



PARK TOWERS

UPTOWN

Made up of two iconic towers in Uptown located at 610 and Post Oak Boulevard, Park Towers has reinvented the Houston office environment. The dramatic transformation of both buildings extends to all tenant common areas. Park Towers offer high-end finishes in efficient floor plates with either creative open layouts for large tenants or space saving innovative solutions for a smaller suite. Every tenant will enjoy amenities which fulfill their needs and enhance their daily work experience, and help create a progressive live/work/play environment.



PARK TOWERS

360° OF LUXURY AND SPECTACULAR VIEWS



ENGAGING

A LUXURIOUS SPACE THAT ENGAGES YOUR SENSES





ACCESSIBILITY

AN EFFORTLESS SPACE WITH 360° ACCESS



POSSIBILITY

A CUSTOMIZED AND CREATIVE WORKPLACE



CONVENIENCE

A REINVENTION OF HIGH-END AMENITIES



REDEVELOPMENT OF TENANT-ONLY AMENITIES

Including:

- Luxury concierge styled lobby
- High performance fitness facility
- Tech savvy conference center
- Beautifully updated elevators and restrooms
- In-building dining and catering
- Efficient floor plates
- Panoramic views of Uptown and Downtown
- Immediate Memorial Park access
- 360 degree commuter access
- LEED EB Gold, Energy Star rated Class A building
- Walking distance to Uptown shopping and dining



In-Building Dining and Catering



Redeveloped Luxury Concierge Styled Lobby



MULTI-TENANT FLOORS

FLOOR 12*	2,784 SF
FLOOR 10	2,123 SF
FLOOR 7	20,314 SF
FLOOR 1	1,066 SF

*SPEC SUITE

FULL FLOORS

TOTAL BLOCK SIZE:
111,250 SF

22,250 SF
22,250 SF
22,250 SF
22,250 SF
22,250 SF

22,250 SF



FULL FLOORS

MULTI-TENANT FLOORS

FLOOR 14	19,304 SF
FLOOR 13	6,624 SF
FLOOR 12	11,426 SF
FLOOR 1	3,158 SF



22,250 SF
22,250 SF
22,250 SF
22,250 SF
22,250 SF

**TOTAL BLOCK SIZE:
111,250 SF**



High Performance Fitness Facility



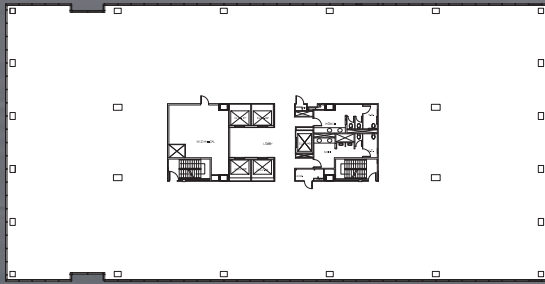
Redeveloped Garage Lobby Entrance

Park Towers offers brilliant amenities and enjoys immediate access to a host of upscale dining, shopping, and entertainment venues in the Galleria/Uptown submarket, and access to surrounding business districts.



