



Click Above
For Virtual Tour

601

Jefferson St

6 Full Floors | 148,558 SF

Sublease Available

cresa

Sublease

601 Jefferson St



10,000 - 148,558 Total SF Available

Great Panoramic Views of Downtown

Available For Immediate Occupancy

Contact Broker For Rate Information

Long-Term Sublease

With the remaining term running through June 2030, enjoy peace of mind and long-term savings by locking in below market rents for years to come.

Plug & Play Opportunity

All floors are fully furnished and ready for occupancy, including Haworth cubicles and office furniture, as well as completely outfitted conference and break rooms.

DIRTT Walls

Quickly tailor your space to your business' needs by reconfiguring the installed DIRTT Wall offices and conference rooms.



For More Information

Gary Lawless | 713.491.6307 | glawless@cresa.com

Samuel Heiber | 202.783.3889 | sheiber@cresa.com



Jefferson Towers At Cullen Center

6

Floors Available

360+

Building Conference
Center Capacity



88

(Very Walkable)
Walk Score



Tunnel Connectivity

Enjoy access via skywalk to 1600 Smith St to Houston's famed downtown tunnel system offering a wide range of retail and dining options all while remaining under protection from any inclement weather on the surface level.



1.50/1,000

Parking Ratio

On-site food court, Frost Bank, Amazon Locker and full-service post office.



Thru June 2030

Long-term sublease opportunity

25,000 SF

Approximate Typical Floor Plate



Great Access

601 Jefferson provides convenient access in and out of downtown via I-10, I-45 and Hwy 59, as well as by Metro's bus and light rail transit services.



Building Security

A robust on-site security system, including key card elevators, helps manage and control building access.

±148K SF

Click the icon to the right to get a virtual peek of the existing space!



Sublease

Space Photos



For More Information

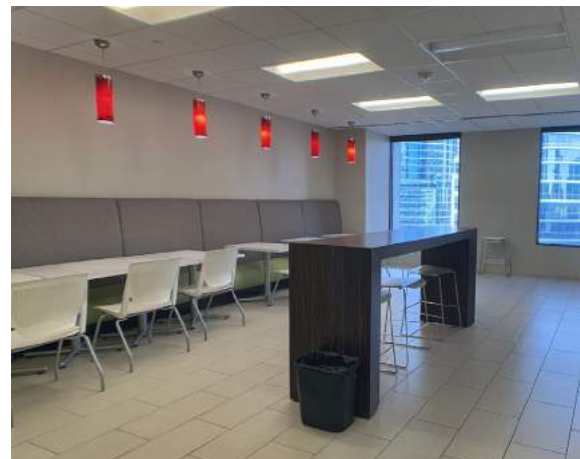
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Sublease

Floor Plans

Office Workstation Common Area

Floor 7 (Divisible)

- Availability: 30 Days
- 10,000 - 24,608 RSF
- 46 Offices
- 74 Cubicles
- 5 Conference Rooms
- Break Room
- IT Closet



Floor 8

- Availability: Immediate
- 24,608 RSF
- 52 Offices
- 66 Cubicles
- 4 Conference Rooms
- Break Room
- IT Closet



