



Click Above
For Virtual Tour

Up to 90K SF
Contiguous
Available

(Flrs 68-69 & 71 Direct)

1000

Louisiana St

Rare Penthouse For Sublease

For More Information

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cresa

Sublease

70th Floor | 1000 Louisiana



Executive Boardroom

Rare Penthouse Availability

Premier full-floor office suite in the heart of Downtown Houston, meticulously designed with high-end, luxurious finishes throughout.

Plug & Play Opportunity

Impeccably appointed with Herman Miller and Steelcase furniture which is available, providing a turnkey opportunity for immediate occupancy.

Premises: Entire 70th Floor (25,649 SF)

Sublease Term: Expires 02/28/2030

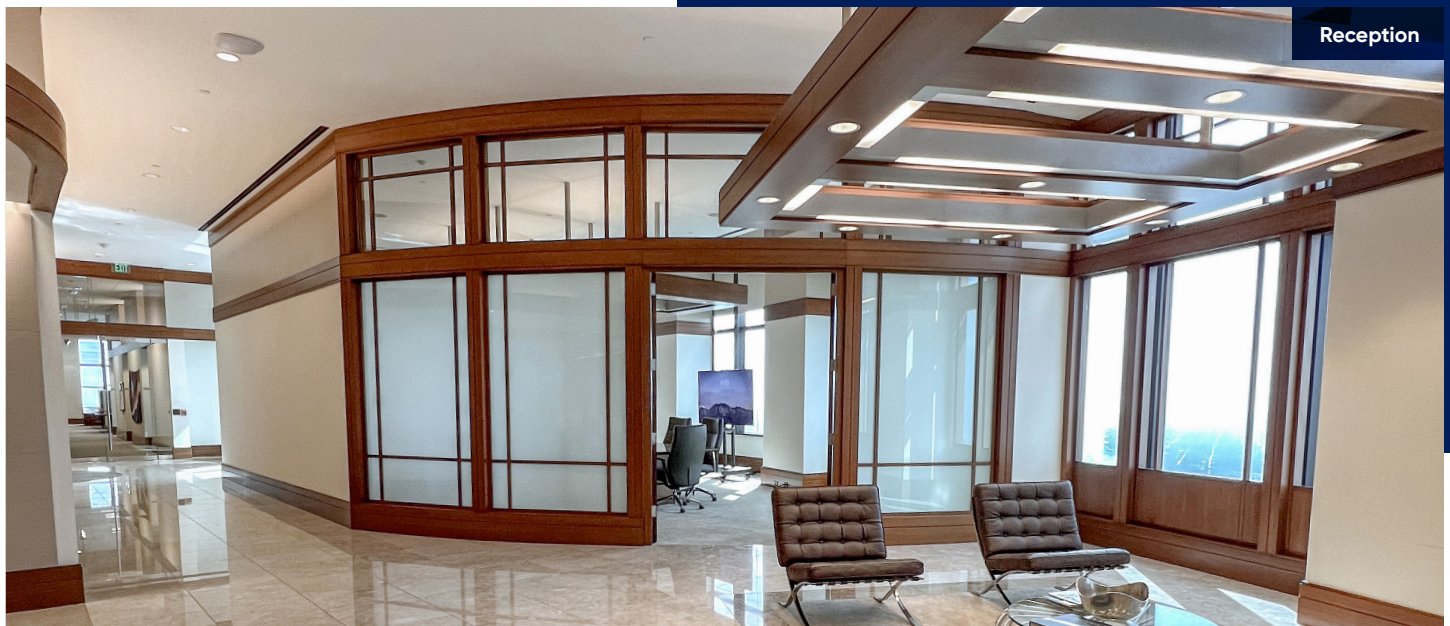
Availability: Immediate

Parking (6) Valet; (1) Reserved In Bldg Garage
(36) Unreserved At 1311 Louisiana

Asking Rent Contact Broker

Spectacular Panoramic Views

Soaring above the city on the 70th floor, the suite offers stunning, unobstructed views of the Downtown Houston skyline and beyond.



