

# KINDER MORGAN BUILDING

1001 Louisiana | Houston, Texas



Long-Term, Class A Sublease

124,772 + SF Prime Opportunity Downtown

**CBRE**



## Class A Sublease Opportunity in Downtown Houston

Premises: **FLOOR 21: 31,296 RSF**  
**FLOOR 24: 31,398 RSF**  
**FLOOR 25: 31,243 RSF**  
**FLOOR 26: 30,835 RSF**

Improvements: **TEKNION ALTOS DEMOUNTABLE WALL SYSTEMS AND HERMAN MILLER OFFICE FURNITURE AND WORKSTATIONS**

Availability: **IMMEDIATE**

Term: **3-10 YEARS**

Net Rental Rate: **NEGOTIABLE**

Est. Expenses: **\$13.99 RSF (2026)**

TI Allowance: **NEGOTIABLE**

Parking: **1 SPACE/1000 RSF AT MARKET RATES**

Commission: **4% TO COOPERATING BROKER**



# Building Details



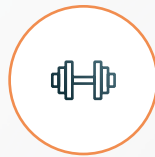
Designed by world-renowned architectural firm Skidmore, Owings & Merrill, the Kinder Morgan Building is centrally located in the heart of downtown Houston. The Property seamlessly blends operating efficiency with architectural significance; its column-free floor plates are ideal for efficient space planning, 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.



Conferencing center with multiple rooms ranging in size and capacity from 20-125 people



Tunnel connected with excellent amenities, including Which Wich, District 7, Amille's Coffee and First Service Credit Union



The Health Club at Travis Place



Convenient access to Coronado, Petroleum and Houston Clubs



Ready access to multiple Metro bus stops



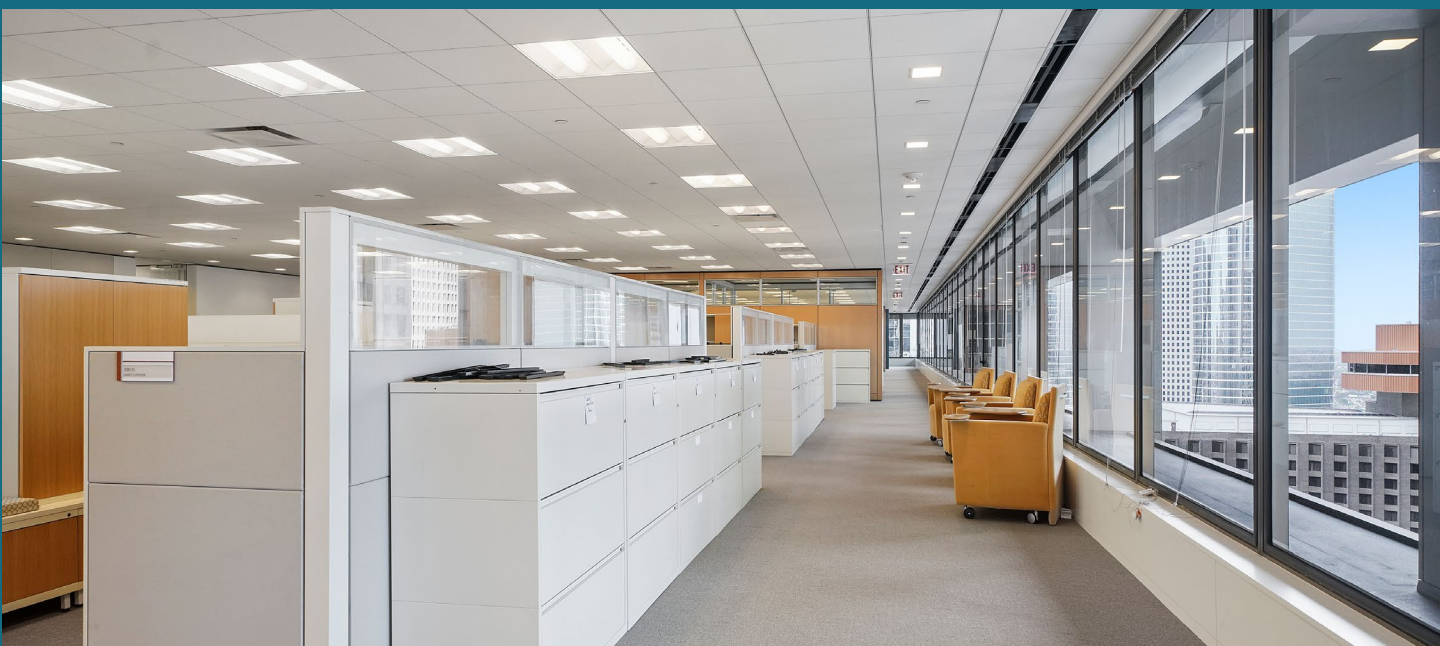
On-site property management and 24 hour security and escort-to-car service



