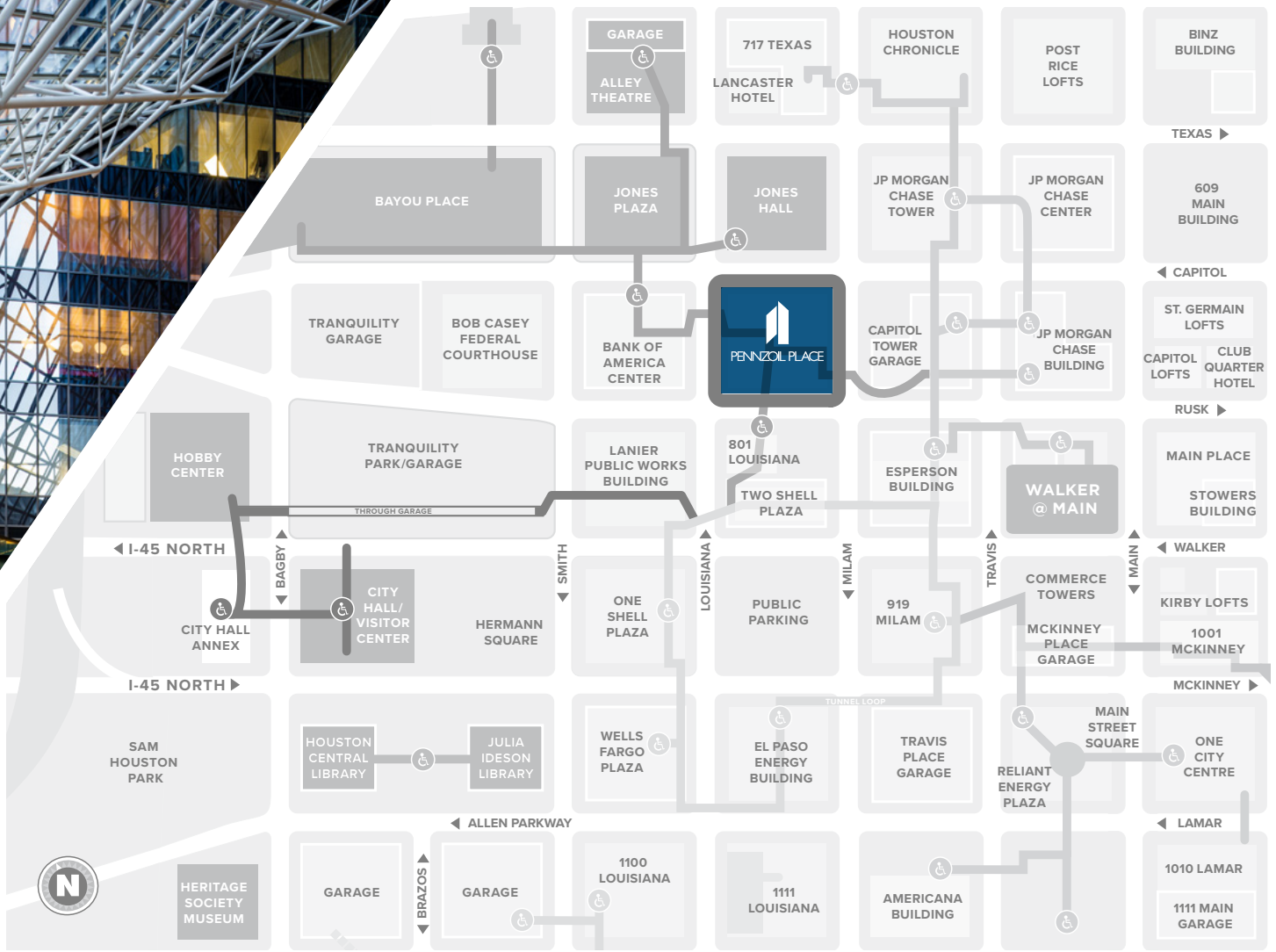




# PENNZOIL PLACE

RETAIL LEASING OPPORTUNITIES





**Property Information**

Over 4,000 people office at Pennzoil Place including companies such as Cheniere, Freeport-McMoran, Bracewell Law, Gensler and Houstonian Lite.