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Floor Plans

Office Workstation Common Area

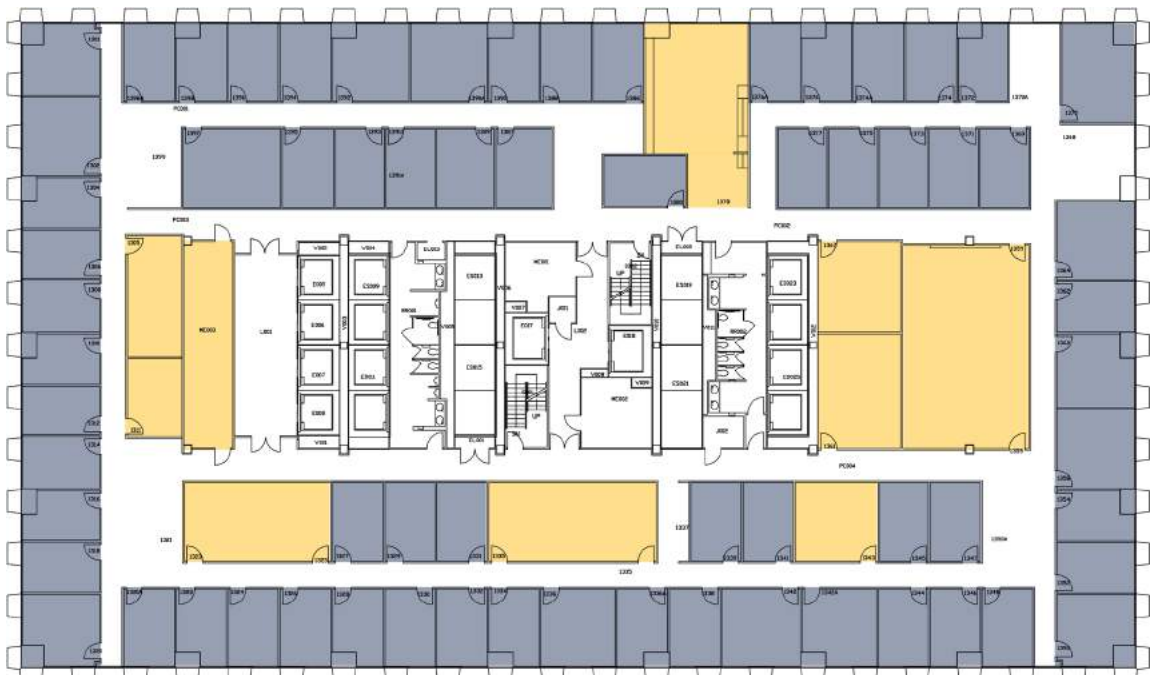
Floor 11

Availability: Immediate
 24,608 SF
 54 Offices
 64 Cubicles
 4 Conference Rooms
 Break Room
 IT Closet



Floor 13

Availability: Immediate
 24,608 SF
 70 Offices
 8 Conference Rooms
 Break Room
 IT Closet
 Storage Closets



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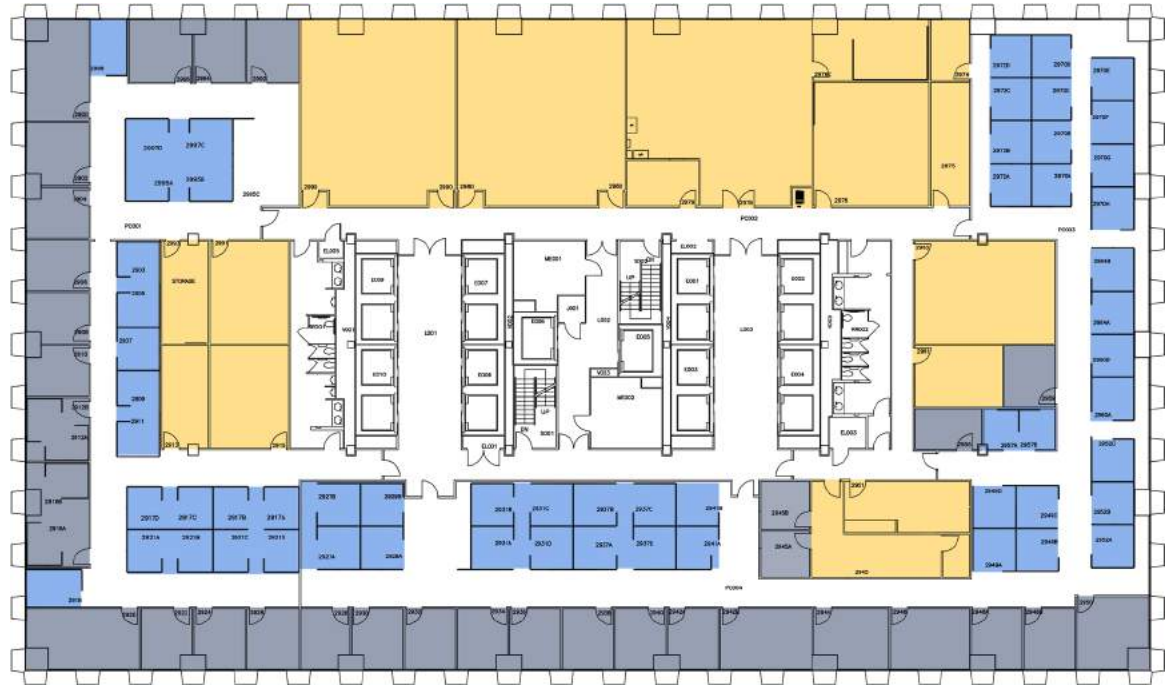
Sublease

