



HQ Sublease Space

915 N ELDRIDGE PKWY, HOUSTON, TEXAS

99,501 RSF of Plug & Play Class A++ Office Space

High-profile, long-term sublease space in coveted West Houston Corridor

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Wesley House

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ENERGY CENTER V

915 N ELDRIDGE PARKWAY

BUILDING:

18-floor, Class A++ facility built in 2016

PREMISES:

Floor 13:	33,167 RSF	177 seats
Floor 14:	33,167 RSF	171 seats
Floor 15:	33,167 RSF	139 seats
Total:	99,501RSF	487 seats

* Will sublease in full-floor increments through 05/31/36 only

TERM:

May 31, 2036

AVAILABILITY:

Negotiable as the Premises are currently occupied

QUOTED ANNUAL NET RATE:

\$29.50/RSF + 3.5% annual increases (starting 01/01/27)

2025 EST. OPERATING EXPENSES:

\$21.96/RSF (exclusive of any dining subsidy should the dining facility run at a deficit)

DINING SUBSIDY:

2024 Estimated @ \$0.96/RSF

FF&E:

Included, subject to certain exclusions

IMPROVEMENT ALLOWANCE:

As-is; high-end finishes completed in 2019; duplication cost of the finishes and FF&E estimated at \$300+/RSF

GARAGE PARKING:

Approximately 3.42 spaces/1,000 RSF leased of which 21 are reserved; all at no charge

COMMISSION:

4% on primary sublease term



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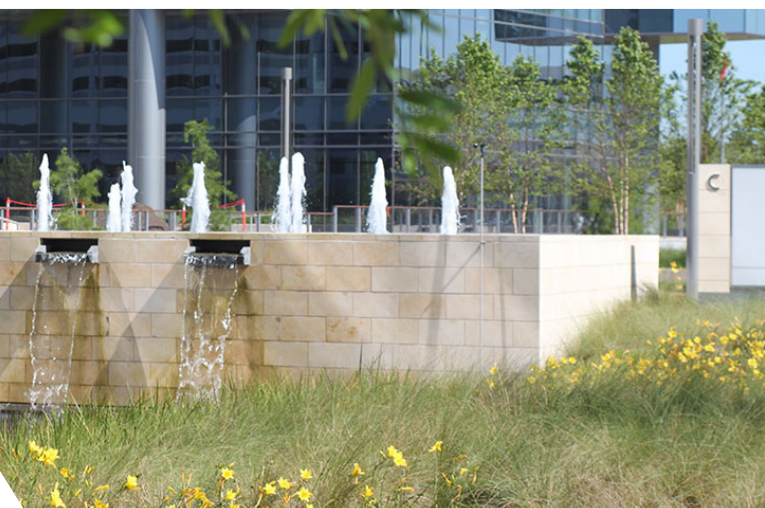
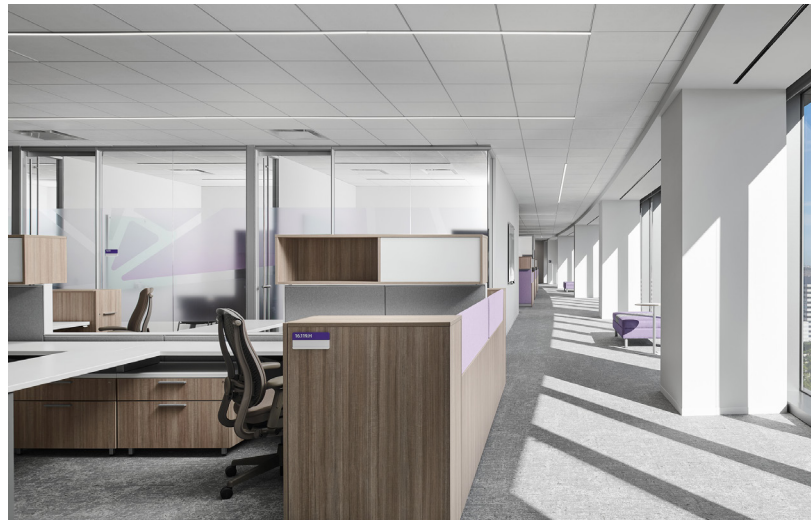
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Building Features:

- LEED Gold certified
- Full-service fitness center with locker room/showers and group exercise and spin rooms
- Full-service dining, grab-and-go, pizzeria, and Starbucks coffee shop
- Large conference facility (200+ person capacity); Skyfold folding partitions can divide into 3 rooms; full A/V equipped
- Iconic, landmark office building part of a world-class, three building complex
- Convenient parking is available in the adjacent garage connected directly to the tower's lobby
- High quality finishes include stone, marble and stainless steel throughout
- Impressive lobby with 30-foot glass wall
- 24-hour security desk located in lobby with turnstiles
- Outdoor putting green and bike racks
- Close proximity to Terry Hershey Park hike and bike trails