No trains impeding ingress and egress

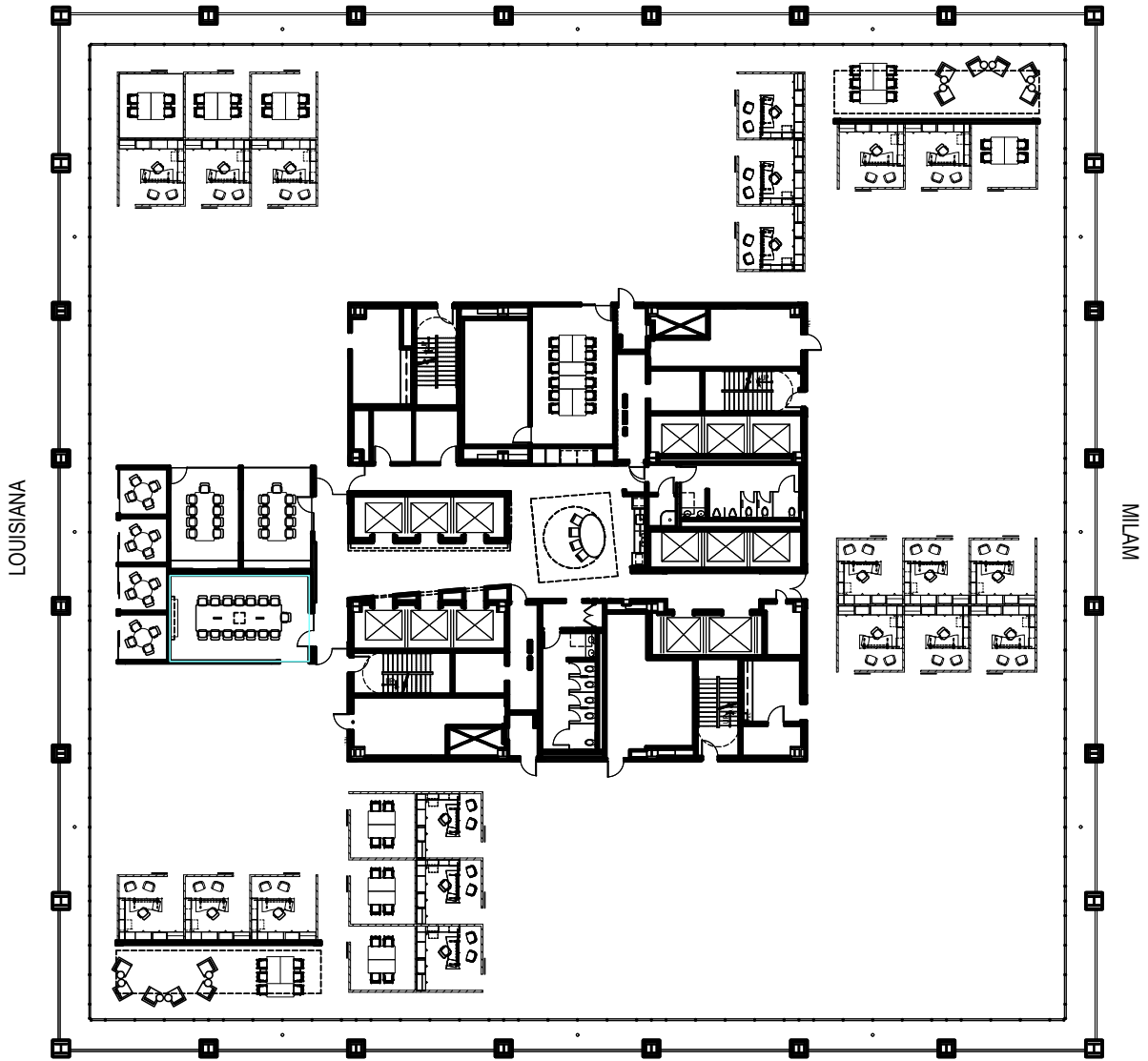


Interior Artwork Displays from the Glassell School at the Museum of Fine Arts Houston



