





33	LEASED		
32	LEASED		
31	AVAILABLE Suite 1750 16,679	LEASED	
30	AVAILABLE Suite 3050 3,371	LEASED	
29	AVAILABLE Suite 2600 27,795		
28	LEASED		
27	LEASED		
26	AVAILABLE Suite 2600 27,795		
25	AVAILABLE Suite 2500 27,795		
24	AVAILABLE Suite 2400 27,795		
23	AVAILABLE Suite 2300 25,780		
22	AVAILABLE Suite 2200 27,183		
21	AVAILABLE Suite 2100 27,250		
20	LEASED		
19	LEASED		
18	LEASED		
17	AVAILABLE Suite 1750 16,622	LEASED	
16	LEASED		AVAILABLE Suite 1625 9,345
15	LEASED		
14	LEASED		
13	LEASED	AVAILABLE Suite 1375 4,321	LEASED
12	Hines® Conference Center Coworking Property Management Rooftop Garden		
11	LEASED		
10	LEASED		
9	PARKING		
8	PARKING		
7	PARKING		
6	PARKING		
5	PARKING		
4	PARKING		
3	PARKING		
2	PARKING		
1	MARKET RESTAURANT & BAR	HOTEL-STYLE LOBBY	WHITE-LINEN TABLECLOTH RESTAURANT
B1	VIP RESERVED PARKING		
B2	VIP RESERVED PARKING		



717 TEXAS: AMENITIES

These amenities are all located within a 3 block radius, creating optimal convenience for employees.

98

street-level restaurants
& nightlife options
spanning all price points



9

cultural attractions,
including public
parks and theaters



3

food halls



11

hotels



6

co-working offices
including The Square
at 717 Texas



23

parking facilities

11

residential options,
including Hines' recently
completed, Brava



717 TEXAS: SURROUNDING AREA

717 Texas features highly-rated scores in walkability, transit, and biking. This amounts to a materially better neighborhood that employees have a vested interest in, both today and in the future.



95

WALK SCORE
"Walker's Paradise"



96

TRANSIT SCORE
"Rider's Paradise"



85

BIKE SCORE
"Very Bikeable"

ALL WITHIN A 3 BLOCK RADIUS



APARTMENTS

- Aris Market Square
- Brava
- Hogg Palace
- Market Square Tower
- The Rice Apartments



HOTELS

- The Lancaster Hotel
- Hotel ICON
- Magnolia Hotel
- Club Quarters
- JW Marriott
- AC Hotel



LOCAL PARKS

- Jones Plaza
- Market Square Park
- Buffalo Bayou Park
- Tranquility Park
- Sesquicentennial Park
- Lynn Wyatt Square



RESTAURANTS

- Bravery Chef Hall
- Finn Hall
- Understory Food Hall
- Niko Niko's
- Treebeards
- Shake Shack
- Hearsay Market Square
- Cultivated F+B
- Sambuca
- Common Bond
- Frank's Pizza
- Barnaby's Café
- Batanga
- Sapporo
- Perbacco
- The District Bar & Grill
- The Moonshiners Alley



