

LANDMARK 599,107-SQUARE-FOOT BUILDING IN THE HEART OF THE CENTRAL BUSINESS DISTRICT



AMENITIES + FEATURES

- PARKING**
- 7-Story Parking Garage with Access Control
 - Parking Ratio 1:1000, Reserved (\$230) & Unreserved (\$165) *Rates may change
 - Valet Visitor Parking & UBER drive-through

- BUILDING HOURS**
- 7 am - 7 pm Monday Through Friday
 - 7 am - 3 pm on Saturday

- AMENITIES**
- Estimated 2018 Operating Expense:
 - Office \$13.52
 - Retail \$10.51
 - Awarded 2016 & 2017 Energy Star
 - 2016 BOMA Regional Toby Award: Most Outstanding Historical Building
 - Awarded 2004 BOMA Historical Office Building of the Year
 - On-Site Property Management, Leasing and Engineering
 - Retail Amenities / Food Courts / Banking / ATM
 - Building Conference Room
 - Controlled after hour access
 - 24-Hour Property Monitoring Personnel
 - Surveillance Cameras
 - LEED Registered
 - Tenant Bike Room
 - Comprehensive Recycling Program
 - RYDE Indoor Cycling Studio— First Floor, Street Access

LEASING INFORMATION

LOCATION Prime Office Space in Central Business District
Tunnel connected

BUILDING 599,107 RSF
Built: Niels Building 1927; Mellie Building 1941

FLOORS Niels Building 27 Floors; Mellie Building 19 Floors
Both Buildings connected to Parking Garage

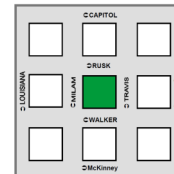
AVAILABLE Retail & Office Space

COMMON AREA Multi Tenant – 19.5%
Single Tenant – 8.85%

- CONNECT**
- Fiber Optic Data, Internet, Cable, Voice

- HVAC**
- After Hours Air @ \$100/HR/Zone

- ELEVATORS**
- Niels Building: 6 Passenger Elevators
 - Mellie Building: 8 Passenger Elevators and 1 Freight Elevator
 - 2 Garage Passenger Elevators



Jano Nixon Kelley

Director of Marketing

713.224.1663

jano@cameronmanagement.com

CLASSIC BUILDINGS . . . CLASS A SERVICE . . . CONNECTING THE DOTS