Floor Plans

Office Workstation Common Area

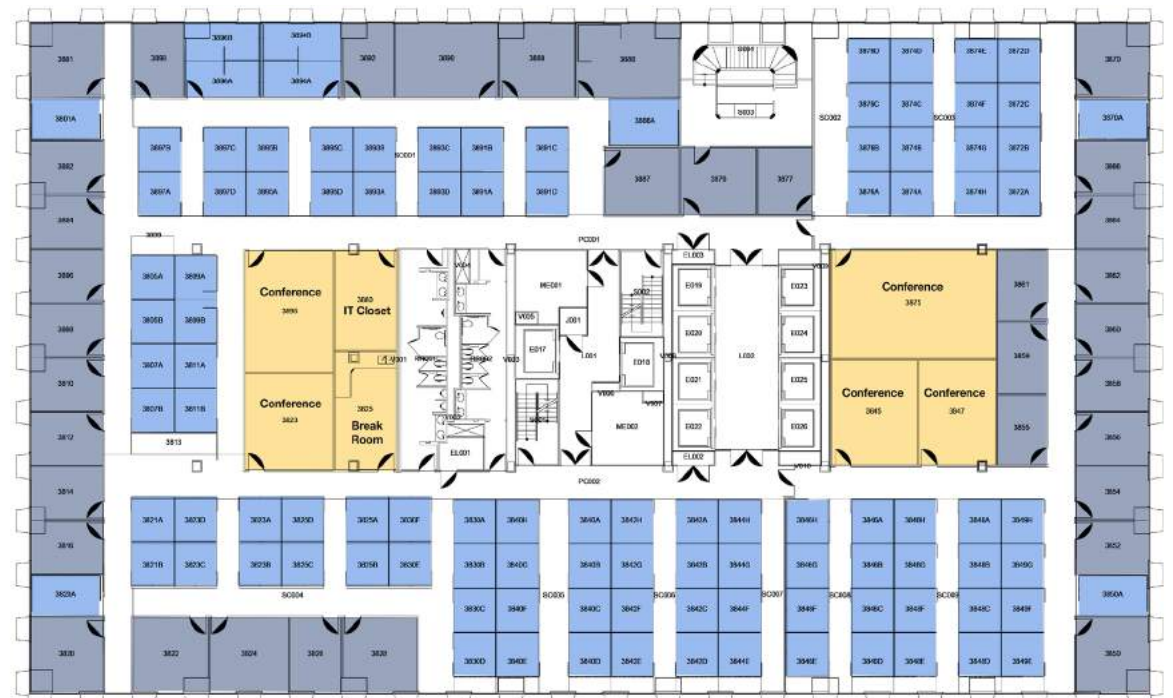
Floor 29

Availability: Immediate
 24,608 RSF
 33 Private Offices
 49 Cubicles
 5 Conference Rooms
 3 Training Rooms
 Storage Closets



Floor 38

Availability: Immediate
 25,518 RSF
 35 Offices
 101 Cubicles
 5 Conference Rooms
 Break Room
 IT Closet



