

AN ICONIC DOWNTOWN DEBUT

1501 MCKINNEY

 TPG PARKWAY

 CUSHMAN &
WAKEFIELD

1501 MCKINNEY

ADDRESS OF DISTINCTION

From the heart of Downtown Houston, Hess Tower at 1501 McKinney introduces a rare opportunity within one of the city's most prestigious buildings, largely held in reserve since opening its doors 15 years ago. This iconic, Class AA tower was developed by industry-leader Trammell Crow and was brought to life by the world-renowned design firm, Gensler, reflecting the highest standards in sustainable architecture.

With large-block availability and park-front views overlooking Discovery Green, one of Houston's most celebrated parks, 1501 McKinney positions organizations to grow with confidence in a setting designed to establish long-term legacy and distinction.

PROPERTY HIGHLIGHTS

- CLASS AA TOWER
- 844,763 TOTAL SF
- BIG BLOCK AVAILABILITY
- 1.5 / 1,000 PARKING RATIO, VIP PARKING
- DIRECT ACCESS TO I-69, I-45 AND I-10
- ADJACENT TO DISCOVERY GREEN PARK
- STEPS FROM DOWNTOWN HOUSTON DINING, HOTELS, ENTERTAINMENT
- DEVELOPED BY TRAMMELL CROW
- DESIGNED BY GENSLER



HOUSTON, TEXAS

A NEW STANDARD OF LUXURY

Establish your presence within one of Houston's only top-tier, Class AA landmark tower opportunities, offering rare, large-block space and park adjacency within a stunning, hospitality-focused setting.



