



Executive Summary

Cushman & Wakefield of Texas, Inc. is pleased to offer this investment opportunity located in the Midtown area of Houston. The investment properties are well located between the Central Business District and the Museum District/Texas Medical Center. The opportunities are in an upward trending area of the city which offers excellent ingress/egress to major business centers, Buffalo Bayou Park, Discovery Green, Memorial Park and sports venues such as Toyota Center, Minute Maid Park, and the Dynamo Soccer Stadium.



midtown
HOUSTON



**2303
SMITH**



**2300
LOUISIANA**



**612
HADLEY**

3  **1** 
STORIES ELEVATOR

1  **2011** 
STORY YEAR BUILT


1  **2008** 
STORY YEAR REMODELED

1961 
YEAR BUILT

2,720 SF 
RENTABLE BUILDING AREA

6,940 SF 
RENTABLE BUILDING AREA

23,720 SF 
RENTABLE BUILDING AREA

±15,000 SF 
OF LAND

±7,500 SF 
OF LAND

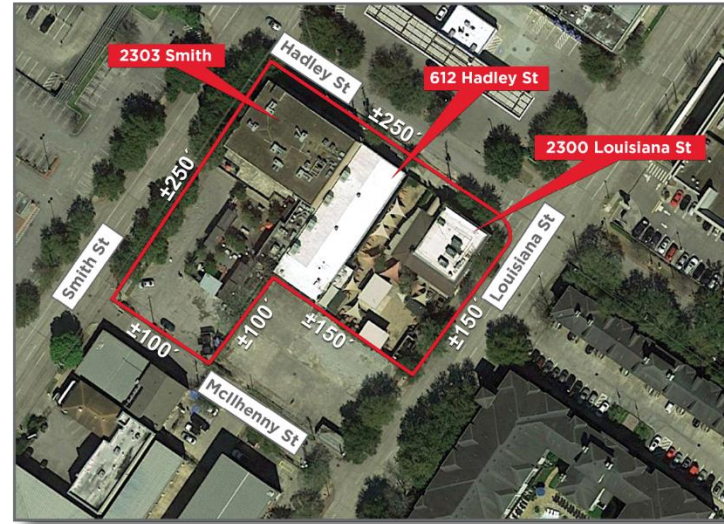
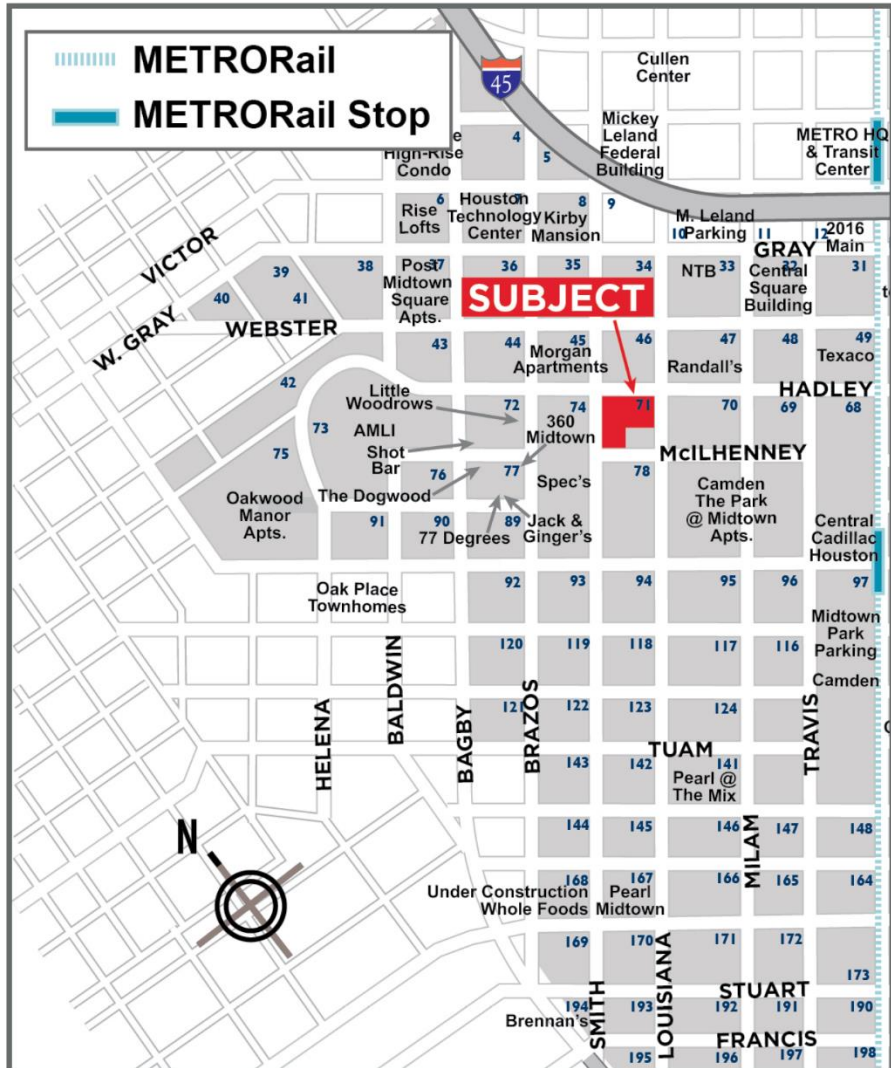
±25,000 SF 
OF LAND