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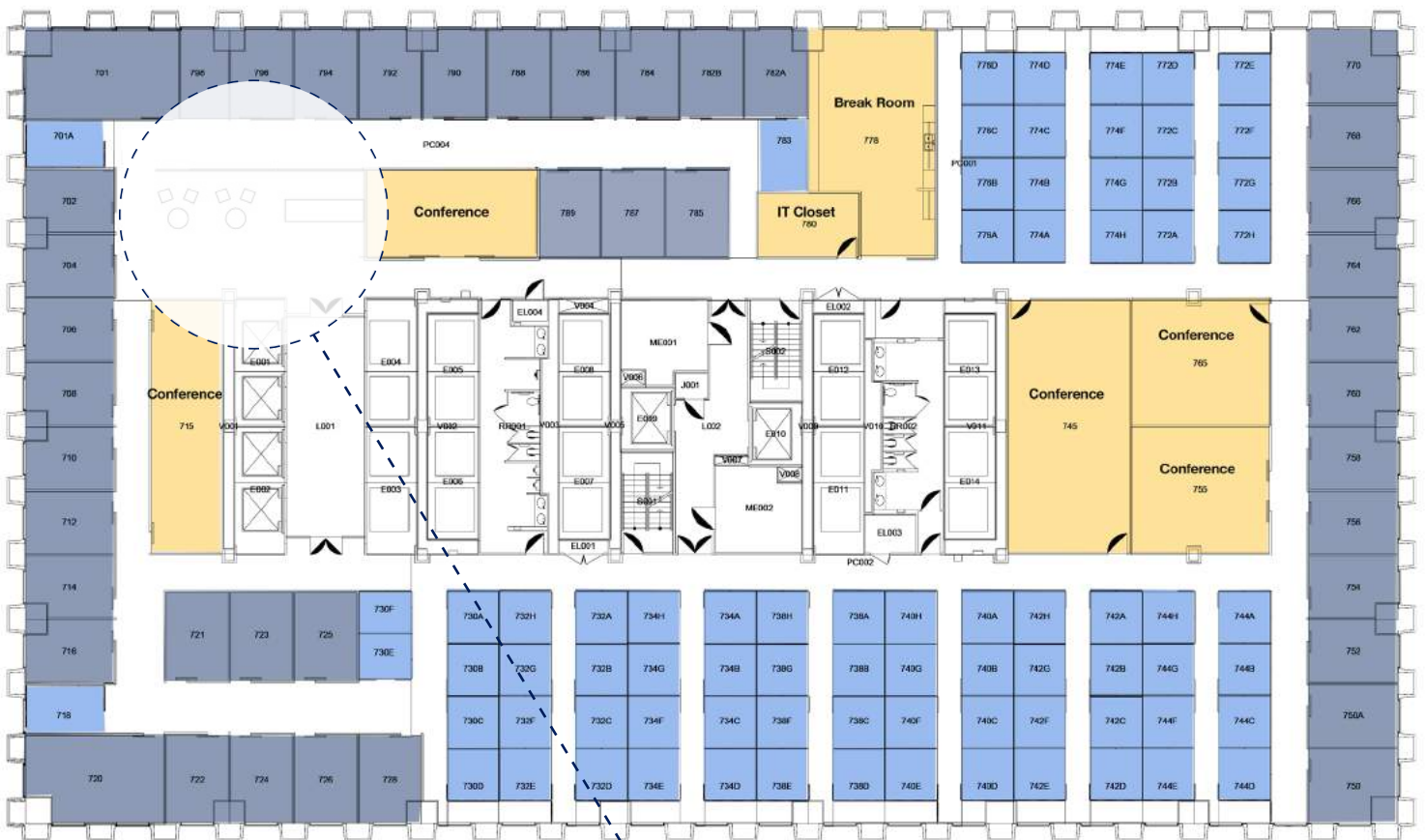
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Sublease