Pennzoil Place is a block away from the Theatre District's entertainment and restaurants and offers multiple tunnel access points to One and Two Shell Plaza, Chase Tower, 919 Milam and Bank of America Center.

**Available Lobby Level**

- 3,805 SF base building condition (street visibility)
- 832 SF (street & lobby access)
- 4,801 SF (street & lobby access)
- 1,222 SF available

**Available Tunnel/Mall Level**

790 SF available and 1,200-3,012 SF available of redeveloped area.

**Co-Tenants Include**

Chick-fil-A, Starbucks, Treebeards, Which Wich, Salata, Sonic and Michael's Cookie Jar

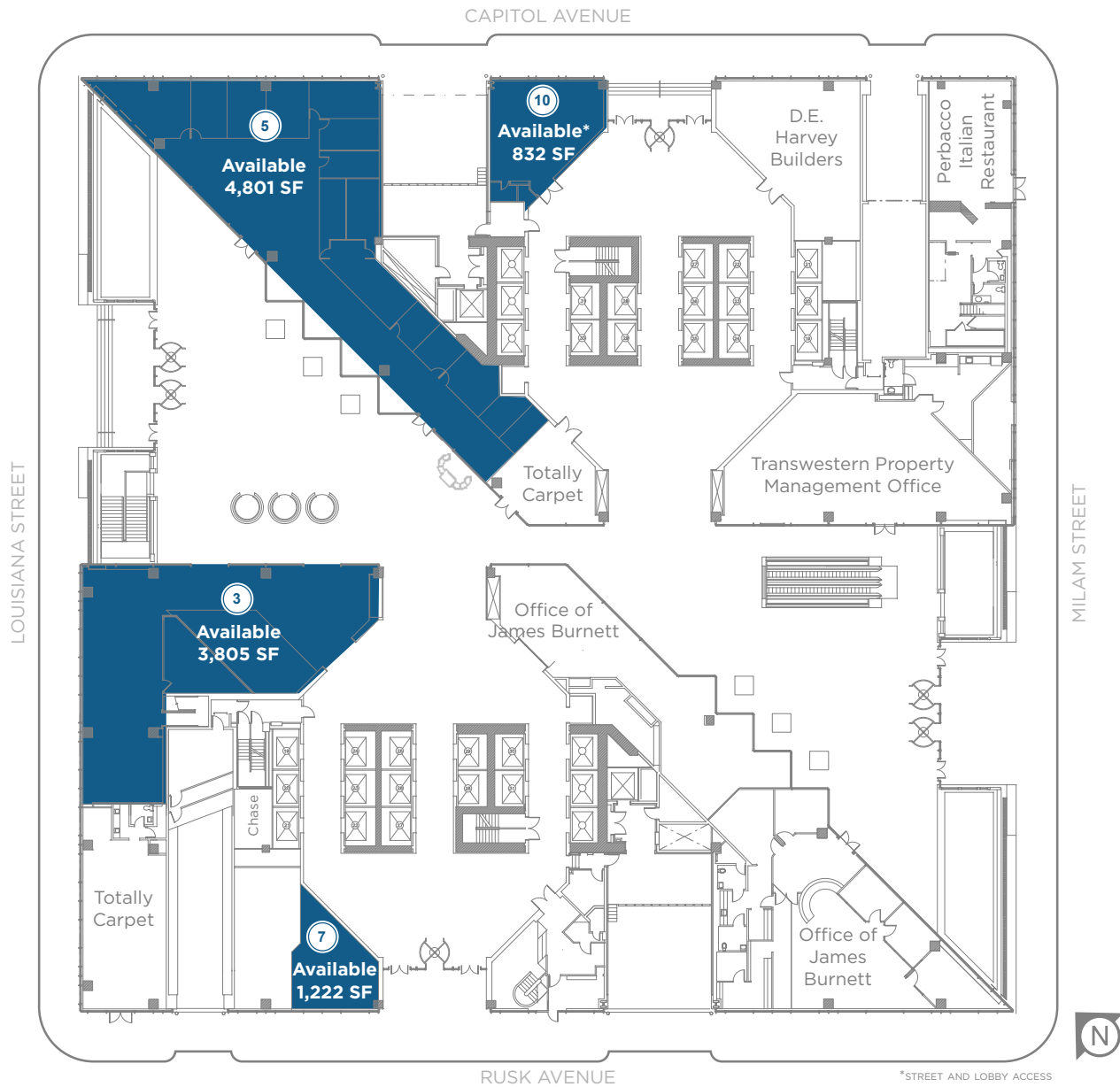
**Economic Information**

Please call to discuss

**Demographics**

	1 MILE	2 MILE	3 MILE
Daytime Population	142,142	243,706	475,418
Population	16,814	166,841	385,514
Average HH Income	\$72,419	\$80,293	\$85,329

