

1800 BINZ<sup>st</sup>

GOURMET COFFEE

# 1800 BINZ STREET

23,090 SF

3 STORY, CLASS A BOUTIQUE OFFICE MEDICAL BUILDING

+ 2020 Construction

+ Available space | ±17,002 sf office, ±6,068 sf retail

+ Retail to be located on Level 1

+ Easy access to highway 288 and highway 59

+ Underground parking



# GROUND LEVEL

PARKING LOT CORNER

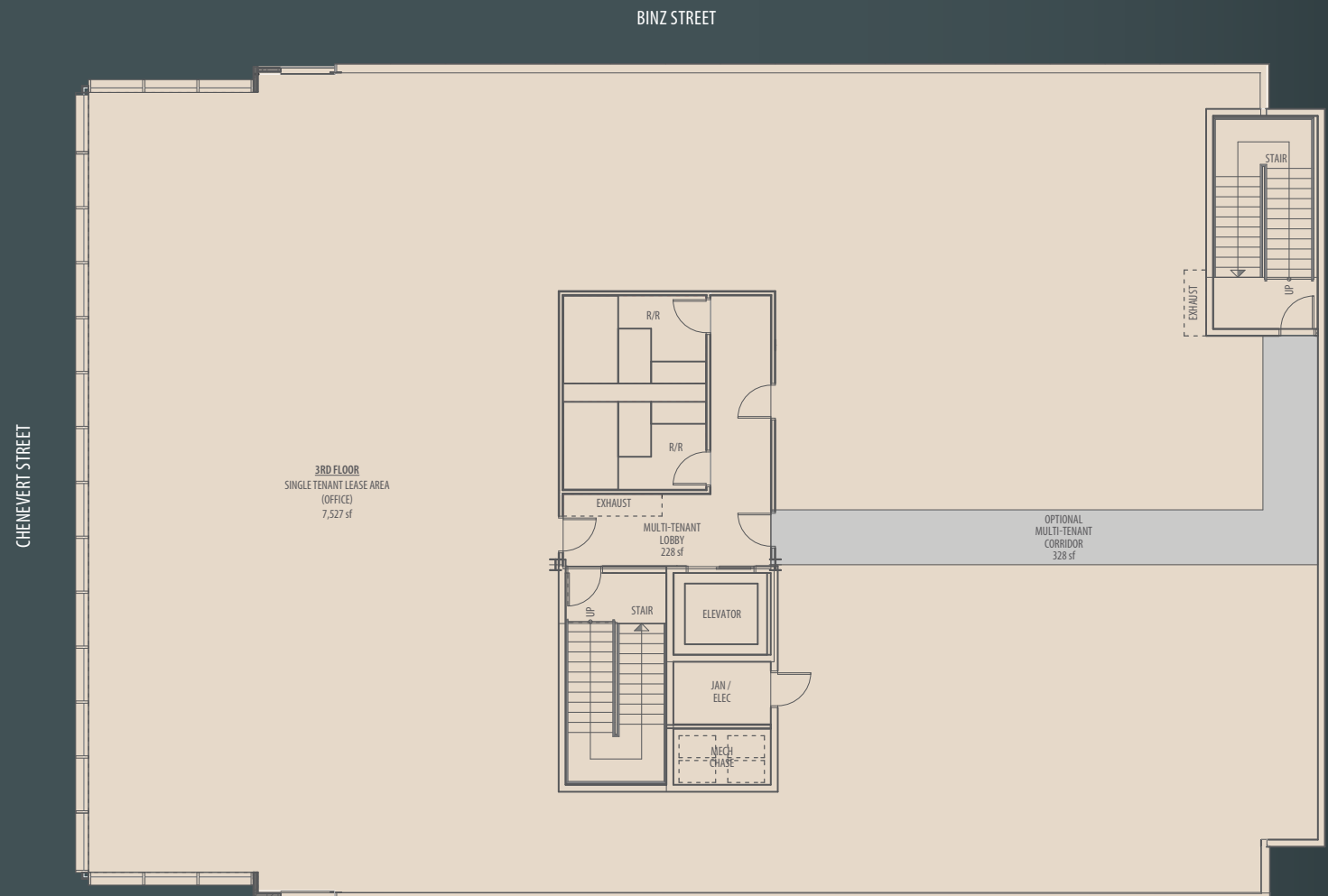
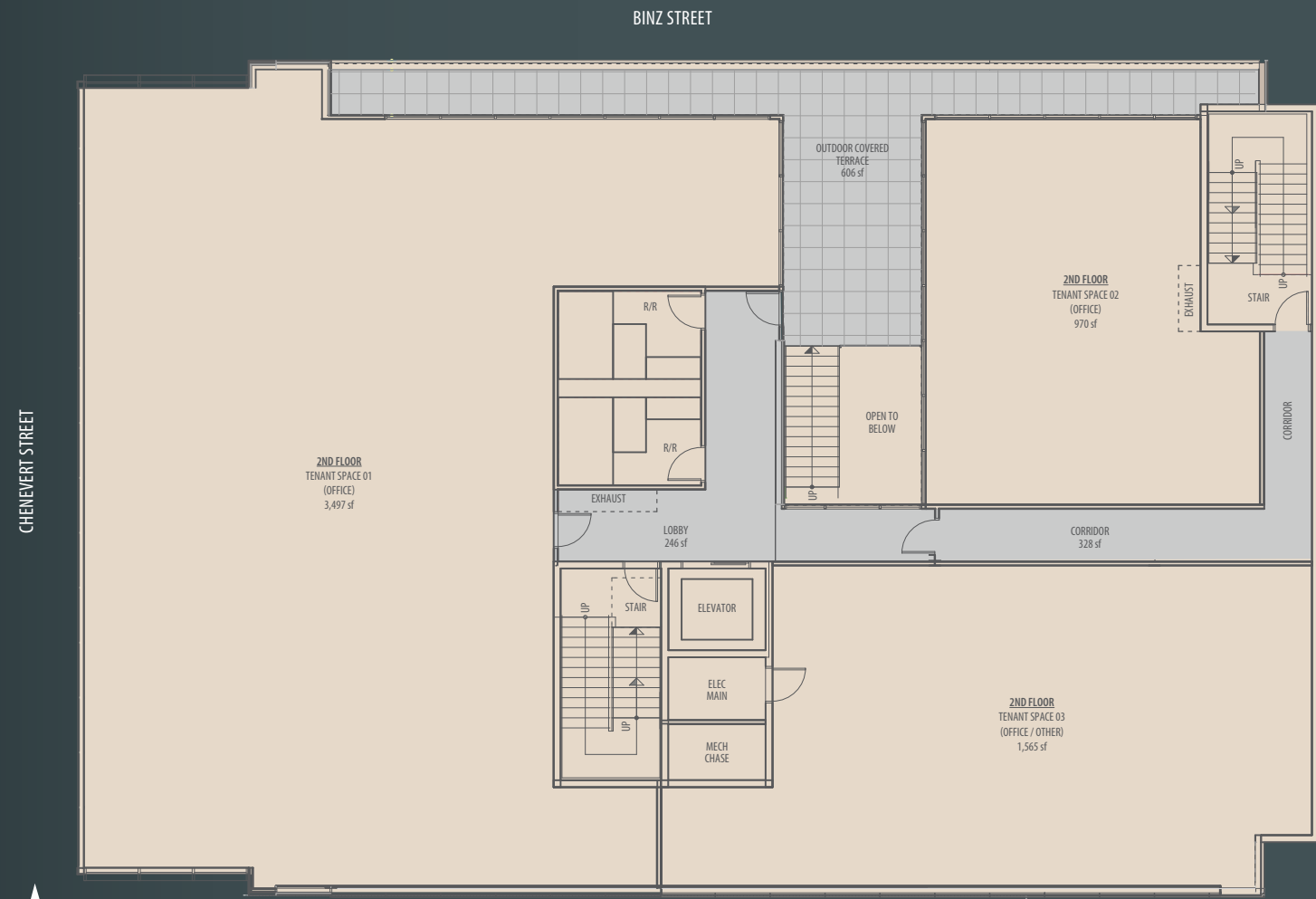