DRIVE TIMES 15 MINUTES to Downtown | 30 MINUTES to IAH Airport and Hobby Airport





TEST FIT LAYOUT

EFFICIENT FLOOR PLATE | 22,250 RSF

- 100 WORKSTATIONS
 - 19 OFFICES*
 - 5 CONFERENCE ROOMS
 - 1 BREAK ROOM
- 2 COPY ROOMS

**Includes flex rooms (Mini-Conference, Library, Storage, Play, Mother, Phone Booth, Meditation/Yoga)*



Test Fit Layout Renderings



PARK TOWERS

BUILDING FACTS

ADDRESS	1233 West Loop South (<i>North Tower</i>) 1333 West Loop South (<i>South Tower</i>)
BUILDING	Class A office property, two 18 story towers each 272,621 SF totaling 545,242 SF
LOCATION	Located at 610 and Post Oak Blvd. Uptown/Galleria submarket
COMMON AREA FACTOR	Approximately 15% add on factor (multi-tenant floors) / 10% (single-tenant floors)
FLOOR SIZE	22,250 SF open rectangular efficient floor plates
CEILING & WINDOWS	11'6" ceiling heights with 11'6" vision glass on the perimeter
LEASE RATE/TERM	Negotiable
OPERATING EXPENSES	\$14.45 PSF
AMENITIES	High performance fitness facility, tech savvy conference center, in-building dining, world-class restrooms
ELEVATORS	10 new elevator cabs with Thyssen Krupp destination based dispatch technology, touch screen kiosks and streaming TV monitors (4 passenger, 1 freight per tower)
PARKING	1,800 spaces on six levels of a covered, secured parking garage. 3.5/1,000 parking ratio.
TECHNOLOGY	Wi-fi throughout lobby, fitness facility, conference center. Fiber from AT&T, Phonoscope, LOGIX, Comcast
SUSTAINABILITY	LEED EB Gold since 2011, Energy Star rated since 2009. LED light fixture upgrade, restroom automatic sustainable features
SECURITY	Friendly courtesy officers on site 24/7, tenant & garage card access system
MANAGEMENT	Hospitality feel, on-site ownership and property management
ARCHITECT	Redevelopment architecture and design by Ziegler Cooper Architects
CONSTRUCTION	Built in 1972 & 1973. Redeveloped in 2016, general contractor and construction management by O'Donnell Snider Construction



