Fully Furnished Downtown Sublease Available

TRAVIS PLACE

1010 Travis
Houston, Texas



CBRE



SUBLEASE OPPORTUNITY IN DOWNTOWN HOUSTON

Premises:	**9TH FLOOR:** 46,805 RSF; **8TH FLOOR:** 28,747 RSF
FF&E:	**AVAILABLE**
Availability:	**IMMEDIATE**
Term:	**NEGOTIABLE UP TO 10 YEARS**
Gross Rental Rate:	**$19.50/RSF**
Est. Expenses:	**FULL SERVICE GROSS, NO PASSTHROUGHS OR ESCALATIONS**
Parking Ratio and Fee:	**1 SPACE/1,000 RSF. UNRESERVED $215, RESERVED $265**
Commission:	**4% TO COOPERATING BROKER**
Space Features:	**9TH FLOOR SPACE FEATURES:** • PLUG-AND-PLAN FULLY FURNISHED SPEC SUITE • LIKE NEW SPEC SUITE CONDITION • NEW, MODERN AND ERGONOMIC FURNITURE **8TH FLOOR SPACE FEATURES:** • FORMER TRADING FLOOR SPACE • DIESEL-FUELED BACKUP GENERATOR FOR HVAC, LIGHTS, COMPUTERS • CONNECTIVITY TO SERVER FARM W/ AC AND UPS BACKUP

Building Details

Travis Place is centrally located in the heart of downtown Houston with direct connectivity to the tunnel system. The first seven floors consist of enclosed, covered parking for 1001 Louisiana next door, followed by two floors (8th and 9th) of high-quality office space connected by a beautiful two-story glass atrium. The 8th floor is also home to The Health Club at Travis Place, a membership-based 25,000 square foot health and fitness club that offers premiere strength training machines, free weights, and cardiovascular equipment with individual television screens.



Tunnel connected with excellent amenities, including Which Wich, District 7 and Blackwater Coffee Roasters

The Health Club at Travis Place - 25,000 SF health and fitness facility

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

Central Downtown Location

Steps from vibrant dining, premier hospitality, and world-class cultural attractions, 1010 Travis 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.

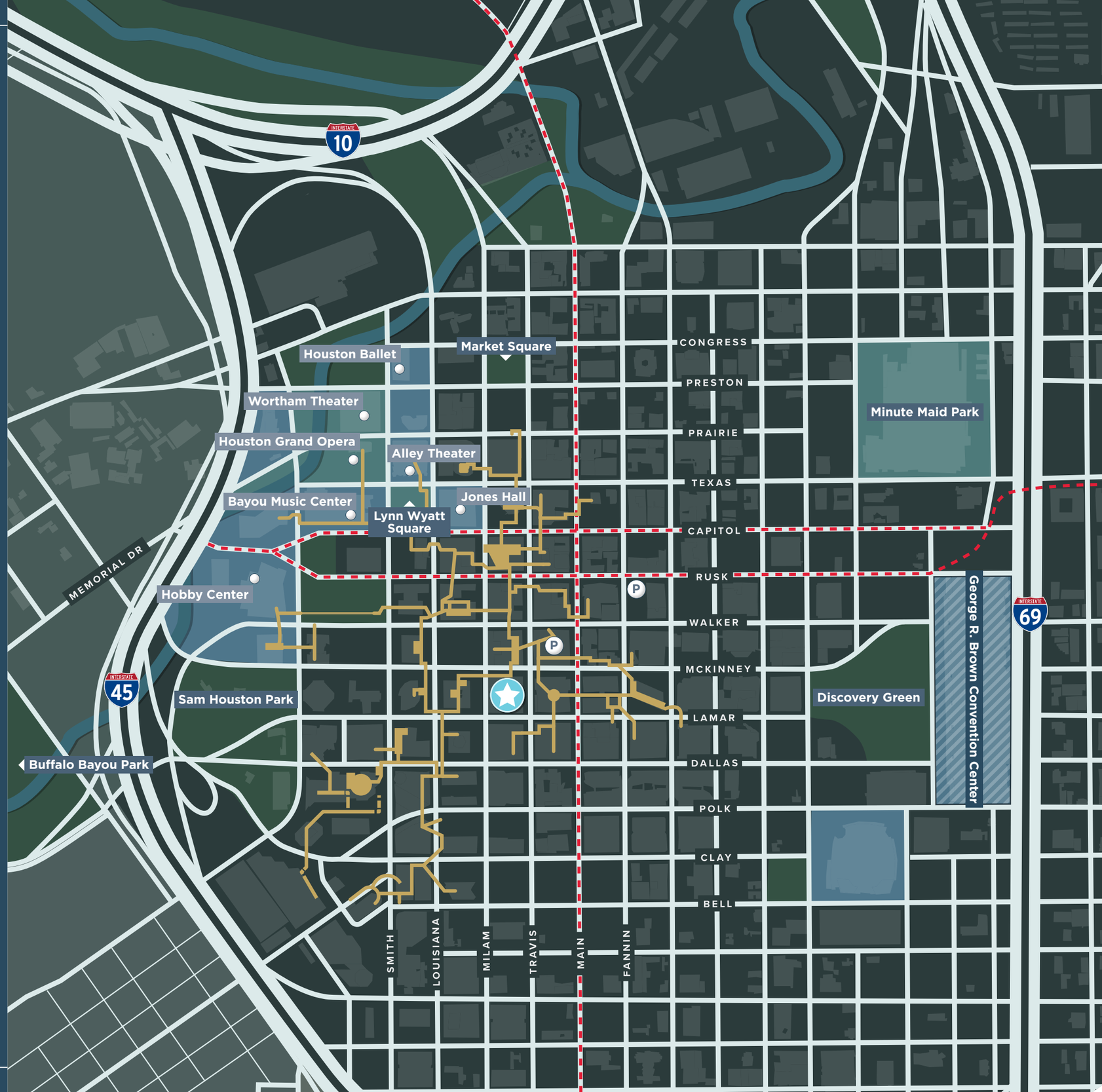
- Steps from the Metrorail and major bus lines
- Direct connection to the downtown tunnel system
- Within easy reach of bike lanes and bikeshare stations
- Downtown Tunnel System
- METRORail Line

