

Historic Cheek-Neal Coffee Company Building "Original Maxwell House Coffee" 2017 Preston



- 55,600 sq ft total
- 14,000 communal space on level 1
- 10,500 floor plates level 2-5
- Plus rooftop bonus
- Rooftop view areas/sitting/eating
- Freight elevator access will also be on outside to shoot 20-25 passengers directly on rooftop terrace

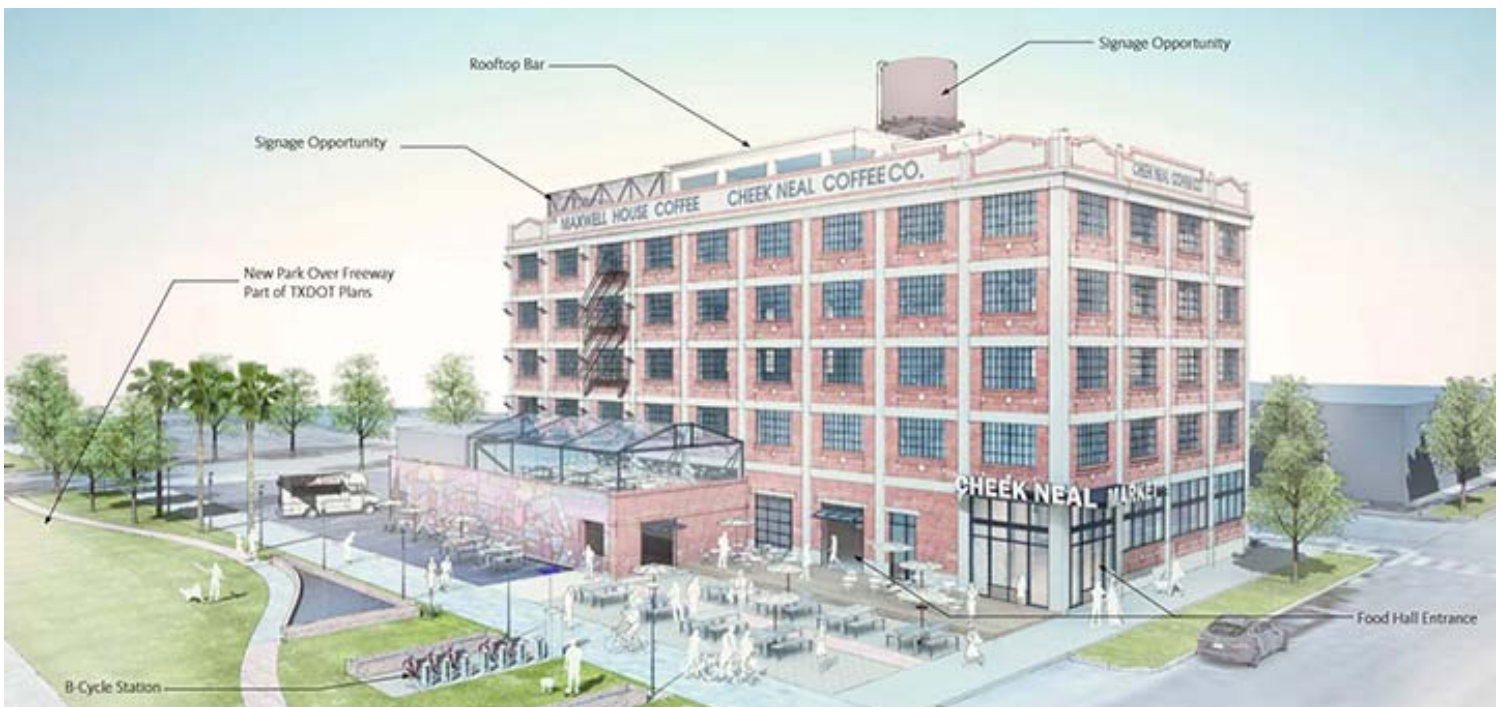
Operating Expenses: \$7.36

Total for Entire building (55k sq ft. : Taxes 180k/year, CAM \$120,000/year, Management (\$40/year), Insurance (\$30k/yr)

