





HUNDRED

Rising 55 stories above downtown Houston, 1100 Louisiana represents the collaboration between Hines and architectural firm, Skidmore, Owings and Merrill. With a beautiful Spanish Rose Granite facade, unique cut-backs and a beautiful plaza, 1100 Louisiana stands tall, unique, and conveniently located in Houston's Central Business District - the city that has nurtured Hines from the start.

1100 Louisiana (Building) & 1100 Smith (Garage) Feature:

- 55 floors of office space
- 13 stories of above ground parking with 2,238 car capacity and tunnel access
- 1,254,978 SF of office space
- 15,683 SF of retail (1100 Louisiana) / 25,266 SF of retail (1100 Smith Garage)
- 23,248 SF of storage (1100 Louisiana)
- In-building downtown tunnel system access
- Completed: 1980
- LEED® Gold certified
- BOMA 360 Performance Program
- 2017 TOBY Regional Winner





HUNDRED

WALK
SCORE

83

Very Walkable

TRANSIT
SCORE

100

Rider's Paradise

Leased 
Available/Vacant 

55		
54		
53		
52		
51		
50		
49		
48		
47	VACANT 6,077	
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39		
38	VACANT SUITE 3800 22,997	
37	VACANT SUITE 3700 22,975	
36	VACANT SUITE 3600 22,942	
35		VACANT 6,546
34	VACANT SUITE 3400 22,986	
33	VACANT SUITE 3300 22,986	
32	VACANT SUITE 3200 22,986	
31	VACANT SUITE 3100 22,982	
30	VACANT SUITE 3000 22,976	
29	VACANT SUITE 2900 22,988	
28	VACANT SUITE 2800 22,710	
27		VACANT 8,441
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2		
1	CONFERENCE	LOBBY



LOCATION	Houston Central Business District – the block bounded by Lamar, Smith, Dallas and Louisiana streets in downtown Houston
PROPERTY MANAGEMENT	Hines
ORIGINAL ARCHITECT	Skidmore, Owings & Merrill
BUILDING SIZE	1,333,392 RSF
STORIES	55 Floors
TYPICAL FLOOR SIZE	23,060 RSF
YEAR BUILT	1980; Renovated 2009; 2013-2019 over \$40 Million
BUILDING HOURS	7:00 AM-6:00 PM Monday through Friday
ELEVATORS	34 High-Speed ThyssenKrupp Passenger and Shuttle Elevators at 1100 Louisiana and the 1100 Smith Garage 2 Service Elevators
TELECOM	Level 3, CenturyLink, AT&T, Verizon, Cogent, Logix
SECURITY	1100 Louisiana is equipped with state of the art security systems and surveillance equipment as well as a dedicated staff of security officers. The 1100 Louisiana lobby security desk is manned 24 hours per day, seven days a week.
PARKING	1.8/1,000 Ratio 13-level above ground reserved/unreserved/visitor parking garage accessible from Smith Street.
FEATURES/AMENITIES	LEED Gold EB Certification BOMA 360 Performance Program 2017 Regional TOBY Winner On-site management Conference Facility 24-hour on-site Security Card-key access to the Building Covered parking On-site restaurant and connected downtown tunnel system Concierge Digital Experience in Lobby Fitness Center