Restaurants & Hotels within Walking Distance

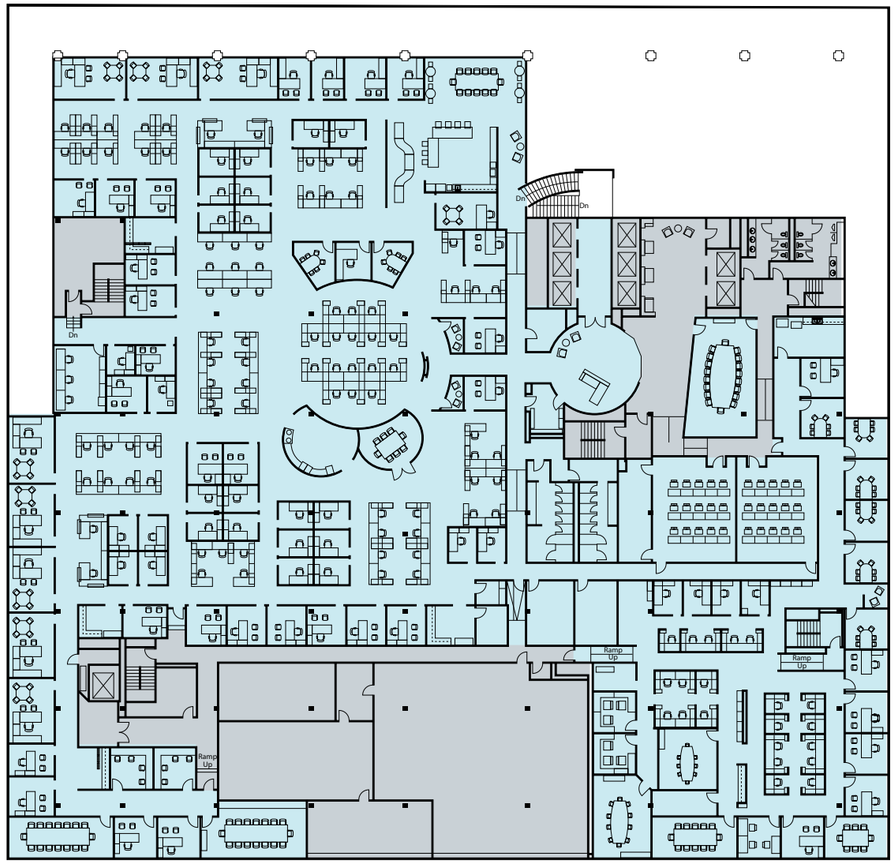
DISTRICT7 TUNNELS · BLACKWATER COFFEE ROASTERS · WHICH WICH? SUPERIOR SANDWICHES · Adair DOWNTOWN