100% 
OCCUPANCY

100% 
OCCUPANCY

100% 
OCCUPANCY WITH PUB FICTION
ELEVATE STRENGTH GYM
& 3RD FLOOR

Area Overview



Demographics

| | 1 Mile Radius | 3 Mile Radius |
|-------------------------|---------------|---------------|
| EMPLOYEES | | |
| 2018 | 83,802 | 924,203 |
| TOTAL POPULATION | | |
| 2018 | 24,725 | 195,405 |
| 2023 | 26,884 | 205,814 |
| MEDIAN AGE | | |
| 2018 | 35.0 | 34.5 |
| 2023 | 36.5 | 35.8 |
| HOUSEHOLD INCOME | | |
| 2018 | \$109,891 | \$118,782 |
| 2023 | \$124,641 | \$135,188 |

2018 Tax Rate

| | |
|-------------------------------------|-----------------|
| Houston ISD | 1.206700 |
| Harris County | 0.418580 |
| Harris Co. Flood Control | 0.028770 |
| Port of Houston Authy | 0.011550 |
| Harris Co Hospital Dist. | 0.171080 |
| Harris Co Education Dept | 0.005190 |
| Hou Community College | 0.100263 |
| City of Houston | 0.588310 |
| Midtown Mgmt District | 0.118100 |
| Tax Rate per \$100 valuation | 2.648543 |

Rent Roll

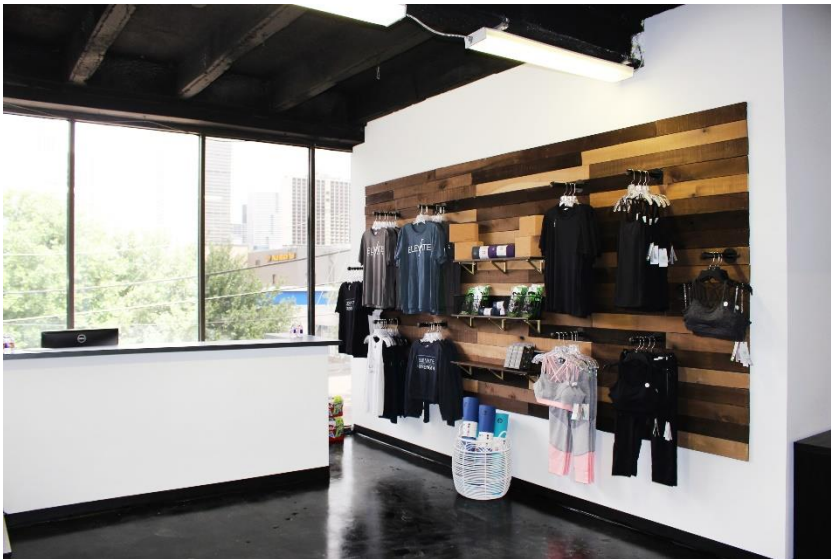
| Suite | Tenant | Leased Square Footage | Lease Begins | Lease Expires | Current Monthly Base Rent * | Current Annual Base Rent | Renewal Options |
|----------------------|-----------------------|--------------------------------|--------------|---------------|-----------------------------|--------------------------|---|
| 2303 Smith Suite 100 | Pub Fiction | 8,383 indoor 10,000 outdoor | 1/1/2019 | 1/1/2024 | \$15,000 | \$180,000 | 1 st 5 year option at \$17,389/mo. (Tenant Option) 2 nd 5 year option at market rate (Landlord Option) |
| 2303 Smith Suite 200 | Salt n Pepper Group | 2,179 | | | | | |
| 2303 Smith Suite 201 | Elevate Strength | 3,008 | 3/31/2019 | 3/31/2022 | \$6,000 gross | \$72,000 | Two (2), three (3) year terms at fair market rate |
| 2303 Smith Suite 300 | 3 rd Floor | 7,900 | 1/1/2019 | 1/1/2024 | \$13,000 | \$156,000 | 1 st 5 year option at \$14,000/mo. (Tenant Option) 2 nd 5 year Option at market rate (Landlord option) |
| 612 Hadley | Howl at the Moon | 6,500 | 2/6/2007 | 5/1/2022 | \$13,614.88 | \$163,378.56 | |
| 2300 Louisiana | Lucky's | 15,000 | 6/19/2019 | 12/31/2025 | \$25,000 | \$300,000 | Tenant has 5 year option with \$12,000 annual bumps |
| | | | | | \$72,614.88 | \$871,378.56 | |

