



FULBRIGHT TOWER 1301 MCKINNEY

FOR SUBLEASE

ENTIRE 15TH FLOOR: 22,732 RSF

Option A

Suite 1500 - 15,498 RSF
(Up to \$70/RSF for Tenant Improvements)

Option B

Suite 1550 - 7,234 RSF
(New Finishes)



**CUSHMAN &
WAKEFIELD**

About the BUILDING

Fulbright Tower presents a unique opportunity in the recently revitalized Houston Center. The building provides access to the adjacent central greenspace with outdoor seating, 200,000 square feet of retail space and 7,500 square feet of conference facilities, and a large state-of-the-art fitness center.



Suite 1550

2 reserved spaces in building

garage @ \$315/month/space + tax

7 unreserved spaces in HC

Garage @ \$210/month/space + tax

Parking

Suite 1500

4 unreserved spaces in building

garage @ \$210/month/space + tax

11 unreserved spaces in the following garages:

1 HC Garage @ \$195/month/space + tax

Fulbright Garage @ \$210/month/space + tax

4 HC Garage @ \$200/month/space + tax

FEATURES

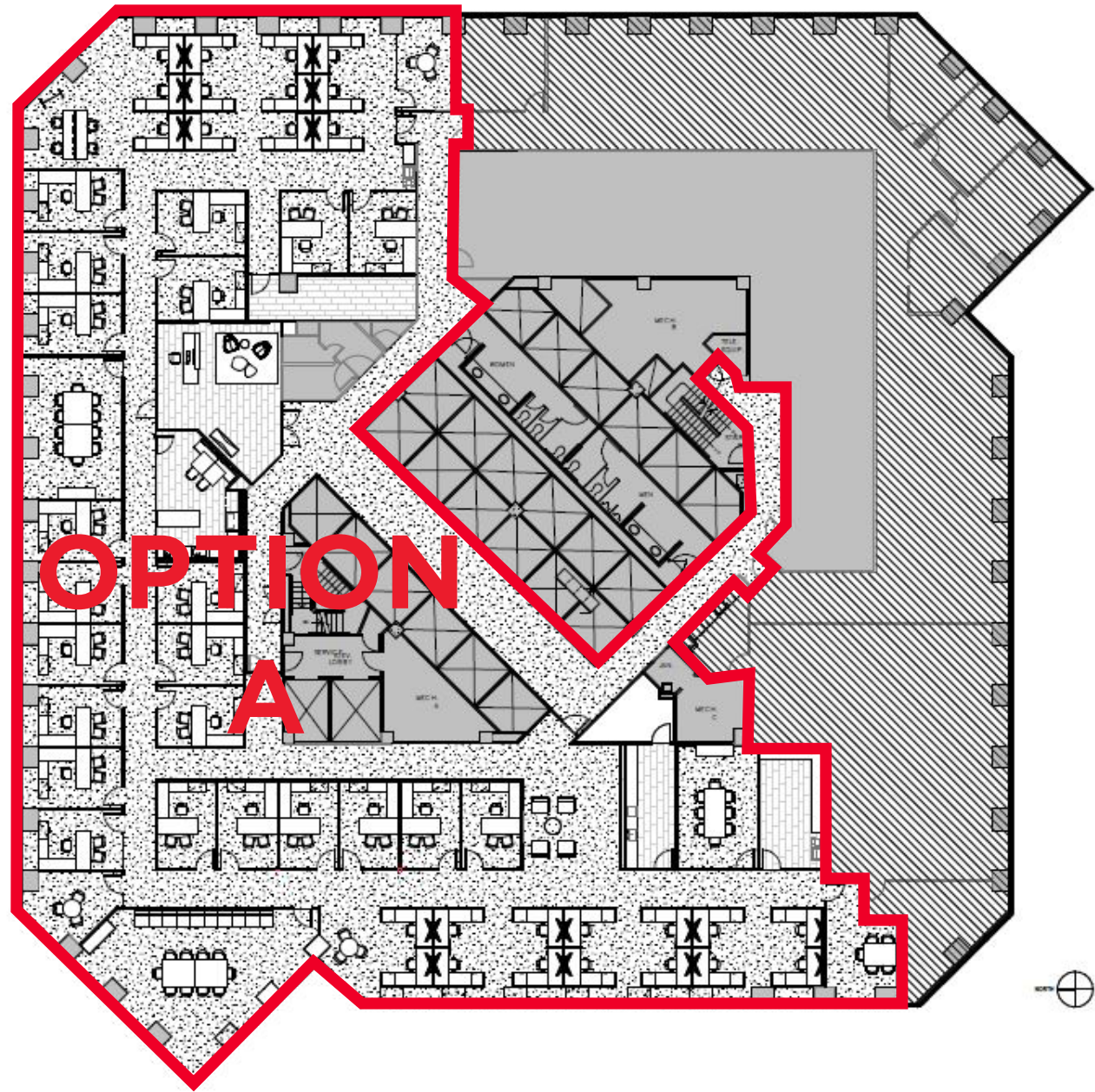
Premises	Term	T.I.	OPEX	Rental Rate	Availability
<ul style="list-style-type: none"> 22,732 RSF (Entire 15th Floor) Suite 1550 - 7,234 RSF Suite 1500 - 15,498 RSF 	3 years, 5 years, 7 years or through 9/30/2028	Suite 1550: As-Is Suite 1500: Up to \$70.00/RSF to improve the Premises	\$14.42/RSF (Landlord's 2021 Projection)	\$10.00/RSF "Net" with \$0.50/RSF annual increases	Immediate

