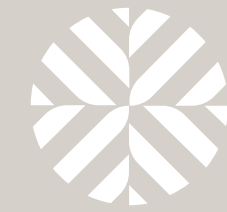




TEXAS TOWER





# TEXAS TOWER

**1 MILLION SF**  
OFFICE

**47**  
FLOORS

**15,000 SF**  
RESTAURANT & RETAIL

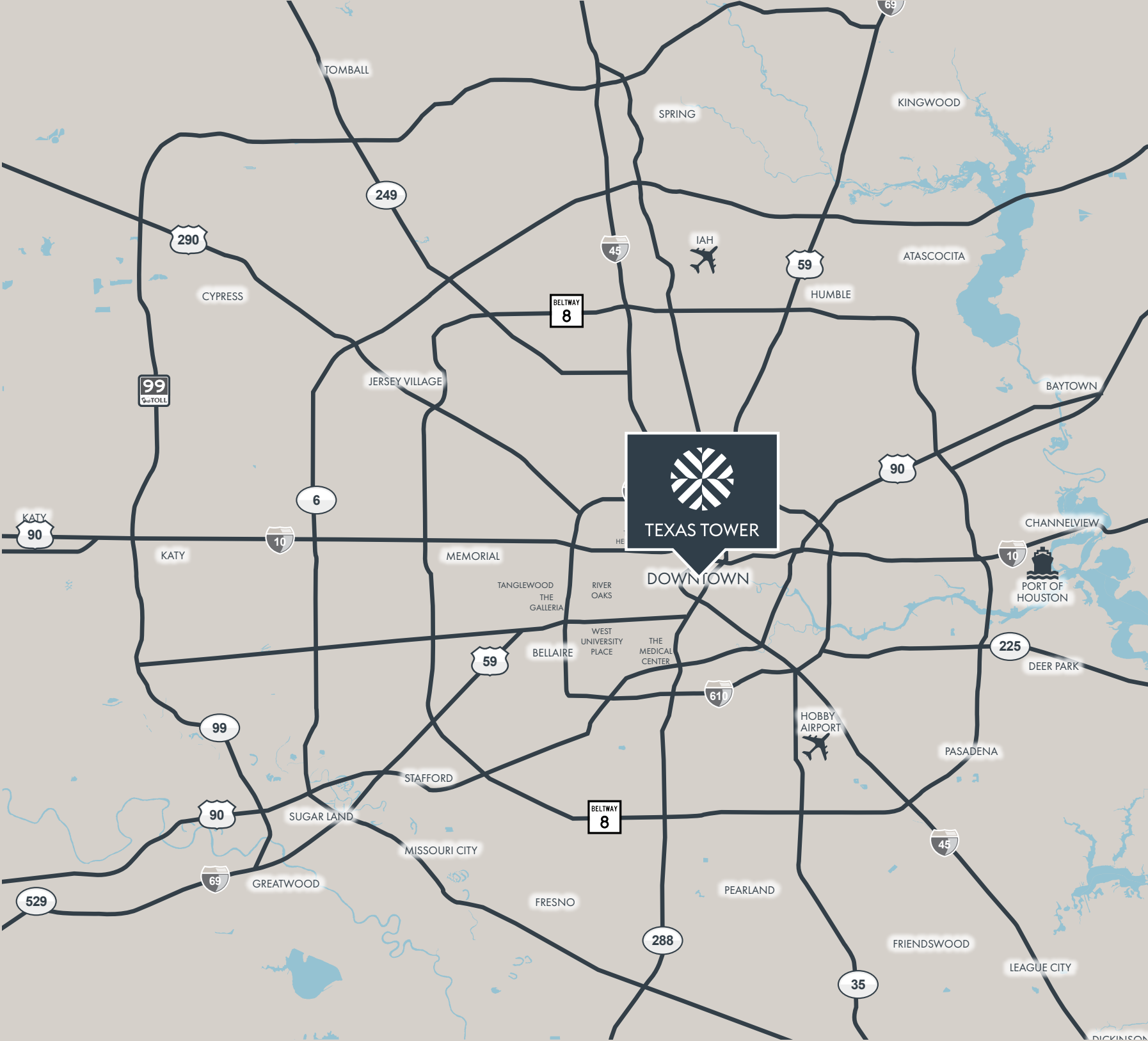
**8,000 SF**  
FITNESS

**10,000 SF**  
CONFERENCE CENTER

**OCCUPYING 4Q 2021**  
**DELIVERY 2Q 2021**



# HOUSTON



**8 MINS**  
The Heights

**10 MINS**  
River Oaks

**12 MINS**  
West University Place

**20 MINS**  
Memorial

**15 MINS**  
The Galleria

**17 MINS**  
Tanglewood

**18 MINS**  
The Medial Center

**22 MINS**  
Hobby Airport

**25 MINS**  
George Bush Intercontinental  
Airport (IAH)

**25 MINS**  
Sugar Land

**18 MINS**  
Port of Houston

**30 MINS**  
Baybrook

**28 MINS**  
Katy

**30 MINS**  
Cypress

**30 MINS**  
The Woodlands

**26 MINS**  
Humble/Kingwood





# THE CITY

## BAYOU CITY

**4TH**  
Most populous city

**5TH**  
Largest metro

**1.13 MILLION**  
New residents gained 2010-2018

## POPULATION

**7 MILLION**  
People live in the Houston MSA

**7.8 MILLION**  
2023 projected population

**2.02%**  
2018-2023 projected  
population growth

## HOUSEHOLD INCOME

**\$64,711**  
2018 median household income

**\$33,140**  
2018 per capita income

## TOURISM

Houston Livestock Show and Rodeo  
**1,377,477**  
attendees

**800,000**  
Theater District annual visitors

**2.55 MILLION**  
Houston Zoo visitors in 2016

**559,930**  
Annual visitors to George R. Brown  
Convention Center