Space Features:

- Plug and play space with FF&E and CAT 6e data cabling
- Herman Miller cubicles and chairs and OFS office furniture; all sit-to-stand capable
- Sound masking in open areas
- High-end finishes with DIRTT, glass-walled office fronts and natural light throughout
- Incredible 360 degree views of city
- Finished ceiling heights of 14' (floors 1-2) and 9'6" (floors 13-15)
- Floor-to-ceiling glass



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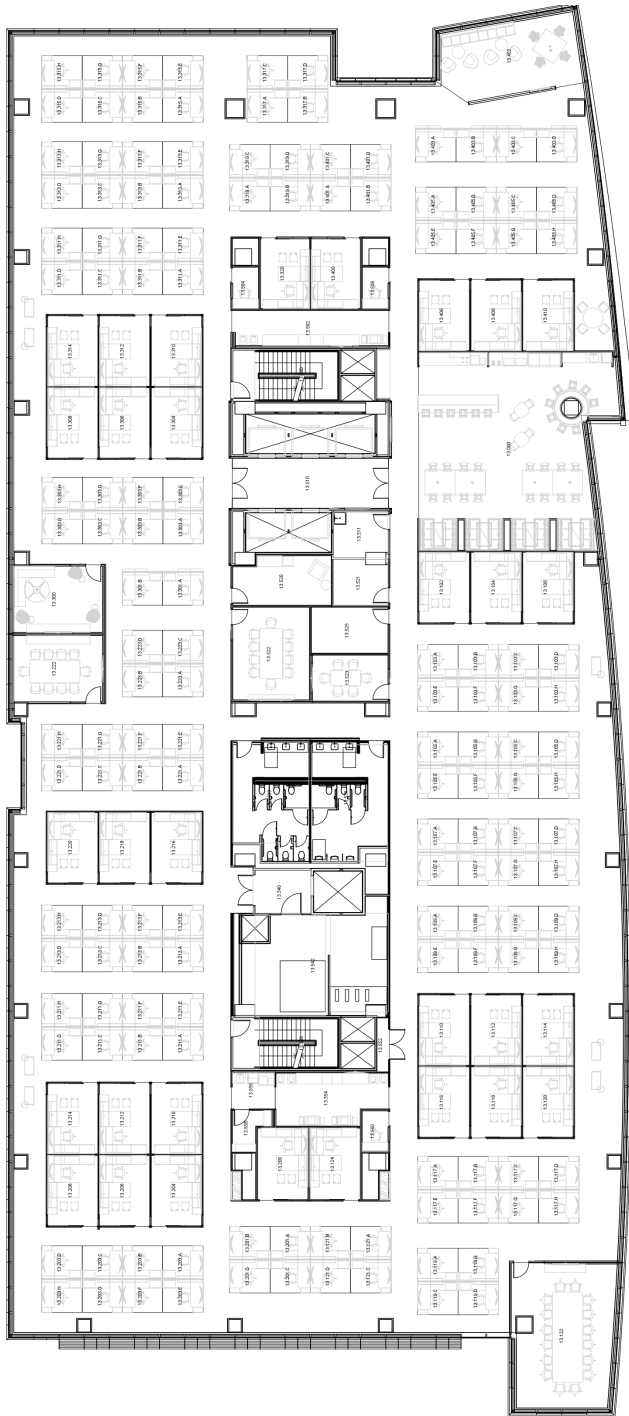
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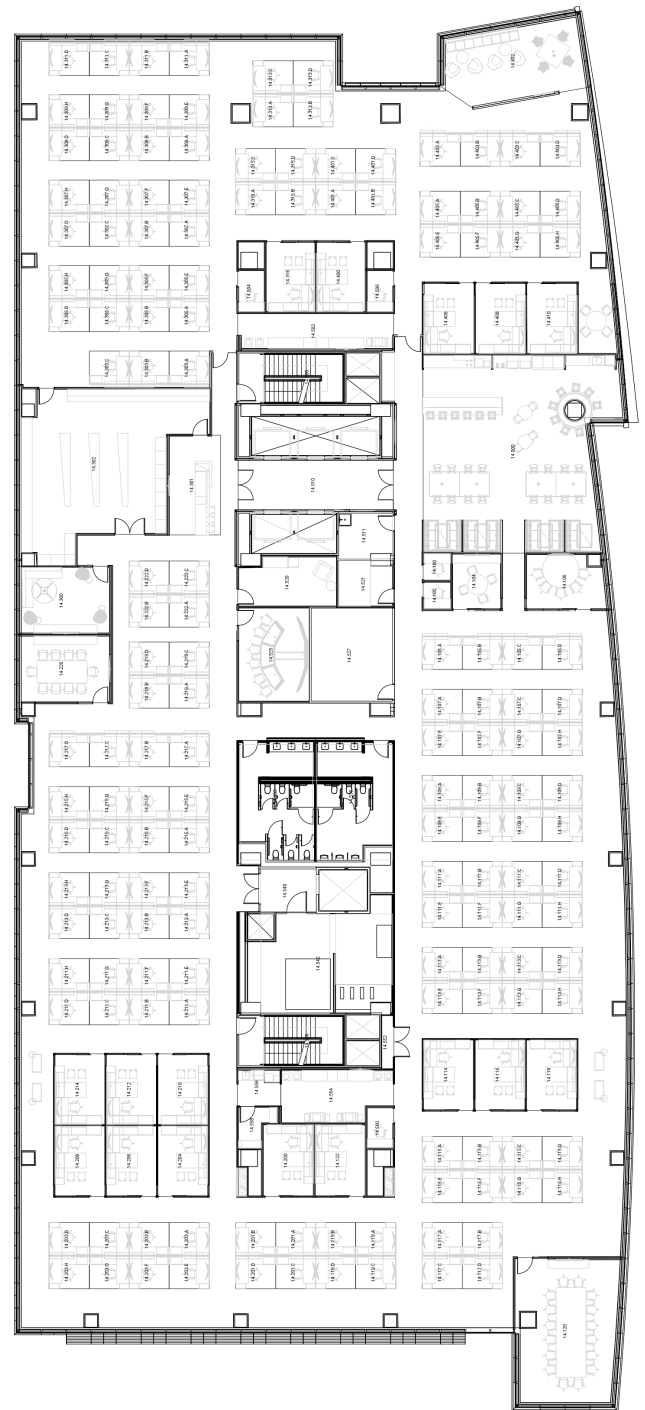
FLOOR 13: 33,167 RSF



