

1901 MILAM

FOR LEASE
12,000-24,000 SF
CREATIVE OFFICE BUILDING



Located in downtown Houston for over eight decades, 1901 Milam {formerly The Tamborello Building} carries a rich history and original architectural charm. First serving the city as a car dealership in the 1930's, this boutique building has recently undergone extensive renovations and is ready for occupancy.

BUILDING INFORMATION:

Total Building SF:	24,000 SF
Availability:	12,000 - 24,000 SF
NNN Rate:	\$15.00 / SF (\$360,000 NNN / per year)
TI:	Negotiable
Expenses:	\$6.00 / SF + janitorial and electricity
Parking:	20 second floor garage spaces 19 secure gated surface spaces
Signage:	Highly visible signage opportunities available
Notes:	Single occupant building

RENOVATIONS INCLUDE:

- Completely restored facade maintaining the building's original character and architectural details
- New exterior windows and doors with Low E insulated glass
- New HVAC system and ADA-compliant restrooms
- Extended 15' high ceilings, exposed beams & columns, and original polished concrete floors



OPEN CONCEPT CONFIGURATION



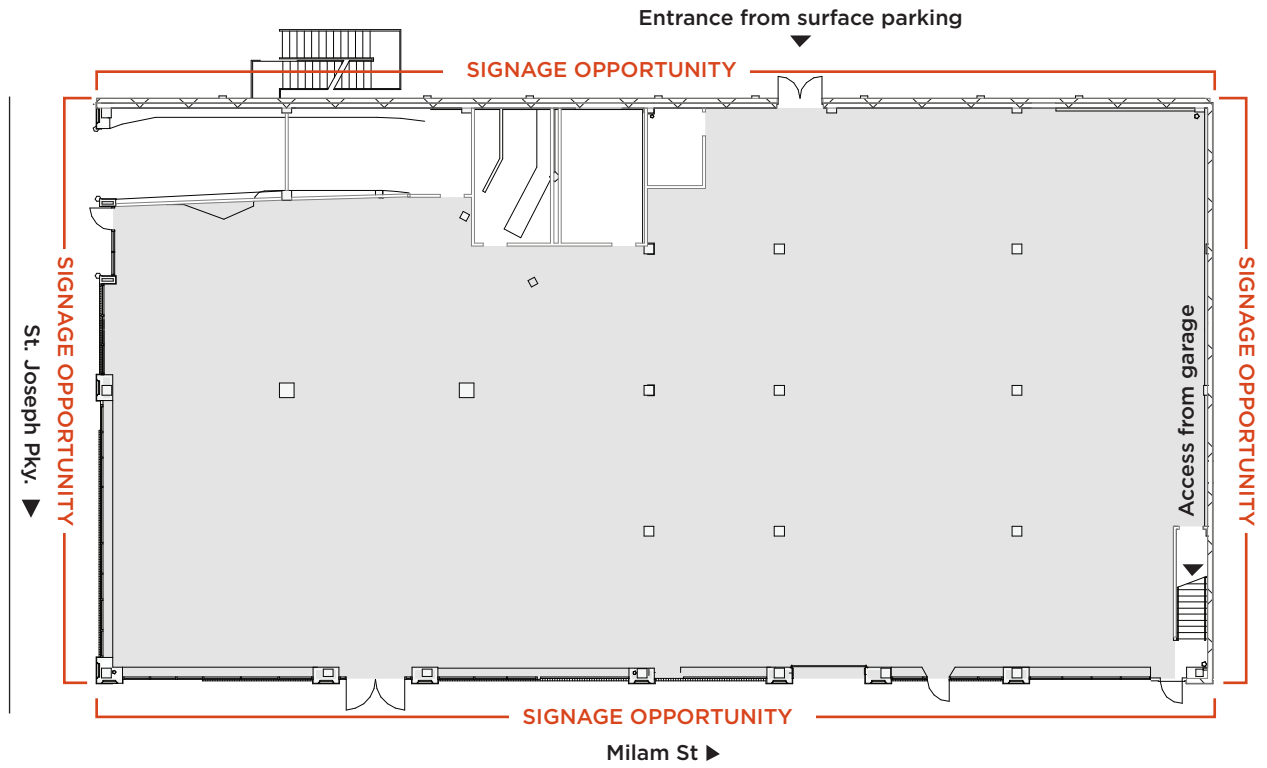
INTERIOR GARAGE PARKING INCLUDED



ABUNDANCE OF NATURAL LIGHT

1901 MILAM

LEVEL ONE CURRENT FLOOR PLAN AND TEST FIT



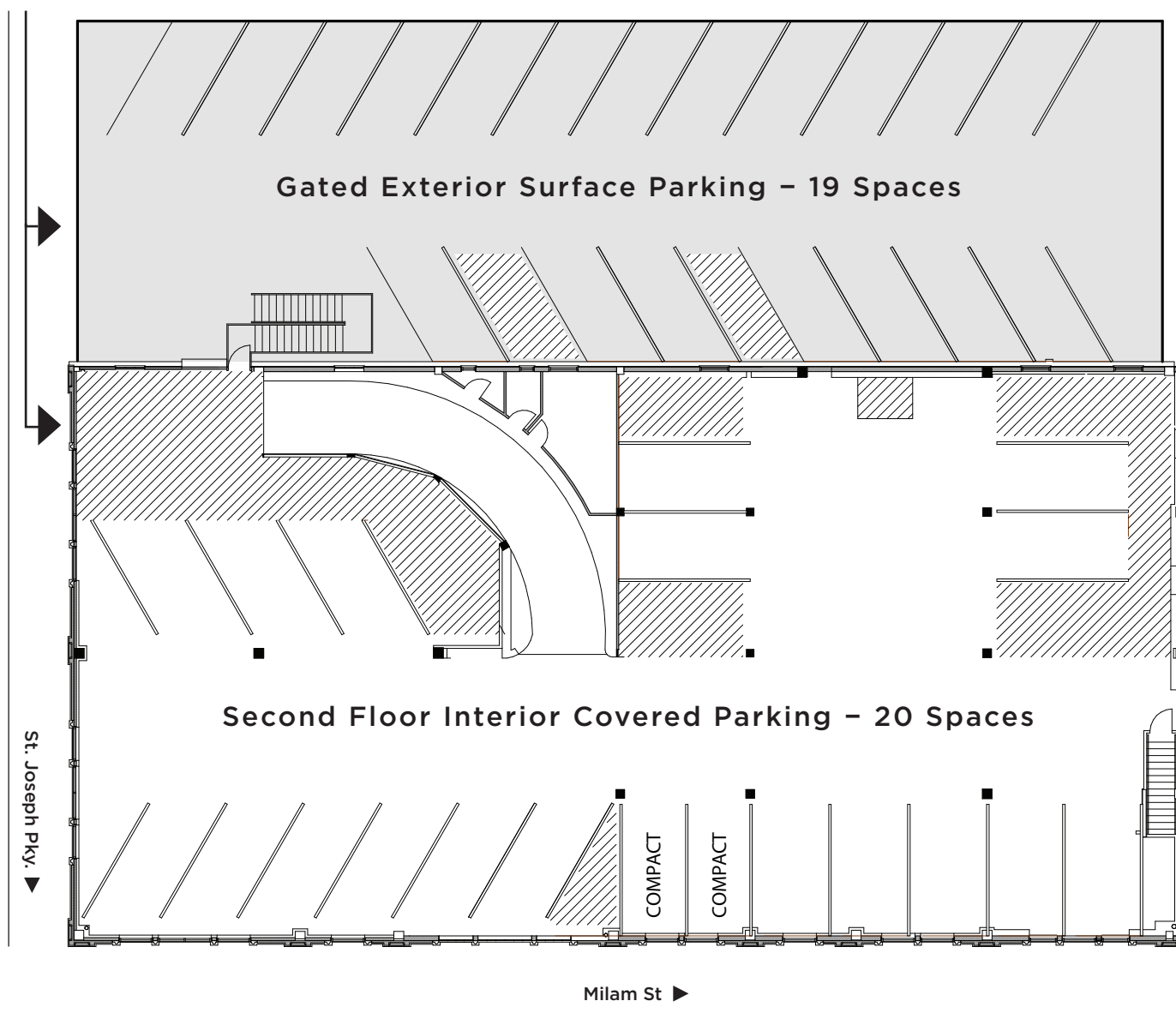
CURRENT FLOOR PLAN



TEST FIT

1901 MILAM

PARKING LAYOUT





MINUTES FROM MIDTOWN AND DOWNTOWN AMENITIES.



Tellepsen Family Downtown YMCA	2 blocks
Midtown shops, bars and restaurants	5 minutes
Market Square Park	5 minutes
Discovery Green	7 minutes
GreenStreet	6 minutes
Minute Maid Park, BBVA Compass Stadium, Toyota Center	9 minutes
The Hobby Center for Performing Arts	6 minutes
Eleanor Tinsley Park / Buffalo Bayou Park	6 minutes
East Downtown (EaDo)	8 minutes

FOR LEASING INFORMATION, PLEASE CONTACT:

David Anderson / 713.275.3802 / 713.306.9811 / danderson@fritscheanderson.com

Sam Pouns / 713.275.3808 / 713.828.5595 / spouns@fritscheanderson.com

www.fritscheanderson.com



FRITSCHÉ ANDERSON
REALTY PARTNERS