AMERICAN ISLAND GRILL MEDITERRANEAN · GUARD AND GRACE · TREEBEARDS DOING Southern FRESH · TACOS A GOGO

JW MARRIOTT · HYATT REGENCY · AC HOTELS MARRIOTT · C.BALDWIN CURIO COLLECTION BY HILTON



Floor 9: 46,805 RSF



Sublease Premises







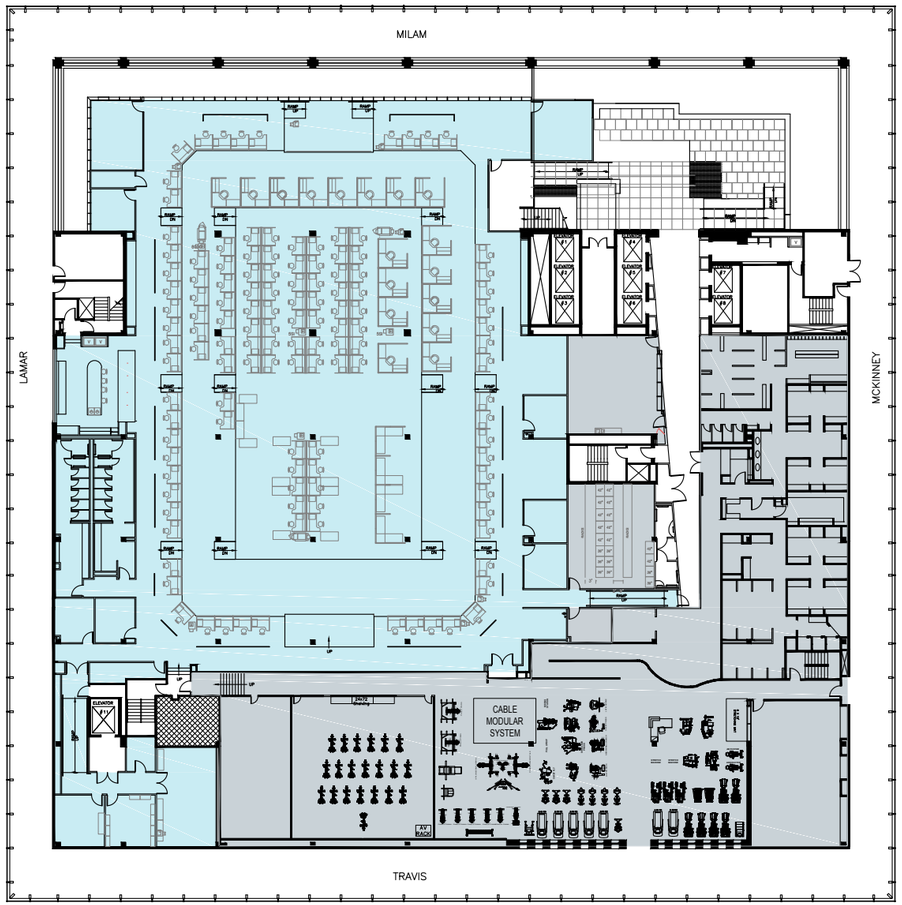




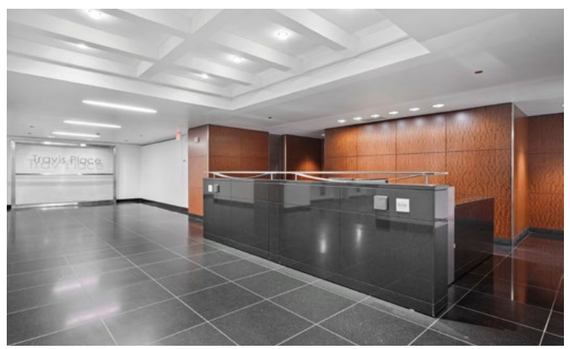




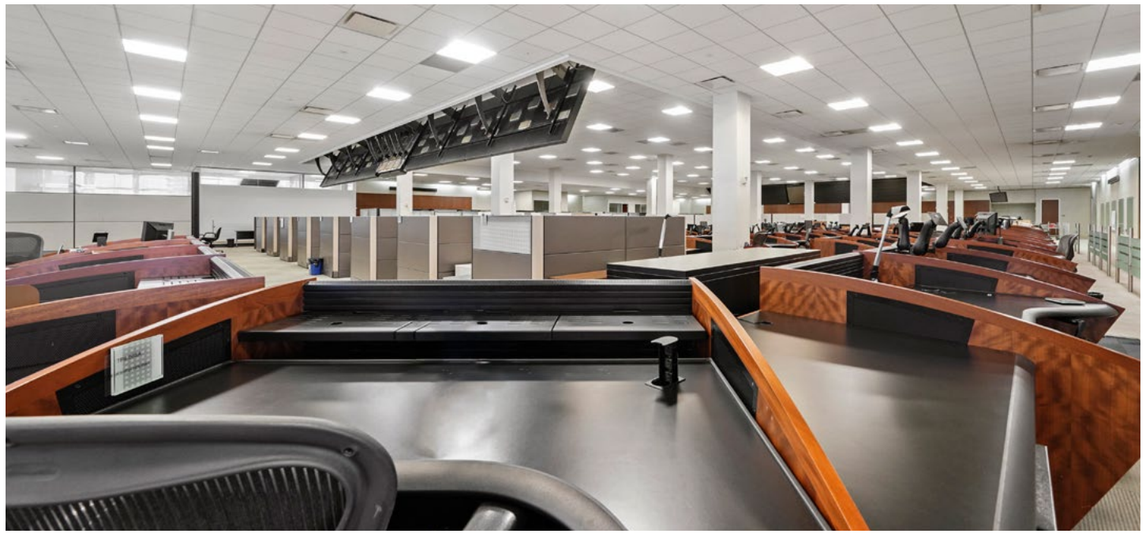
Floor 8: 28,747 RSF