THEATER DISTRICT

- Alley Theater
- Jones Hall
- Wortham Center
- Hobby Center

LOBBY

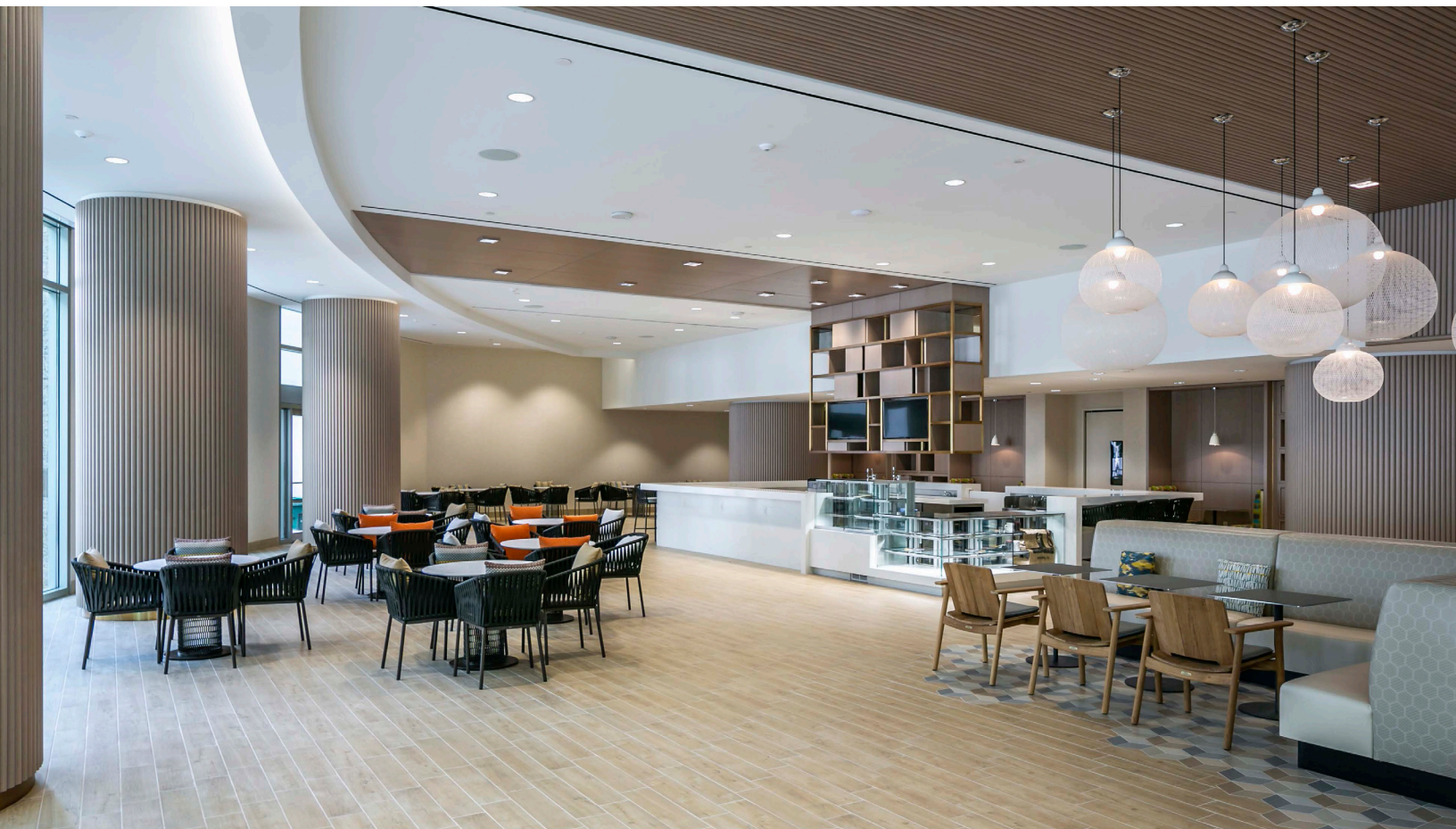


HOSPITALITY-INSPIRED LOBBY

LOBBY

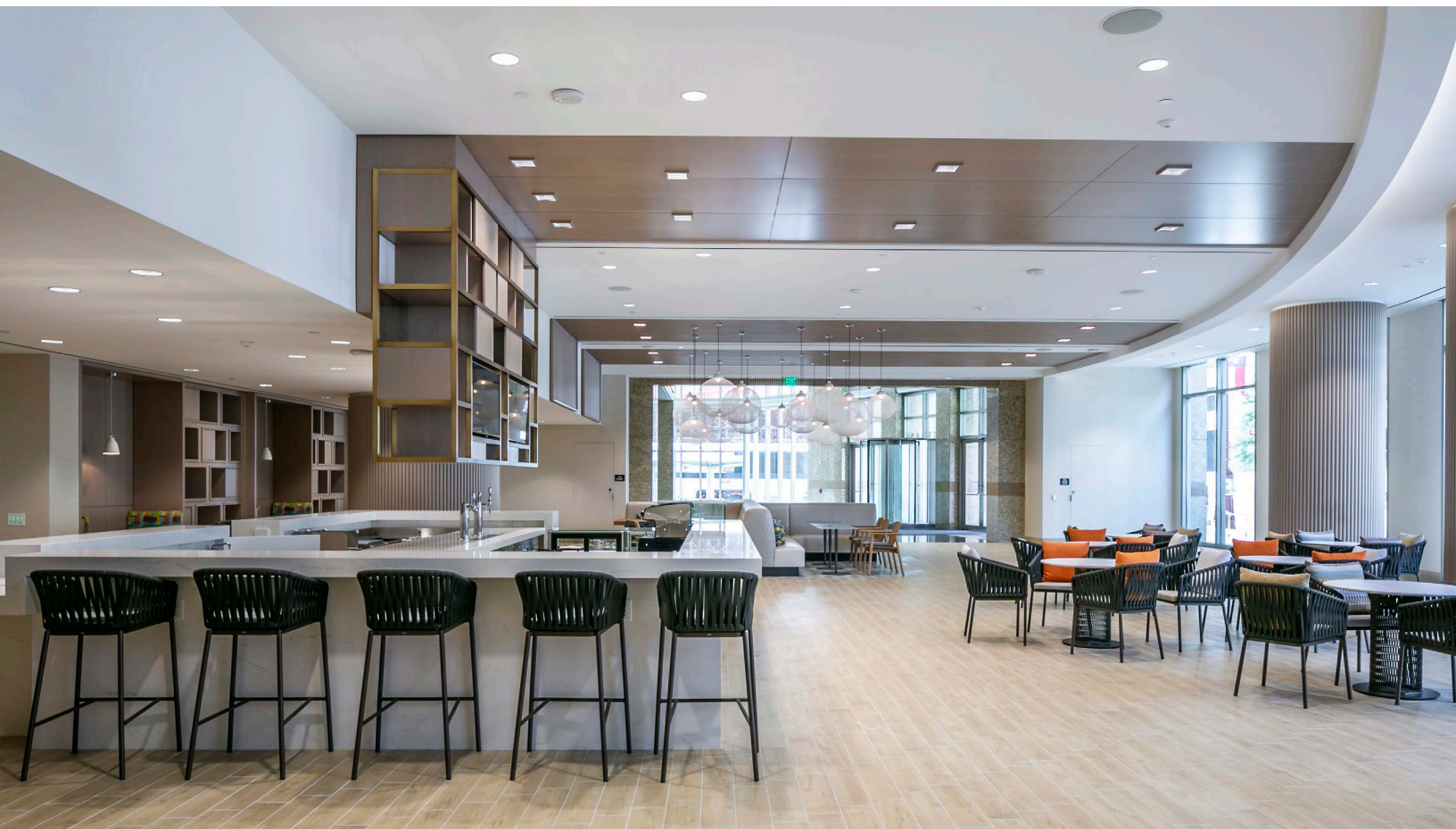
HOSPITALITY-INSPIRED LOBBY

LOBBY



MARKET BISTRO

LOBBY



MARKET BISTRO