SEATING AREA



# SECOND FLOOR

# THIRD FLOOR



SEATING AREA (SECOND VIEW)



# UNDERGROUND PARKING



HERMANN PARK/MUSEUM DISTRICT



## IT HAS IT ALL

1800 Binz is a retail/office development located in the heart of the Museum District. Its unique location between Hermann Park and the Museum District offers a vast array of unique experiences in art, history, culture, dining, nature and science. Parc Binz is a short walk to the METRO Rail and easily accessible from Highway 288.



UNDERGROUND PARKING AREA

# DEMOGRAPHICS



1 MILE RADIUS	
Estimated Population (2019)	19,821
Estimated Median Household Income (2019)	\$69,212
Median Age	35.7
Any College (Some College or Higher)	12,347
Total Employees	32,499
Total Retail Expenditures	\$2,843

# WALKABILITY



63

TRANSIT SCORE

Good transit. Many nearby public transportation options.



68

BIKE SCORE

Bikeable with established bike lanes.



67

WALKABILITY

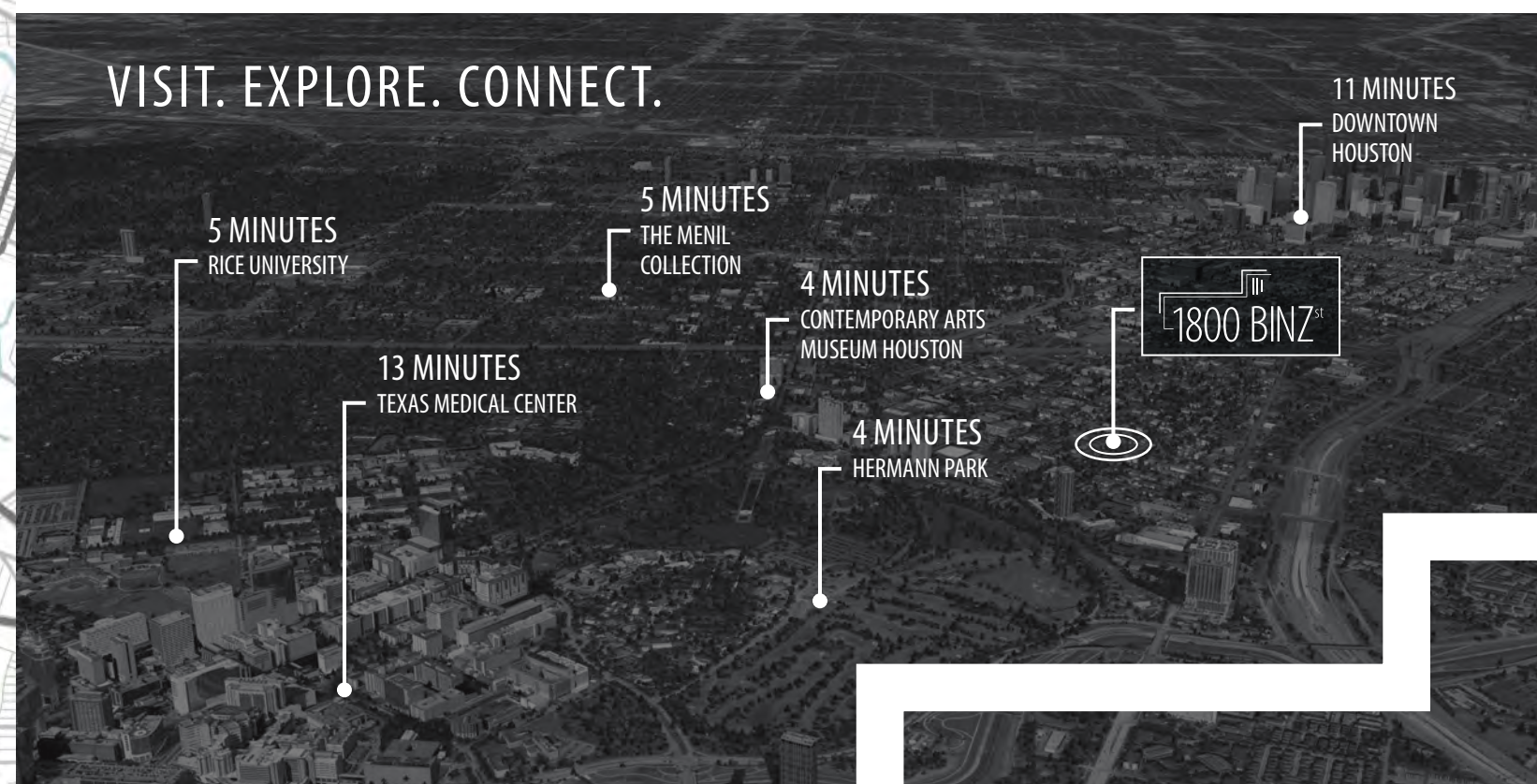
8 minute walk from the 700 METRORail Red Line at the Museum District STN NB stop.

