

wework

# 609 Main St

UP TO  
**56k**  
CONTIG SF  
AVAILABLE



**48 STORY CLASS AAA  
TROPHY OFFICE BUILDING**

## Building Features & Amenities:

- 100+ restaurants within 10-minute walk
- Most energy-efficient and environmentally-friendly office space in Houston - LEED Platinum Certification
- On-site food and beverage outlets including Mendocino Farms, Prelude Coffee and Tea, and Halal Guys
- 24 hours, 7 days per week on-site security
- 1000+ hotel rooms within two blocks
- 8,000 SF Dynamic Conference Center with Flexible Meeting Space for up to 300 People
- 7,884 SF State-of-the-Art Fitness Center, a Wide Variety of Cardio and Strength Training Machines with Full Locker, Shower, and Changing Facilities
- Easy Access: Central Station Main platform within steps of the front entrance. Access to the Greenlink bus line and convenient bike share locations, as well as bike rack
- Secured Interior Bicycle Storage with Direct Access to Building and Garage Including Lockers, Changing Room, and Bike Tune-up Station
- Tunnel Access
- Dry Cleaners
- On-Site Car Wash Service
- Two Rooftop Gardens

**BUILT IN 2017**

**+1,087,090  
BUILDING SF**

**10' FLOOR-  
TO-CEILING  
GLASS**

## Exclusive WeWork Amenities:



Enhanced  
cleaning  
services



Touch-free  
dispensers



Enhanced  
HVAC  
standards



Dog friendly



**4/1000  
Parking  
ratio**



Mother's  
room



Wellness  
room



Event space



Conference  
rooms





# HOSPITALITY-STYLE OFFICE FOR MID-SIZE & LARGE TENANTS

## ULTIMATE FLEXIBILITY & CONVENIENCE

	WeWork	Sublease	Direct
TERM LENGTH	<b>Flexible</b> Any, 1-10 year terms available, contraction and termination options available	<b>Limited Flexiblility</b> Depends on amount of sublease term left/ flexibility of sublessor	<b>Limited Flexiblility</b> Min 3-5, termination options costs \$\$\$, limited contraction rights
LOCATION	<b>800+ locations globally</b> Downtown, Galleria, Woodlands locations + 800 locations globally, 35 countries. 400 in the US & Canada. 116 cities worldwide. 44 location in the US & Canada (Calgary, Vancouver, Toronto). Low or no cost relocation flexibility	<b>Typically just One</b> One location	<b>Limited</b> Even if the building owner owns multiple projects, relocation costs \$\$\$
OPEN/CLOSED PLAN	<b>Many Layout Options</b> Open and closed plan available.	<b>Fixed Layout</b> Depends on the layout, not flexible to change as needed	<b>Fixed Layout</b> Must commit upfront - not flexible to change as needed
DENSITY	<b>Flexible Density</b> Can add/subtract workstations as needed Up to 1 per 55 usf density	<b>Fixed Density</b> Must take all furniture, no ability to move it. Difficult/expensive to store & move.	<b>Fixed Density</b> Must buy furniture up front. Cost prohibitive to make major layout changes after the fact
CONFERENCE ROOMS	<b>Abundant Availability</b> Can add as needed - common area, or included in space. 609 Main + Woodlands - building conf room	<b>Variable</b> Depends on building/space - costs + availability	<b>Variable</b> Depends on building/space - costs + availability
COWORKING SPACE	<b>Yes</b> Included as an amenities for mid-size to large users employees - in all locations	<b>Variable</b> Depends on building availability, limited amenities	<b>Variable</b> Depends on building availability, limited amenities





# ALL INCLUSIVE CONVENIENCE

OFFICE MANAGER/  
RECEPTIONIST

HOSPITALITY-LEVEL CLEANING

MONTHLY INTERNET

COFFEE/REFRESHMENTS

WIRED

FURNITURE

ADDITIONAL CONFERENCE  
ROOMS AVAILABILITY

PRINTING + OFFICE SUPPLIES

## WeWork

### Included

Two community leads who sit on the floor and greet guests, take mail  
Concierge services  
Dedicated office manager as a building liaison who manages cleaning,  
temperature, etc.