LEVEL 12 AMENITY FLOOR



LEVEL 12
OVERALL FLOOR PLAN
CONFERENCE CENTER



LEVEL 12 AMENITY FLOOR



CONFERENCE CENTER

LEVEL 12 AMENITY FLOOR



ROOFTOP GARDEN

LEVEL 12 AMENITY FLOOR



ROOFTOP GARDEN



AUDITORIUM

280 SEAT AUDITORIUM

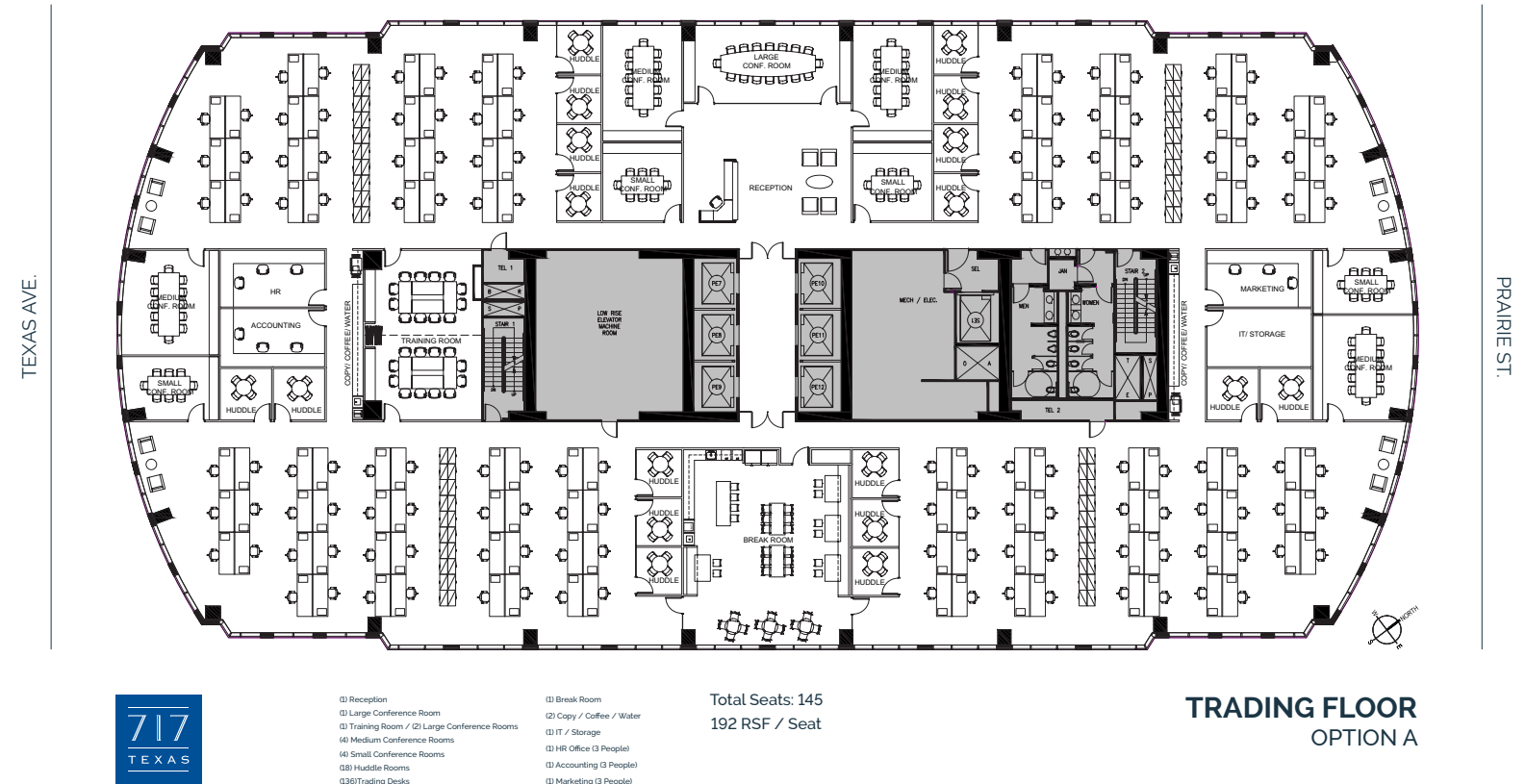
Seats 280 and is equipped with newly upgraded audio/visual equipment offering a wireless audio system, video distribution sources via digital transmitters, Blue-ray player, conference call equipment, and touchscreen interface and new finishes. The facility also includes a conference room, kitchen, and restrooms.



