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SAN FELIPE

Marathon Oil Tower is a 41-story, 1.2 million square foot trophy office tower located within Houston's renowned Uptown / Galleria submarket. Originally developed in 1983 as the headquarters for Marathon Oil Company, this Class A office tower has attracted a roster of quality tenants who value its high quality finishes, large floor plates and extensive on-site amenity base.



±6,500 SF RESTAURANT SPACE WITH LARGE PATIO AND OUTDOOR AREA





HOUSTON

5 MINS
THE GALLERIA

29 MINS
PORT OF HOUSTON

10 MINS
RIVER OAKS

31 MINS
HOBBY AIRPORT

10 MINS
MEMORIAL

34 MINS
GEORGE BUSH INTERCONTINENTAL
AIRPORT (IAH)

12 MINS
WEST UNIVERSITY PLACE

35 MINS
CYPRESS

17 MINS
DOWNTOWN

37 MINS
KATY

17 MINS
THE HEIGHTS

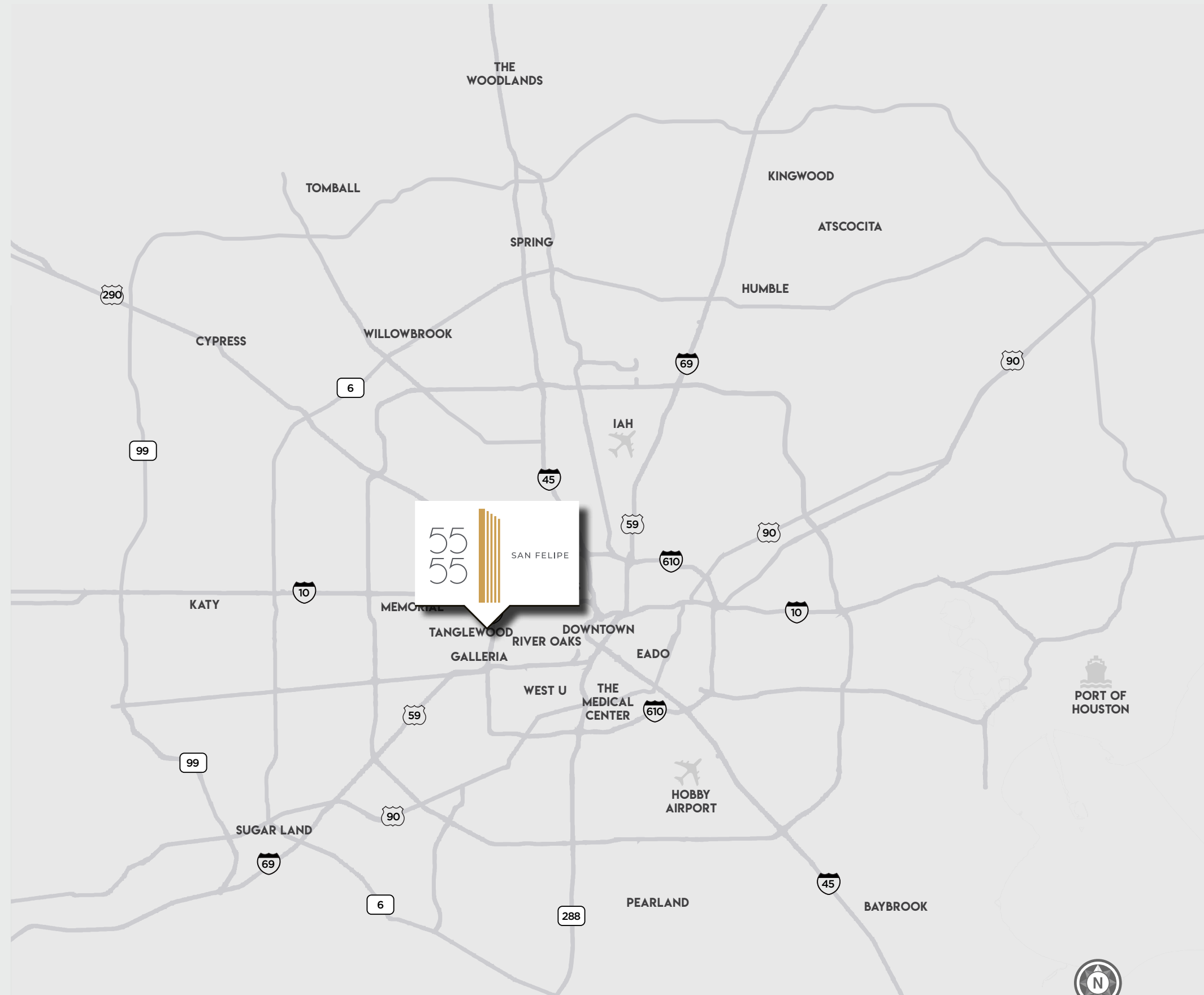
41 MINS
BAYBROOK

21 MINS
SUGAR LAND

45 MINS
THE WOODLANDS

22 MINS
THE MEDIAL CENTER

48 MINS
KINGWOOD



DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

POPULATION

2018	26,796	186,957	534,924
2023	29,353	204,015	583,874

DAYTIME POPULATION

2018	85,705	330,070	736,678
Workers	73,931	243,088	482,801

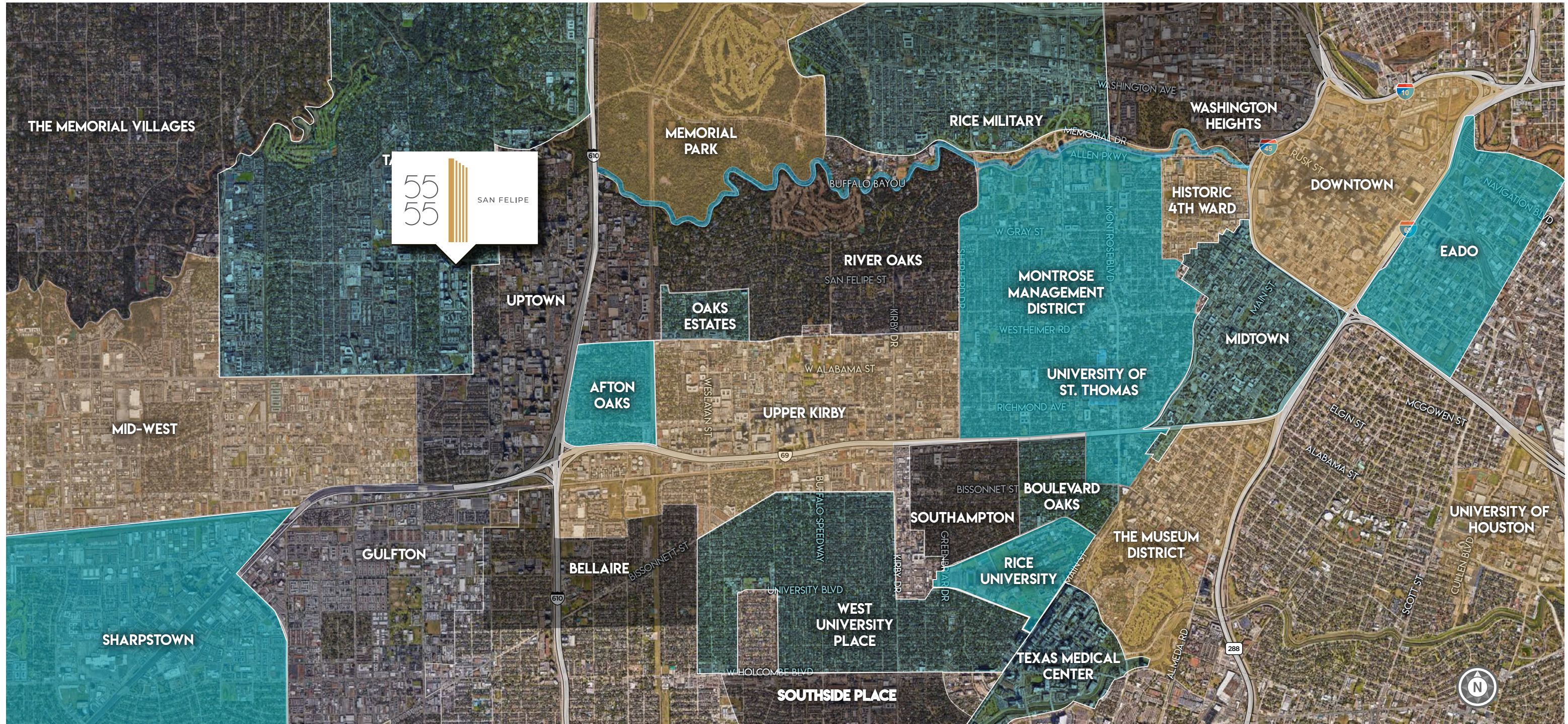
MEDIAN HOME VALUE

2018	\$439,549	\$563,761	\$434,593
2023	\$467,793	\$594,957	\$458,353

AVERAGE HH INCOME

2018	\$140,844	\$122,476	\$122,092
2023	\$154,905	\$134,813	\$134,614

NEIGHBORHOOD



UPTOWN/TANGLEWOOD

This restaurant space sits right up on San Felipe in between two of Houston's most prestigious neighborhoods of Uptown & Tanglewood.