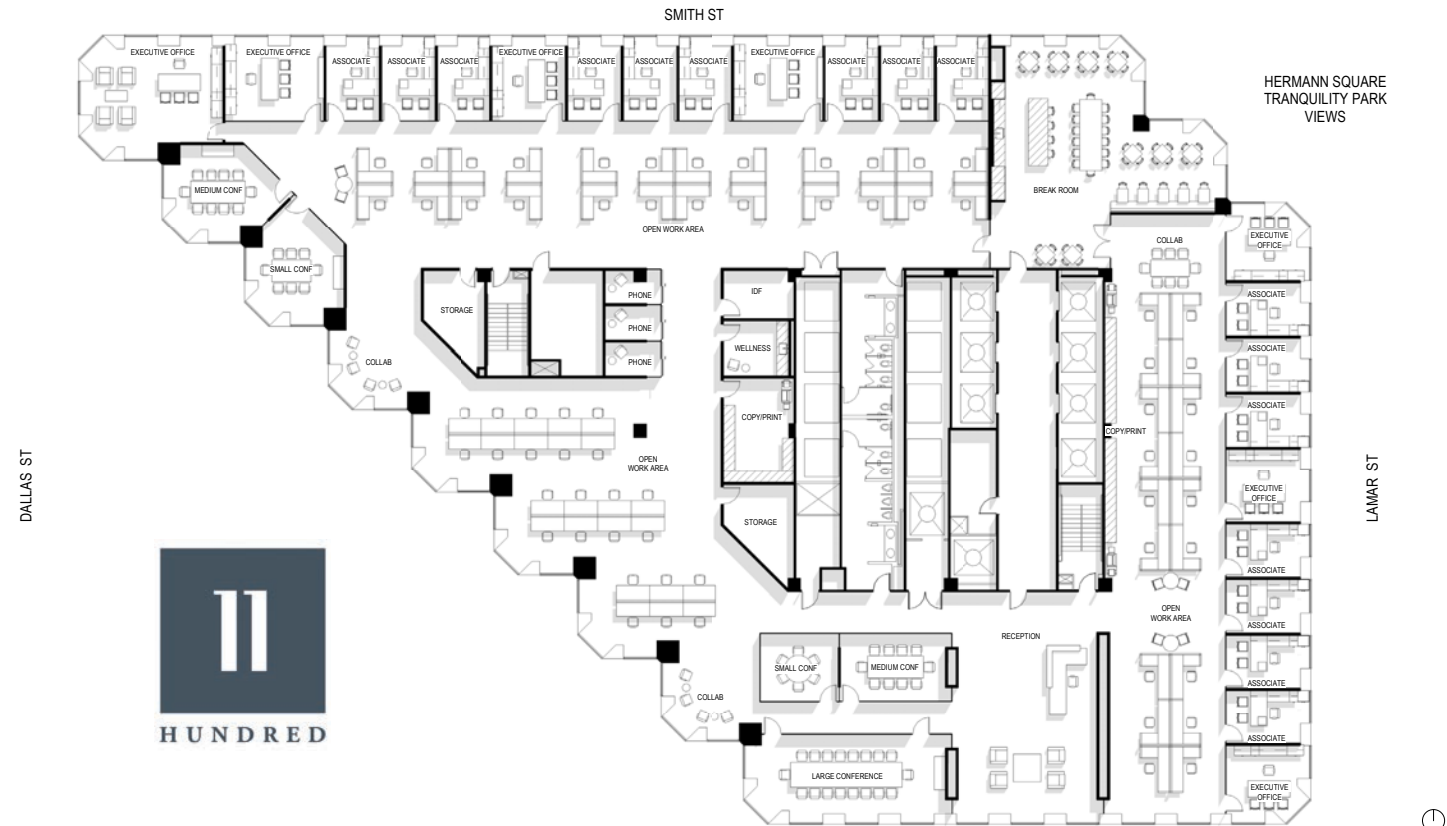


All New Digital Experience

11
HUNDRED
RETAIL DIRECTORY
Amegy Bank of Texas
Fuddruckers
Gateway News
Starbucks
Subway
Treebeards
Tunnel to 1100 Smith Garage

TEST FIT - 70% OPEN / 30% CLOSED

TEST FIT - INTERIOR OFFICES



FLOOR SUMMARY	QUANTITY	COMMON AREAS	QUANTITY
Associate Office	16	Phone Room	3
Executive Office	7	Copy/Print	2
Workstation 8'X6'	18	Collab	3
Workstation 6'X6'	24	Small Conference	2
Workstation benching	24	Medium Conference	2
		Large Conference	1
		Break Room	1
TOTAL SEATS:	89	Wellness Room	1
RSF:	22,986 RSF	Storage	1