AVAILABILITIES

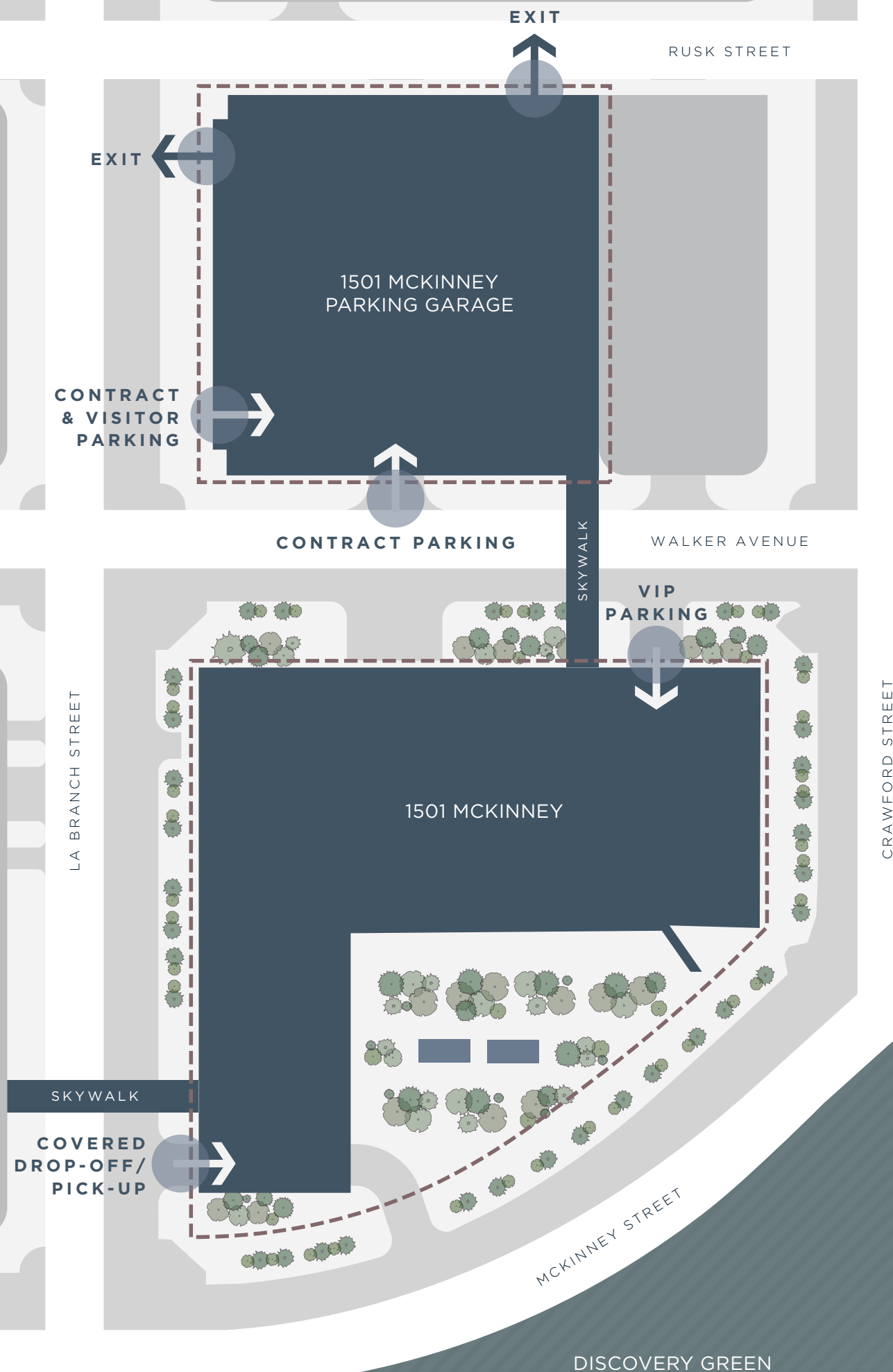
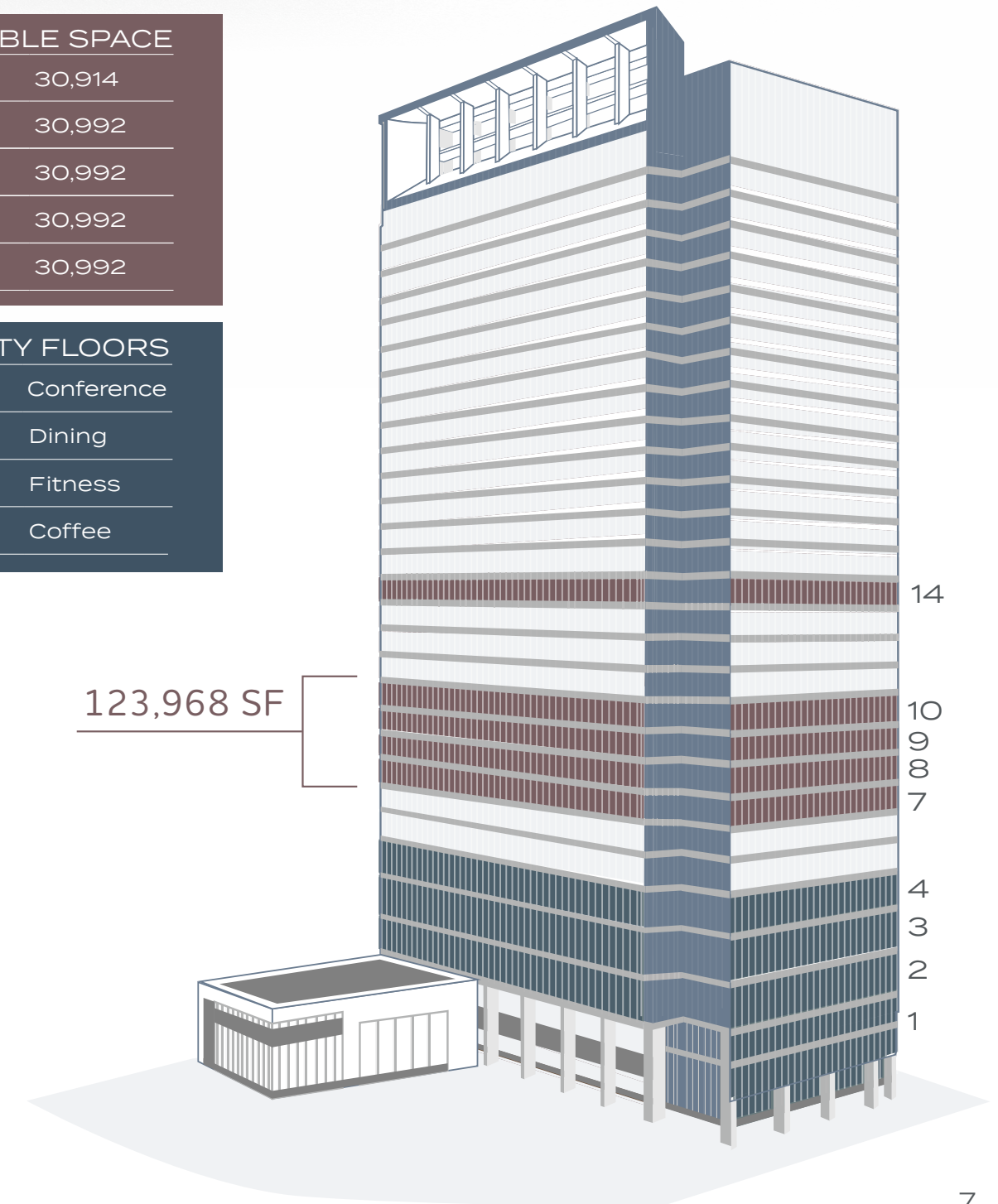
AVAILABLE SPACE

