



FULBRIGHT TOWER 1301 MCKINNEY

FOR SUBLEASE

PART 15TH FLOOR: 16,452 RSF

16,452 RSF AVAILABLE

Suite 1500B - 9,218 RSF
(Up to \$60/RSF for Tenant Improvements)

Suite 1550 - 7,234 RSF
(New Finishes)

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

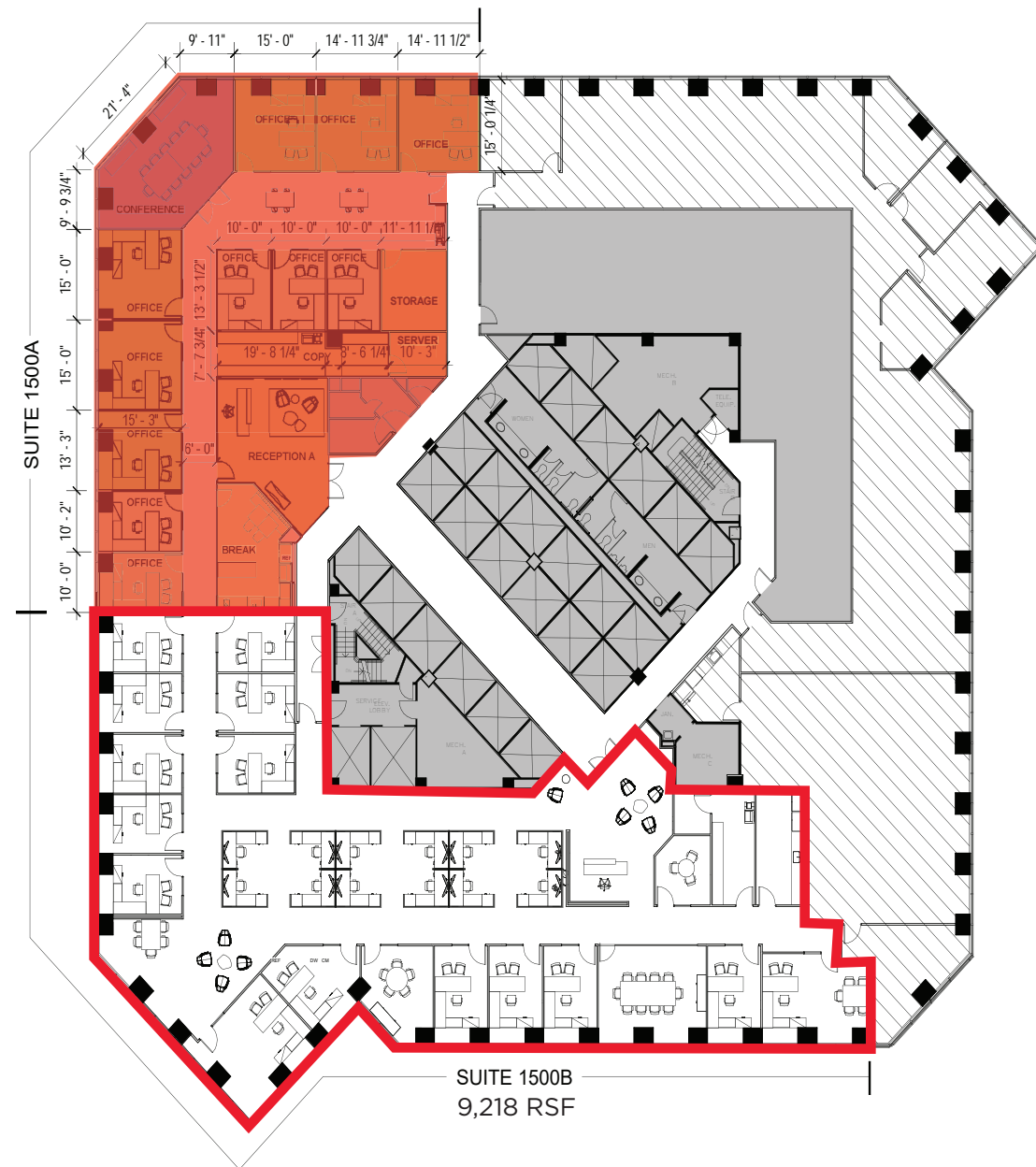
4 unreserved spaces in building garage @ \$210/month/space + tax

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"> 16,452 RSF (Part 15th Floor) Suite 1550 7,234 RSF Suite 1500B 9,218 RSF 	3 years, 5 years, 7 years or through 9/30/2028	Suite 1550: As-Is Suite 1500B: Up to \$60.00/RSF to improve the Premises	\$14.42/RSF (Landlord's 2021 Projection)	\$10.00/RSF "Net" with \$0.50/RSF annual increases	Immediate