LOBBY AND GARAGE PLAN

———▶ Visitor
 - - - - -▶ Deliveries
 ▶ Tenant

PARKTOWERS

UPTOWN



ParkTowersUptown.com

OFFICE LEASING



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A DEVELOPMENT OF





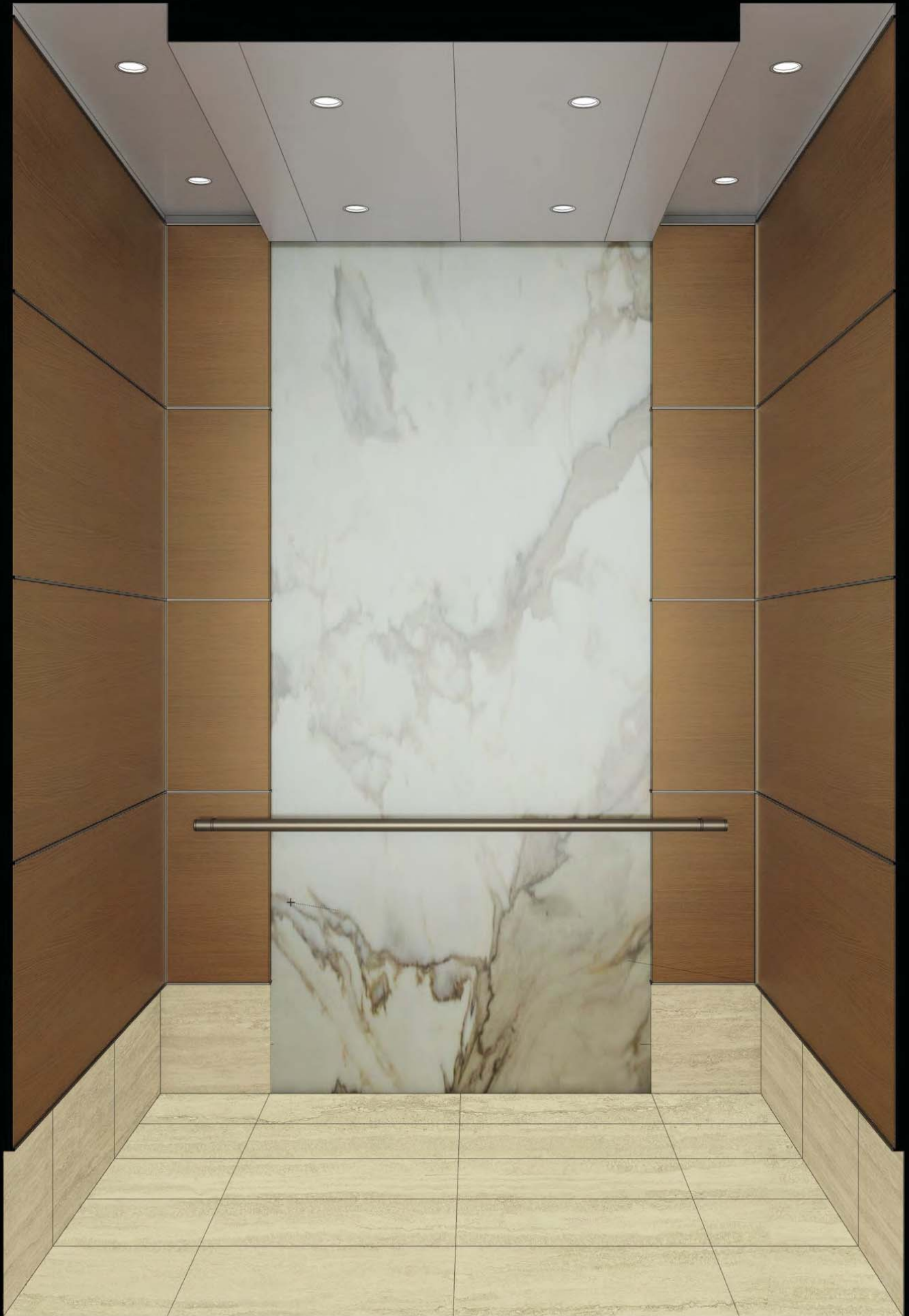




1
2
3
3

1
NORTH



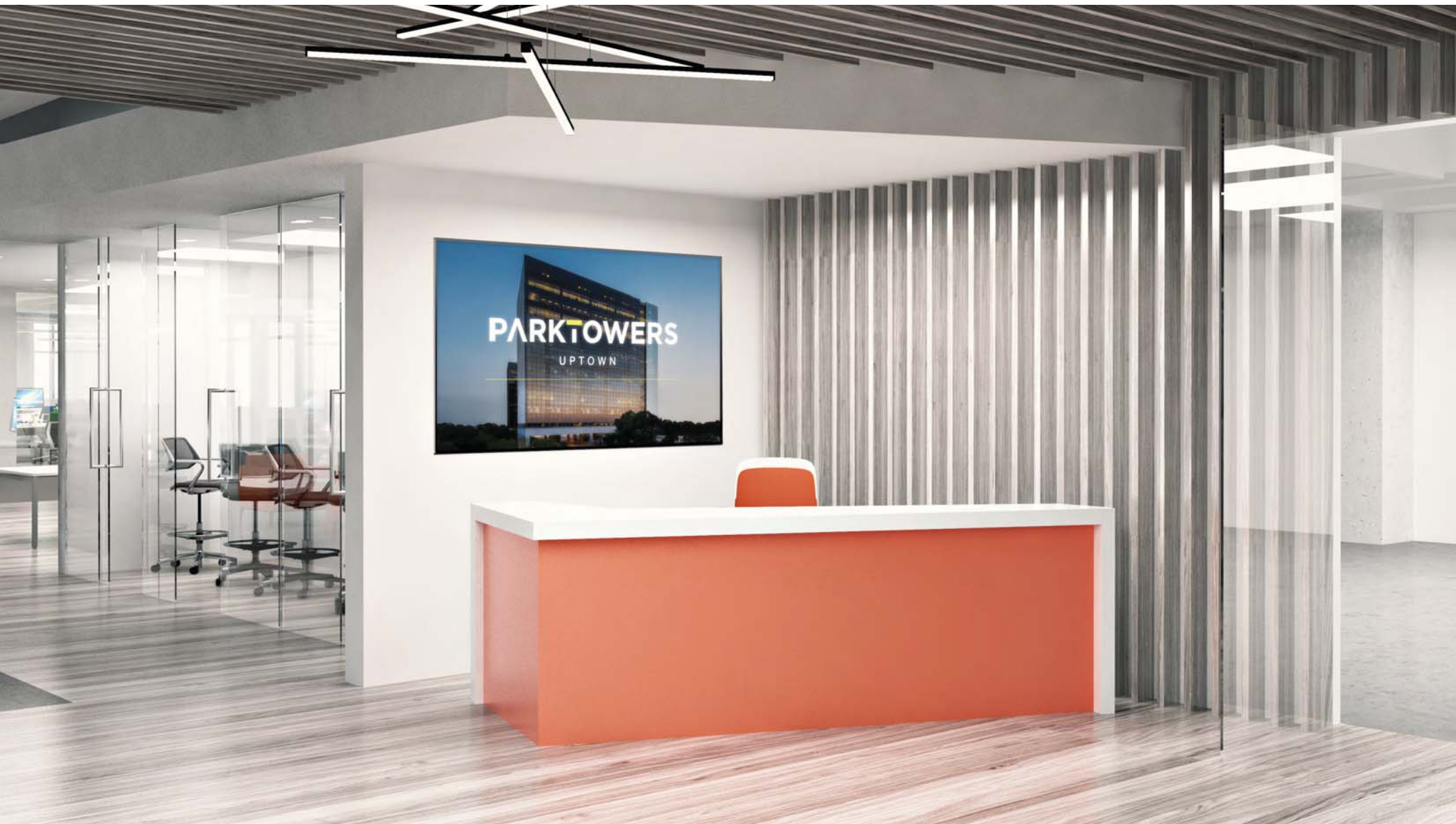




























360° OF LUXURY



A LUXURIOUS SPACE THAT ENGAGES YOUR SENSES

When we began the redevelopment of Park Towers we took a 360° approach to creating an office environment unparalleled in Houston. Take the tour and experience 360° of luxury.

- High performance fitness facility with TV/Web/wi-fi connected Precor equipment and health club locker rooms and showers
- World-class restrooms with hospitality-like finishes and sustainable features
- Immediate occupancy high-end finishes spec suites

TPMC
TRUST PROPERTY MANAGEMENT COMPANY

Colliers
INTERNATIONAL

300,000+ SF OF UPTOWN CLASS A OFFICE ENVIRONMENT AVAILABLE AT 610 AND POST OAK
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PARKTOWERS

U P T O W N





360° OF CONVENIENCE



REINVENTION OF THE HIGH-END AMENITIES PACKAGE

Park Towers' approach to convenience means everything you need is in the buildings or nearby. Case and point, the high performance fitness center provides tenants with the perfect morning start, lunchtime break, or energizing end to their day at the office. Take the tour today and experience 360° of convenience.

- Fitness facility with high performance Precor equipment
- Tech savvy conference center with multiple flat screens and wi-fi
- In-building café and catering
- 5+ acres of green space and a quiet welcoming park setting



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360° OF ACCESSIBILITY



EFFORTLESS COMMUTER ACCESS WITH SUBSTANTIAL PARKING

Park Towers unique location allows tenants easy access to the West Loop, Katy Freeway, Southwest Freeway, Memorial Park and the Uptown/Galleria shopping and dining area. This is what 360° of accessibility is supposed to look like.

- 1,800 spaces on six levels of a covered and secured parking garage
- One of the most competitive parking ratios in the market
- Multiple entrances and exits surrounding the building traveling north, south, east and west



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360° OF POSSIBILITIES



A CUSTOMIZED AND CREATIVE WORKPLACE EXPERIENCE

Park Towers' interior space can be customized as creative open layouts for large tenants or space saving innovative solutions for smaller suites, offering the same high-end finishes and amenities to each. See what 360° of possibilities looks like.

- Luxury concierge styled lobbies with complimentary wi-fi
- Open efficient 22,250 SF floor plates and 11'6" ceiling heights
- New tenant-only amenities such as a fitness facility and conference center

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