Option A: CONCEPTUAL FLOOR PLAN

Break Room Concept

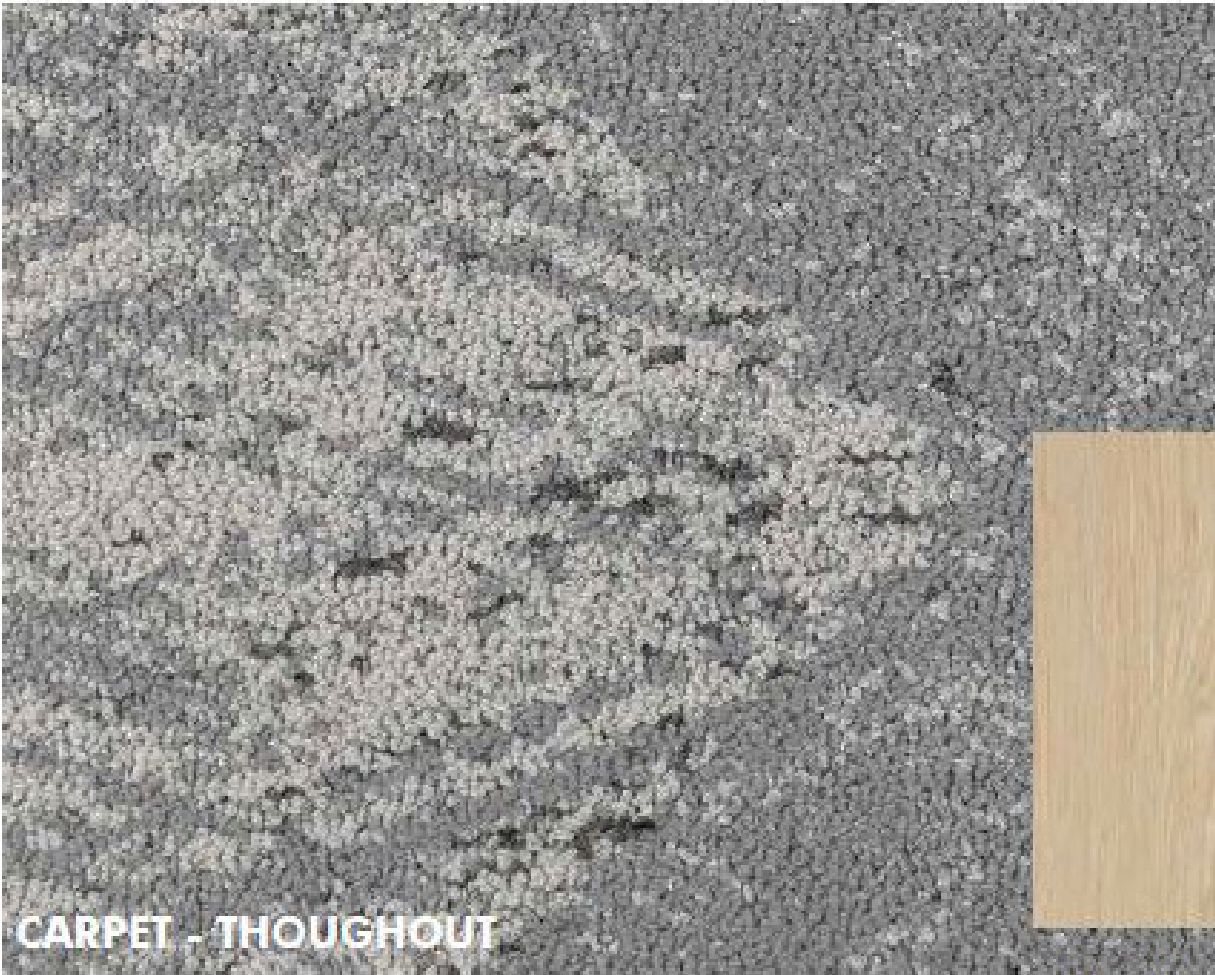


Office/Huddle Area Concept



OPTION
A

Inspiration - Conceptual Finishes



CARPET - THOUGHOUT



PAINT



