





WALK
SCORE
95
Walkers Paradise

TRANSIT
SCORE
100
Rider's Paradise



33	LEASED		
32	LEASED		
31	AVAILABLE Suite 3100 15,073	LEASED	
30	AVAILABLE Suite 3050 3,371	LEASED	
29	AVAILABLE Suite 2900 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 26,780		
22	LEASED		
21	LEASED	AVAILABLE Suite 2150 7,517	
20	LEASED		
19	LEASED		
18	LEASED		
17	AVAILABLE Suite 1750 12,923	LEASED	
16	LEASED	AVAILABLE Suite 1625 9,816	
15	LEASED		
14	LEASED		
13	LEASED	AVAILABLE Suite 1375 4,211	LEASED
12	Rinest 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	RESTAURANT
B1	VIP RESERVED PARKING		
B2	VIP RESERVED PARKING		

- Leased
- Available
- Amenity Floor
- Parking
- Restaurant
- Lobby
- 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



11

residential options,
including Hines' recently
completed, Brava



23
parking facilities



3

food halls



6

co-working offices
including The Square
at 717 Texas



9

cultural attractions,
including public
parks and theaters



11

hotels



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

LOBBY



MARKET BISTRO



MARKET BISTRO

LEVEL 12 AMENITY FLOOR



LEVEL 12
OVERALL FLOOR PLAN
CONFERENCE CENTER

LEGEND

- 1 SHADE STRUCTURE
- 2 SCREEN WALL
- 3 ENTRY RAMP
- 4 PERENNIAL PLANTING
- 5 TREE PLANTER
- 6 SEATING AREA
- 7 ARTIFICIAL TURF EVENT SPACE



