

# FOR SUBLEASE GALLERIA AREA 1 RIVERWAY / HOUSTON, TX 77056

## LONG TERM SUBLEASE OPPORTUNITY

1 RIVERWAY / FLOOR 20 / 1,946 RSF

### CREDITWORTHY SUBLANDLORD



<b>Building Address:</b>	1 Riverway
<b>Availability:</b>	Immediate
<b>RSF:</b>	1,946 RSF
<b>Term Expiration:</b>	10/31/2023
<b>Year 1 Rate:</b>	\$16.00/SF NNN
<b>Annual Increases:</b>	\$0.50/SF/year
<b>Estimated 2020 OPEX:</b>	\$14.13/SF
<b>TI Allowance:</b>	As-Is
<b>Parking:</b>	Up to 6 Unreserved @ \$65.00 Up to 2 Reserved @ \$85.00
<b>Furniture:</b>	Available

### Space / Building Features:

- Move-in Ready
- Building Deli & Coffee Bar
- Conference / Training Facility
- Fitness Center
- Updated Lobby



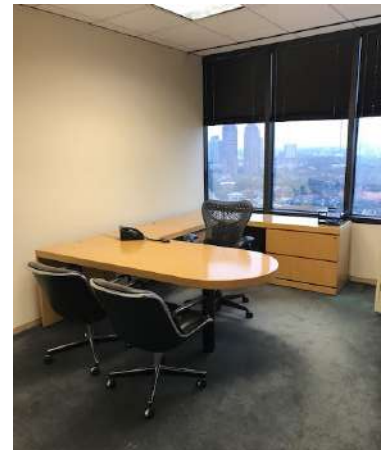
DOUBLE DOOR ENTRY



RECEPTION



CONFERENCE ROOM



OFFICE WITH FURNITURE

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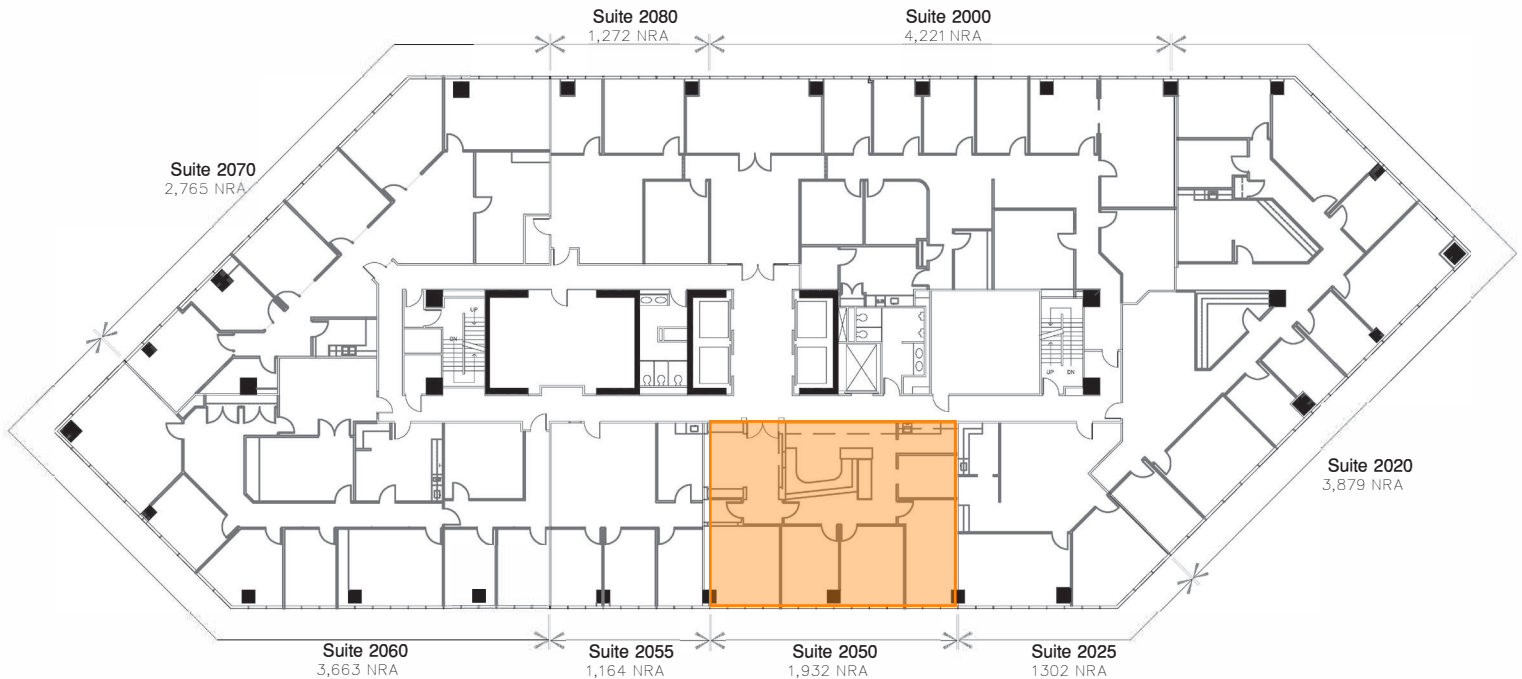
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## CURRENT FLOOR PLAN

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