

BETWEEN 117 SF and 5,400 SF AVAILABLE



1001 Texas Avenue

Exclusively Leased By



JAY QUIAZON

jay@binz1001.com / b@binz1001.com

713.224.4103

www.binz1001.com

1001 Texas Avenue – The Binz Building

- » Attached 8 Story Parking Garage
- » Proximity to Minute Maid Park, Toyota Center, and Reliant Park
- » Lobby Retailers and Walking Distance to Court Houses and Tunnels
- » Telecom Hotel with Switch Site Space and Significant Generator and Riser Space
- » Newly Upgraded Infrastructure
- » Centrally Located in the CBD (Central Business District)
- » 86% Occupied with Move-in Ready Space



1001 Texas Avenue

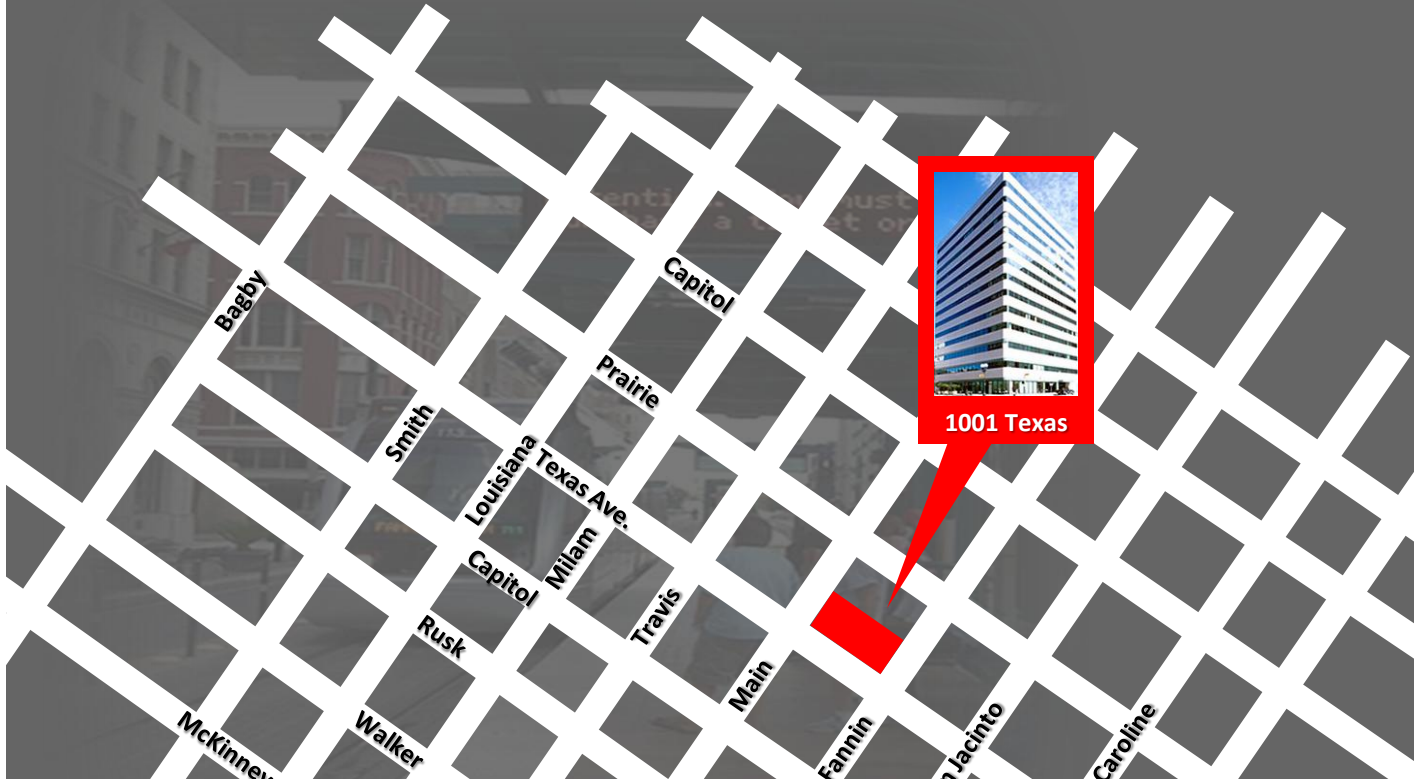
A Downtown Rebirth

The Binz Building is a 13 story, over 120,000 square foot office tower with an adjacent 8 story parking garage located in the heart of Houston's vibrant Central Business District. Since acquiring the building in 2008, the current ownership has made extensive Mechanical, Electrical, and Plumbing (MEP) installed Building Automation System (BAS), and Energy Management System (EMS) with additional aesthetic and operational upgrades planned.