Suite 1500B: CONCEPTUAL FLOOR PLAN



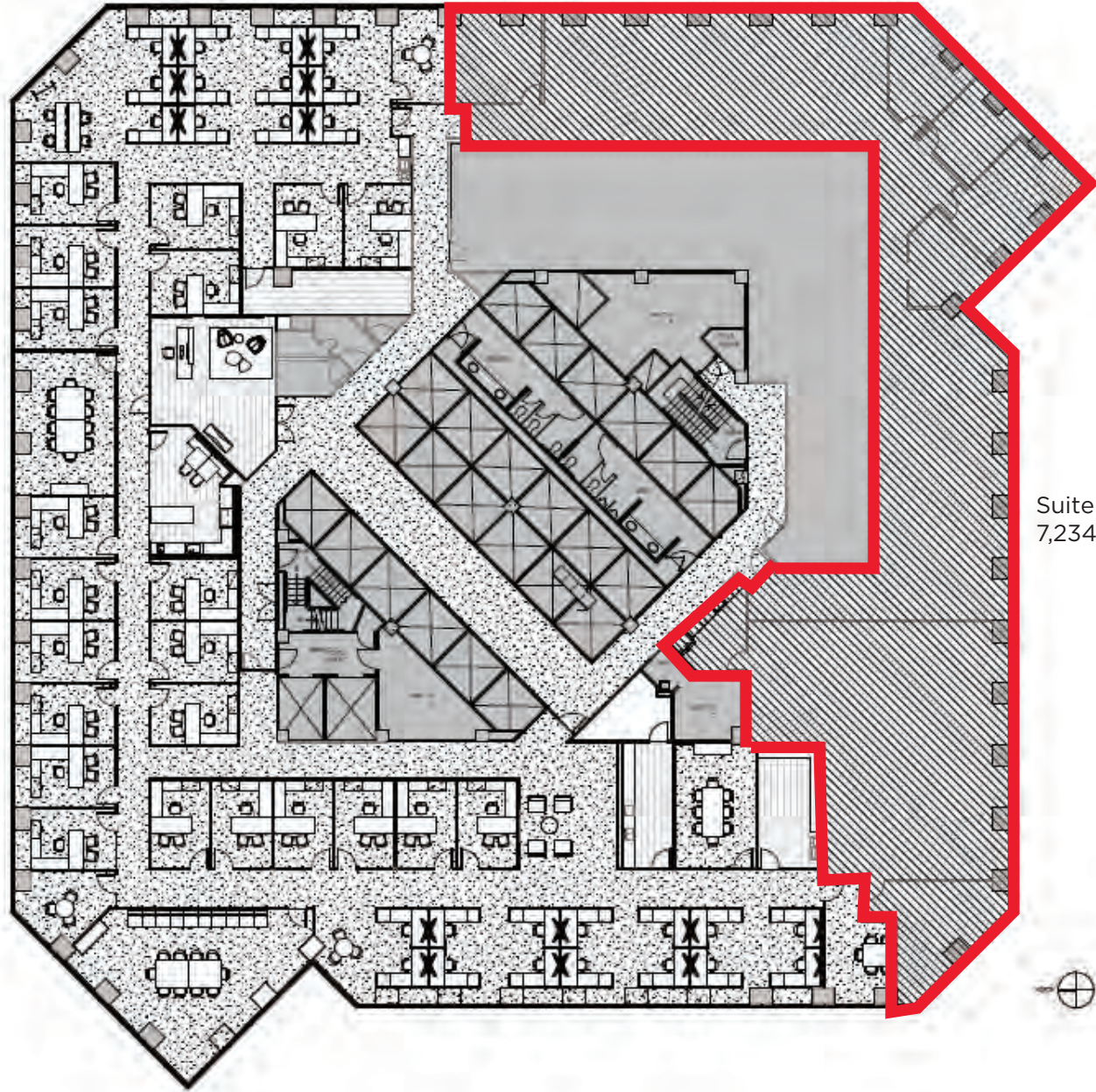
Break Room Concept



Office/Huddle Area Concept



Suite 1550: FLOOR PLAN



Suite 1550
7,234 RSF

Break Room



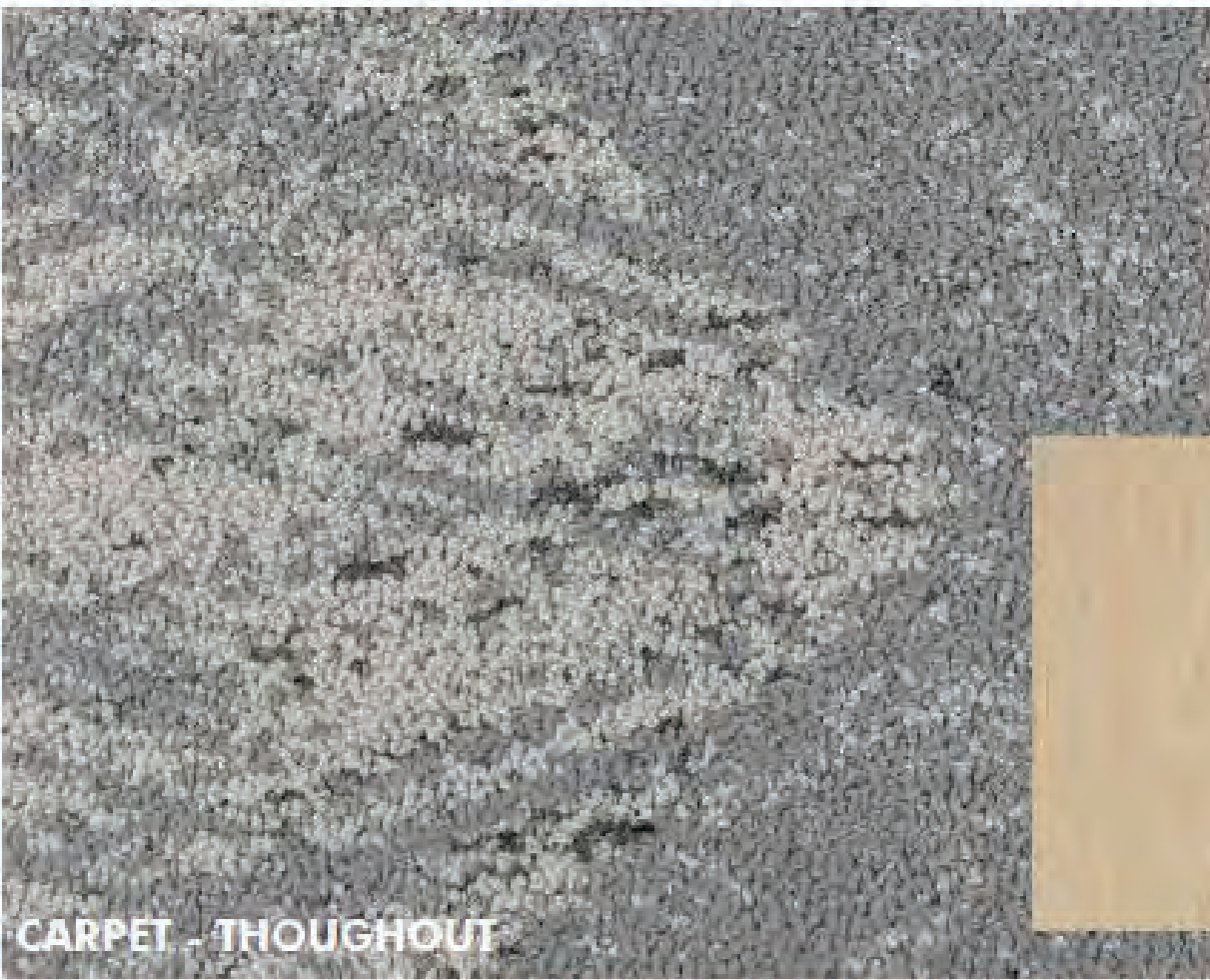
Training Room



Open Office Area



Inspiration - Conceptual Finishes