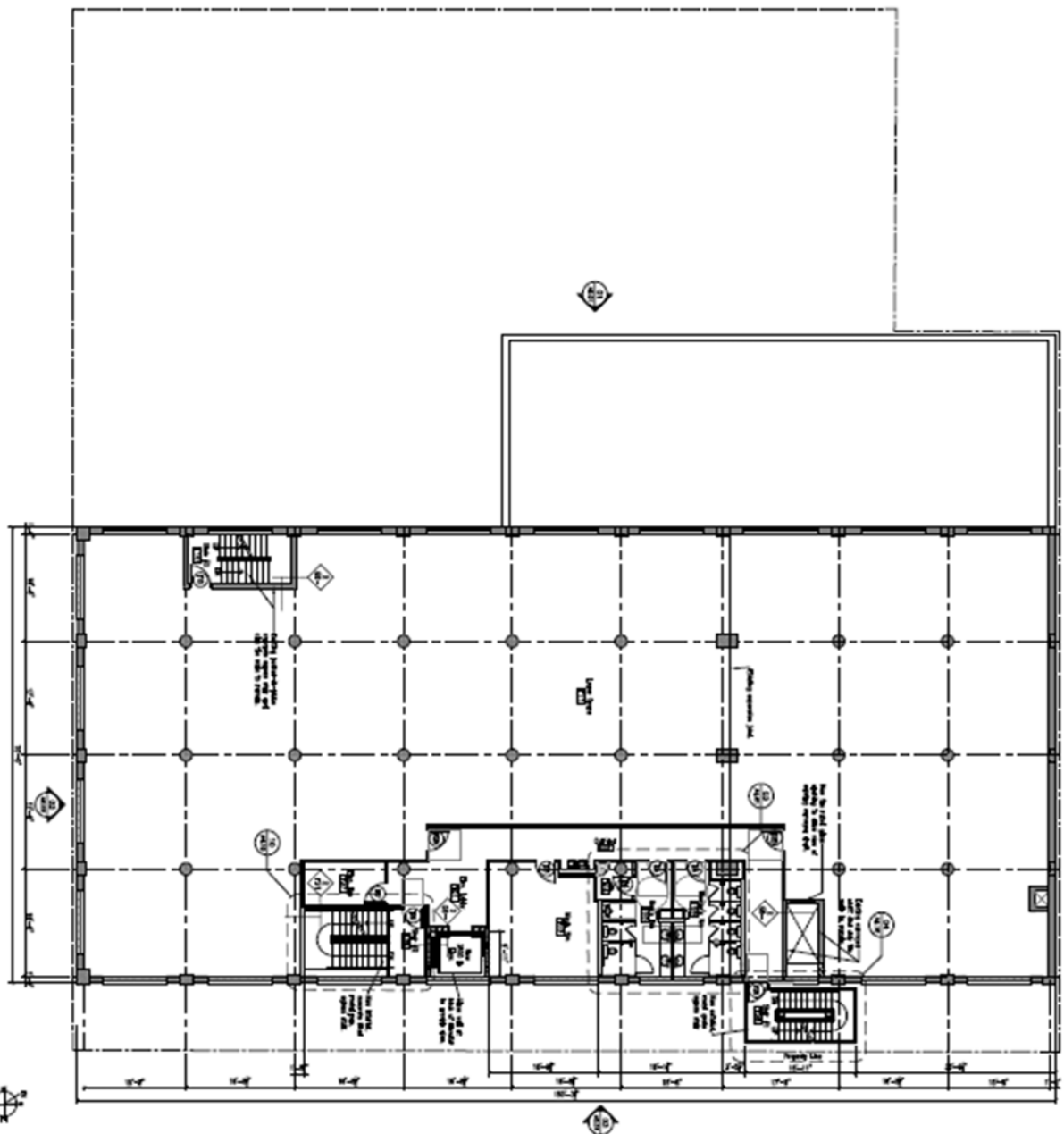


Attributes:

- Recognized building due to history and location
- Walking distance to GRB Convention Center, Dynamo Professional Soccer stadium baseball stadium, and the new Houston public market
- Several layouts and sets of drawings by two different architects. Gensler is main architect
- Historic appeal, character, and industrial feel
- Renowned architecture (Joseph Finger)
- Name recognition - thousands of passerby for branding purposes
- Solid concrete building - built with the standards of a bomb shelter.