FLOOR 13: 177 SEATS

Offices:	31
Workstations:	146
Conference:	4
Huddle Room:	0
Phone Room:	3
Collaboration Room:	2
Training Room:	0

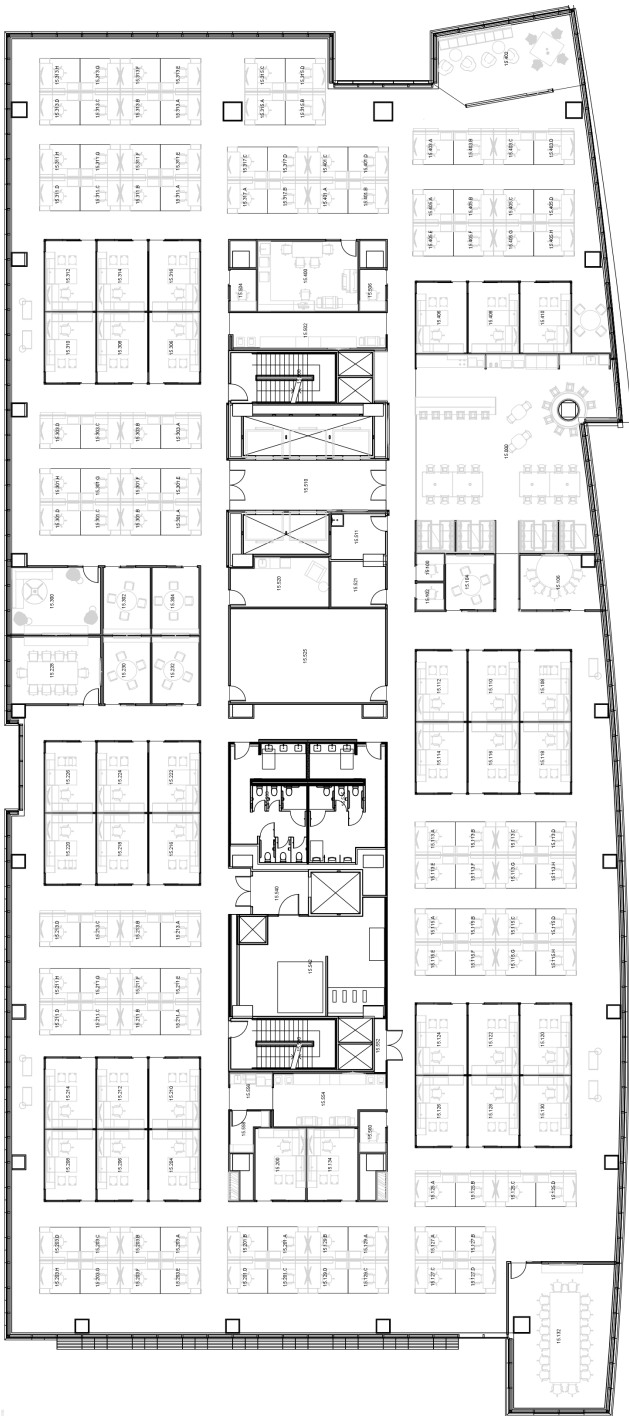
FLOOR 14: 33,167 RSF



FLOOR 14: 171 SEATS

Offices:	16
Workstations:	155
Conference:	3
Huddle Room:	1
Phone Room:	5
Collaboration Room:	2
Training Room:	1

