

EAST RIVER TWO

2920 Riverby Rd, Suite 400
Houston, TX 77020

SUBLEASE

16,058 RSF

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NEWMARK



Property Overview

Sublease Space

Suite 400: 16,058 RSF

Lease Rate

Call for Information

Occupancy Date

Immediate

Sublease Term

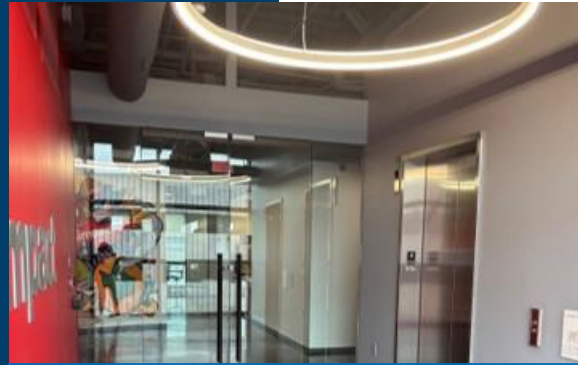
07/31/2034 (7+ years of runway)

Space Highlights

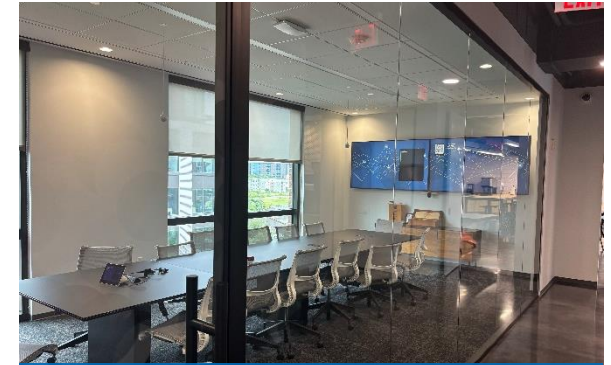
- Fully built-out and fully furnished
- Open workstation areas
- Private offices, huddle rooms
- Glass front conference rooms w/AV
- Training room with multi-panel video wall and ceiling mics
- Exposed ceiling with above standard LED lighting in place

Proerty Highlights

- Café
- Lounge, game, collaboration zones
- Class A elevator lobby
- Country-club style restrooms



