ESPERSON



COMEION MANAGEMENT

PROPERTY HIGHLIGHTS

PARKING

AMENITIES

BUILDING HOURS

- 7-Story Parking Garage with Access Control
- Parking Ratio 1:1000, Reserved (\$230) & Unreserved (\$165) *Rates may change
- Valet Visitor Parking & UBER drive-through
- 7 am 7 pm Monday Through Friday
- 7 am 3 pm on Saturday
- Estimated 2022 Operating Expense:
 - Office \$13.54 Retail \$10.50
- 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

CONNECTION HVAC ELEVATORS

- Fiber Optic Data, Internet, Cable, Voice
- After Hours Air @ \$100/HR/Zone
- Niels Building: 6 Passenger Elevators
- Mellie Building: 8 Passenger Elevators and 1 Freight Elevator
- 2 Garage Passenger Elevators



A CLASSIC BUILDING





CONNECTING TRADITION TO TODAY



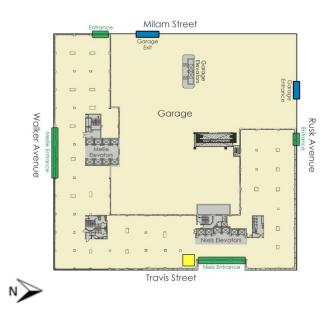








ESPERSON FLOORPLATE



TUNNEL CONNECTION & MAP

DOWNTOWN TUNNELS & SKYWALKS	rial Drive	CARAGE ALLEY HEATRE		RC BUILDING FA	CHURCH	DUNN CENTER/ PISCOPAL DIOCESE URBAN DOFTEXAS LEAGUE	
Tunnel Loop W. Walker Tunnel	BAYOU PLACE	JONES J	HALL 600 TRAVIS	609 MAIN AT TEXAS U/C	MAGNOLIA HOTEL KEYSTONE F LOFTS DE SAKS GARAGE	EDERAL GREAT SOUTHWEST EVENTION BUILDING	
N. Louisiana Tunnel Harris County Tunnel N. Travis Tunnel	RANQUILLITY PARK PEDERAL COURTHOUSE	PE	NNZOEL CAPITOL	JONES BLDG. ST. GERMAI LOFTS 712 MAIN CAPITOL C LOFTS OL/ HI		U.S. CUSTOMS HOUSE	
Lamar Tunnel Rusk Tunnel E. McKinney Tunnel & Skywalk	3 TRANQUILLITY PARK	LANIER 5 801	LOUISIANA ESPERSON UISIANA	MARRIOTT C BG GROUP PLACE ST TR VIS WALKER AT C BLDG	RUSK C	Addition and the second	 La Branch
S. Louisiana Tunnei & Skywaik W. Dallas Tunnei & Skywaik	Walker CITY HALL/ MISTORS CENTER HERMANN SQUARE	ONE SHELL PLAZA	919 MILAM	COMMERCE TOWERS MCKINNEY PLACE CARAGE	FTS 2 HOUSTON	NDELLBASELL FULBRICHT TOWER	HOUSTON
Tenant-only Tunnel Access Sports & Convention Skywalk St. Joseph Skywalks	USTON JULIA INTRAL DESON BRARY LIBRARY	FARGO M	INDER ORGAN JILDING	MAIN ONE STREET CITY SQUARE CENT	1001 FANNIN	THE SHOPS AT HOUSTON CENTER 4 HOUSTON CENTER	ONE PARK PLACE
METRORail Lines North East End (Opening Fall 2014) Southeast (Opening Fall 2014)	HERITAGE SE II00 SMITH GARAGE	COLISIANA LO	UISIANA	1111 TRAVIS U/C IIII MAIN GARAGE		1200 LAMAR GARAGE POUR SEASONS HOTEL POUR SEASONS PRIVATE RESIDENCES	E
Greenlink Concession	DOUBLETREE ONE ALLEN HOTEL CENTER	REGENCY	IOTAL PLAZA 1225 UISIANA	COURTYARD BY MARIOTT/ RESIDENCE INN/ SPINGHILL SUITES	GREENSTREET NRG TOWER		
	TWOALLEN ALDEN CENTER CENTER	GARAGE	RACE 77 CLAY ARAGE	1300 MAIN FIRST UNITED METHODIST CHURCH	T 1301 FANNIN C	SOUTH TEXAS COLLEGE OF LAW	
		-1403			and the second se	ATUENS	



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For leasing information contact: EMILY ANDERSON (713) 224-1663 EMILY@CAMERONMANAGEMENT.COM