

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

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

- AMENITIES**
- Estimated 2016 Operating Expense:
- Office \$12.63
  - Retail \$9.90
  - Awarded 2015 Energy Star & 2016 BOMA 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
  - Building Conference Room
  - Kastle Systems Card Key Access
  - 24-Hour Property Monitoring Personnel
  - Surveillance Cameras
  - LEED Registered

- 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

**LEASING INFORMATION**

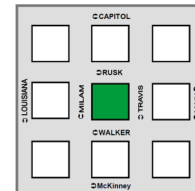
**LOCATION** Prime Office Space in Central Business District  
Tunnel connected

**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%



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