Entrance



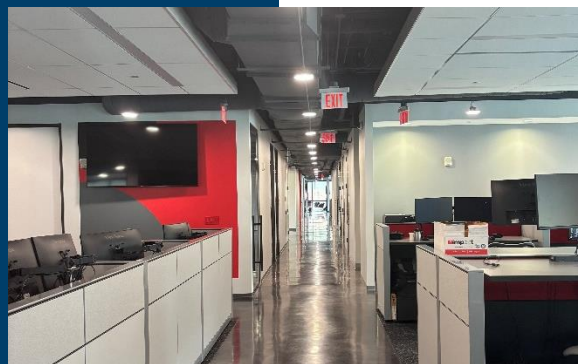
Conference Room 1



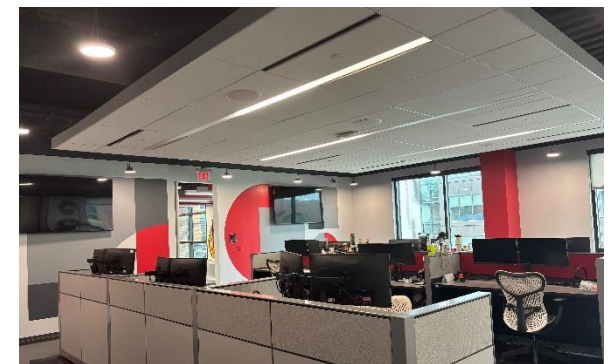
Restrooms



Break Room



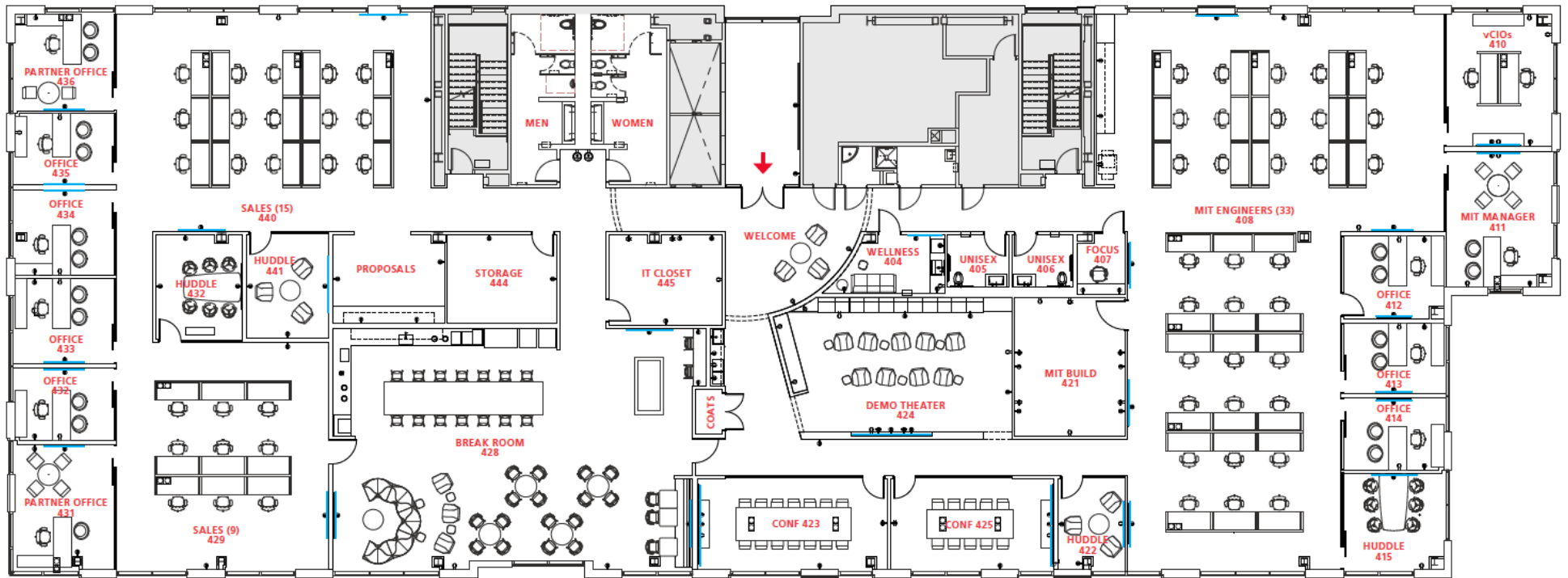
Interior Corridor



Workstations

Floor Plan

Suite 400 16,058 RSF



SALES

24 Cubes
6 Offices

MIT

33 Cubes
5 Offices

COLLABORATION

2 Conference Rooms
4 Huddle Rooms
1 Focus Room

OTHER

Demo Theater
Wellness Room
Break Room
IT Closet

Houston's Largest Mixed-Use Destination

East River is a master-planned mixed-use district unfolding along Buffalo Bayou, just minutes from Downtown Houston.

- 1 Tomi Jewelry
- 2 SLT Hair Extensions
- 3 CoolxDad
- 4 Ayna Jewels
- 5 Laffa Mediterranean
- 6 City Cellars
- 6 Cocktails Unknow
- 7 La Calle tacos
- 8 Houston Maritime Center & Museum
- 9 La Tesseract
- 10 Aperitivo
- 11 Eado Eye Studio
- 12 Urbn Dental
- 13 HOTWORX





WHITE OAK
— MUSIC HALL —

FAMILY DOLLAR

CVS pharmacy

Walgreens

Lyons Avenue
Shopping Center

Fiesta cricket
JEFFERSON
DENTAL & ORTHODONTICS

EAST RIVER 2

Finnigan Park

East River 9

WHITE2SWANE
LIVE

TEXAS
MATTRESS
MAKERS

Shut & Killen

Nancy's Hustle

The Highlight
at Houston Center
Puttshack IMMERSIVE
Kelsey-Seybold Clinic
HOUSE OF BLUES

Shell
ENERGY
Stadium

TOYOTA
CENTER

GRB
HOUSTON

INDUSTRIOUS

THE ORIGINAL
Minfa's

CIDERCADDE

DAIKIN
PARK

CHOICE
HOTELS

HOUSTON SYMPHONY

POST

MUSIC HALL

Last
Concert

DOWNTOWN
HOUSTON

HOGG Park

Stude Park

THE
ASTORIAN

target

Tranquillity Park

Buffalo Bayou Park

Eleanor Tinsley Park

THE HOBBY
CENTER
FOR THE PERFORMING ARTS

Bayou Place
AMC THEATRES
THE Ballroom
AT BAYOU PLACE

COURTYARD
BY MARRIOTT

tru
by Hilton

- Restaurants
- Music Halls
- Stadiums
- Parks
- POI
- Convention Center
- Shopping Malls



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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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