**7,800 AC**  
Acres of George Bush Park,  
largest county park in the U.S.

**9.2 MILLION**  
Mustum District annual visitors

# LOCATION

## THEATER DISTRICT

**2.34 M** | **0.3**  
Visitors per year | Miles

## GEORGE R BROWN

**559,930** | **0.9**  
Visitors per year | Miles

## TOYOTA CENTER

**716,000** | **0.9**  
Visitors per year | Miles

## DISCOVERY GREEN

**250,000** | **0.7**  
Visitors per year | Miles

## MINUTE MAID PARK

**2.98 M** | **0.6**  
Visitors per year | Miles

## BBVA COMPASS STADIUM

**500,000** | **0.9**  
Visitors per year | Miles





## DEVELOPMENT

**\$8.3 BILLION**

in Development Since 2008

## RETAIL/RESTAURANTS

**50**

New Retailers/Restaurants Opened in 2018

## RESIDENTIAL

**6,086**

Current Residential Units

**500**

Residential Units Under Construction

**1,179**

Proposed Units

Current Residential Population is

**9,395**

people which is up from 3,021 in 2010



# DOWNTOWN

## OFFICE

**50 MILLION SF**

of Current Office

**1,881,581 SF**

Under Construction

**21%**

Vacancy

**157,000**

Employees

## HOTEL

**7,803**

Current Hotel Keys

**564**

Hotel Keys Under Construction

**400**

Proposed Hotel Keys



## MAJOR EMPLOYERS



Hines



UNITED



accenture

Vinson&Elkins

HCC  
HOUSTON COMMUNITY COLLEGE

pwc

CenterPoint  
Energy

EY



lyondellbasell

Deloitte.

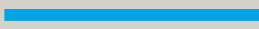
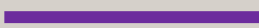