### Included

Janitorial staff cleans all throughout the day and Regular deep cleaning of  
common area space

### Included

Basic Wifi Included. (1Gb Symmetric + 1Gb Redundancy)  
Custom internet options available upon request

### Included

In suite: Coffee, Water | Common area - Taps, Sparkling water, Root beer,  
Nitro cold brew, Sweet tea

### Included

Wifi and electrical outlets included \*custom internet/cabling available upon  
request

### High-Quality & Included

Workstations, office furniture, small conference room furniture, gathering  
space furniture included in the space.

High quality, high end

### Included

Conference room/event space credits included in rent

### Included

140 black and white prints per desk/year, 20 color per desk/mo

## Sublease & Direct

### Hire or Use Staff Hours

Use your existing staff's time, or hire someone to handle

### Not Included

### Not Included

### Not Included

### Variable

Depends on if cabling can be reused. If not, cabling can be  
\$125-150/drop.

### Variable

Could be included, but there could be a removal and/or  
storage fee. Typically dated furniture, if any.  
New furniture - Depends on how dense you are & furniture  
quality, but can be up to \$750-\$2500/pp. \$5-\$7.50 PSF

### Variable

~\$50/hr depending on the building

### Not Included





wework

UNIQUE BENEFITS



PROFESSIONAL & SOCIAL EVENTS



ENHANCED CLEANING SERVICES

STOCKED KITCHENS



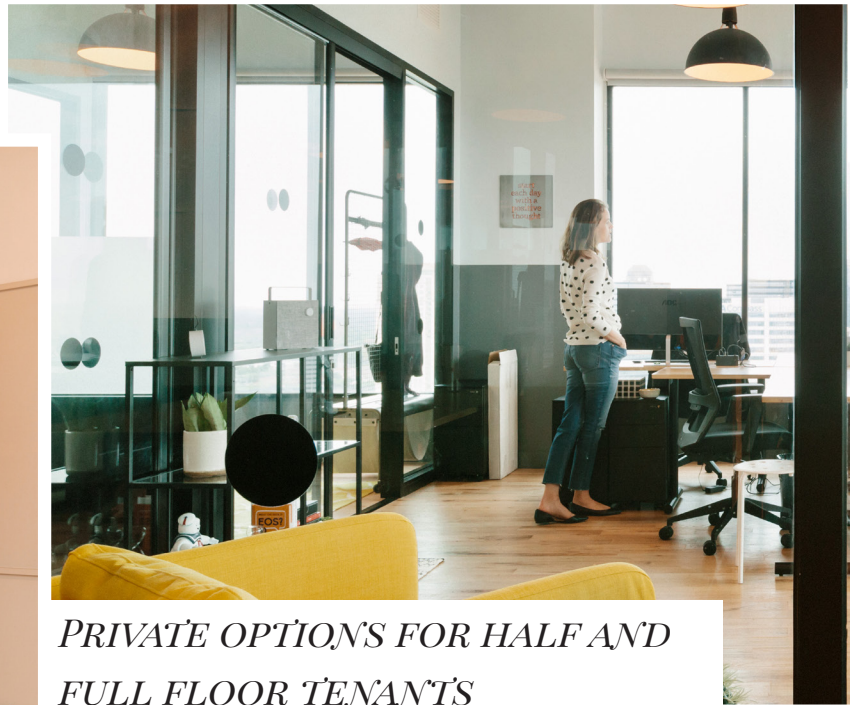
RECEPTIONIST



CONFERENCE ROOMS



PHONE BOOTHS



PRIVATE OPTIONS FOR HALF AND FULL FLOOR TENANTS



BRANDING/SIGNAGE OPPORTUNITIES





## Within a 10 Min Walk

### Restaurants

Tejas Grill & Sports Bar  
Pho Noodle Express  
Fabian's Latin Flavors  
Mendocino Farms  
El Segundo  
Interio Bar & Grill  
Sit Lo  
Shake Shack  
Luchi & Joey's  
El Regio Mexican Grill  
Prelude Coffee & Tea  
Time for Thai Downtown  
Tunnel

Mango Tree Thai Bistro  
Roma's Pizza  
Meat Mafia HTX  
The District  
Brasa's Brazilian  
Steakhouse

### Hotels

Residence Inn-Houston Downtown  
COURTYARD-Houston Dntwn  
JW Marriot  
Hotel Icon  
Club Quarters Hotel  
Aloft-Houston Downtown  
Le MERIDIEN-Houston Downtown  
Sam Houston Hotel  
Magnolia Hotel  
Lancaster Hotel  
Cambria Hotel Houston Downtown  
Convention Center

