



## Class “A” CBD “Plug & Play” Space

### Space Details

Premises: Total Approx. 52,650 RSF

- 6<sup>th</sup> floor (open concept/conference) - 23,354 RSF
- 3<sup>th</sup> floor (file storage) - 18,697 RSF
- 1st floor (high-density file storage) - 10,599 RSF

### Term

- Through January 31, 2020

### Net Rate

- Below market

### 2017 OpEx (estimated – per landlord)

- \$14.68/RSF

### Parking

- 1 : 1,000 RSF in the Metropolitan Parking Garage & the Allen Center Garage

### Leasehold Improvements

- As-Is

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#### CUSHMAN & WAKEFIELD, INC.

Licensed Real Estate Brokers

1330 Post Oak Boulevard, Suite 2700

Houston, TX 77056

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FOR SUBLEASE

# Three Allen Center – 333 Clay

Houston, Texas 77002



For more information, please contact:

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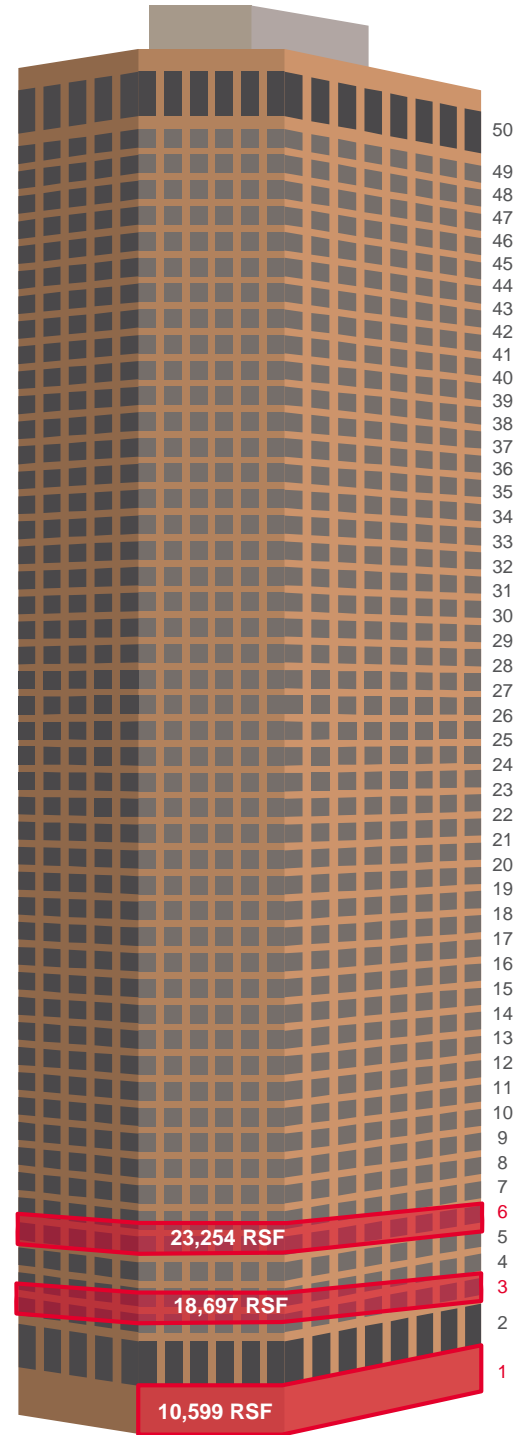
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### Building Amenities

- On the CBD tunnel system via overhead pedestrian walkway
- Connected to the DoubleTree Hotel, walking distance to the Hyatt Regency Hotel
- Adjacent to The Downtown Club at the Met (private/executive, dining/health club; reciprocal with The Houston Club)
- Retail amenities in Allen Center complex include numerous Banks, Dentist, Optometrist, Shoe Repair, Car Detailing, Graphics/Photo Labs, and Conference/Meeting Rooms
- Dining Facilities in complex include Don Patron's Mexican Cantina, Teppanyaki, Otto's BBQ & Hamburgers, Simon's Homestyle Café, Putty's Pizza, Hunan Express, Jason's Deli, Wall Street Deli, Murphy's Deli, The Coffee Bar, etc.