* All leases are NNN, except for Elevate Strength

Pub Fiction/First Floor

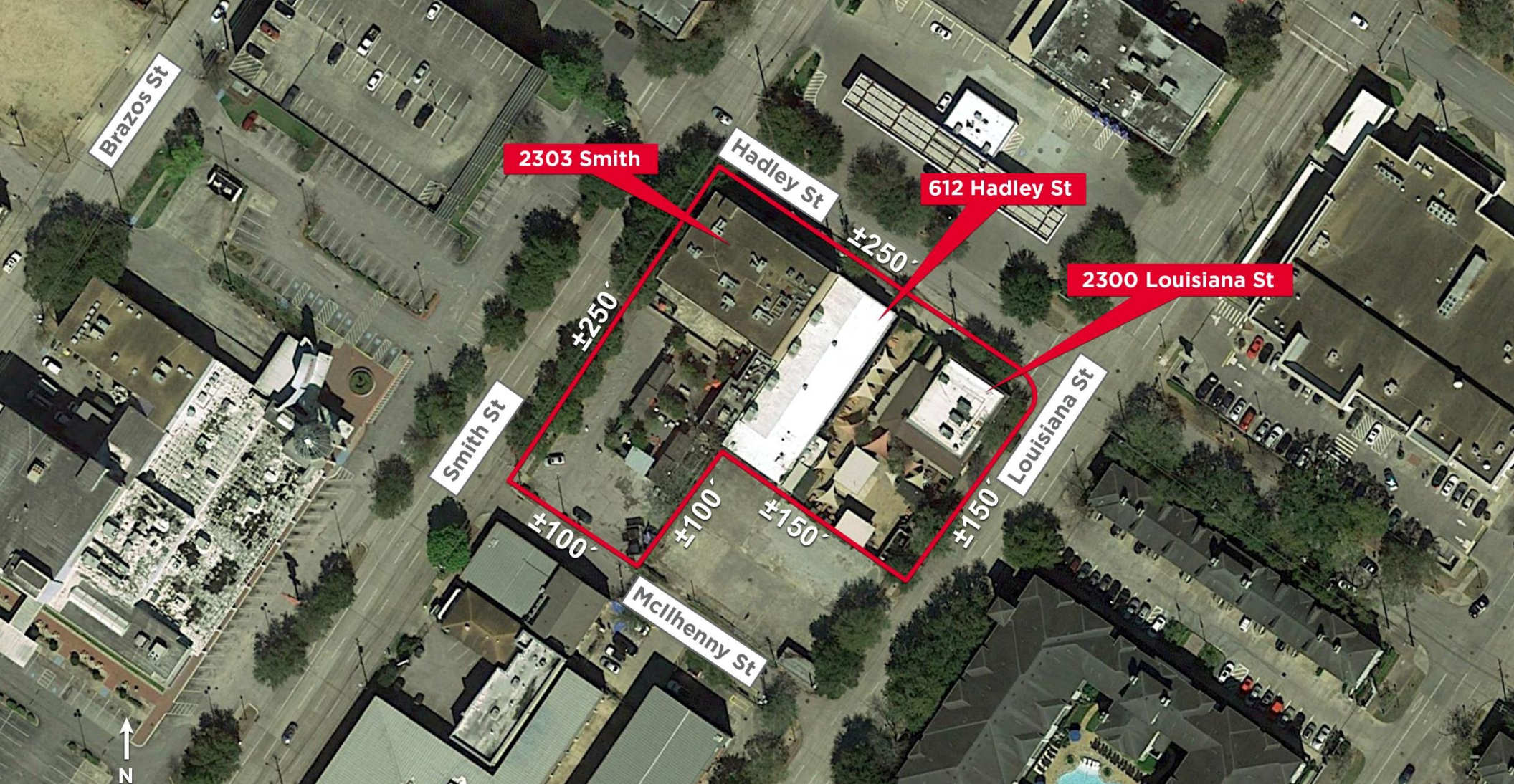


Elevate Strength/ Second Floor



3rd Floor/Third Floor





Call for Offers – Due July 23, 2019

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