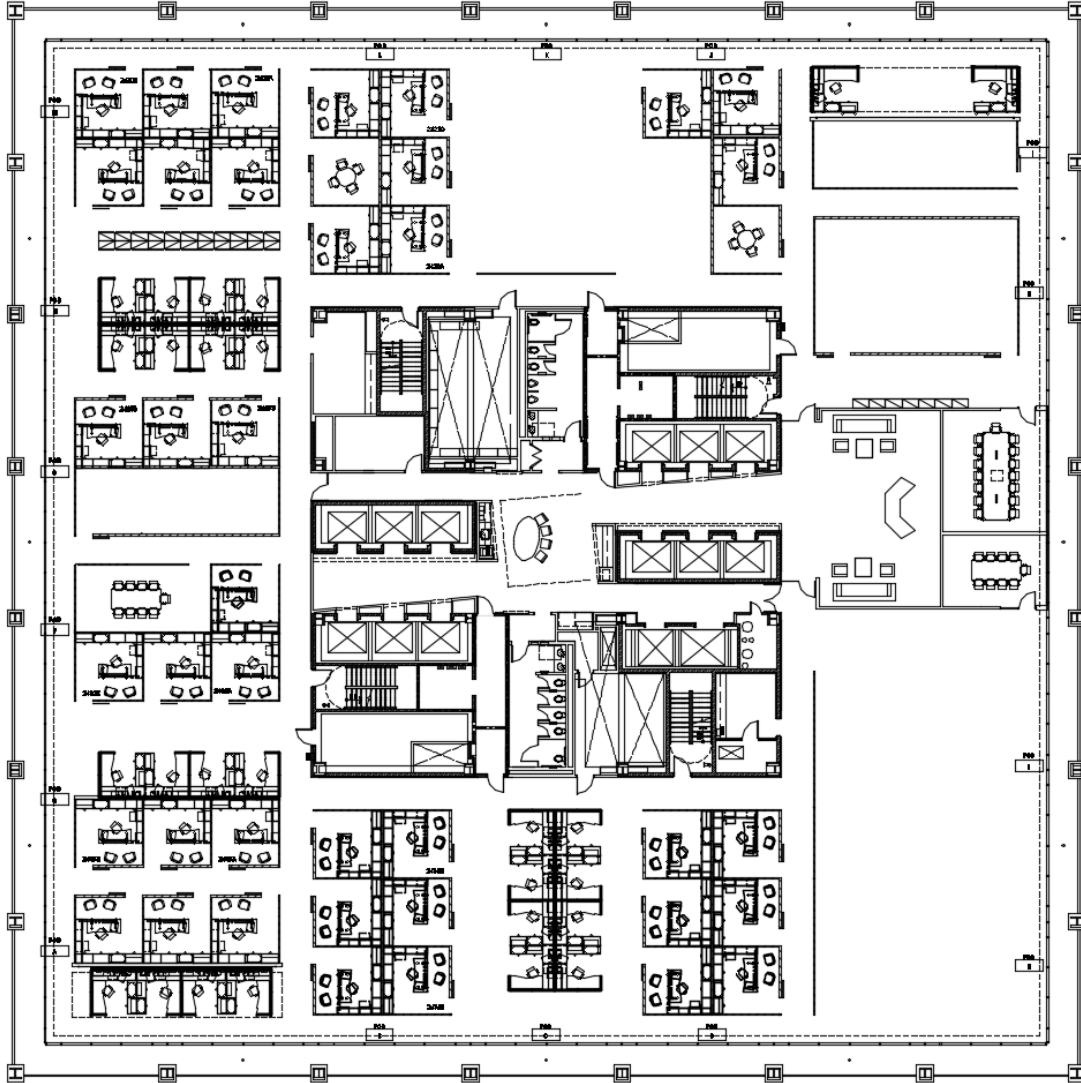
# Floor 21: 31,296 RSF

27 Closed Offices | 5 Workstations | 2 Huddle Areas | 3 Conference Rooms | 4 Huddle Rooms



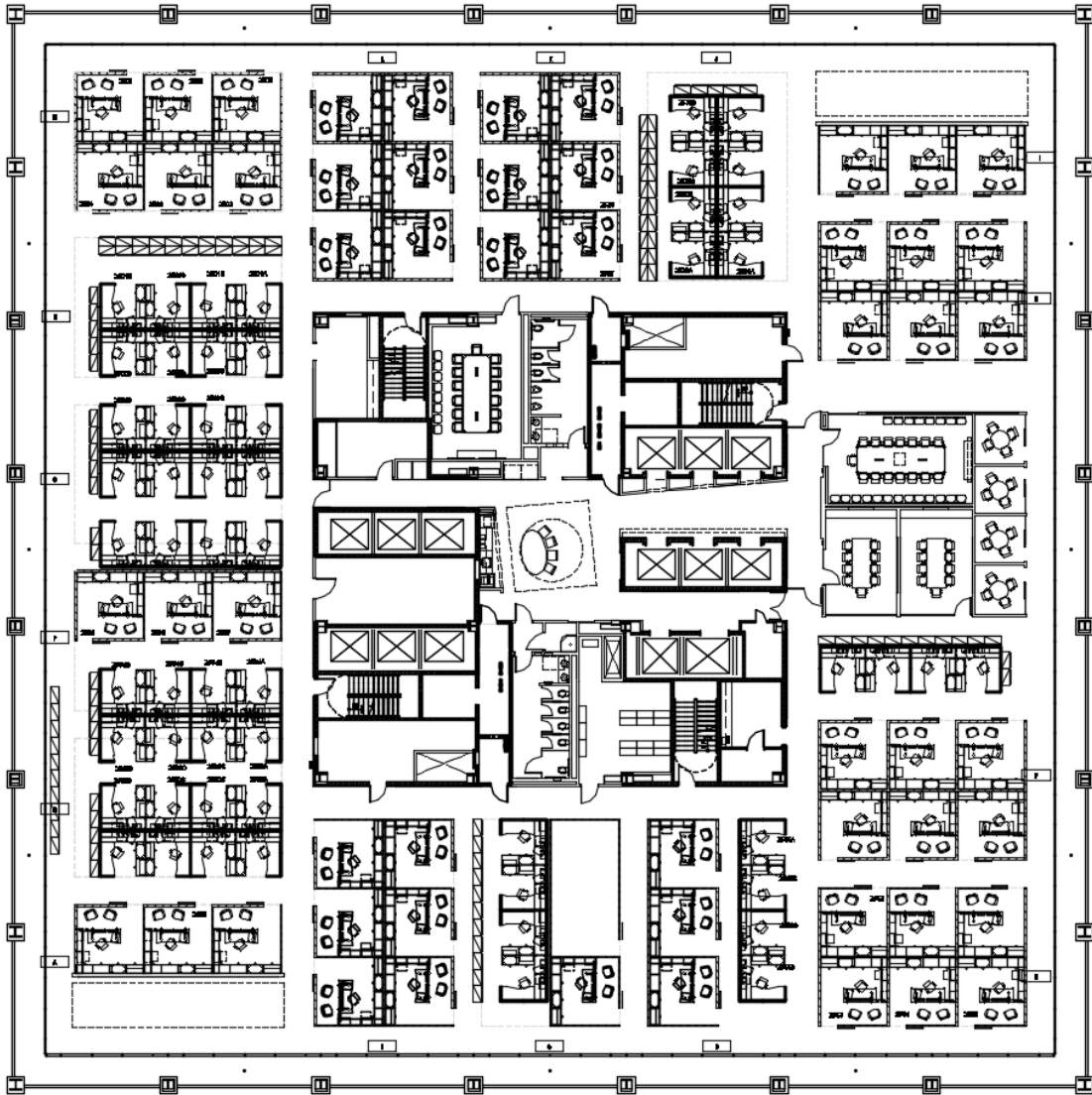
# Floor 24: 31,398 RSF

39 Closed Offices | 26 Workstations | 2 Huddle Areas | 3 Conference Rooms



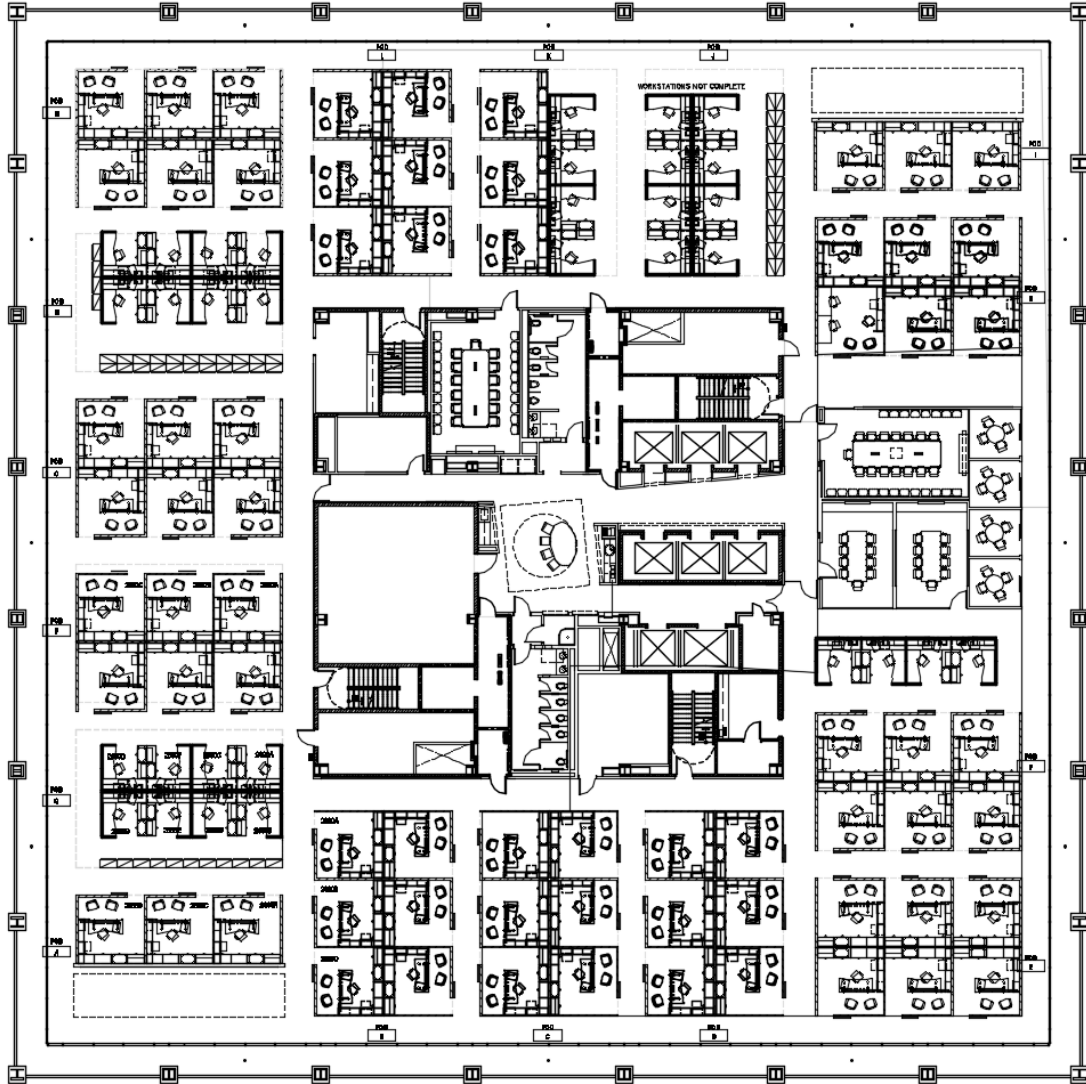
# Floor 25: 31,243 RSF

55 Closed Offices | 56 Workstations | 4 Huddle Areas | 4 Conference Rooms