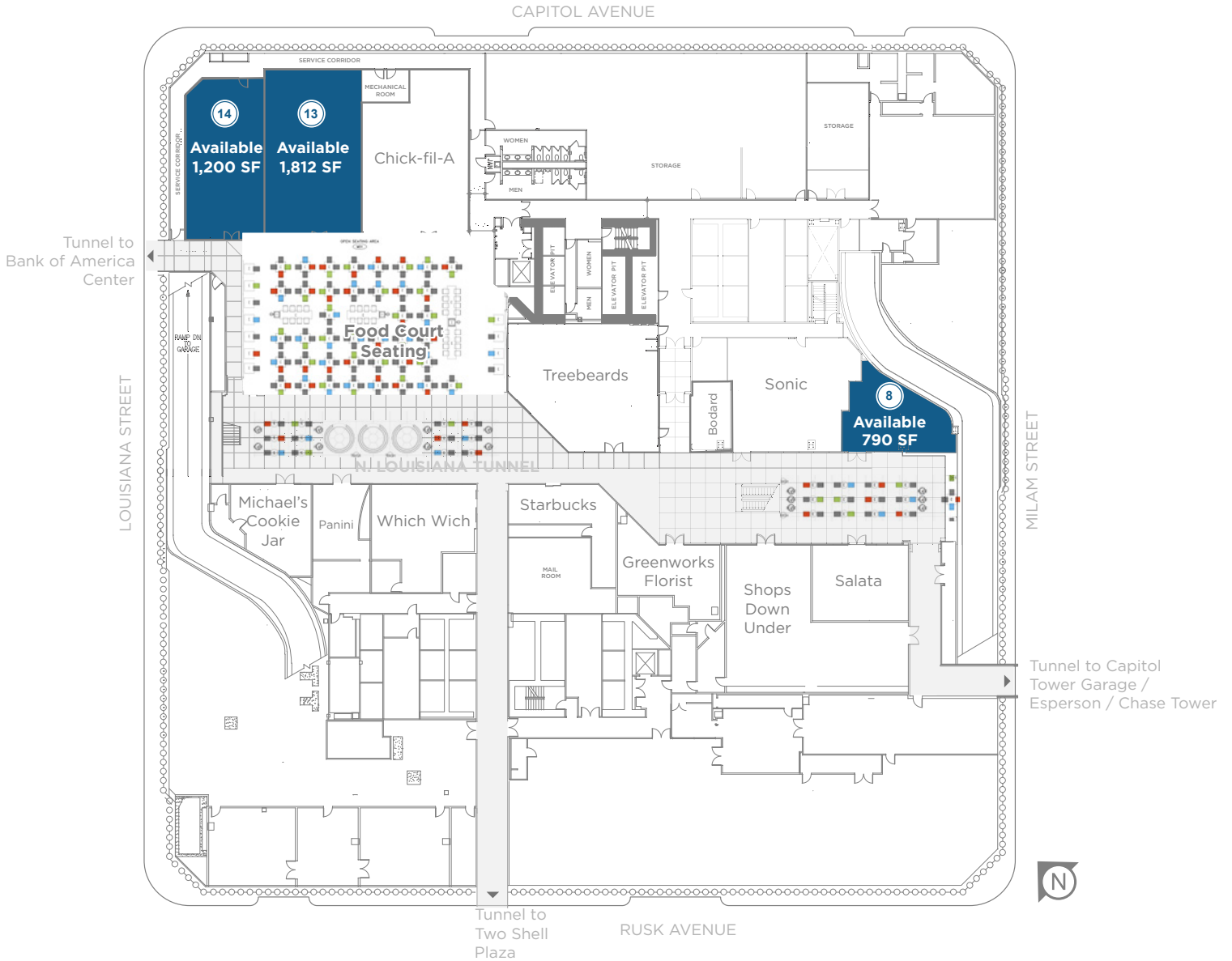
# LOBBY LEVEL



SUITE	TENANT	SIZE
1	Office of James Burnett	3,500 SF
2	Office of James Burnett	2,333 SF
<b>3</b>	<b>Available</b> (Base Building Condition)	<b>3,805 SF</b>
4	Totally Carpet	1,300 SF
<b>5</b>	<b>Available</b>	<b>4,801 SF</b>
6	Totally Carpet	500 SF

SUITE	TENANT	SIZE
<b>7</b>	<b>Available</b>	<b>1,222 SF</b>
8	Transwestern Management Office	2,858 SF
9	Perbacco Italian Restaurant	1,722 SF
<b>10</b>	<b>Available</b>	<b>832 SF</b>
11	D.E. Harvey Builders	1,278 SF

