

JEFFERSON TOWER

AT CULLEN CENTER

601 JEFFERSON HOUSTON, TX | 77002



Owner	601 Jefferson Tower (TX), LLC
Total NRA	1,047,748 RSF
Year Built/Renovated	1973
Average Floor Plate	26,120 SF
Smallest Contiguous	1,449 SF
Largest Block	43,015 SF
Rental Rate	\$17.50-\$18.00 net
Parking Ratio/Rate	1/1,000 at 701 Jefferson ; add'l parking surrounding properties.
	\$180/Unreserved and \$284/Reserved
T.I. Allowance	Negotiable
Add-on Factor	11% ST 22.3% MT
Operating Expenses 2018	Estimated/SF \$13.79
Building Hours	Monday - Friday 7 am - 6 pm Saturday 7 am - 1 pm

Total contig.
17,191 RSF

601 JEFFERSON		
SUITE	RSF	ADDITIONAL INFO.
A104	1,449	Retail space (former credit union with safe)
B075	753	Basement space
3600	26,120	Full floor suite, white boxed
3900	9,454	Closed offices
3939	5,822	Open/closed offices
3970	1,915	Closed offices
4000	25,824	Full floor suite white-box (11' ceilings)

- Amenities**
- Conference Center
 - Access to buildings from skywalks to the Downtown Turnnel System, via 1600 Smith
 - Full service post office
 - Easy access to YMCA
 - Location offers less congestion for egress/ingress
 - Garage Parking
 - Fiber Providers: AT&T Corp, Cogent, Comcast Cable, Logix, MCI Metro Access, Phonoscope, Time Warner Telecom
 - New food court with multiple offerings
 - On-site property management

LEASING INFORMATION

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OWNED BY:

W. P. CAREY