Unrivaled Access & Amenities

- 24 / 7 On Site Security Guard
- Web-based Security Cameras
- Adjacent to Commuter Rail
- Concierge
- Quick Access to Citywide Bus Routes
- Ground Floor Retail
- Cardkey Access

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TELECOM HOTEL

»Conduit Risers

- »Pad Riser
- »Roof Top Antenna
- »Storage Room
- »Multiple Fiber Optic Accessibility Cross Connect to other Telecom

»Switch Site Space and Significant Generator and Riser Space

»Newly Upgraded Infrastructure



1001 Texas Avenue



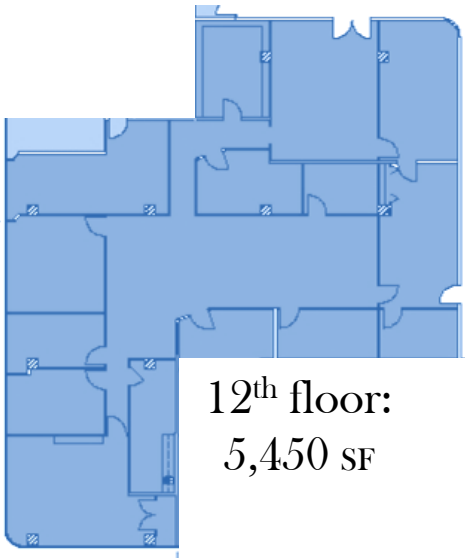
A Downtown Rebirth

The Binz Building is a 13 story, over 120,000 square foot office tower with an adjacent 8 story parking garage located in the heart of Houston's vibrant Central Business District. Since acquiring the building in 2008, the current ownership has made extensive Mechanical, Electrical, and Plumbing (MEP) upgrades with additional aesthetic and operational upgrades planned. It's located adjacent to Southwestern Bell Central Switch.

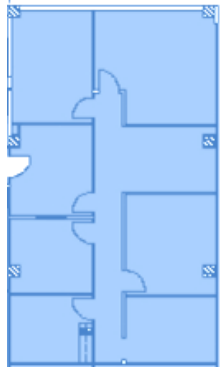
Unrivald Access & Amenities

- Overnight Shipping Services
- 24 / 7 On Site Security Guard
- Web-based Security Cameras
- Cardkey Access
- Adjacent to Commuter Rail
- Concierge
- Quick Access to Citywide Bus Routes
- Ground Floor Retail

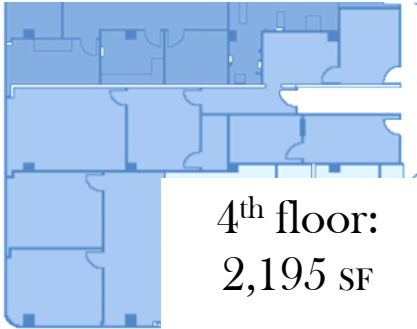
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12th floor:
5,450 SF



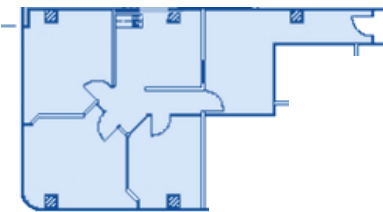
11th floor:
2,554 SF



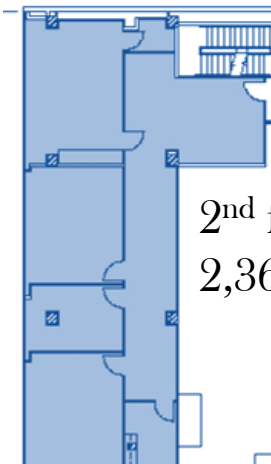
4th floor:
2,195 SF



7th floor:
2,909 SF



2nd floor:
1,352 SF



2nd floor:
2,368 SF