FITNESS CENTER

7,000 SF FITNESS CENTER

Approximately 7,000 square feet of work out area which includes high performance exercise equipment offering touchscreen interface, virtual active technology by matrix, complete with men's and women's locker rooms with showers, ample lockers, and towel service.



TEXAS AVE.



PRAIRIE ST.

TEXAS AVE.



- (1) Reception
- (1) Boardroom
- (1) Training Room / (2) Large Conference Rooms
- (2) Medium Conference Rooms
- (2) Executive Office
- (54) Private Offices
- (16) Administrative
- (2) Break Room / Lounge
- (2) Copy Rooms
- (1) Storage
- (1) IT Room

Total Seats: 78
356 RSF / Seat

OIL COMPANY OPTION B

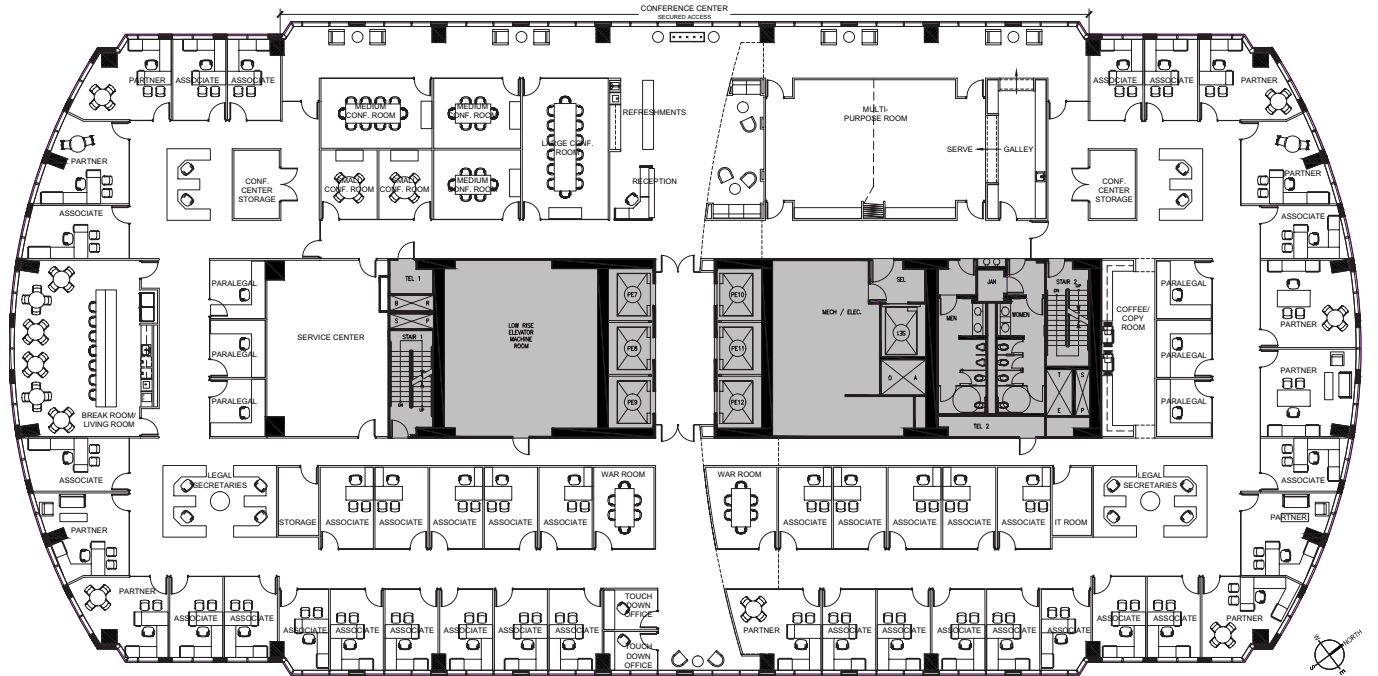


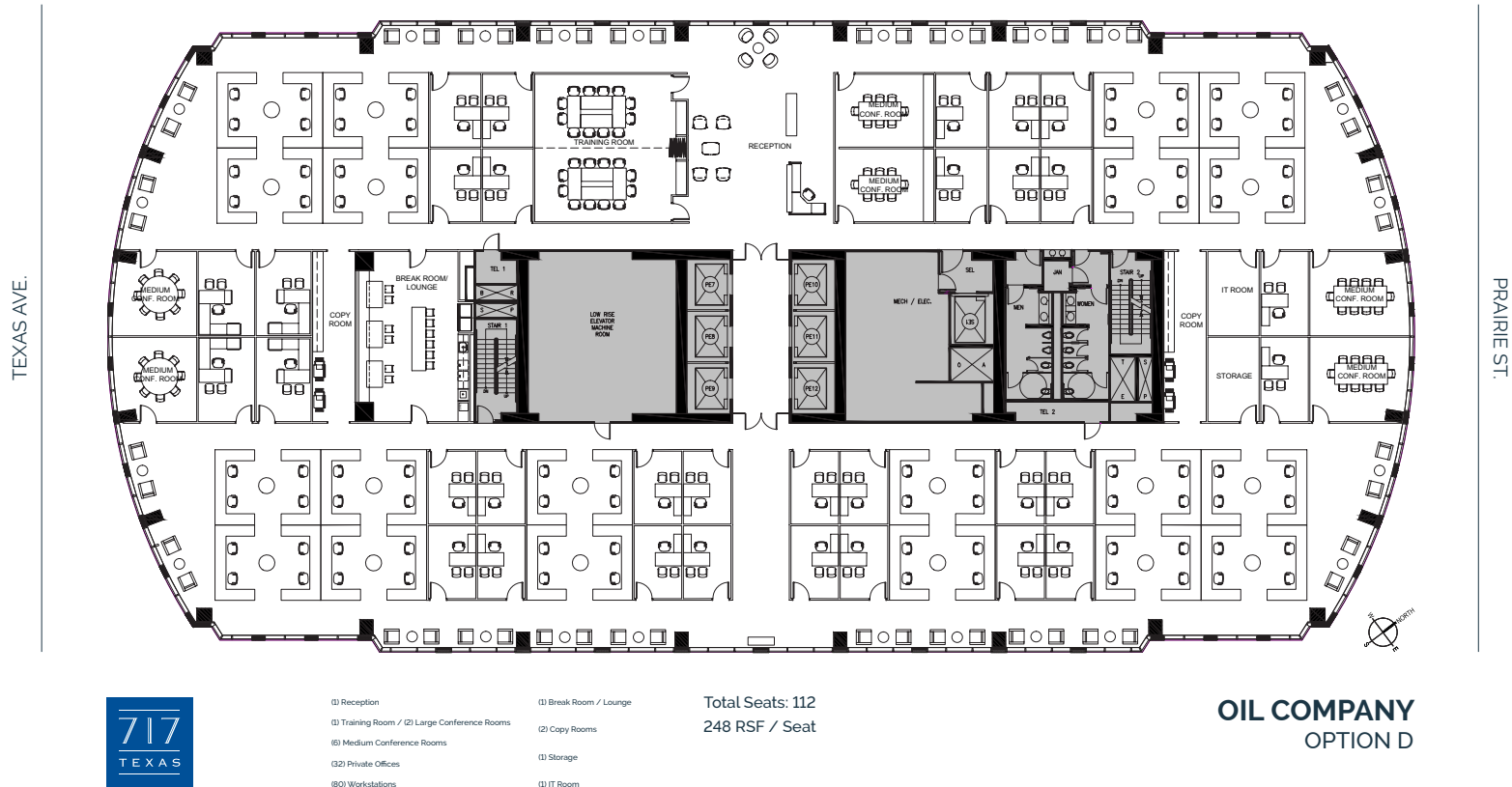
- (1) Reception
- (1) Multi-Purpose Room (934 SF)
- (1) Gallery
- (1) Large Conference Room
- (1) Medium Conference Rooms
- (2) Small Conference Rooms
- (2) War Rooms
- (2) Touchdown Offices
- (11) Partner (~225 SF Typ.)
- (13) Associate (~150 SF Typ.)
- (8) Paralegal (~106 SF Typ.)
- (12) Legal Secretaries (~68 SF Typ.)
- (1) Service Center
- (1) Break Room / Living Room
- (1) Coffee / Copy Room
- (3) Storage
- (1) IT Room