Reception

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Private Exterior Office



Interior Workstations (approx. 8'x8')
Exterior Private Offices (approx. 13'x13')



Executive Boardroom (approx. 25'x40')



Interior Workstation



Small Conference (approx. 15'x20')

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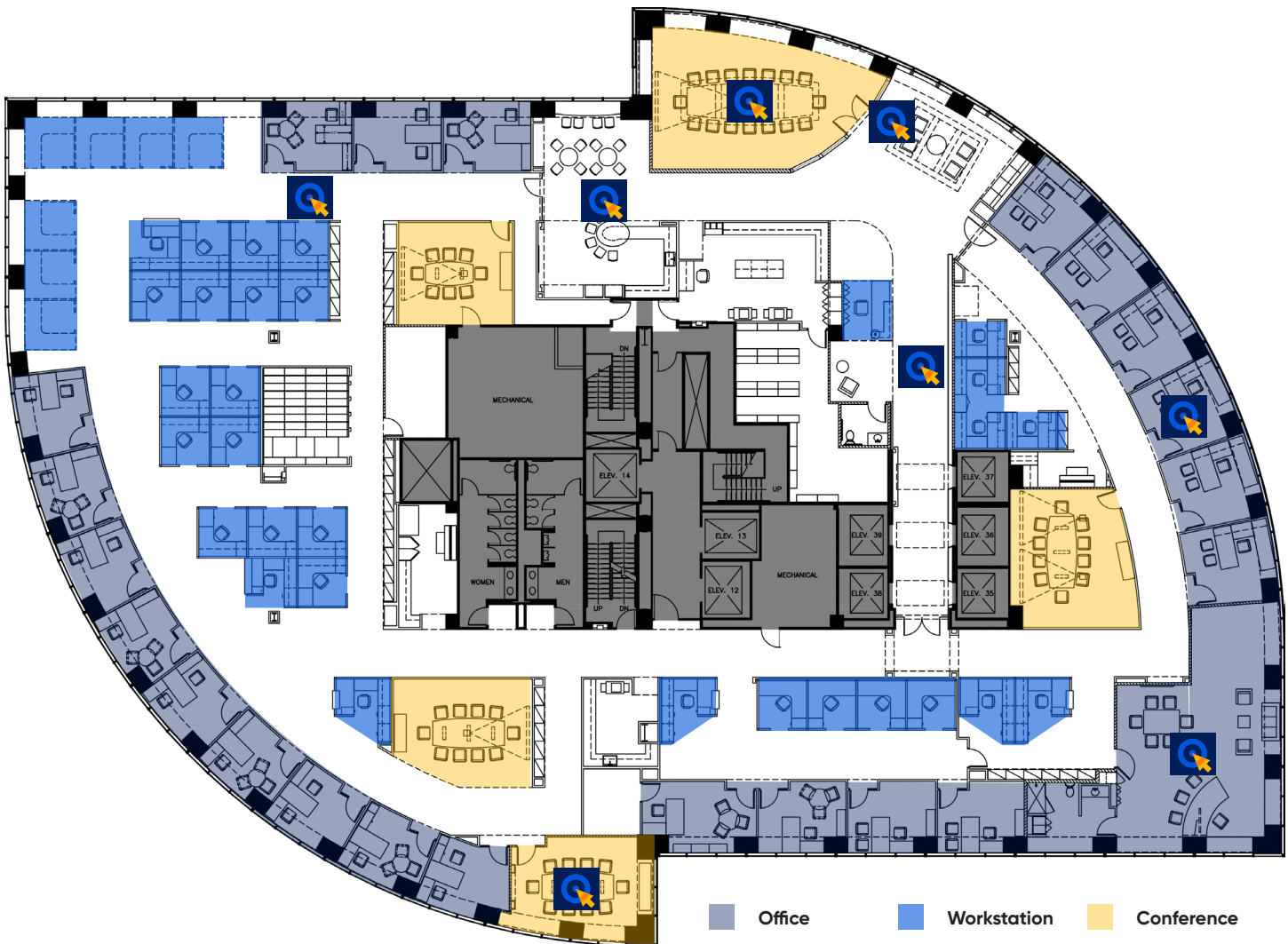
Sublease

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Floor 70

25,649 SF

 Click Below To View Space



Space Breakdown

1 Executive Suite

23 Private Offices

37 Workstations

5 Conference Rooms

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1000 Louisiana Features



Sky Board Room

Offering a stunning setting with panoramic views of downtown Houston, The Sky Board Room is an impressive venue for executive meetings and private events.



Founders Club

The Founders Club is an elegant, private lounge designed for exclusive use by tenant for events, meetings, and entertaining, featuring highly refined finishes.



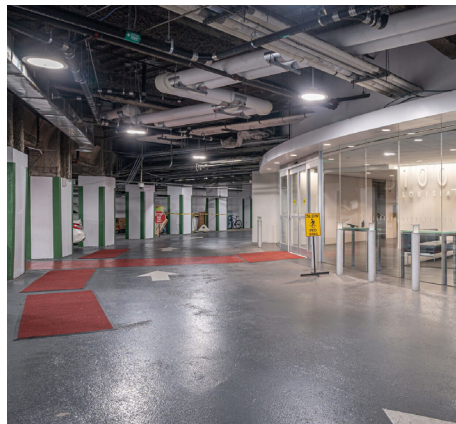
Club 1000

Club 1000 is a 16,000 SF fitness center, offering state-of-the-art equipment, group classes, private training, and luxury locker rooms with steam rooms.



