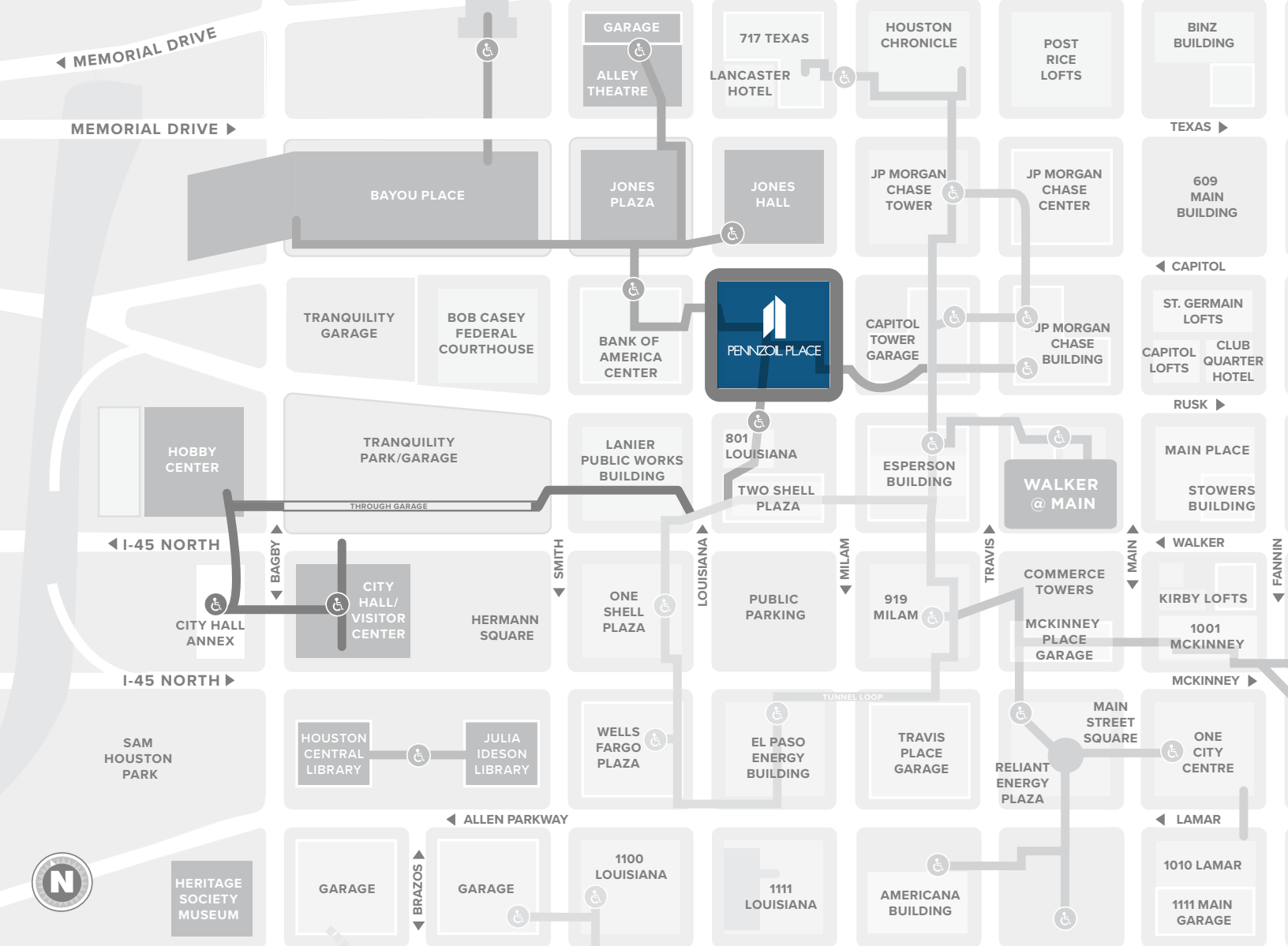




PENNZOIL PLACE





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

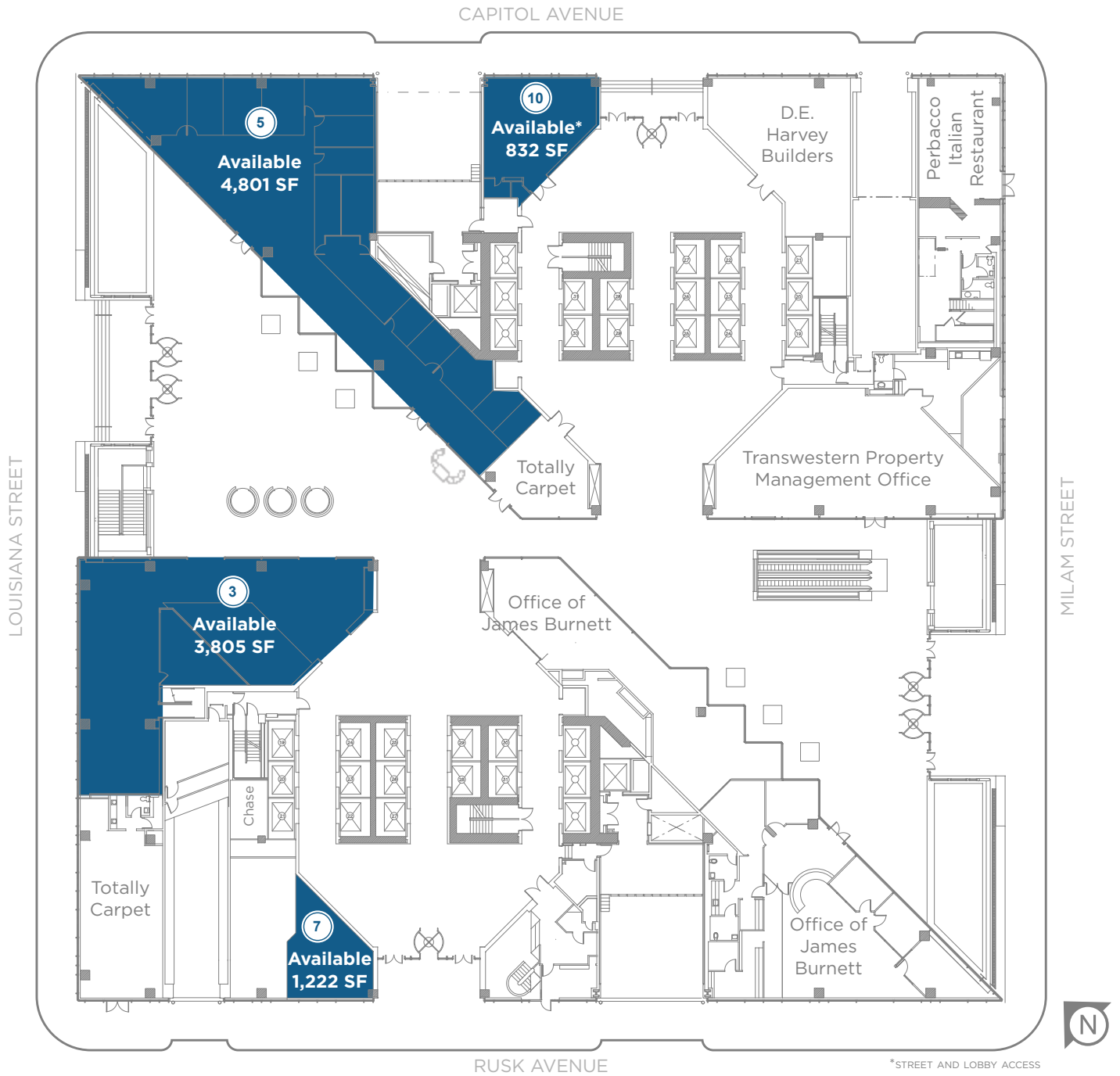
Pennzoil Place is a block away from the Theatre District’s entertainment and restaurants and offers multiple tunnel access points to One and Two Shell Plaza, Chase Tower, 919 Milam and Bank of America Center.

Co-Tenants Include Chick-fil-A, Starbucks, Treebeards, Which Wich, Salata, Sonic, Panini 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