LEVEL 12 AMENITY FLOOR



CONFERENCE CENTER

LEVEL 12 AMENITY FLOOR



ROOFTOP GARDEN

LEVEL 12 AMENITY FLOOR



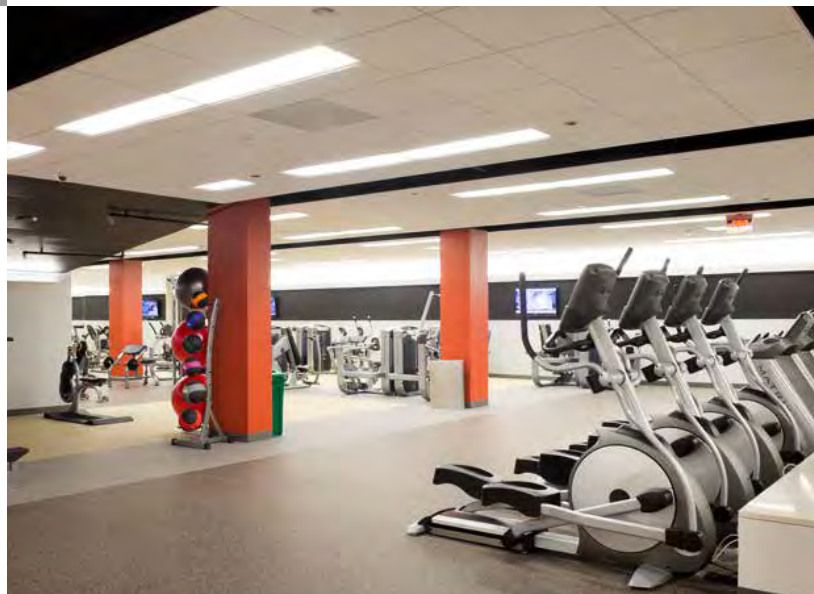
ROOFTOP GARDEN



AUDITORIUM

280 SEAT AUDITORIUM

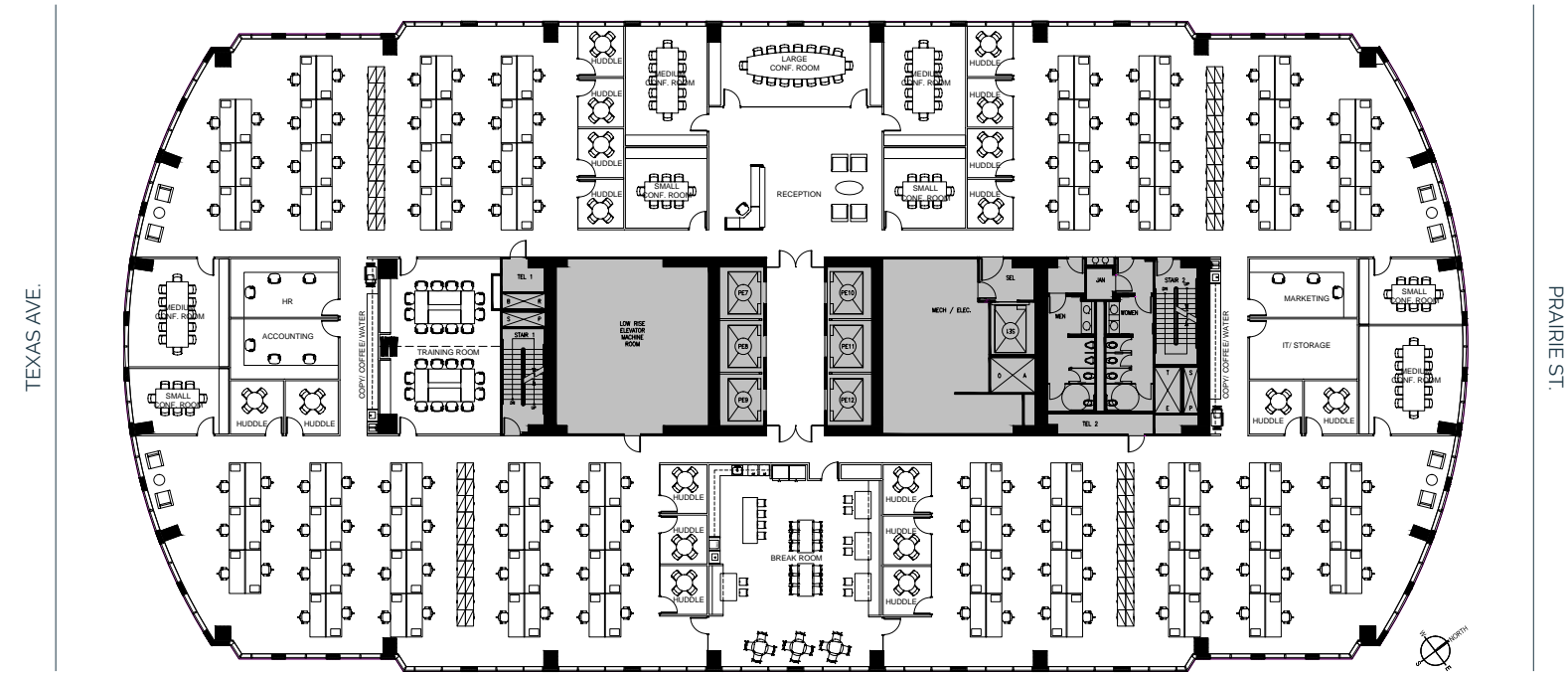
Seats 280 and is equipped with newly upgraded audio/visual equipment offering a wireless audio system, video distribution sources via digital transmitters, Blue-ray player, conference call equipment, and touchscreen interface and new finishes. The facility also includes a conference room, kitchen, and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



- (1) Reception
- (1) Large Conference Room
- (1) Training Room / (2) Large Conference Rooms
- (4) Medium Conference Rooms
- (4) Small Conference Rooms
- (8) Huddle Rooms
- (36) Trading Desks
- (1) Break Room
- (2) Copy / Coffee / Water
- (1) IT / Storage
- (1) HR Office (3 People)
- (1) Accounting (3 People)
- (1) Marketing (3 People)

Total Seats: 145
192 RSF / Seat

TRADING FLOOR
OPTION A

TEXAS AVE.



PRAIRIE ST.

TEXAS AVE.