Tunnel Access

Wells Fargo Plaza offers access to Houston's famed downtown tunnel system, providing convenient, weatherproof connectivity throughout much of downtown.



Valet Parking

Valet parking offers convenient, on-demand service for visitors and VIPs, located in the building's basement garage and seamlessly integrated with the tenant experience.



On-Site Dining

On-site dining includes Adair Downtown and a deli, with convenient access to more than 50 food and beverage options within a two-block radius.

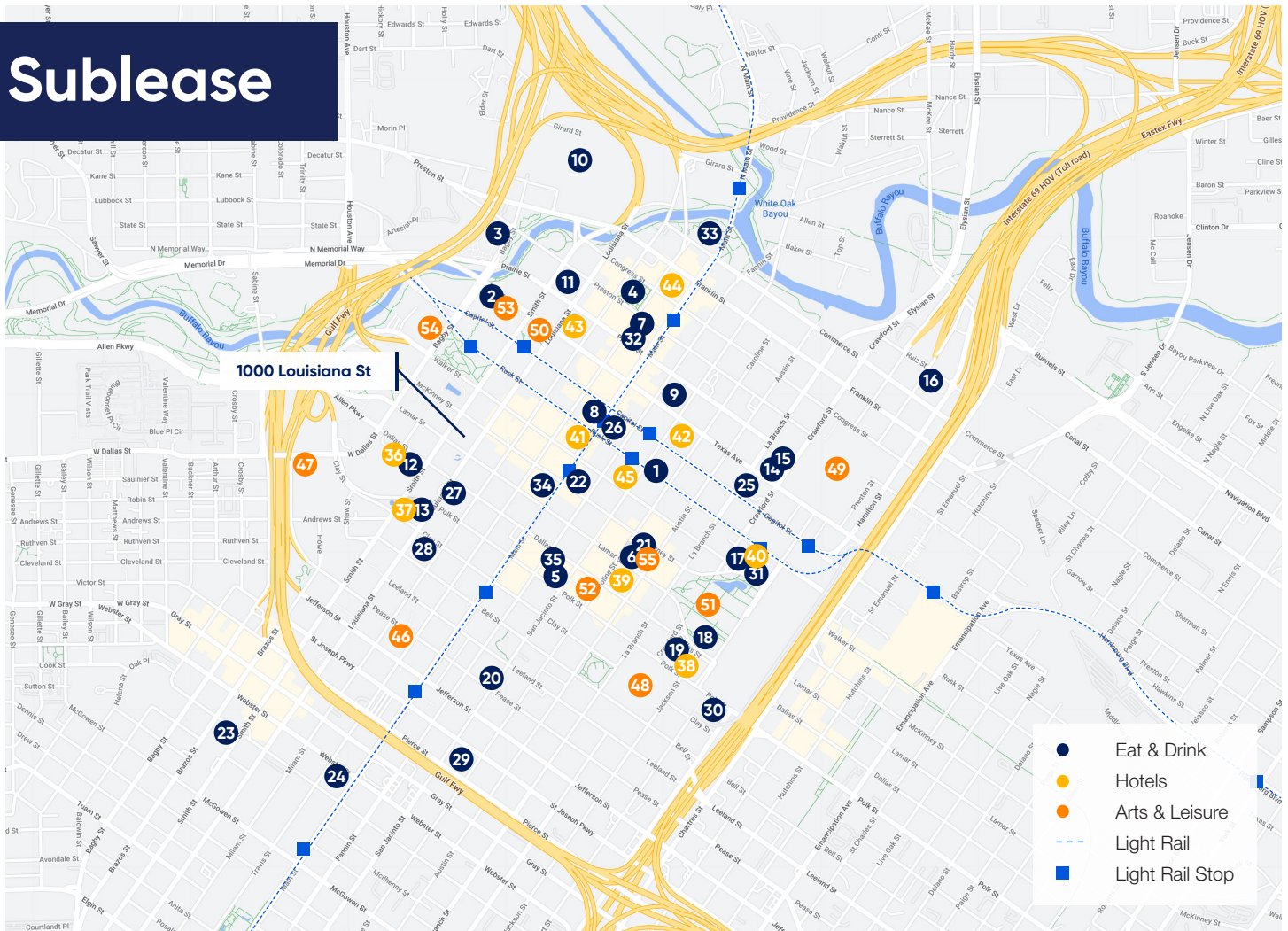
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Sublease



Select Downtown 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.



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.

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Robert Gregory Burns	291394	gburns@cresa.com	214.446.3738
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Fritsche	455913	afritsche@cresa.com	713.275.3801
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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