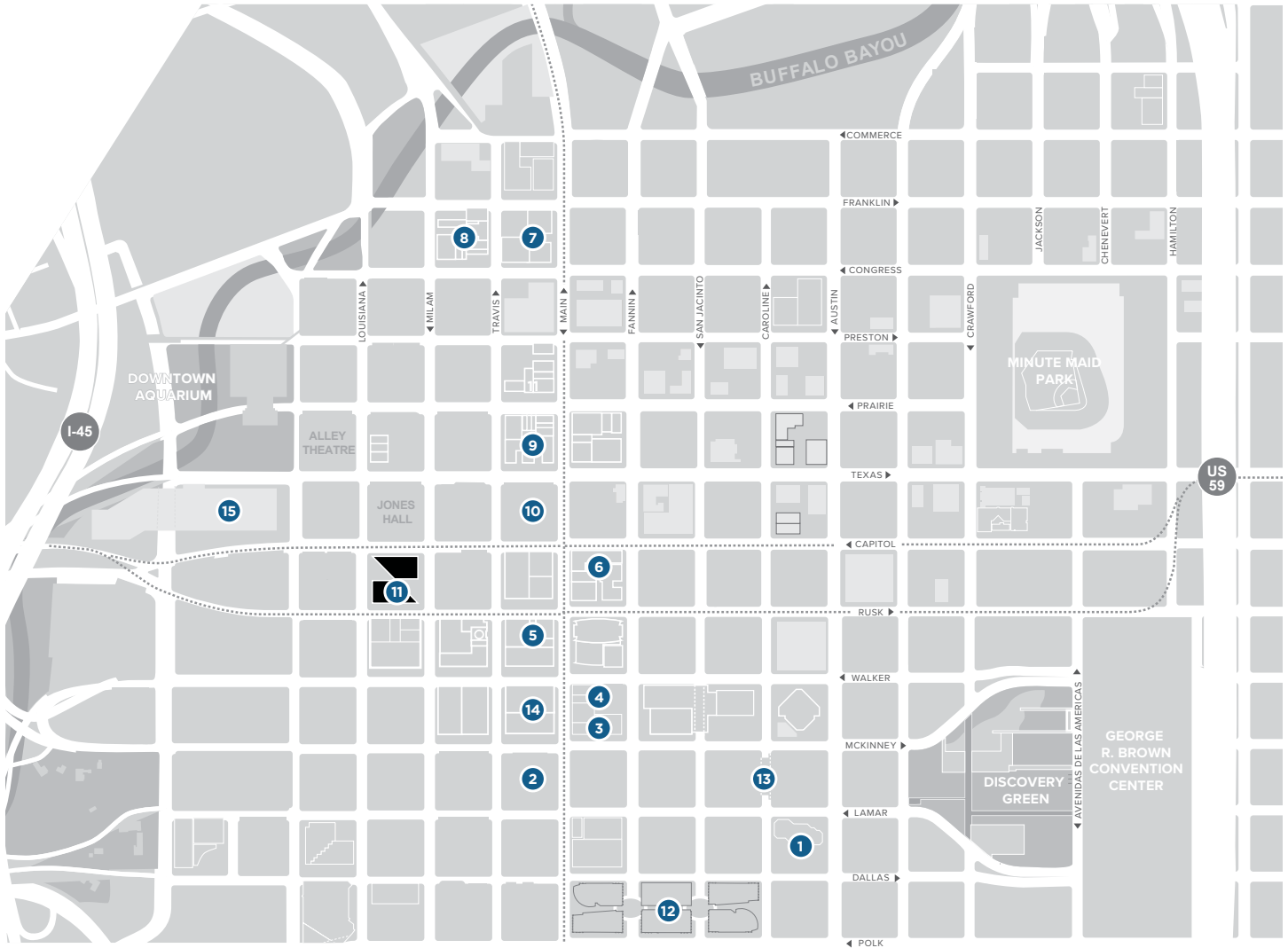
# // TUNNEL LEVEL



SUITE	TENANT	SIZE
1	Michael's Cookie Jar	630 SF
2	Panini	750 SF
3	Which Wich	1,090 SF
4	Starbucks	874 SF
5	Greenworks Florist	863 SF
6	Shops Down Under	2,700 SF
7	Salata	780 SF






SUITE	TENANT	SIZE
8	Available	790 SF
9	Sonic	1,497 SF
10	Bodard	325 SF
11	Treebeards	1,910 SF
12	Chick-fil-A	2,042 SF
13	Available	1,812 SF
14	Available	1,200 SF

# CBD AREA RETAIL



- ①  Phoenicia Specialty Foods
- ②  corner bakery CAFE
- ③  IBC BANK
- ④  CVS/pharmacy
- ⑤  TIMMY JOHNNY'S Since 1983

- ⑥  Flying Saucer
- ⑦  batanga
- ⑧  NIKO NIKO'S Greek & American Cafe

- ⑨  Sambuca
- ⑩  CHIPOTLE MEXICAN GRILL
- ⑪  Cafe Express
- ⑫  Starbucks
- ⑬  WHICH WICH? SUPERIOR SANDWICHES

- ⑫ **GREENSTREET**
  - BCBGMAXARIA
  - Forever 21
  - Andalucia Tapas Restaurant and Bar
  - Guadalajara Del Centro
  - House of Blues

- ⑬ **THE SHOPS**
  - Jos A. Bank
  - Designs By Dorli
  - Dress Bam
  - Larry North Fitness Club
  - Venice Salon & Spa
  - Animal Kingdom
  - Chase Bank
  - Starbucks
  - Freshii
  - Potbelly Sandwich Works

- III Forks Steakhouse
- Lucky Strike Lanes
- Mccormick & Schmick's Seafood Restaurant
- Mia Bella Trattoria
- Salata

- Murphy's Deli
- Captain D's
- Doozo's Dumplings & Noodles
- Ninfa's
- The Mediterranean Grill
- Treebeards
- Tejas Grill & Sports Bar
- Massa's Seafood
- Strip House

- ⑭ **MCKINNEY PLACE**
  - AT&T
  - Payless
  - Jason's Deli
  - UPS
  - Domino's Pizza

- ⑮ **BAYOU PLACE**
  - Sundance Movie Theater
  - Hard Rock Cafe
  - The Blue Fish
  - Little Napoli
  - Chapel Spirits
  - Lucie's Liquors
  - PBR Cowboy Bar
  - The Shark Lounge
  - Bayou Place Theater

**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**Buyer, Seller, Landlord or Tenant**

**Date**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

**01A TREC No. OP-K**





# //CONTACTS

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