WOOD



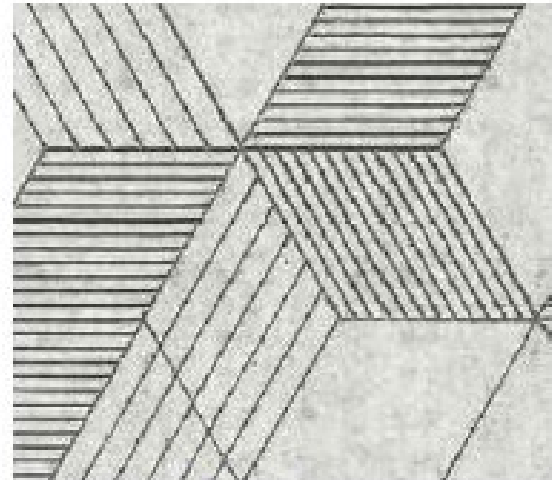
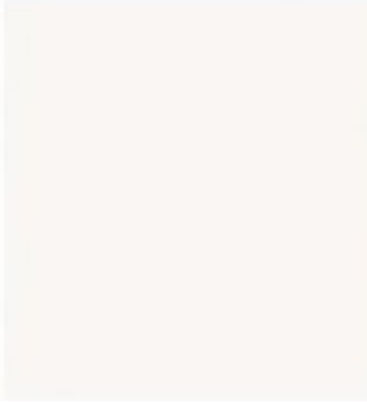
TILE FLOOR



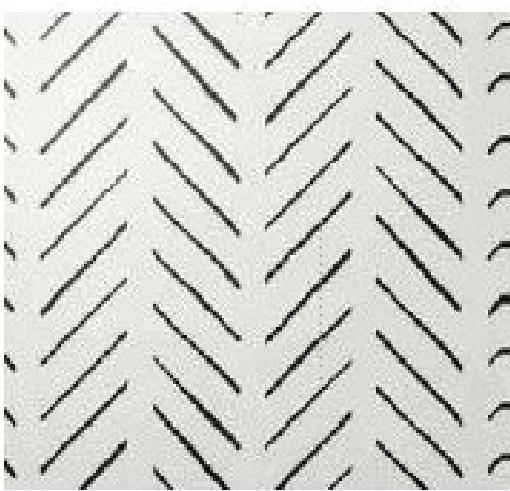
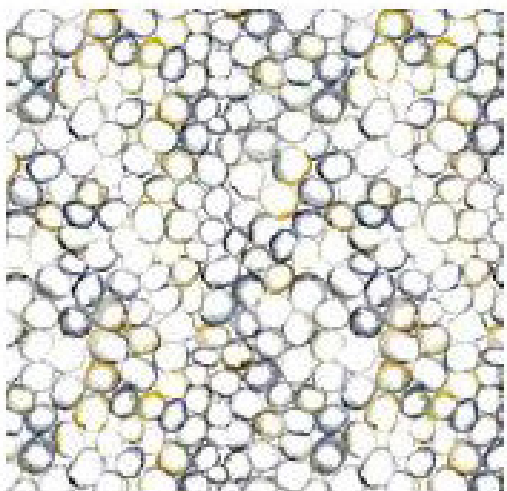
ACOUSTIC WALL - ZINTRA