1 Lawyer / 609 Net Rentable Square Feet
Lawyer Offices = 44
Paralegal Offices = 6 (1:7 Ratio)
Legal Secretaries = 12 (1:4 Ratio)

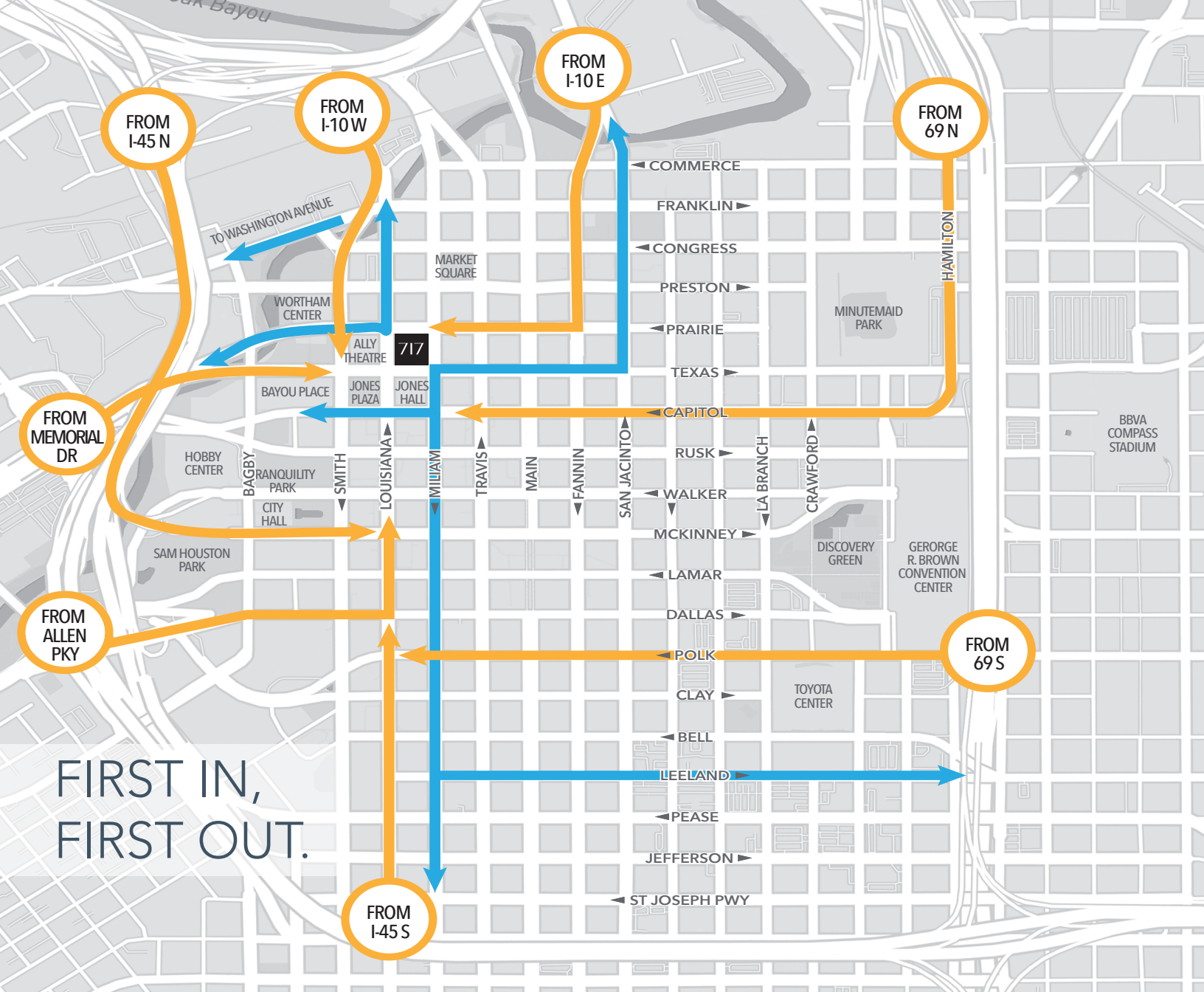
LAW FIRM OPTION C

PRAIRIE ST.





LOCATION	Houston Central Business District – the block bounded by Prairie, Louisiana, Texas and Milam streets in downtown Houston	
PROPERTY MANAGEMENT	Hines	
ORIGINAL ARCHITECT	Hellmuth, Obata & Kassabaum	
BUILDING SIZE	697.887 RSF	
STORIES	33 Floors	
TYPICAL FLOOR SIZE	27,795 RSF	
YEAR BUILT	2003	
RENOVATIONS	2019	
BUILDING HOURS	7:00 AM - 7:00 PM Monday through Friday, 8:00 AM - 2:00 PM Saturday	
ELEVATORS	17 High-Speed Fujitec Passenger and Shuttle Elevators 1 Service Elevator	
TELECOM	Phonoscope, AT&T, Verizon, Cogent, Alpheus	
SECURITY	717 Texas is equipped with state of the art security systems and surveillance equipment as well as a dedicated staff of security officers. The 717 Texas lobby security desk is manned 24 hours per day, seven days a week. Security services also include escorts to vehicles parked in our garage or to the neighboring parking garages that are within close proximity of the building.	