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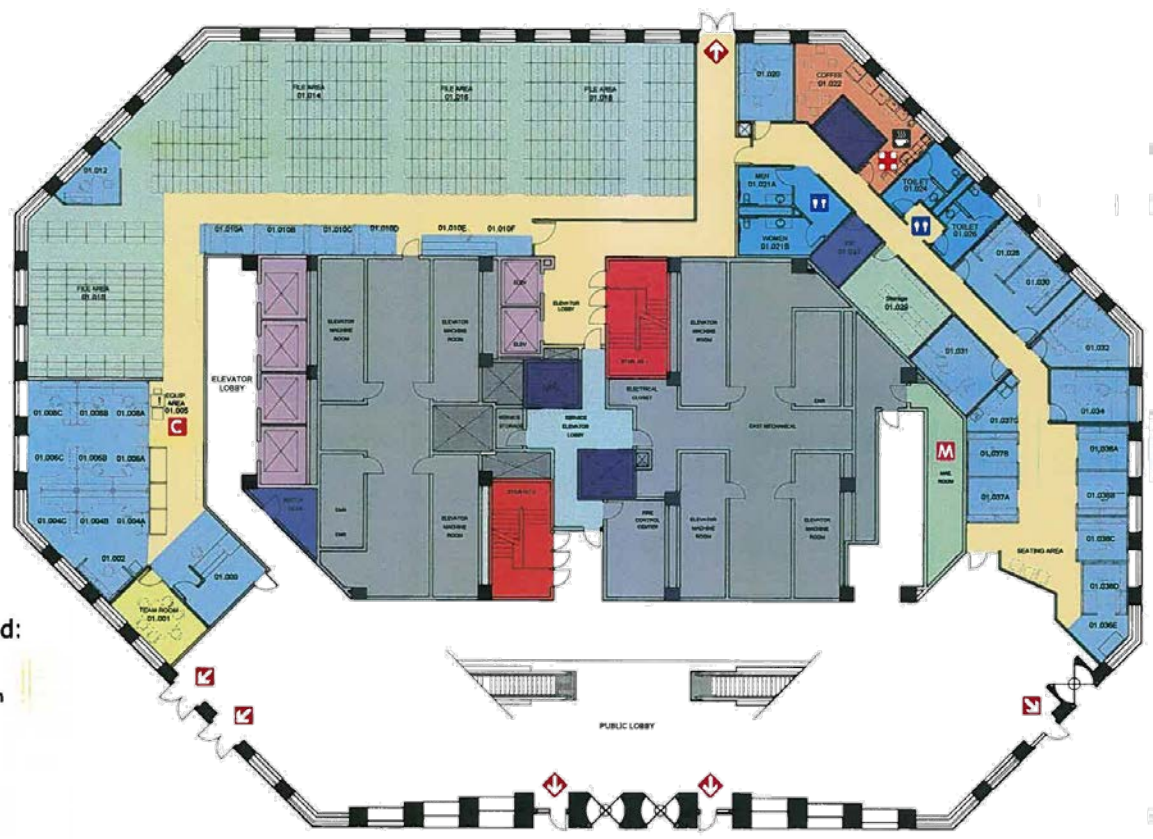
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### Leasehold Features Throughout The Space

- Several medium-sized conference rooms
- Work/production rooms throughout
- Abundant file storage rooms / high density file storage rooms
- Coffee / kitchen areas on each floor

**1ST FLOOR**  
10,599 RSF



#### Space Type Legend:

- Restrooms
- Coffee Areas/Kitchen
- Corridors
- Office Space
- Workout Area
- Conference Rooms
- Emergency Egress Stairs
- Service Elevator Lobby
- Service Elevators
- Low-Rise Passenger Elevators
- Data/Comm. Rooms
- Service Areas
- Closed Chases
- Mail Room