eog resources

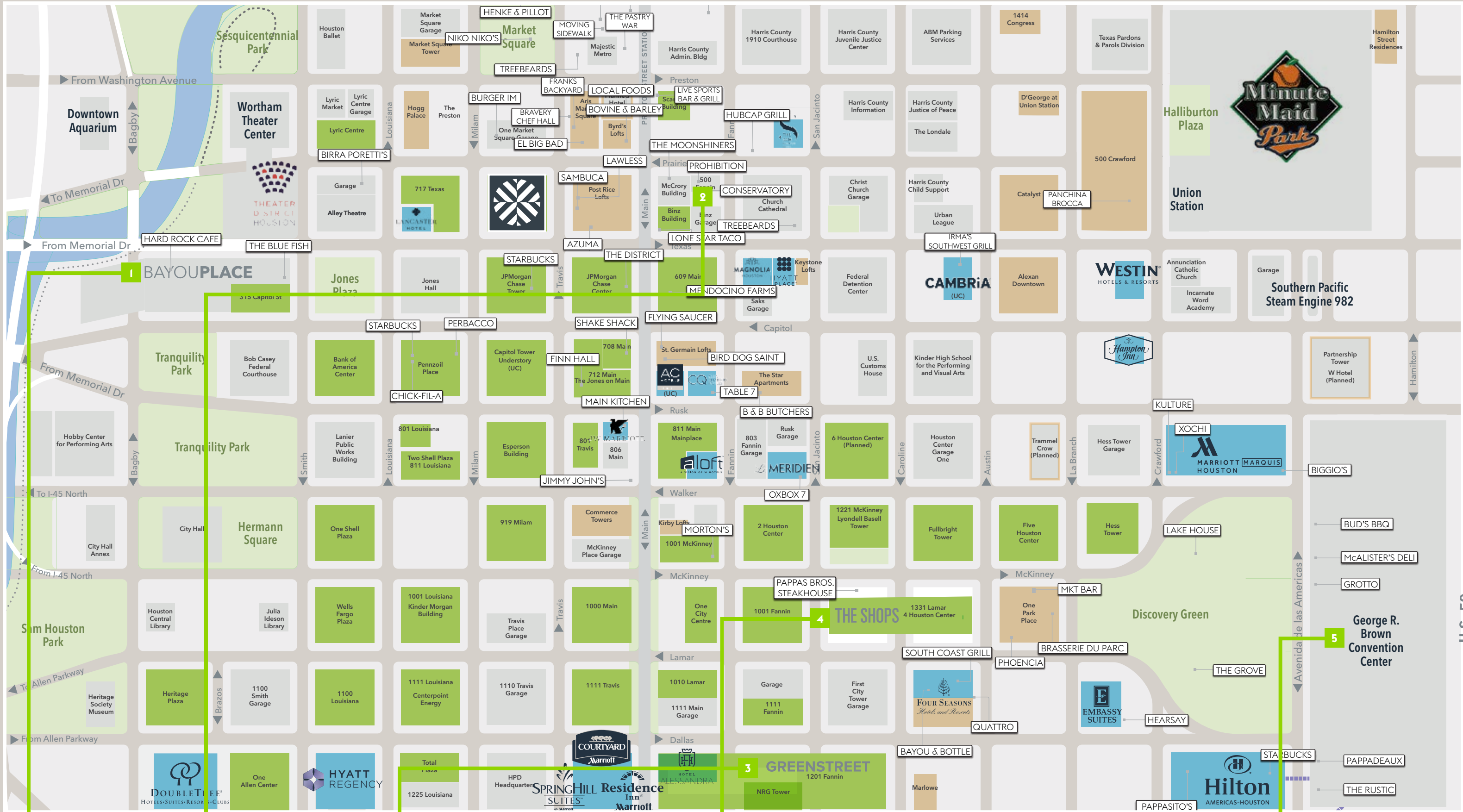
KINDER MORGAN

# BEST ACCESS IN THE CBD

The northwest quadrant of downtown has immediate ingress and egress points for all major points of cbd access.



- US 59 
- MEMORIAL DRIVE 
- IH-10 EAST 
- IH-45 NORTH 
- IH-10 WEST 
- ALLEN PARKWAY 
- IH-45 SOUTH 



**1 BAYOUPPLACE**

- Blue Fish Sushi
- Hard Rock Cafe
- Kabob's Grill
- Little Napoli
- Sundance Movie Theater
- The Bayou Music Center
- The Wine Cellar

**2 CONSERVATORY**  
UNDERGROUND BEER GARDEN & FOOD HALL

- El Burro
- Moku Bar
- Arte Pizzeria
- Noble Rot Wine Bar
- The Pho Spot
- Gordis Arepas

**3 GREENSTREET**

- Anadalucia Tapas
- Bardot
- Caffebene
- Forever XXI
- Guadalajara del Centro
- Hotel Alessandra
- House of Blues
- Ill Forks Steakhouse
- Lucienna
- Lucky Strike Lanes
- McCormick & Schmick's Seafood
- Mia Bella Trattoria
- Pete's Piano Bar
- Salata