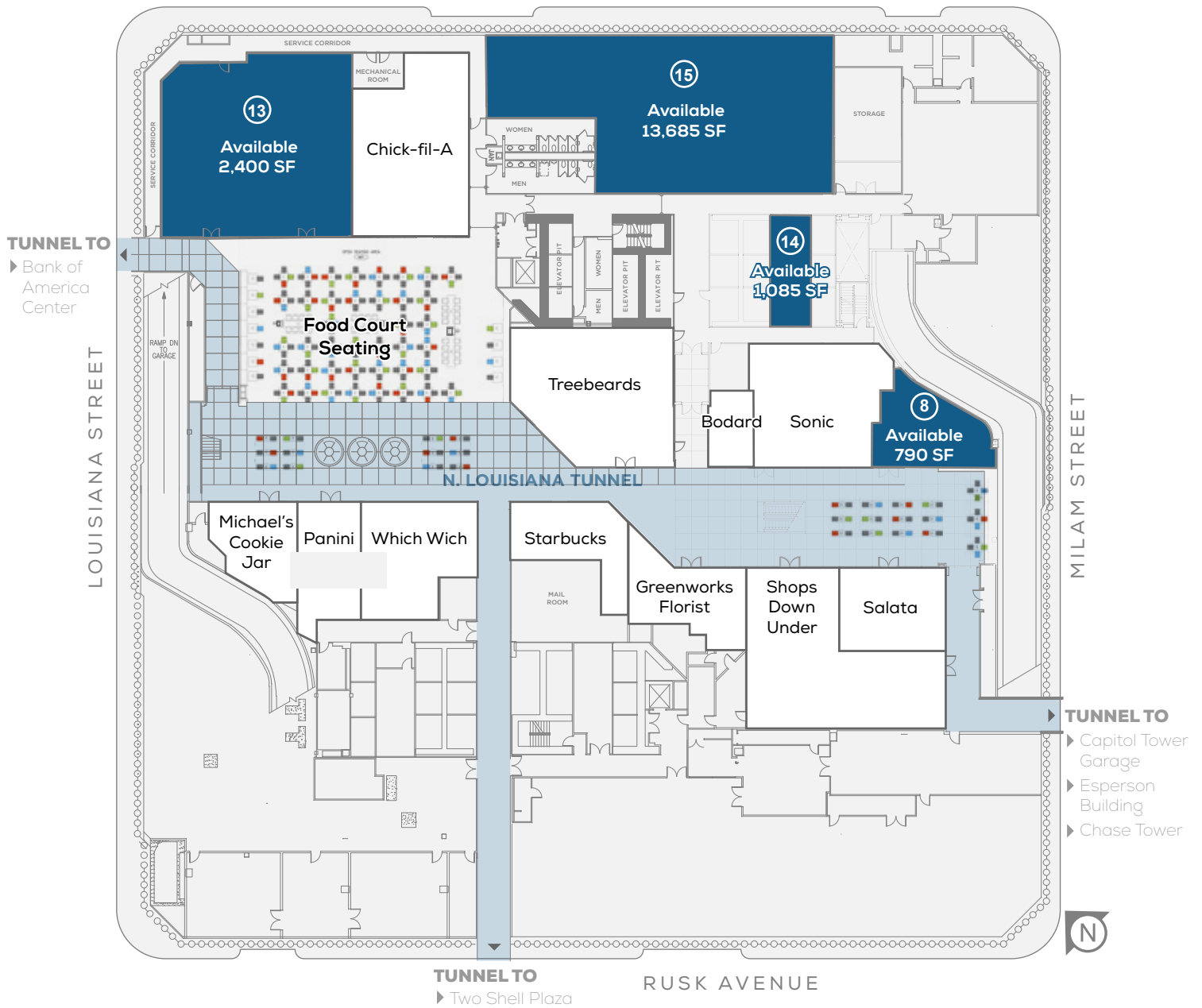
LOBBY LEVEL



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	Office of James Burnett	3,500 SF	7	Available	1,222 SF
2	Office of James Burnett	2,333 SF	8	Transwestern Management Office	2,858 SF
3	Available (Base Building Condition)	3,805 SF	9	Perbacco Italian Restaurant	1,722 SF
4	Totally Carpet	1,300 SF	10	Available	832 SF
5	Available	4,801 SF	11	D.E. Harvey Builders	1,278 SF
6	Totally Carpet	500 SF			