OIL COMPANY
OPTION B

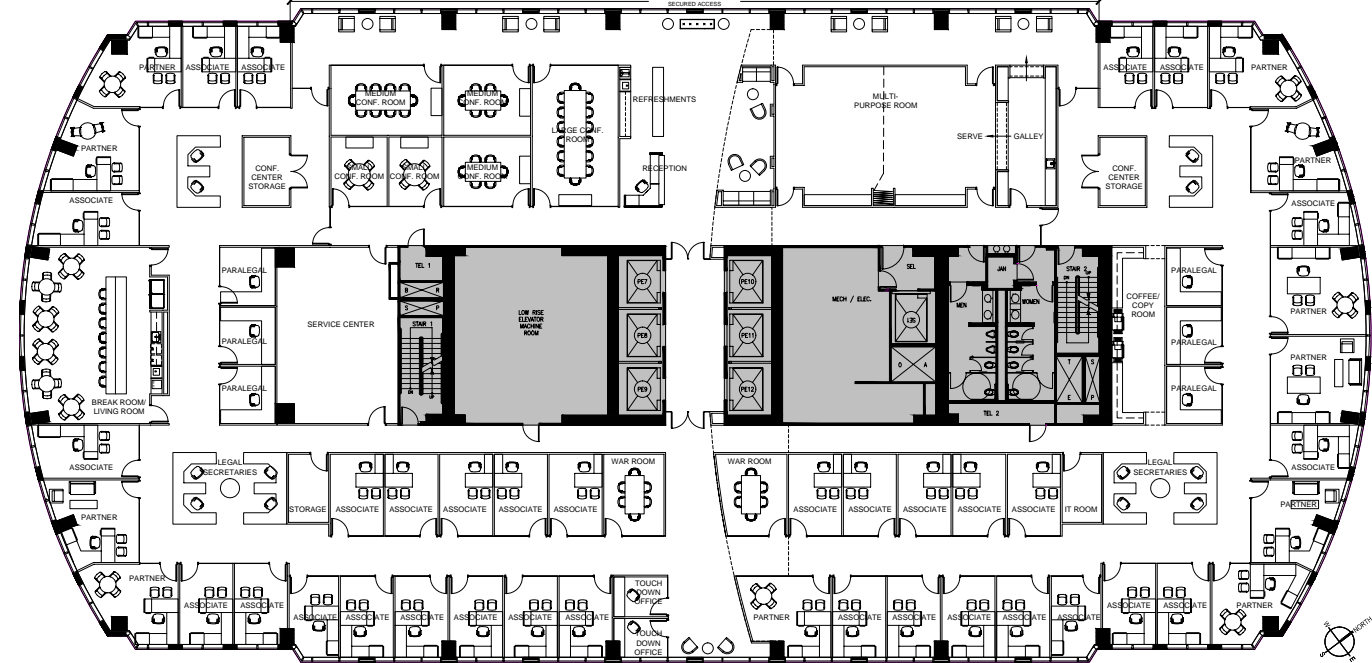
Total Seats: 78
356 RSF / Seat

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



PRAIRIE ST.

TEXAS AVE.



PRAIRIE ST.



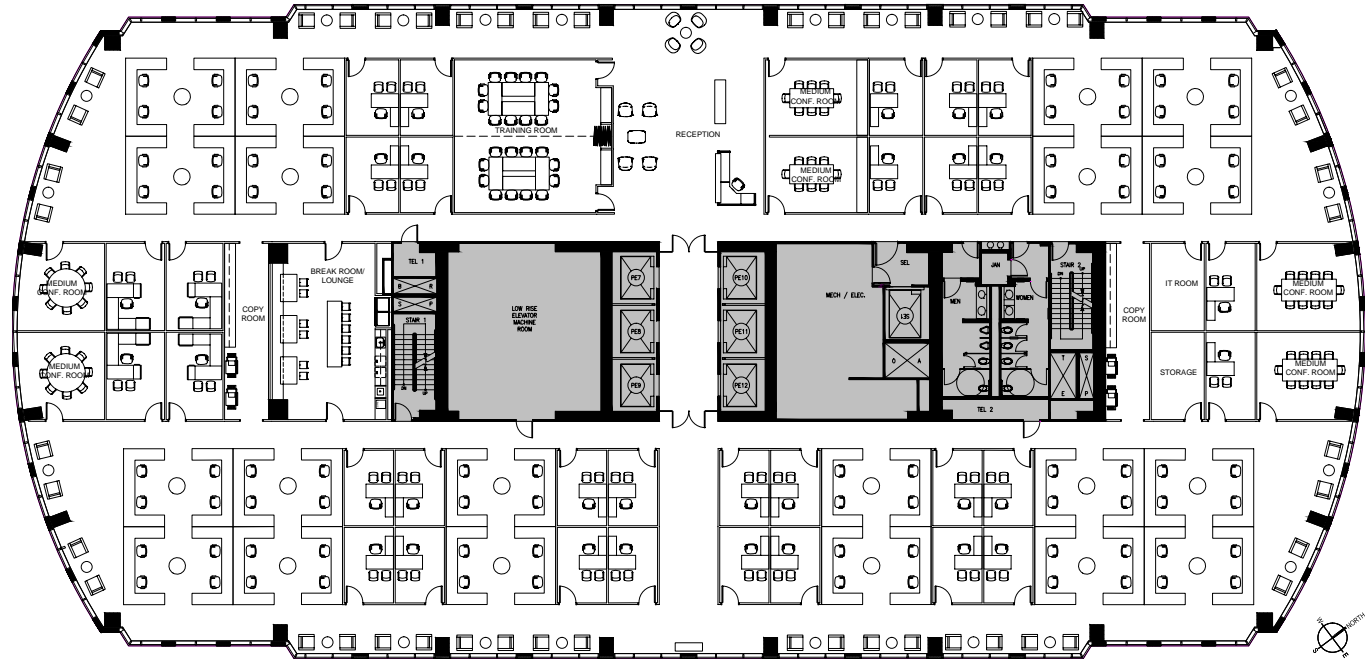
- (1) Reception
- (8) Multi-Purpose Room (934 SF)
- (1) Gallery
- (1) Large Conference Room
- (3) Medium Conference Rooms
- (2) Small Conference Rooms
- (2) War Rooms
- (2) Touchdown Offices
- (11) Partner (-225 SF Typ.)
- (3) Associate (-150 SF Typ.)
- (8) Paralegal (-106 SF Typ.)
- (12) Legal Secretaries (-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

TEXAS AVE.