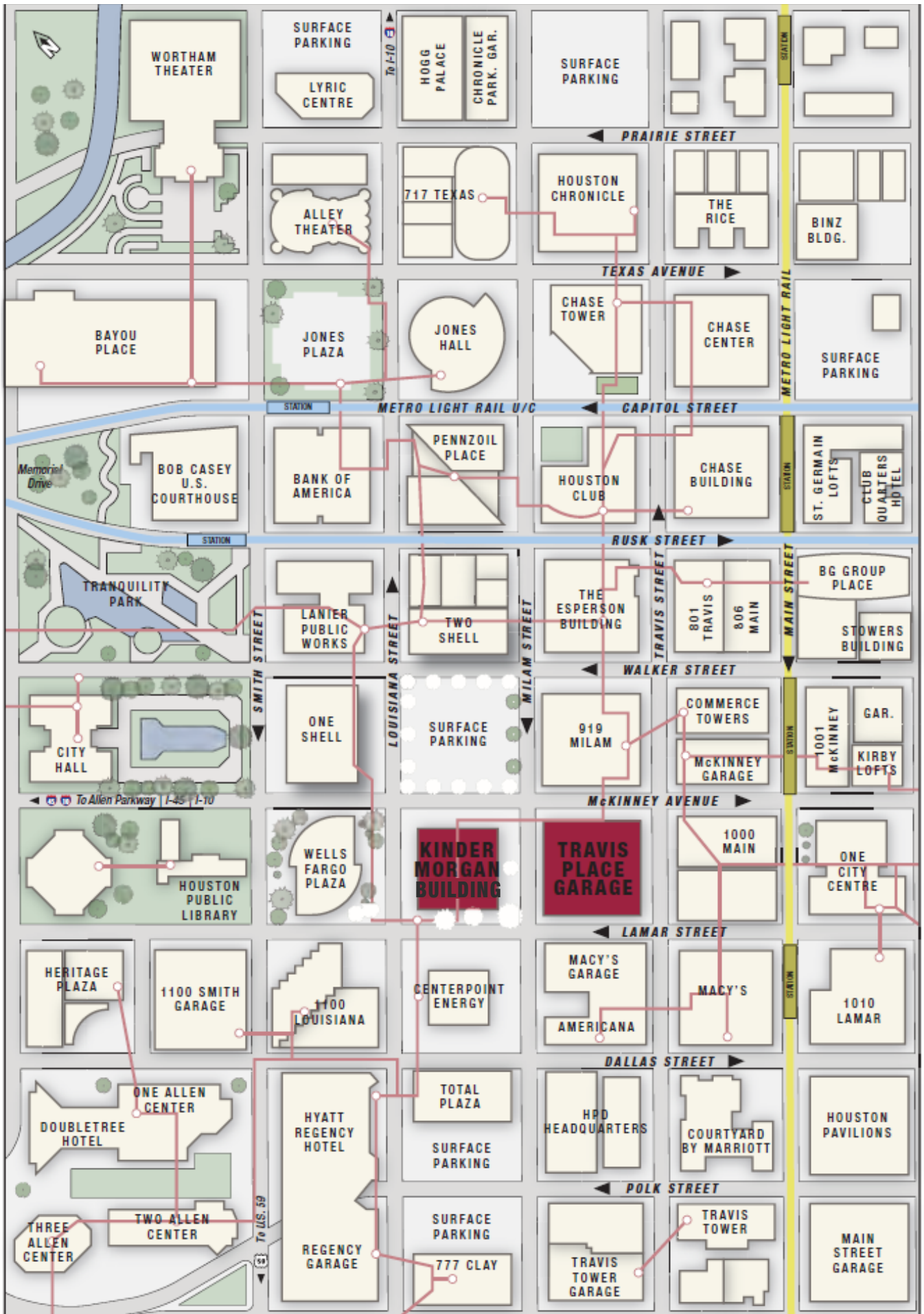
# Floor 26: 30,835 RSF

69 Closed Offices | 32 Workstations | 4 Huddle Areas | 4 Conference Rooms



# Prime Downtown Location





WORTHAM THEATER

SURFACE PARKING

LYRIC CENTRE

HOGG PALACE  
CHRONICLE PARK. GAR.

SURFACE PARKING

← PRAIRIE STREET

ALLEY THEATER

717 TEXAS

HOUSTON CHRONICLE

THE RICE

BINZ BLDG.

→ TEXAS AVENUE

BAYOU PLACE

JONES PLAZA

JONES HALL

CHASE TOWER

CHASE CENTER

SURFACE PARKING