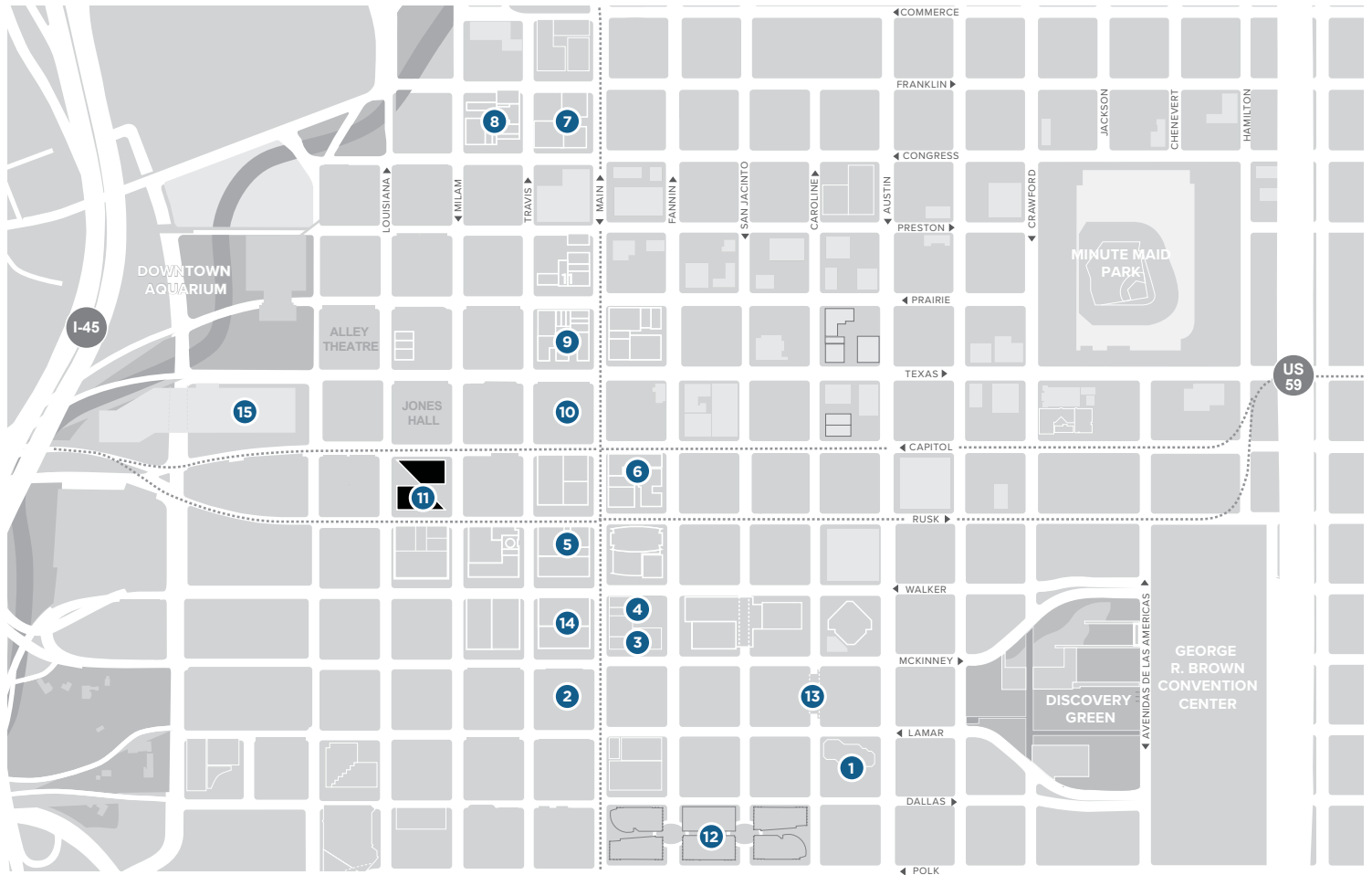
TUNNEL LEVEL

CAPITOL AVENUE



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	Michael's Cookie Jar	630 SF	6	Shops Down Under	2,700 SF	12	Chick-fil-A	2,042 SF
2	Panini	750 SF	7	Salata	780 SF	13	Available	2,400 SF
3	Which Wich	1,090 SF	8	Available	790 SF	14	Available	1,085 SF
4	Starbucks	874 SF	9	Sonic	1,497 SF	15	Available	13,685 SF
5	Greenworks Florist	863 SF	10	Bodard	325 SF			
			11	Treebeards	1,910 SF			

CBD AREA RETAIL



11 LOUISIANA TUNNEL

- › Treebeards
- › Sonic
- › Starbucks Coffee
- › Salata
- › Panini
- › Greenworks Flowers
- › Michael's Cookie Jar
- › Shops Down Under - Cards & Gifts
- › Which Wich
- › Chick-Fil-A
- › Bodard Express

12 GREENSTREET

- › BCBGMAXARIA
- › Forever 21
- › Andalusia Tapas Restaurant & Bar
- › Guadalajara Del Centro
- › House of Blues
- › Ill Forks
- › Steakhouse
- › Lucky Strike Lanes
- › McCormick & Schmick's

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
- › 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



PENNZOIL PLACE

CONTACTS
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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