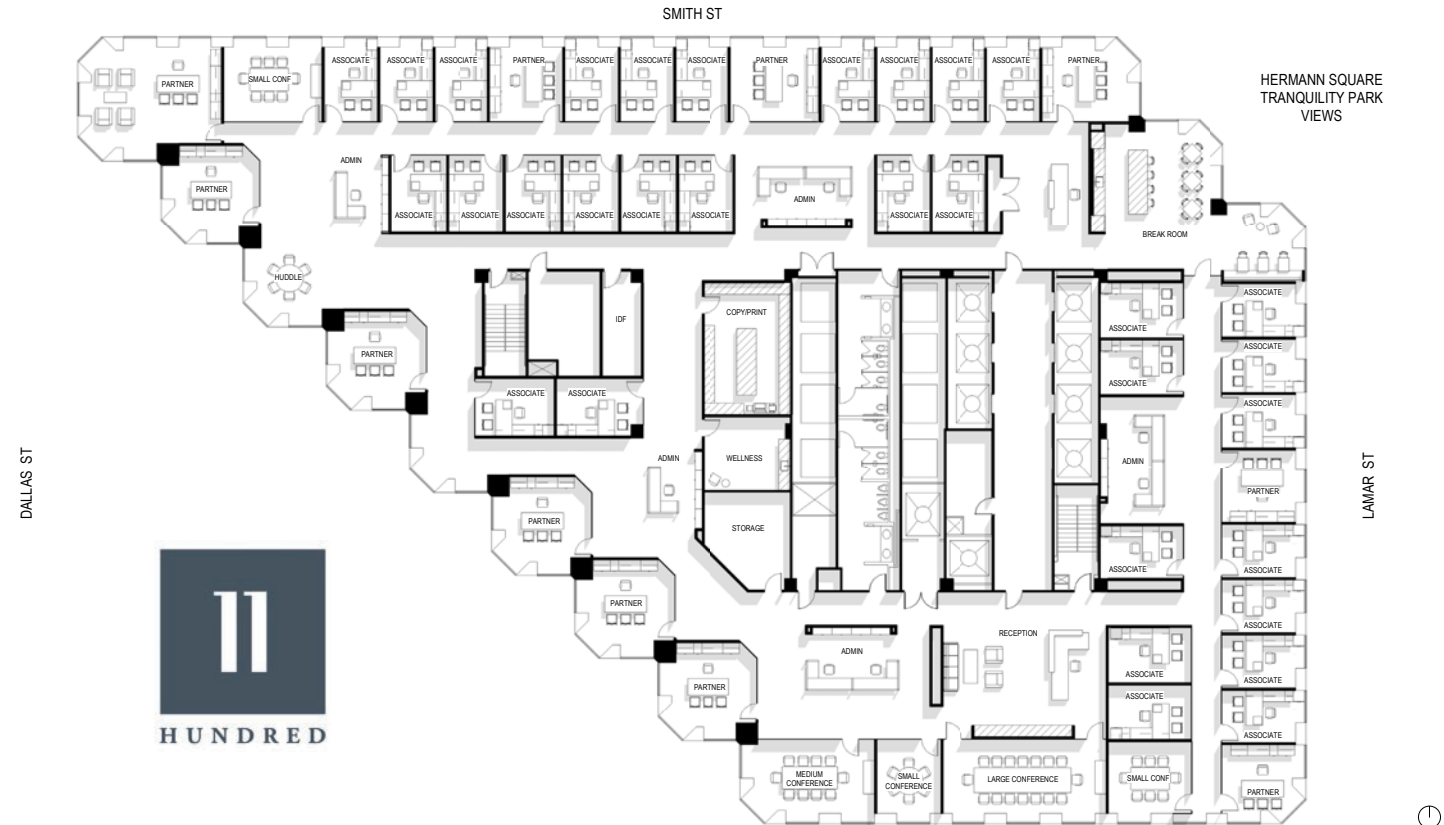
1100 Louisiana, Level 30
 Test Fit - 70% Open / 30%
 Closed



