



FOR SUBLEASE

THREE ALLEN CENTER

Floor 48 | 9,411 SF

1330 Post Oak Boulevard,
Suite 2700
Houston, TX 77056
cushmanwakefield.com

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THREE ALLEN CENTER
333 Clay Street



PROPERTY HIGHLIGHTS

Three Allen is 50-story, 1.2 million square foot Class A office building, part of the master-planned, mixed-use development which includes three office towers, a luxury hotel, a racquet and health club, retail shops, and a one-acre greenspace. All the buildings and parking garages are interconnected by sky bridges

BUILDING FEATURES

- LEED Gold
- Iconic building in downtown skyline
- Sweeping city views
- Connected to the Met Fitness Center
- Sky bridge connection to parking garage
- Newly renovated common spaces, one acre greenspace, and tenant-conferencing center

SPACE ECONOMICS

Premises	9,411 RSF on the 48th floor
Availability	Immediately
Term	Lease expires December 31, 2031
Rental Rate	Negotiable
2023 Estimated OPEX	\$16.60
Furniture	Available
Parking	1:1000 ratio

Contact

HUGH HERMAN
Director
+1 713-877-9207
Hugh.Herman@cushwake.com

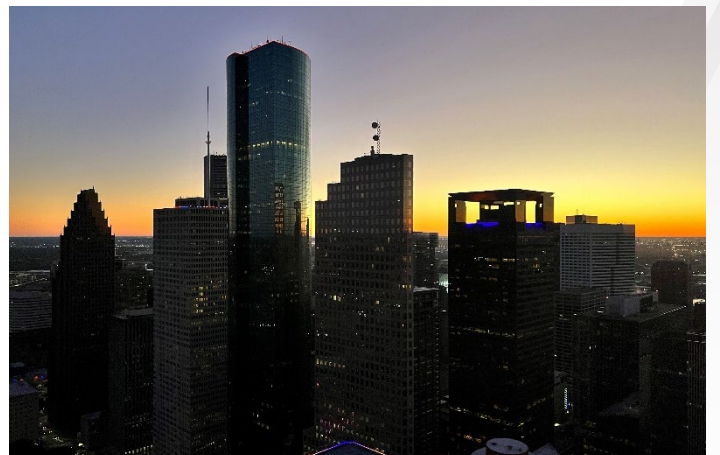
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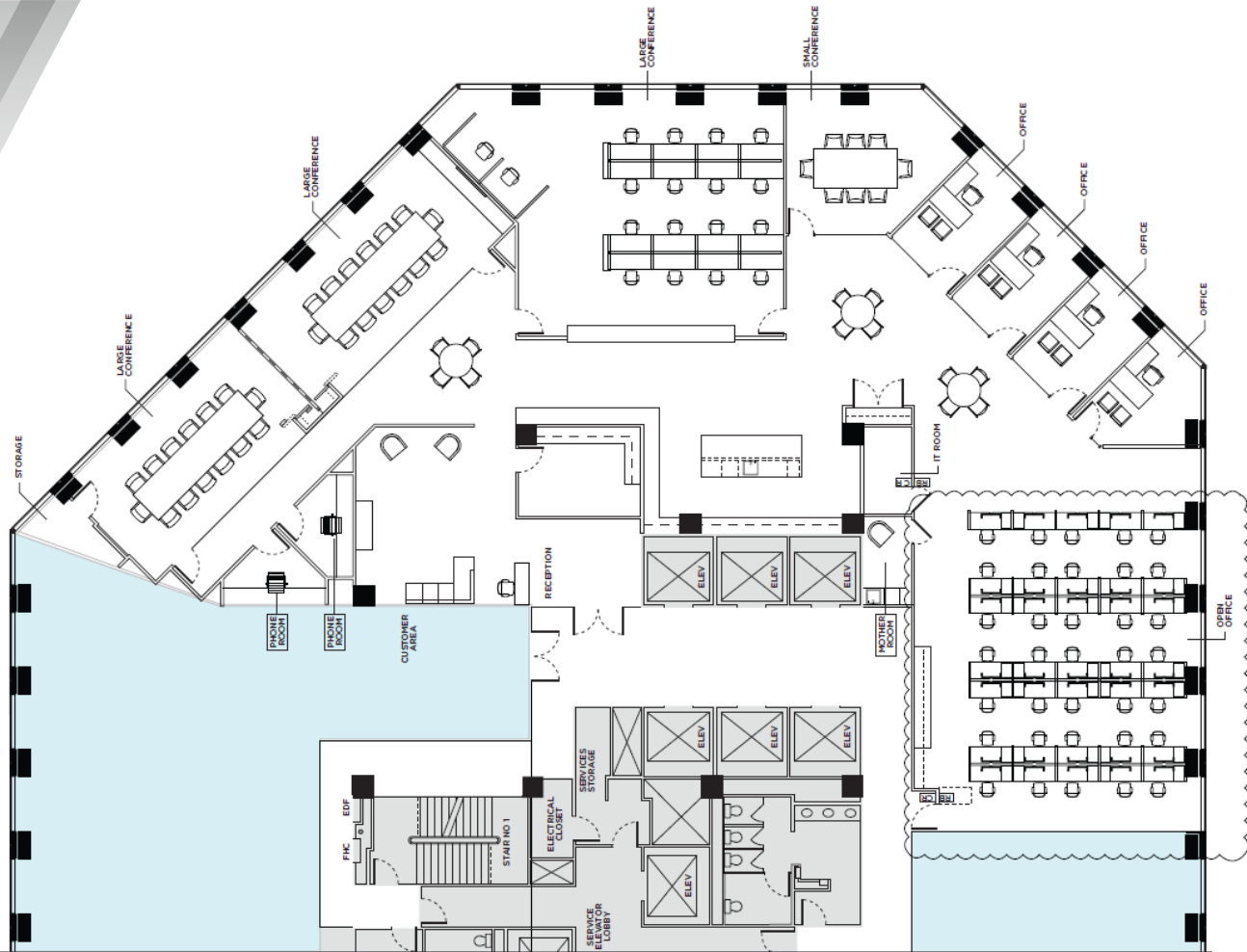