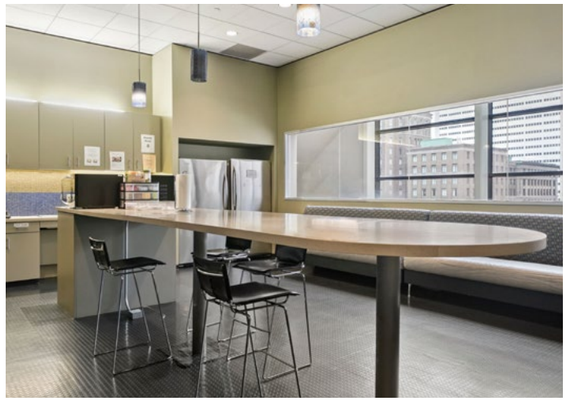
Sublease Premises

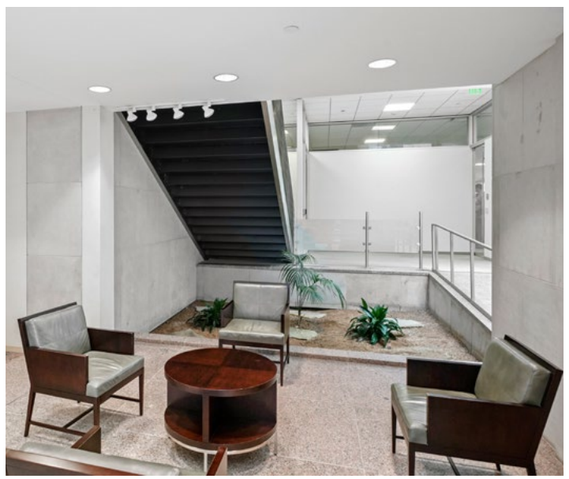














TRAVIS PLACE

1010 Travis | 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.

EQUAL HOUSING OPPORTUNITY

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

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Buyer/Tenant/Seller/Landlord Initials Date