PRAIRIE ST.



- (1) Reception
- (1) Training Room / (2) Large Conference Rooms
- (6) Medium Conference Rooms
- (32) Private Offices
- (80) Workstations
- (1) Break Room / Lounge
- (2) Copy Rooms
- (1) Storage
- (1) IT Room

Total Seats: 112
248 RSF / Seat

**OIL COMPANY
OPTION D**

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

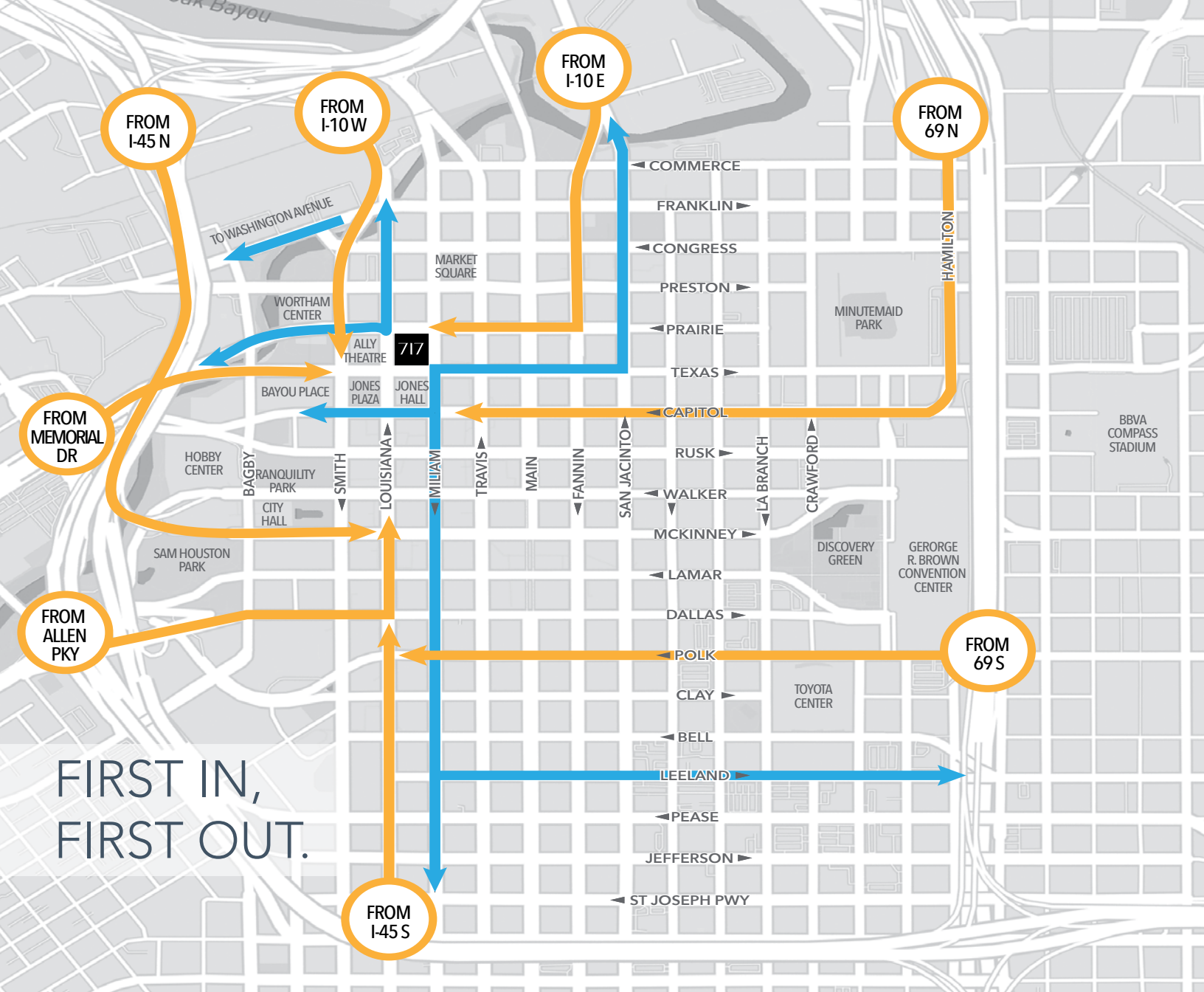
1.4/1,000 Ratio
717 Texas has a 9 level above ground unreserved/visitor parking garage and a 2 level below ground reserved parking garage. Entrances to both are on Louisiana Street. Both exit to Prairie Street.

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



FIRST IN,
FIRST OUT.



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