

# HERITAGE PLAZA SUBLEASE

## CLASS A+ “PLUG AND PLAY” OPPORTUNITY

Floor 25: ±14,590 RSF | Floor 26: ±11,825 RSF



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**CBRE**

# High Profile Office Building

// Iconic design at the center of the Downtown Houston skyline //

<b>Available Space:</b>	Floor 25: ±14,590 RSF Floor 26: ±11,825 RSF
<b>Sublease Term:</b>	July 26, 2020
<b>Availability:</b>	Immediate
<b>Quoted Gross Rate:</b>	\$20.75/RSF
<b>Estimated 2019 Expenses:</b>	\$19.76/RSF
<b>Improvements:</b>	As-is
<b>Parking:</b>	2.7 spaces/1000 RSF leased @ market rates

## Building Features

- Prime location with convenient ingress and egress to downtown
- Convenient parking in two attached garages
- On-site cafe and \$2 million workout facility with staff
- Skywalk access to Doubletree Hotel and Allen Center food court
- Downtown tunnel system access and numerous restaurants directly adjacent
- 24-hour security and escort-to-car service

**HERITAGE PLAZA**

**1111 BAGBY | HOUSTON, TEXAS**



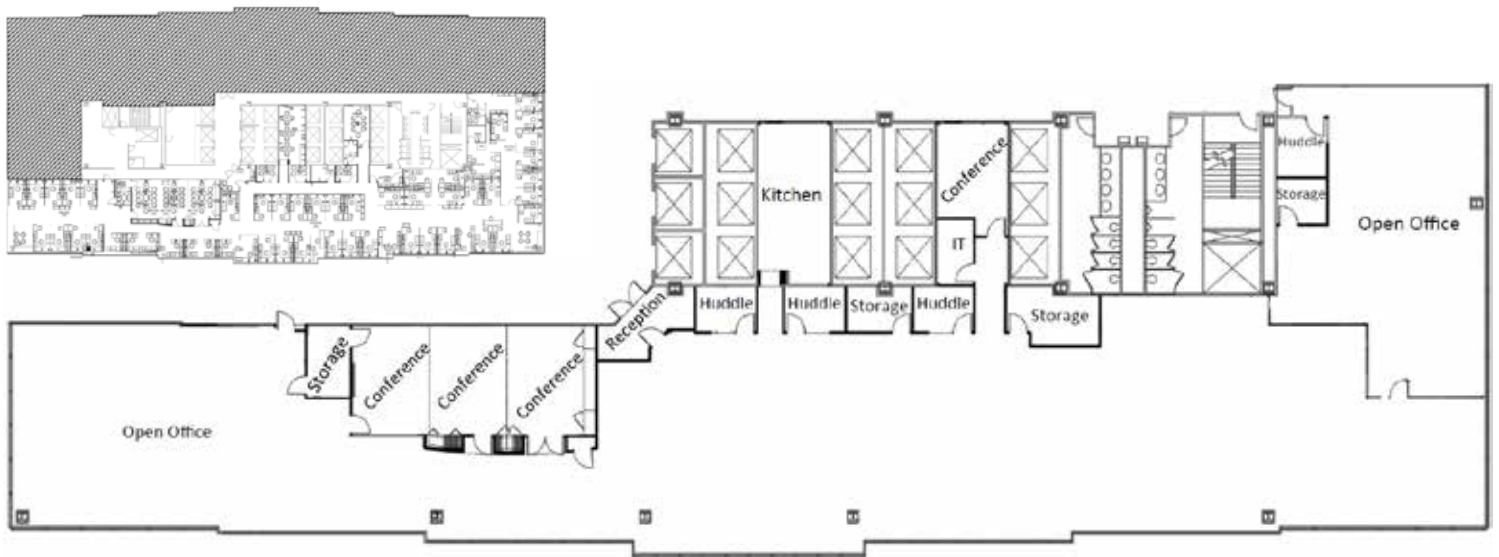
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## FLOOR 25: ±14,590 RSF (DIVISIBLE)

- Excellent views
- Elevator lobby exposure with glass door entry
- CAT 5E and/or CAT 6 cabling
- Strong credit sublandlord
- Furniture, fixtures and equipment available
- 45 workstations
- 3 conference rooms
- 4 huddle rooms
- 3 storage rooms
- Kitchen
- IDF closet with supplemental HVAC

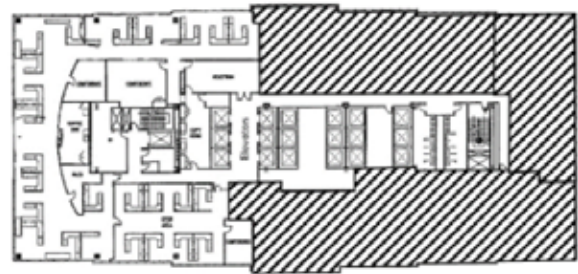
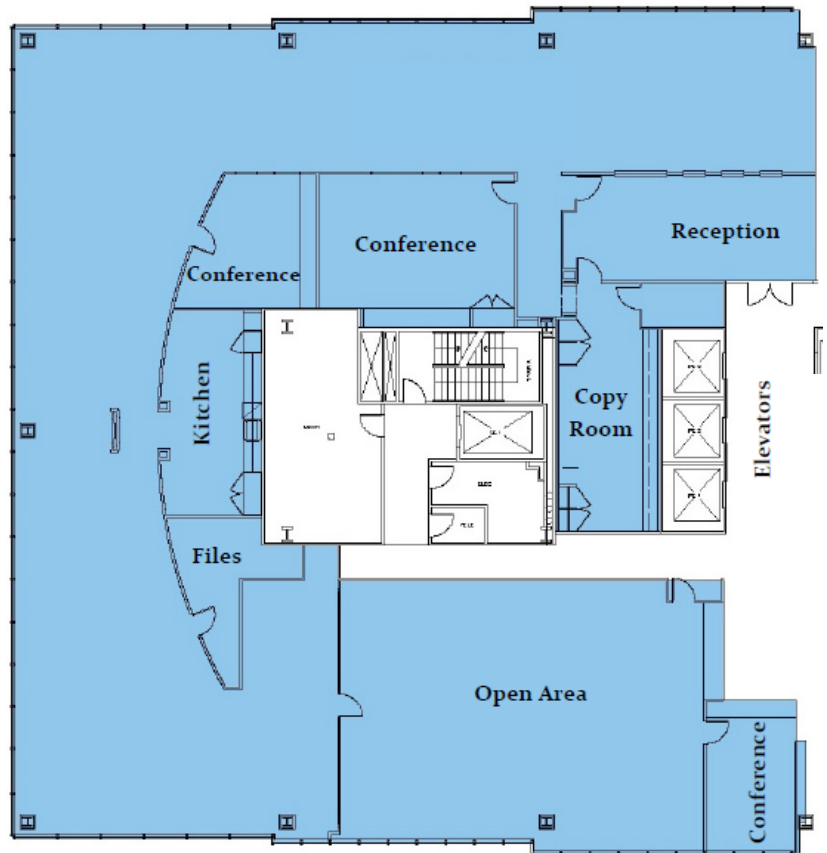




## FLOOR 26: ±11,825 RSF (WILL NOT DIVIDE)

- Excellent views
- Elevator lobby exposure with double glass door entry
- CAT 5E and/or CAT 6 cabling
- Strong credit sublandlord
- Furniture, fixtures and equipment available

- 28 workstations
- 3 conference rooms
- File room
- Copy room
- Kitchen







# CBRE

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