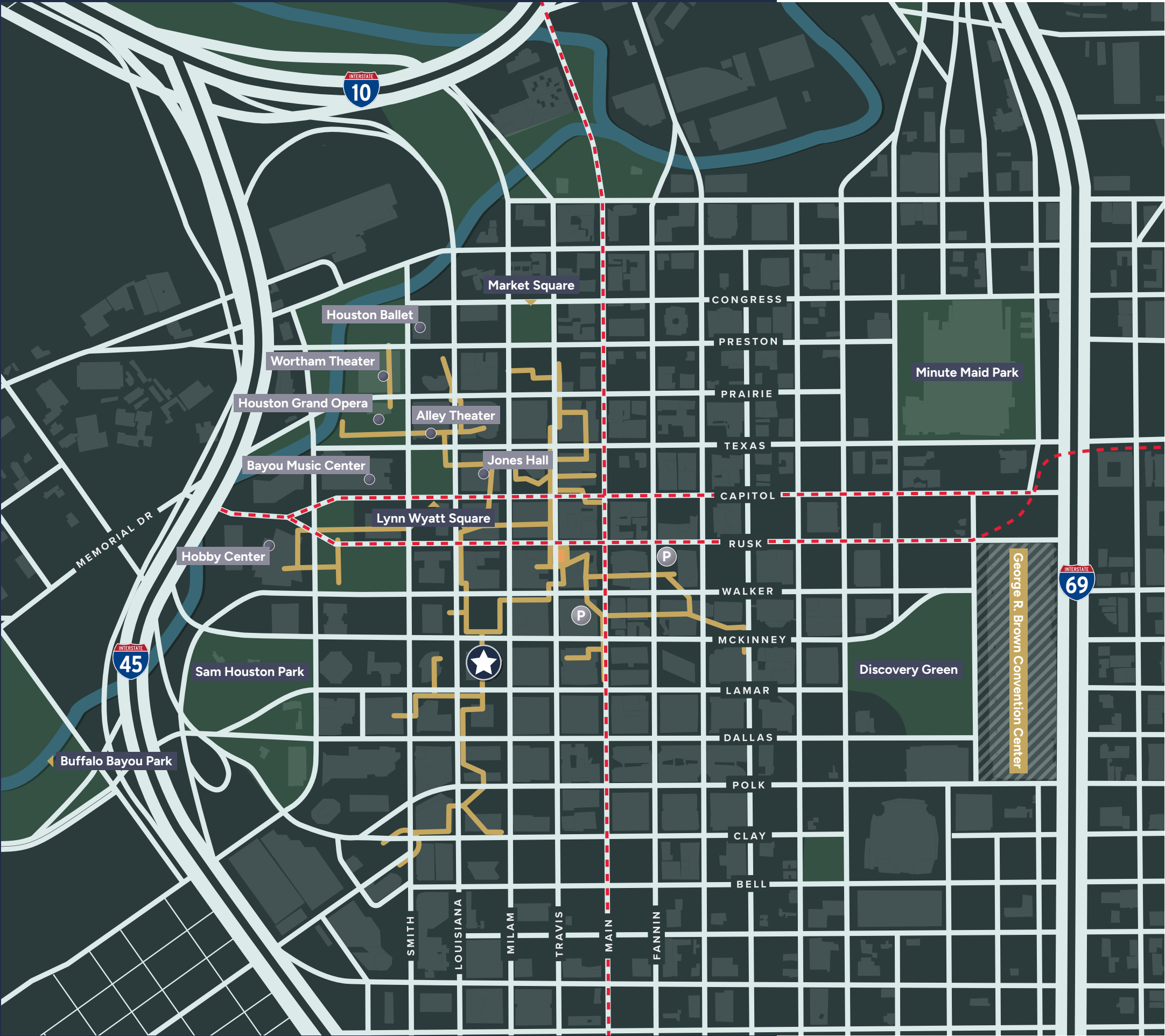
Select Restaurants and Hotels within Walking distance











1001

LOUISIANA

HOUSTON, TX



Contact Us

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.	299995-BB	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535-B	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Parker Duffie	626722-SA	parker.duffie@cbre.com	713-577-1600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wyatt McCulloch	555203	wyatt.mcculloch@cbre.com	713-548-6809
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date