### Entertainment + Parks

Discovery Green  
Market Square Park  
Jones Hall  
House of Blues





609 MAIN ST.

## 25 LEVEL



28,427  
SQUARE  
FEET

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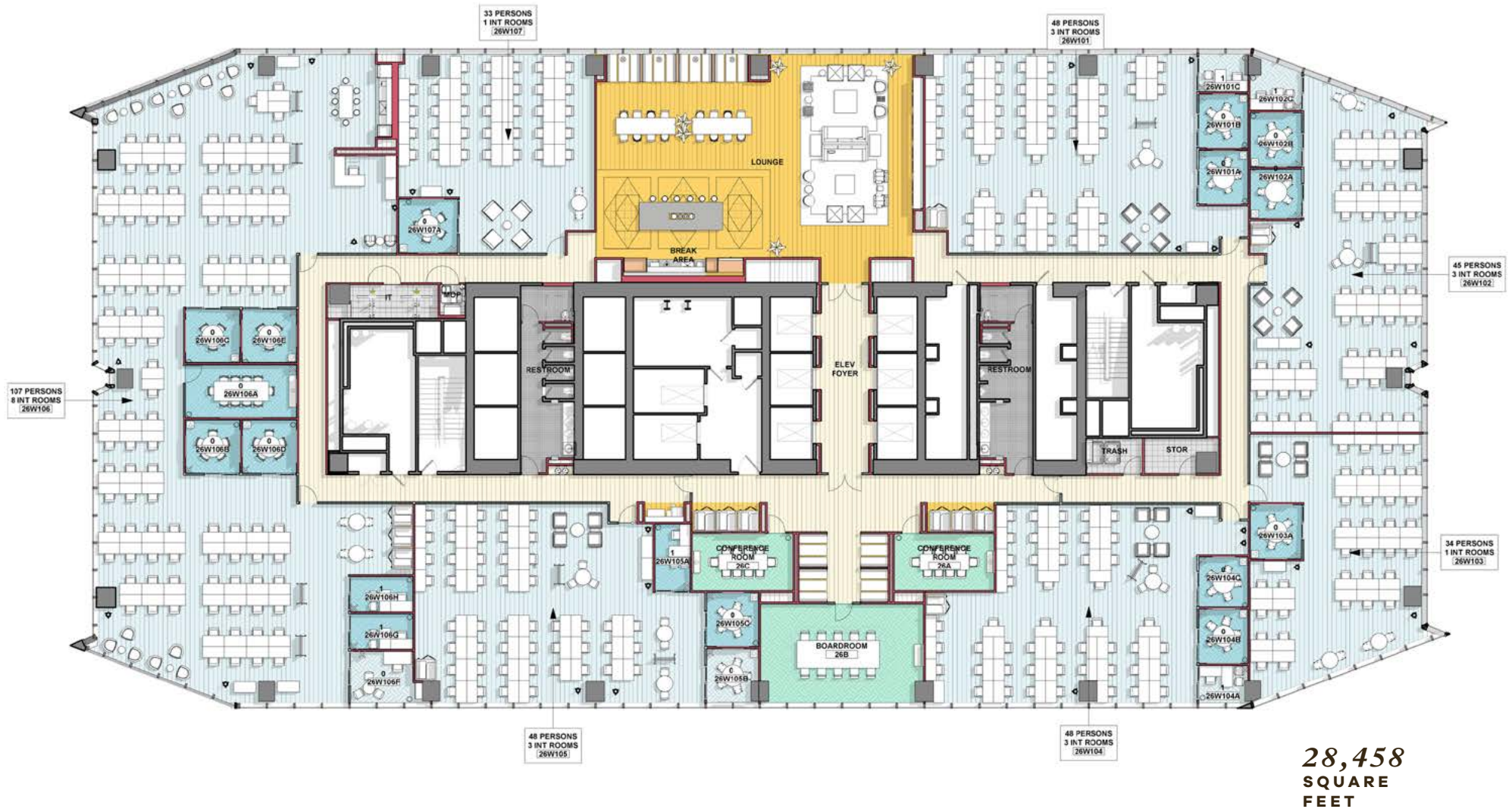
TRANSWESTERN REAL ESTATE SERVICES





609 MAIN ST.

## 26 LEVEL



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