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Exclusive: Barclays inks lease at new downtown Houston office tower



A streetside view of 609 Main.

CARA SMITH/HBJ

By **Cara Smith** and **Emily Wilkinson** – Houston Business Journal
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London-based Barclays, a global investment bank and financial services company, has inked a lease in for office space at 609 Main in downtown Houston.

The company leased at least 18,169 square feet on floor 20 in the office building, according to bid documents associated with the buildout of the space. Barclays currently has a wealth management office in downtown Houston at Fulbright Tower at 1301 McKinney; it's unclear whether the company will relocate from Fulbright Tower. However, a filing with the Texas Department of Licensing and Regulation calls Barclays' space at 609 Main a relocation and lists the total project's cost at \$3.4 million. HOK designed Barclays' space at 609 Main and construction should start in January and wrap up in July 2019, per TDLR.

Barclays couldn't immediately be reached for comment. Houston-based Colvill Office Properties, which leases 609 Main on behalf of Hines, couldn't immediately be reached for comment. Hines didn't return request for comment.

Structure Tone Southwest LLC, a subsidiary of New York-based Structure Tone LLC, is building out Barclays' space at 609 Main, according to the bid documents.

Barclays will join a number of financial institutions in 609 Main, including New York-based Goldman Sachs & Co. LLC (NYSE: GS), which **leased space in 609 Main's second floor** earlier this year. The company **vacated its roughly 50,000-square-foot space** in 1000 Louisiana in November to move into 609 Main.

Another financial tenant in 609 Main is Simmons & Company International, Energy Specialists of Piper Jaffray. The company **leased roughly 31,000 square feet** on the 38th and 39th floors in 609 Main in April. And, Blackrock Financial Management Inc. has space on the 23rd floor, according to building permits filed with the city of Houston. In addition, RBC Capital Markets has space on the 36th and 37th floors of 609 Main, **HBJ previously reported**.

609 Main won a **Landmark Award from the Houston Business Journal in the Office Building category**. D.E. Harvey Builders Inc. was the general contractor, and Pickard Chilton was the architect.

The 48-story, 1.07 million-square-foot tower features a "hotel-style" lobby with a café and spaces for networking, a 7,000-square-foot fitness center, an 8,000-square-foot conference center, full-height windows to let natural light in throughout the building, an underfloor HVAC system, and private roof gardens in select tenant spaces.