**4 THE SHOPS**

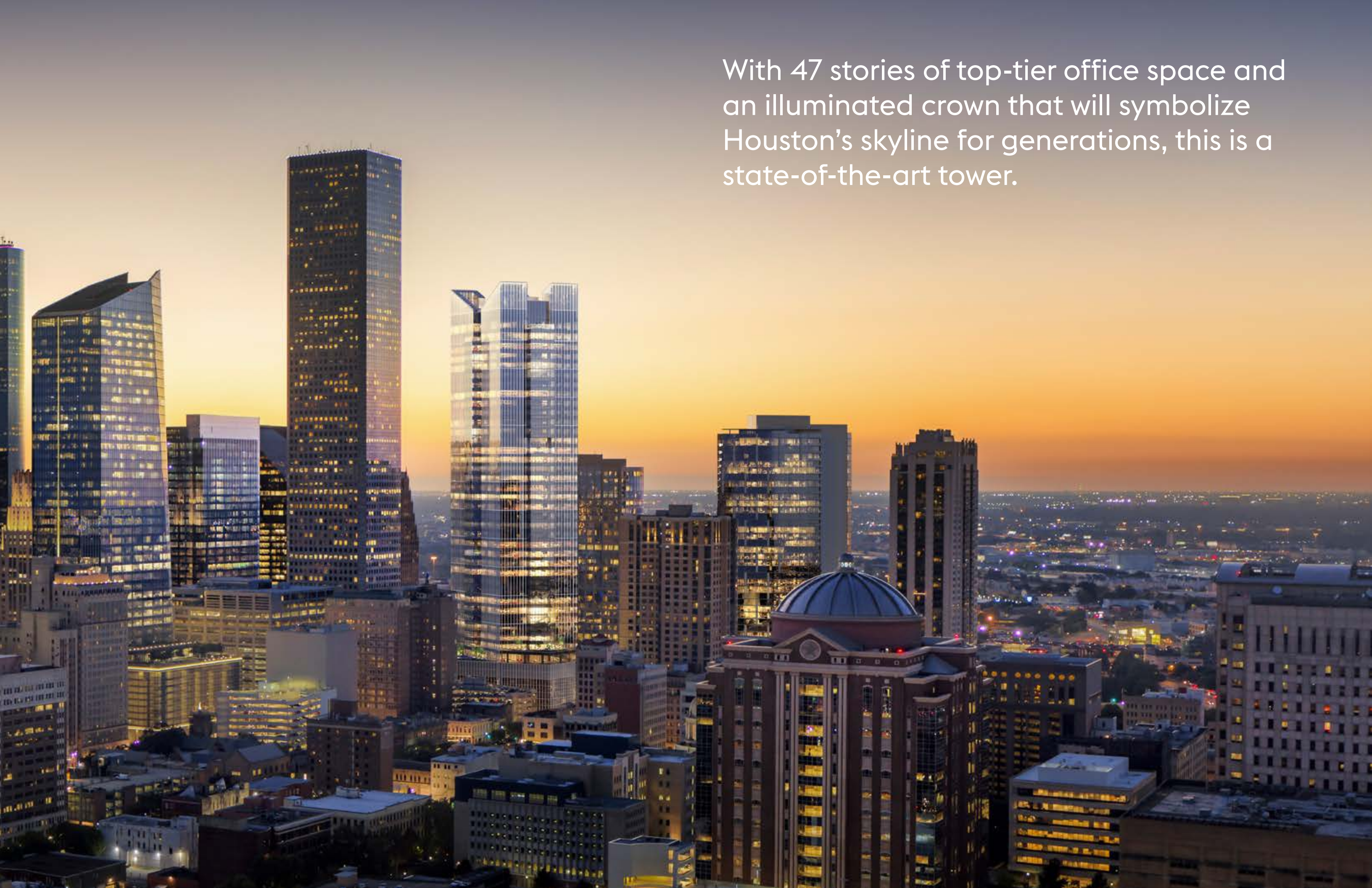
- Berkeley Eye Center
- Brooklyn Meatball
- Bullritos
- Chase Bank
- Chick-fil-a
- Designs by Dorli
- Doozo's Dumplings & Noodles
- Dress Barn
- Fit Athletic
- Frost Bank
- Funatics
- Jos. A. Bank
- Kelsey Seybold
- Luisa's Pasta

**5 GRB**

- Massa's South Coast Grill
- Murphy's Deli
- Otto's
- Pappas Bros Steakhouse
- Potbelly Sandwich Works
- Quiznos
- Salata
- Snap Kitchen
- Starbucks
- Subway
- Tejas Grill & Sports Bar
- Thai Basil
- Treebeards
- Wok and Roll
- 1600 Bar & Grill
- Biggio's
- Brasserie du Parc
- Cueva
- Grotto
- High Drive
- Kulture
- McAlister's Deli
- Pappadeaux Seafood
- Texas T
- Xochi



With 47 stories of top-tier office space and an illuminated crown that will symbolize Houston's skyline for generations, this is a state-of-the-art tower.