PARKING	1.4/1,000 Ratio 717 Texas has a 9 level above ground unreserved/visitor parking garage and a 2 level below ground reserved parking garage. Entrances to both are on Louisiana Street. Both exit to Prairie Street.	
FEATURES/AMENITIES	LEED Platinum EB Certification WELL Health-Safety Rating™ 2016 International TOBY Winner Fitness Center 2 Restaurants in Lobby Tide Cleaners On-site Management	On-site Security Tunnel Access LEVEL 12 AMENITY FLOOR Rooftop Garden The Square - Flexible Workspace Conference Center



Hines partnered with Prime Asset Management to develop 717 Texas, a 33-story Class A office tower in Houston's downtown theater district. Designed by Hellmuth, Obata & Kassabaum, the granite-clad building features some of the most energy efficient and environmentally friendly office space in Houston.

717 Texas Features:

- 23 Floors of Office Space
- 697,887 SF of Office Space
- 9 Floors of Above-Ground Parking
- 2 Levels of Below-Grade Parking
- Parking: 1.4/1,000 with 5% VIP Reserved
- Level 12 Rooftop Garden
- The Square - Flexible Workspace
- Conference Center
- 2 Restaurants in Lobby
- 9'6" Floor-to-Ceiling Glass
- LEED® Platinum Certified
- WELL Health-Safety Rating™
- Originally Complete: 2003
- New Renovations: 2019





FOR LEASING INFORMATION
713.877.1550 | cushmanwakefield.com

MANAGED BY:
Hines