FLOOR SUMMARY	QUANTITY	COMMON AREAS	QUANTITY
Associate Office	14	Phone Room	3
Executive Office	1	Copy/Print	2
Workstation 8'X6'	20	Collab	4
Workstation 6'X6'	32	Small Conference	2
Workstation benching	40	Medium Conference	1
		Large Conference	1
		Break Room	1
TOTAL SEATS:	107	Wellness Room	1
RSF:	22,986 RSF	Storage	3

1100 Louisiana, Level 30
 Test Fit - Interior Offices

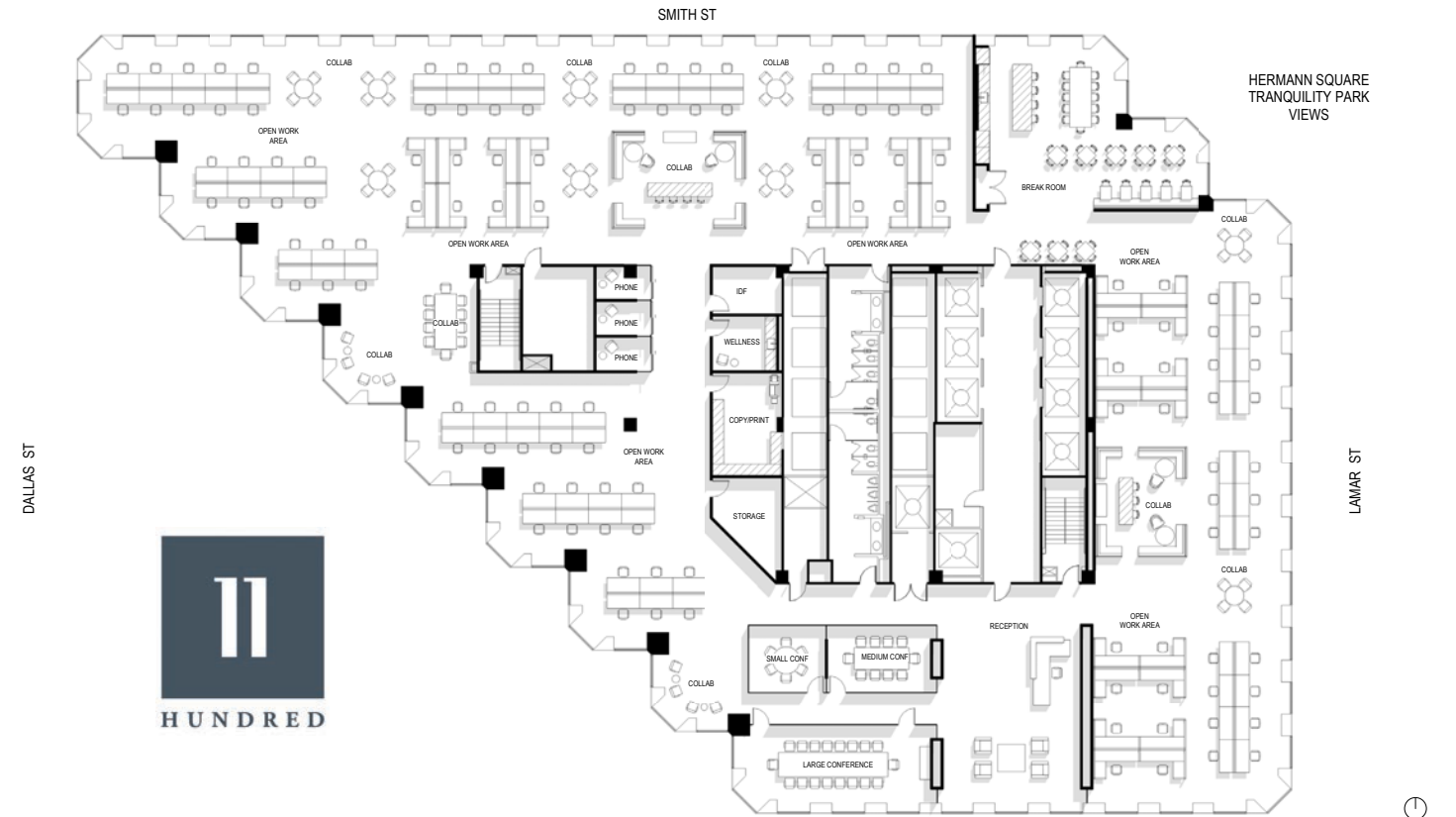
TEST FIT - LAW OFFICE



1100 Louisiana, Level 30
Test Fit - Law Office

FLOOR SUMMARY	QUANTITY	COMMON AREAS	QUANTITY
Associate Office	32	Copy/Print	1
Partner Office	11	Huddle	1
Admin Workstation	8	Small Conference	3
		Medium Conference	1
TOTAL SEATS:	51	Large Conference	1
RSF:	22,986 RSF	Break Room	1
RSF / Attorney	534	Wellness Room	1
Attorney/Admin Ratio	5/1	Storage	1