# Within **THREE** blocks...

**98**

street-level restaurants  
& nightlife options  
spanning all price points



**13**

Office Buildings  
with 28,956  
Employees



**7**

cultural attractions,  
including public parks  
and theaters



**5**

hotels with  
600 Keys



**6**

residential Towers,  
including Hines' future  
The Preston  
2,230 Residents

**P**

**23**

parking facilities



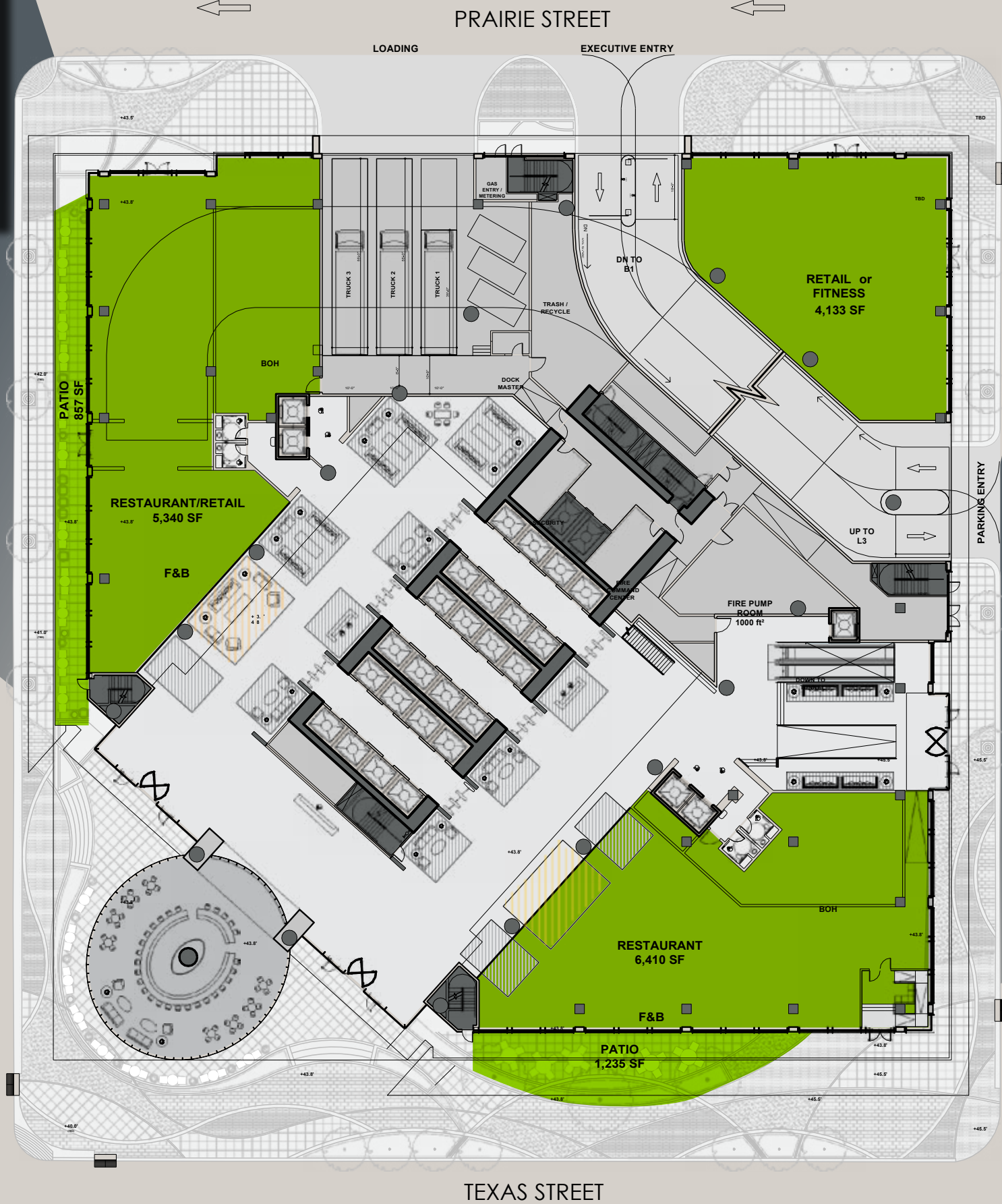
Amenity-rich and tailored to the specific needs of our tenants, Texas Tower puts its people first. This is an evolution of the office experience, combining beautifully functional office spaces, sophisticated service, and spectacular office views with exceptional dining options.





# SIGNATURE RESTAURANTS

DELIVERY 2Q 2021



TRAVIS STREET

MILAM STREET

TEXAS STREET











Spacious rooftop gardens encourage tenants to embrace nature and fresh air.





# TEXAS TOWER

Hines



Ivanhoe  
Cambridge

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