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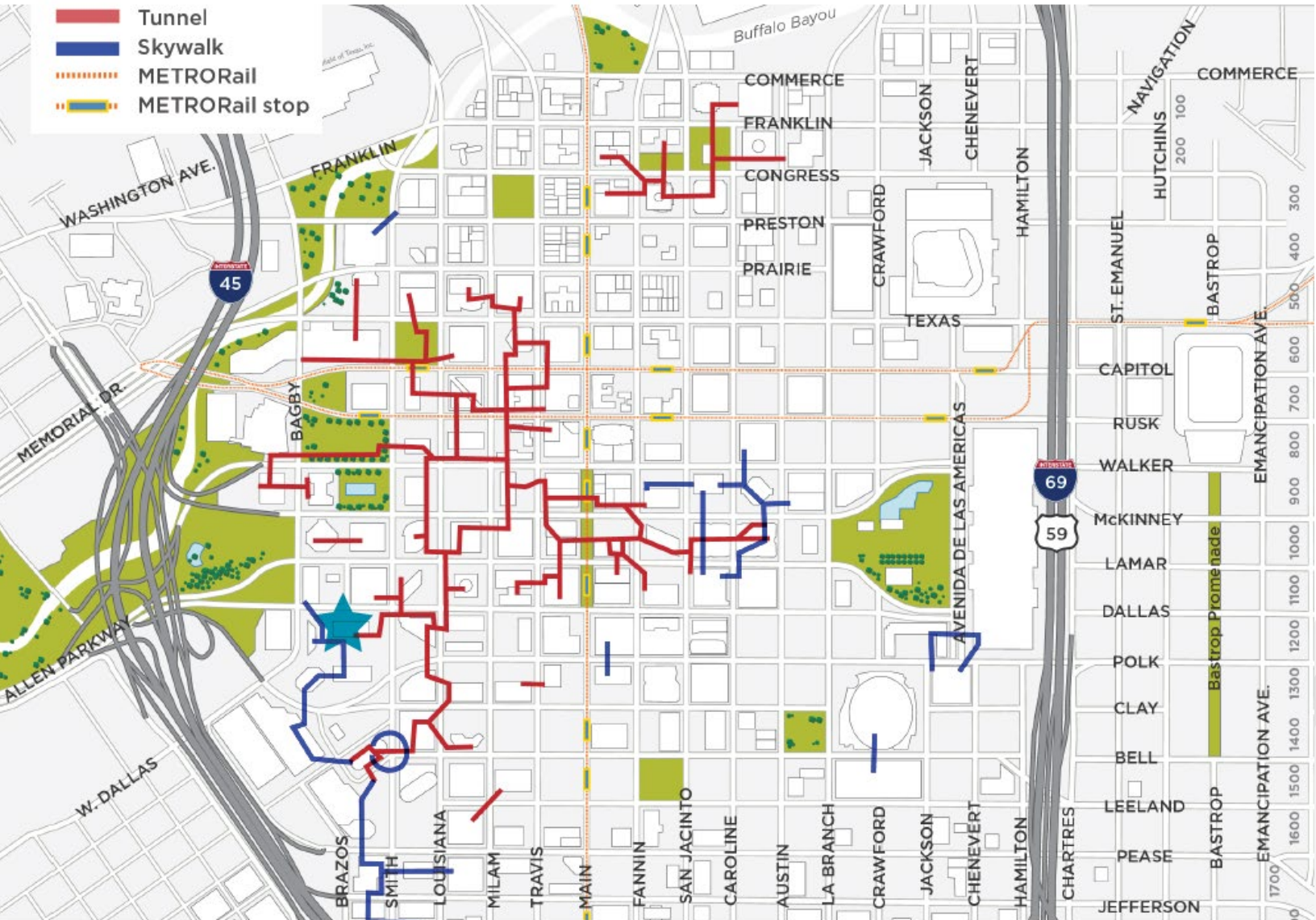
SUITE 4800 SPACE FEATURES

- Built in 2020 - new construction that has been lightly used
- Elevator Lobby Exposure
- Large Reception area
- One (1) Oversized Conference room/boardroom
 - Seats up to 28
 - Can break to two (2) separate rooms seating 14 each with a divider
 - Two TVs for conference capabilities on each side of the room or as two separate rooms
- Copy/Storage Room
- Two (2) open workstation areas
 - Seats 18
 - Seats 35
- Large open kitchen with bar seating for up to 10
- Small Conference room w/ conference capabilities
 - Seats 6
- Four (4) offices along the window line
- Server/IT Room w/AC
- Mother's Room
- Storage Closet

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TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
Main Street Square Transit Stop (Redline)	2 min	9 min	0.4 mi
Bell Transit Stop (Redline)	2 min	10 min	0.5 mi
Downtown Transit Center (Redline)	3 min	15 min	0.7 mi
Preston Transit Stop (Redline)	3 min	17 min	0.8 mi

AREA AMENITIES

- BB&T Bank
- Adjacent to numerous METRO stops
- Tunnel access
- Over 35 eateries within one block including signature restaurant, Guard and Grace

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