14TH	30,914
10TH	30,992
9TH	30,992
8TH	30,992
7TH	30,992

AMENITY FLOORS

4TH	Conference
3RD	Dining
2ND	Fitness
1ST	Coffee

123,968 SF



1501 MCKINNEY

HOUSTON, TEXAS

A FRONT-ROW ADDRESS

1501 McKinney sits at the crossroads of dining, green space and the dynamic culture of Downtown Houston. Meet colleagues for happy hour, catch a Rockets game at the Toyota Center or step across the street to Discovery Green and enjoy a calendar full of programming and events in the fresh air. With direct access to Houston's Pedestrian Tunnel System, the building connects to an expansive network of amenities that keeps the workday moving with ease.



Discovery Green, Houston's iconic 12-acre city park, creates the ultimate backdrop for midday breaks, walking meetings, or a quick recharge under the sun. Tenants can take in the flowering gardens, changing art exhibits, or simply find a bench by the lake to soak in the serenity of this urban oasis.

WALK SCORE 90

- 10 ENTERTAINMENT
- 28 FAST FOOD
- 3 FITNESS
- 27 HOTELS
- 20 RESTAURANTS
- 3 SHOPPING



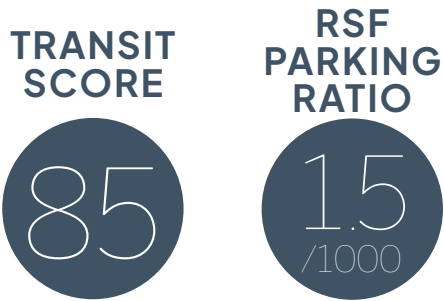
1501 MCKINNEY

EFFORTLESS FROM EVERY DIRECTION

DRIVE TIMES

	MINS.
THE HEIGHTS:	10
RIVER OAKS:	13
WEST U:	15
UPTOWN:	20
MEMORIAL:	22
GEORGE BUSH INTERCONTINENTAL AIRPORT:	22
SUGARLAND:	33
KATY:	36

Located at the intersection of Downtown energy and everyday convenience, 1501 McKinney offers seamless access across Houston and the surrounding metro region. From daily commutes to client meetings and airport travel, getting where you need to go feels easy with quick access to Southwest and Eastex Freeways.



1501 MCKINNEY HOUSTON

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PARKWAY



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