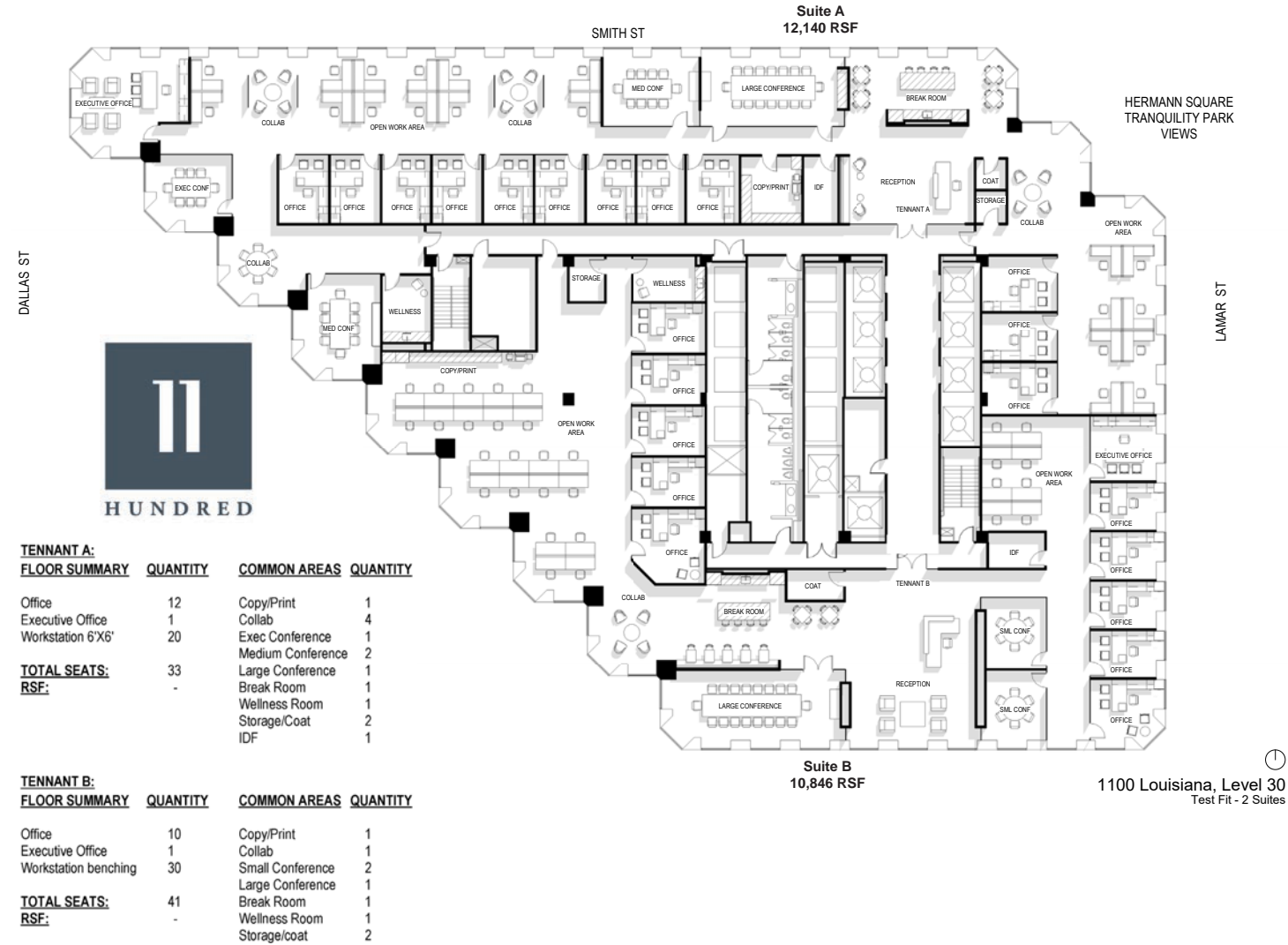
TEST FIT - OPEN COLLABORATION



1100 Louisiana, Level 30
Test Fit - Open Collab

FLOOR SUMMARY	QUANTITY	COMMON AREAS	QUANTITY
Workstation 8'X6'	32	Phone Room	3
Workstation benching	94	Copy/Print	1
		Collab	14
TOTAL SEATS:	126	Small Conference	1
RSF:	22,986 RSF	Medium Conference	1
		Large Conference	1
		Break Room	1
		Wellness Room	1
		Storage	1

TEST FIT - 2 SUITES



AMENITIES

Close Proximity:

HOUSTON THEATER DISTRICT

9 professional performing arts organizations spanning 17 blocks

SHOPPING

GreenStreet
The Shops at Houston Center

CENTRAL LIBRARY

Jesse H. Jones Building

- Passport Services
- Julia Ideson Library
- Research Center

CITY HALL

Hermann Square Park

- Wednesday Farmers' Market (30+ vendors)
- Visitor's Center
- Free Downtown & Tunnel Maps

HOTELS

C. Baldwin Hotel (400 Dallas)
Courtyard by Marriott (916 Dallas)
Hyatt Regency (1200 Louisiana)
Four Seasons (1300 Lamar)
Hilton Americas (1600 Lamar)
JW Marriott (806 Main)

B-CYCLE BIKE SHARING STATIONS

Concierge
(Hines Management Office)

GYMS

Building Fitness Center
Downtown Club at the Met (340 West Dallas)
H-Fitness (1111 Bagby)
Club 1000 (1000 Louisiana)

DISCOUNT TICKETS

- Movie Theaters
- Theme Parks
- Livestock Show & Rodeo

NOTARY PUBLIC SERVICES IN THE BUILDING:

Amegy Bank
Gateway Newstands

- Lottery Tickets
- METRO Bus & Rail Cards

Precision Graphics

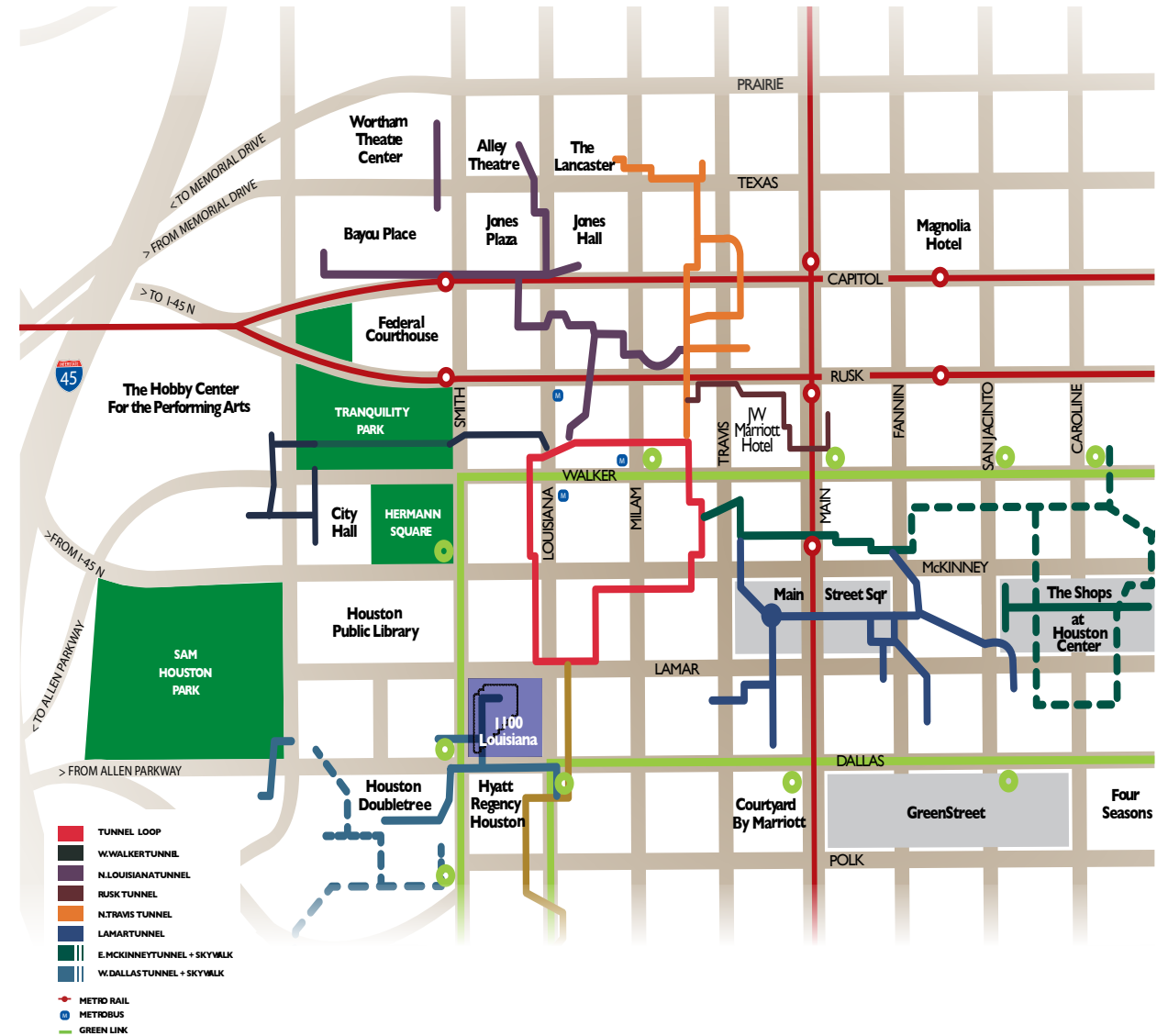
RESTAURANTS

- Poké Fresh
- Starbucks
- Subway
- Treebeards
- Zero's Sandwich Shop
- Bodard Express

ART EXHIBITS

BLOOD DRIVES

HOLIDAY ENTERTAINMENT





1100 LOUISIANA



FOR LEASING INFORMATION
713.877.1550 | cushmanwakefield.com

MANAGED BY:
Hines