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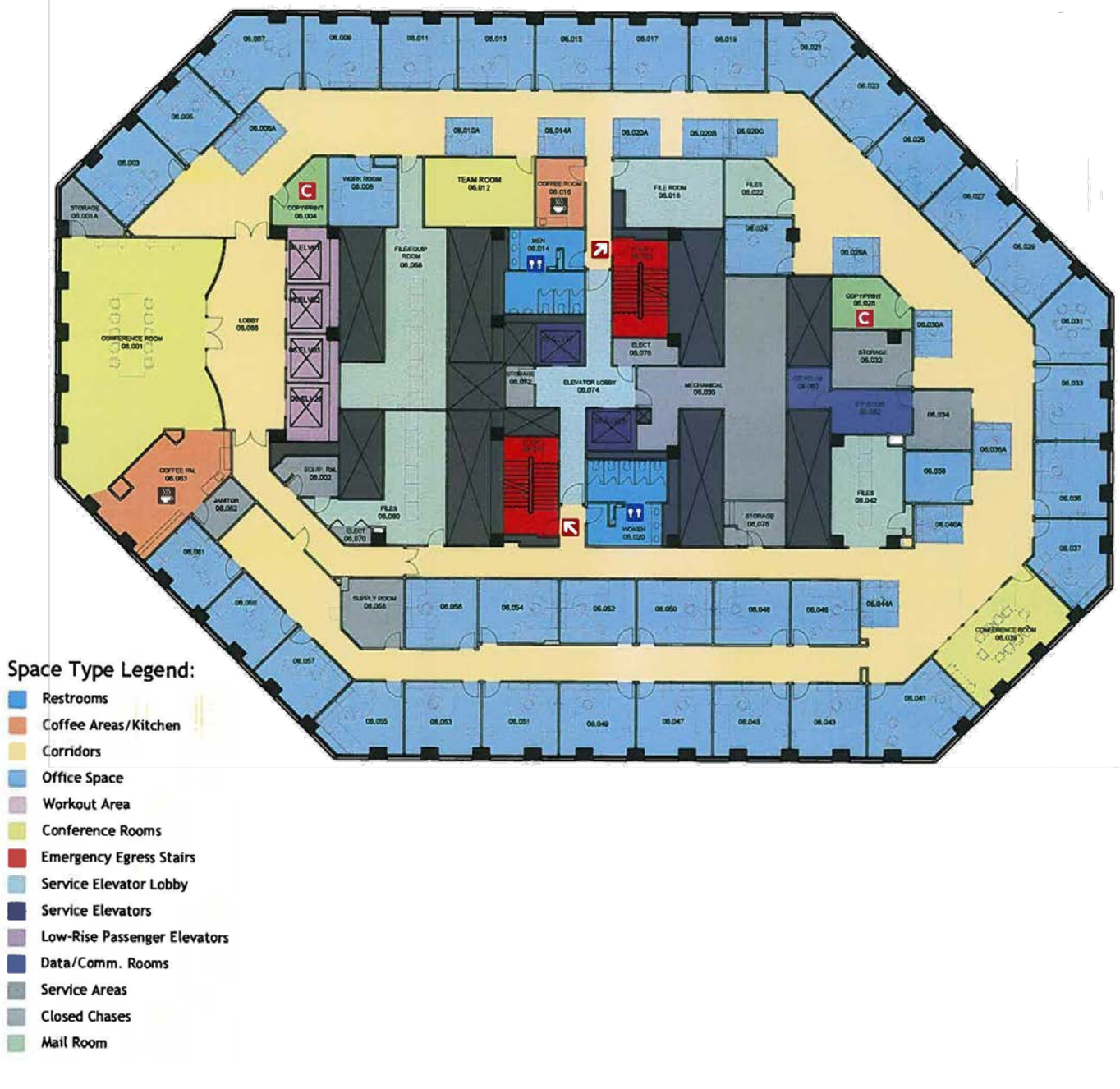
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**6TH FLOOR**  
 23,524 RSF



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