Potential Layout

Office Workstation Common Area



Buildout Reception Area

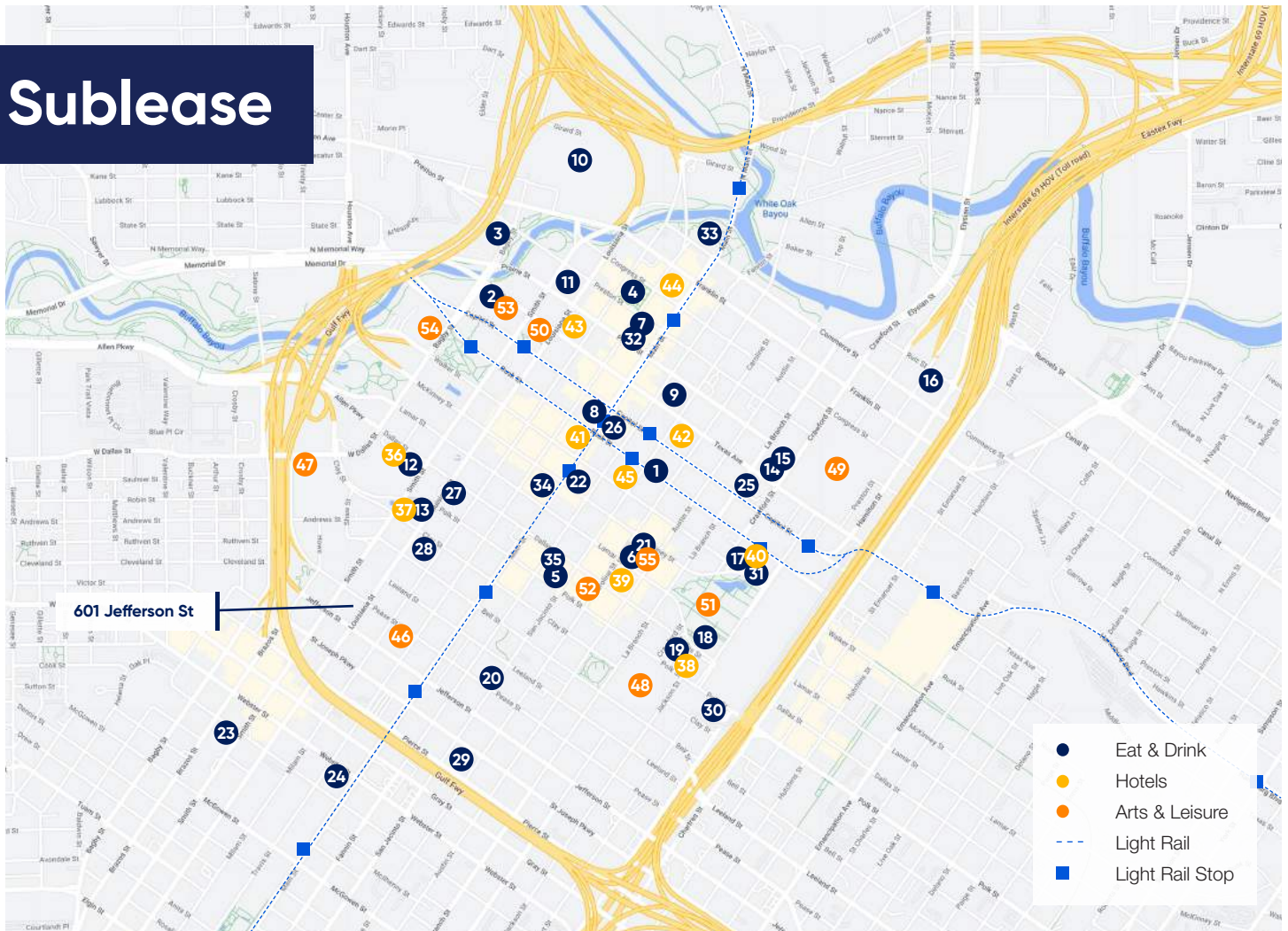
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Sublease



Select Amenities

- | | | | | |
|----------------------|---------------------------|-------------------------|---------------------------|---------------------------|
| 1. Avenida Houston | 12. Court At Allen Center | 23. Little Woodrow's | 34. Corner Bakery | 45. Le Meridien |
| 2. Bayou Place | 13. Beninhana | 24. Pour Behavior | 35. McCormick & Schmick's | 46. Tellepsen Family YMCA |
| 3. Downtown Aquarium | 14. Potente | 25. Vic & Anthony's | 36. C Baldwin Hotel | 47. The Downtown Club |
| 4. Market Square | 15. Osso & Kristalla | 26. Flying Saucer | 37. Hyatt Regency | 48. Toyota Center |
| 5. GreenStreet | 16. Irma's Original | 27. Island Grill | 38. Hilton Americas | 49. Minute Maid Park |
| 6. The Highlight | 17. Xochi | 28. Strato 550 | 39. Four Seasons Hotel | 50. Theater District |
| 7. Bravery Chef Hall | 18. The Grove | 29. Pappas BBQ | 40. Marriott Marquis | 51. Discovery Green |
| 8. Finn Hall | 19. Papisitos | 30. The Rustic | 41. JW Marriott | 52. House Of Blues |
| 9. Underground Hall | 20. Zydeco | 31. Biggio's Sports Bar | 42. Magnolia Hotel | 53. Bayou Music Center |
| 10. Post Houston | 21. Pappas Steakhouse | 32. El Big Bad | 43. The Lancaster | 54. Hobby Center |
| 11. Lyric Market | 22. Morton's Steakhouse | 33. McIntyre's | 44. Hotel Icon | 55. Fit Athletic Club |

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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.

11-2-2015



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.

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.

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.

<u>Cresa Global, Inc.</u>	<u>9007724</u>	<u>jlopez@cresa.com</u>	<u>713.402.5800</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William Scott Bumpas</u>	<u>328098</u>	<u>sbumpas@cresa.com</u>	<u>214.306.6495</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Gary Lawless</u>	<u>502545</u>	<u>glawless@cresa.com</u>	<u>713.402.5800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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