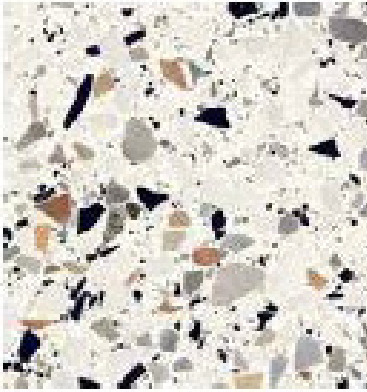
GREY FELT



WALL COVERINGS

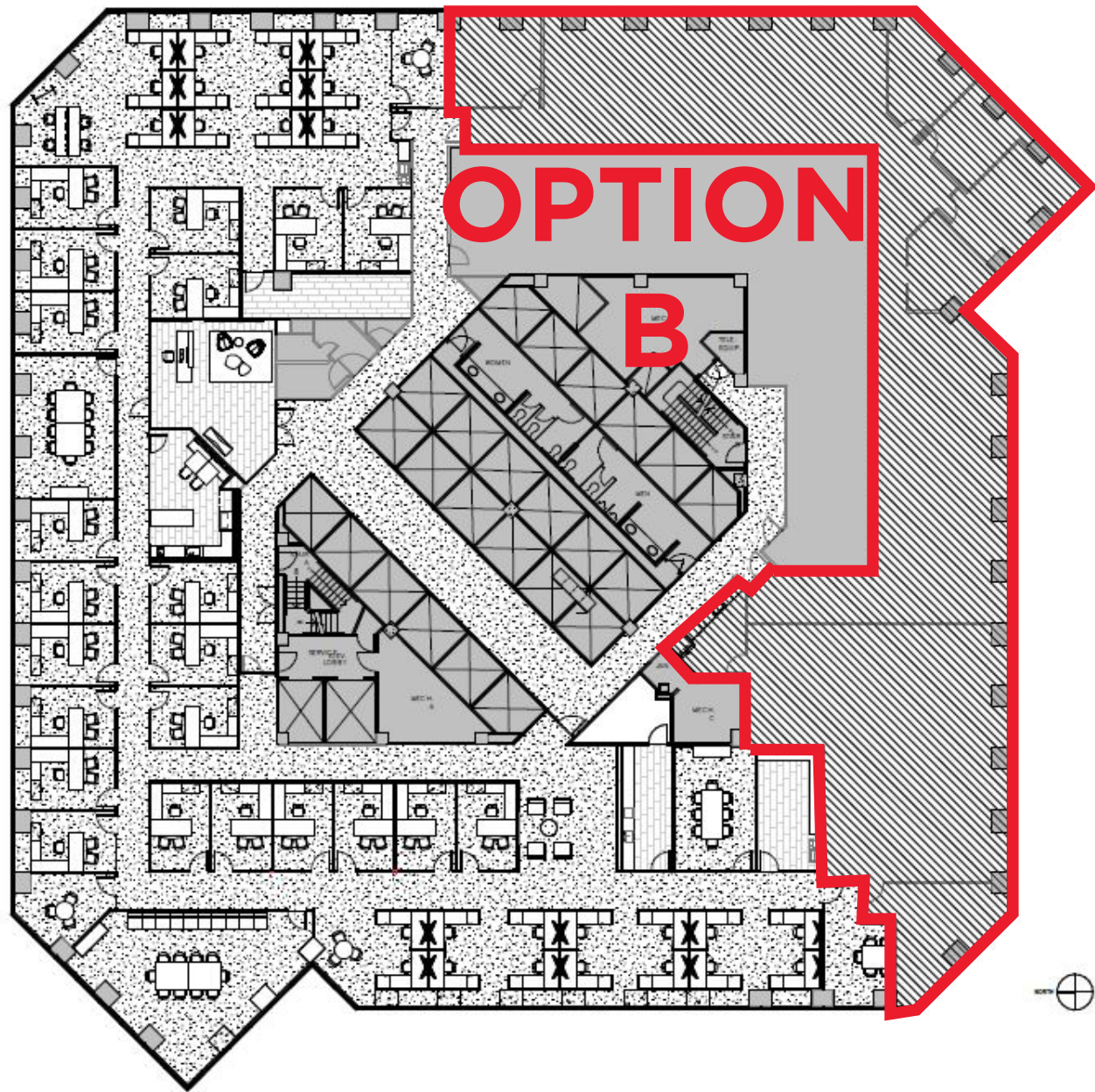


DECORATIVE TILE



COUNTER TOP

Option B: FLOOR PLAN



Break Room



Training Room



Open Office Area



About the LOCATION

Situated amongst 10 hotels within a 2-minute walk, 2 blocks from Discovery Green Park, with multiple fast and casual dining options with close walkability. Located less than 6 blocks from Purple/Green/Red Line.



*For more
details:*





**CUSHMAN &
WAKEFIELD**

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