STATION METRO LIGHT RAIL U/C ← CAPITOL STREET

Memorial Drive

BOB CASEY U.S. COURTHOUSE

BANK OF AMERICA

PENNZOIL PLACE

HOUSTON CLUB

CHASE BUILDING

ST. GERMAIN LOFTS  
CLUB QUARTERS  
HOTEL

STATION

→ RUSK STREET

TRANQUILITY PARK

LANIER PUBLIC WORKS

TWO SHELL

THE ESPERSON BUILDING

801 TRAVIS  
806 MAIN

BG GROUP PLACE

STOWERS BUILDING

← WALKER STREET

CITY HALL

ONE SHELL

SURFACE PARKING

919 MILAM

COMMERCE TOWERS  
MCKINNEY GARAGE

1001 MCKINNEY  
GAR.  
KIRBY LOFTS

← To Allen Parkway | I-45 | I-10

→ MCKINNEY AVENUE

HOUSTON PUBLIC LIBRARY

WELLS FARGO PLAZA

KINDER MORGAN BUILDING

TRAVIS PLACE GARAGE

1000 MAIN

ONE CITY CENTRE

← LAMAR STREET

HERITAGE PLAZA

1100 SMITH GARAGE

1100 LOUISIANA

CENTERPOINT ENERGY

MACY'S GARAGE

MACY'S

1010 LAMAR

→ DALLAS STREET

DOUBLETREE HOTEL  
ONE ALLEN CENTER

HYATT REGENCY HOTEL

TOTAL PLAZA

HPD HEADQUARTERS

COURTYARD BY MARRIOTT

HOUSTON PAVILIONS

← POLK STREET

THREE ALLEN CENTER

TWO ALLEN CENTER

REGENCY GARAGE

SURFACE PARKING

777 CLAY

TRAVIS TOWER GARAGE

TRAVIS TOWER

MAIN STREET GARAGE

↑ To U.S. 59

# KINDER MORGAN BUILDING

1001 Louisiana | Houston, Texas

## Contact us today.

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**CBRE**

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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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date