CARPET - THOUGHTOUT



PAINT



ACOUSTIC WALL - ZINTRA



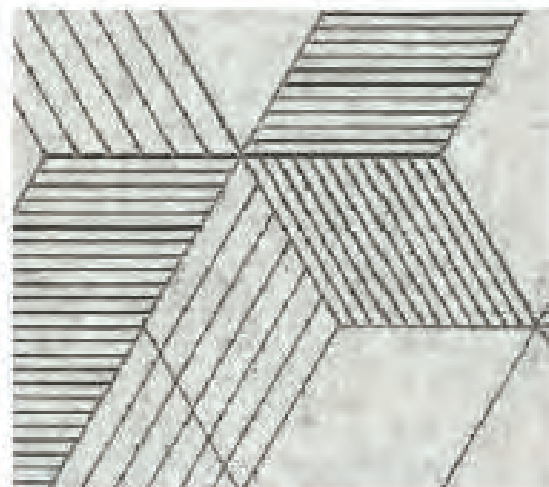
WOOD



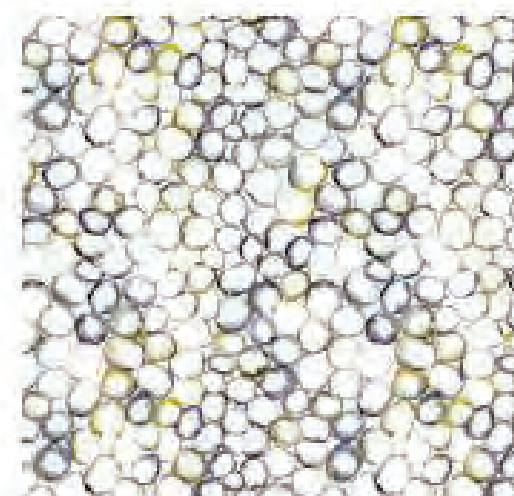
TILE FLOOR



GREY FELT



WALL COVERINGS



DECORATIVE TILE



COUNTER TOP

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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