01 Typical Floor Plan



LOP Architects, LLC
 8000 Katy Road, Suite 200
 Houston, Texas 77054
 Tel: 281.460.0000



Typical Floor Plan
 Floors 2 thru 5

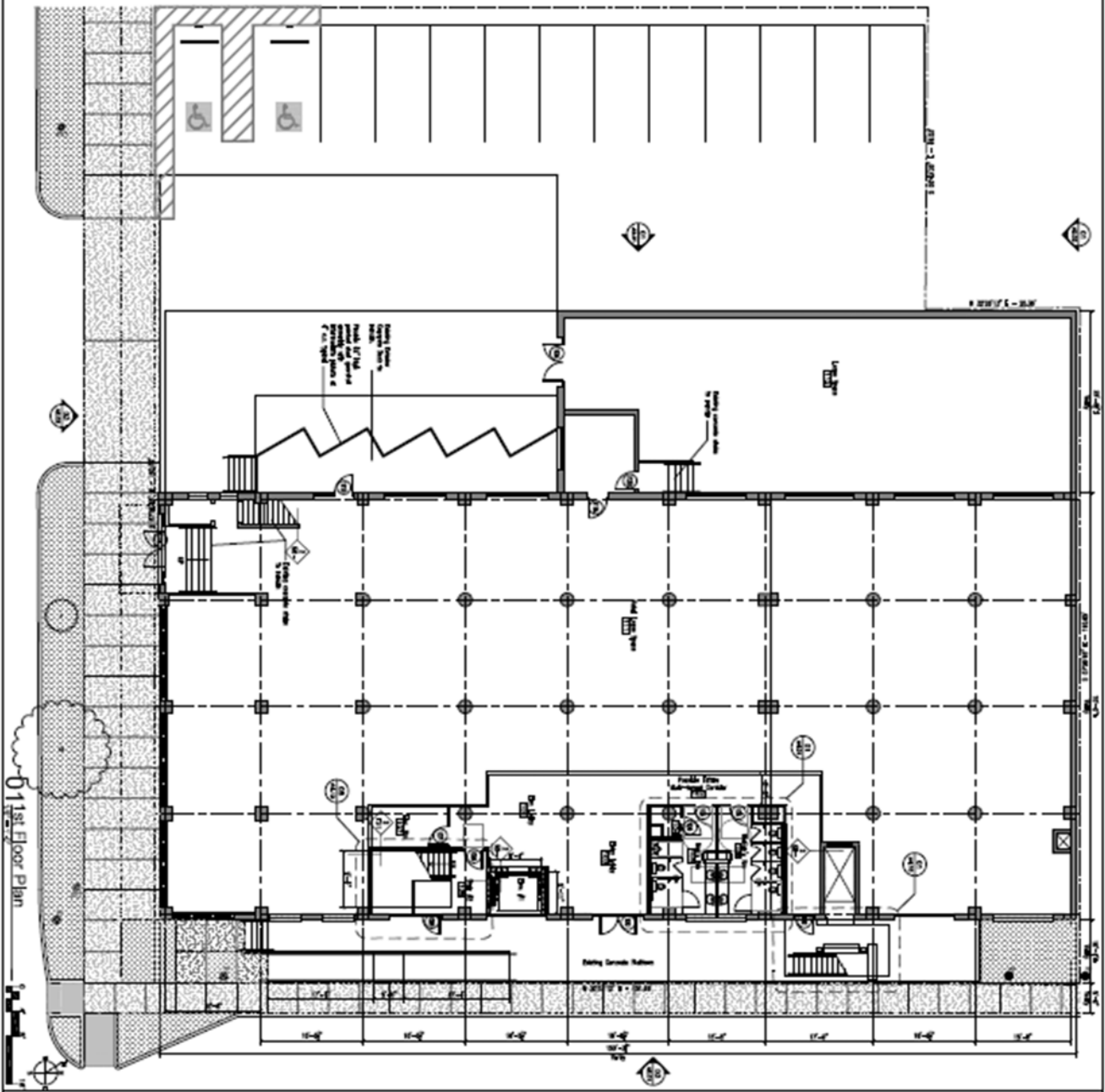
HISTORIC LMK REMODEL
 2017 Preston Street
 Houston, Texas 77002



JTB ARCHITECTS, INC.
 3100 West Loop West, Suite 1000
 Houston, Texas 77027
 Tel: 713.865.1111

LOP ARCHITECTS, LLC
 8000 Katy Road, Suite 200
 Houston, Texas 77054
 Tel: 281.460.0000

A1.11
 Typical Floor Plan
 Floors 2 thru 5



01 1st Floor Plan

A1.10
1st Floor Plan

DATE: 08/11/2010
DRAWN BY: J. W. WOOD
CHECKED BY: J. W. WOOD
SCALE: AS SHOWN



1218 Paces
Houston, TX 77002
713.865.1218



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2017 Preston Street
Houston, Texas 77002

1st Floor Plan

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