30 MILLION
SF OF EXISTING OFFICE SPACE

482,801
EMPLOYEES WORK IN UPTOWN/GALLERIA

736,678
PEOPLE VISIT THE GALLERIA ON A DAILY BASIS

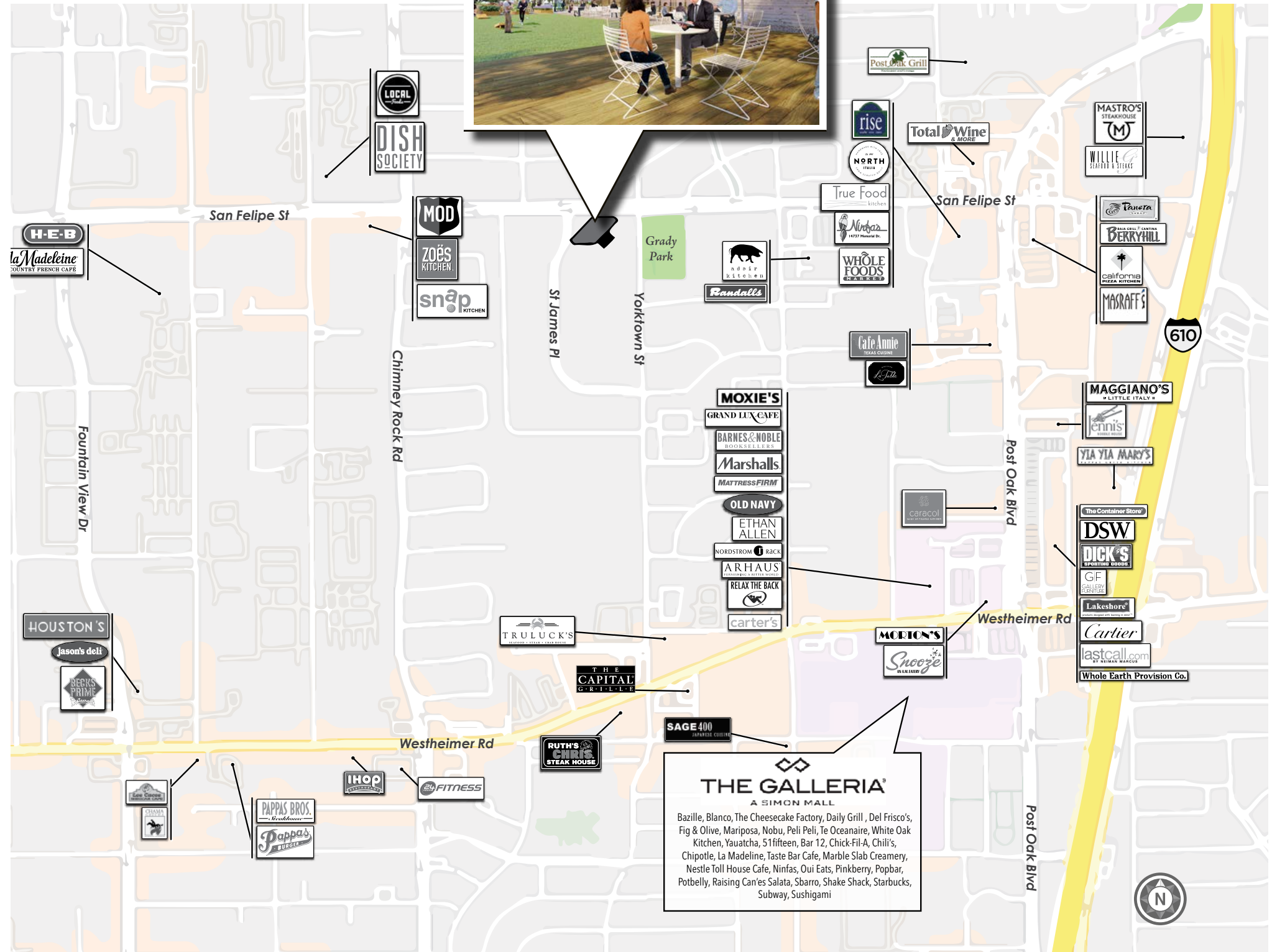
72%
RESIDENTS WITH BACHELORS DEGREE OR HIGHER

\$1,200,000
AVERAGE HOME PRICE

8,500 HOTEL ROOMS **20%** OF ALL HOUSTON HOTELS **40** HOTELS

30 MILLION
VISTIORS PER YEAR

RESTAURANT OPPORTUNITY



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SAN FELIPE

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PROPERTIES



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