

Cushman & Wakefield is pleased to offer for lease this ±5,050 sq. ft. ground floor space, located at a prime corner of Caroline and Clay in the heart of Houston's downtown

For more information, contact:

Scott E. Miller (713) 963 2835

David L. Cook, SIOR, CRE (713) 963 2888 scott.miller@cushwake.com david.cook@cushwake.com

Jeff G. Peden, SIOR (713) 963 2880 jeff.peden@cushwake.com Cushman & Wakefield Licensed Real Estate Brokers 1330 Post Oak Boulevard | Suite 2700 Houston, TX 77056 www.cushmanwakefield.com

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1401-1407 Caroline at Clay Houston, TX 77002

CBD Retail Space – FOR LEASE

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1401-1407 Caroline at Clay

Houston, TX 77002

Property Features

- ±5,050 sq. ft. available
- Will Divide
- 100% HVAC, Fully Sprinkled, Full Restrooms, & Grease Trap available
- Power: 450 Amps

Area Facts

On a prime corner at Caroline and Clay in the CBD

Adjacent blocks provide access to the CBD Tunnel System

Within walking distance from Discovery Green Downtown Park, George R. Brown Convention Center and Toyota Center

Strong customer base in the following:

- Adjacent to the Houston College of Law
- Multiple residential developments:
- 300+ luxury apartments in The Star, the old Texaco building currently under renovation
- -336 unit Skyhouse Houston
- 336 unit Skyhouse Main
- 361 unit Marquette Apartments
- 400 unit 500 Crawford
- 285 unit Alexan Apartments
- Nearby lofts: Keystone, Capital & St. Germaine, Rice, Byrd and Kirby

Two blocks from Greenstreet mixed-use development

Three blocks from Metro Rail Station

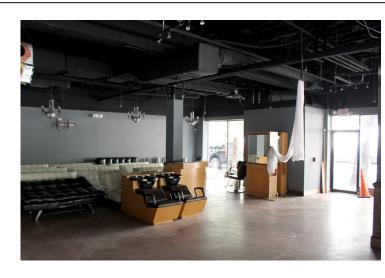
AC Hotel by Marriott at 723 Main to start construction 1Q2017

(713) 963 2888

Hotel Alessandra to be completed 2Q2017

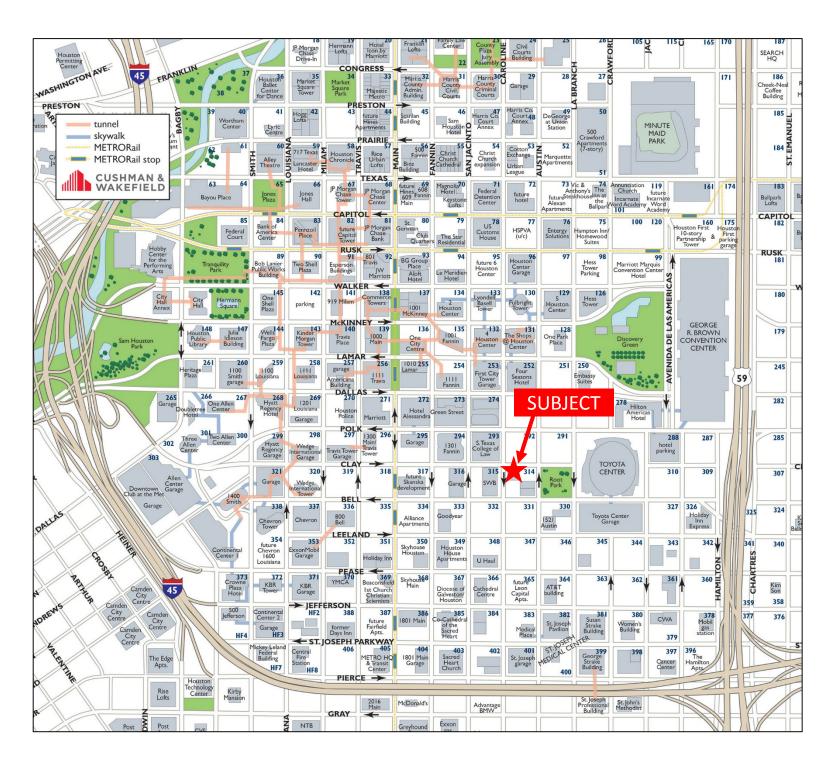
Multiple office buildings nearby:

- Hilcorp Tower, 500,000 sq. ft. office
- Houston Center complex
- Key Map 493Q
- Call Broker for Pricing









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