FLOOR 15: 33,167 RSF



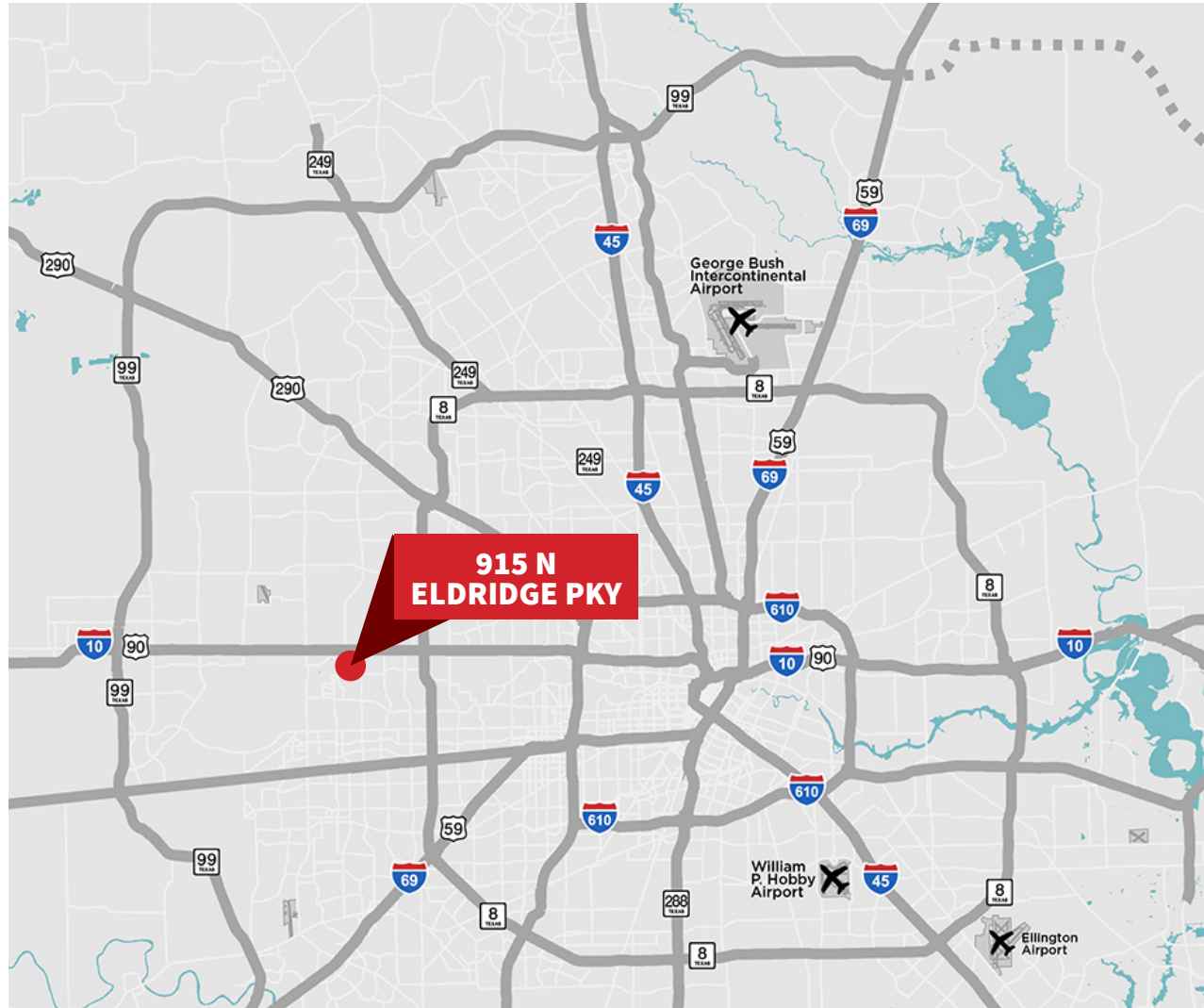
FLOOR 15: 139 SEATS

Offices:	35
Workstations:	104
Conference:	4
Huddle Room:	5
Phone Room:	5
Collaboration Room:	1
Training Room:	1



FOR SUBLEASE ENERGY CENTER V PLUG & PLAY CLASS A++ SPACE

99,501 RSF



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