## WITHIN A ONE MILE RADIUS...

- + 19 MUSEUMS, GALLERIES AND CULTURAL CENTERS
- + 20 EATING AND DRINKING ESTABLISHMENTS
- + 3 MAJOR ATTRACTIONS
- + 2 HEALTH SPAS AND FITNESS



## VISIT. EXPLORE. CONNECT.



5 MINUTES  
RICE UNIVERSITY

5 MINUTES  
THE MENIL COLLECTION

4 MINUTES  
CONTEMPORARY ARTS MUSEUM HOUSTON

13 MINUTES  
TEXAS MEDICAL CENTER

4 MINUTES  
HERMANN PARK

11 MINUTES  
DOWNTOWN HOUSTON

1800 BINZ<sup>ST</sup>

# TMC STATISTICS

Texas Medical Center (TMC)—The largest medical complex in the world—is at the forefront of advancing life sciences. Home to the brightest minds in medicine, TMC nurtures cross-institutional collaboration, creativity, and innovation because together, we can push the limits of what’s possible.



**10 MILLION**  
PATIENT VISITS PER YEAR



**180,000+**  
ANNUAL SURGERIES



**750,000**  
ER VISITS PER YEAR

HOME TO THE  
**WORLD’S LARGEST CHILDREN’S HOSPITAL &  
WORLD’S LARGEST CANCER HOSPITAL**

TEXAS CHILDREN’S HOSPITAL

WITH 1,345 TOTAL ACRES, TMC IS THE  
**8TH LARGEST**  
BUSINESS DISTRICT IN THE U .S.

TMC OFFERS OVER  
**9,200**  
TOTAL PATIENT BEDS

TMC’S CAMPUS ENCOMPASSES  
**50 MILLION**  
DEVELOPED SQUARE FEET

OVER **25,000** BABIES DELIVERED PER YEAR

TMC delivers 1 baby every 20 minutes, resulting in approximately 26,280 births per calendar year.



**13,600+**  
TOTAL HEART SURGERIES



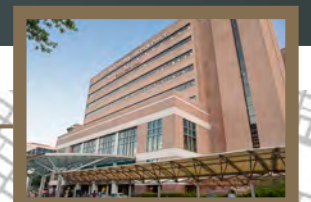
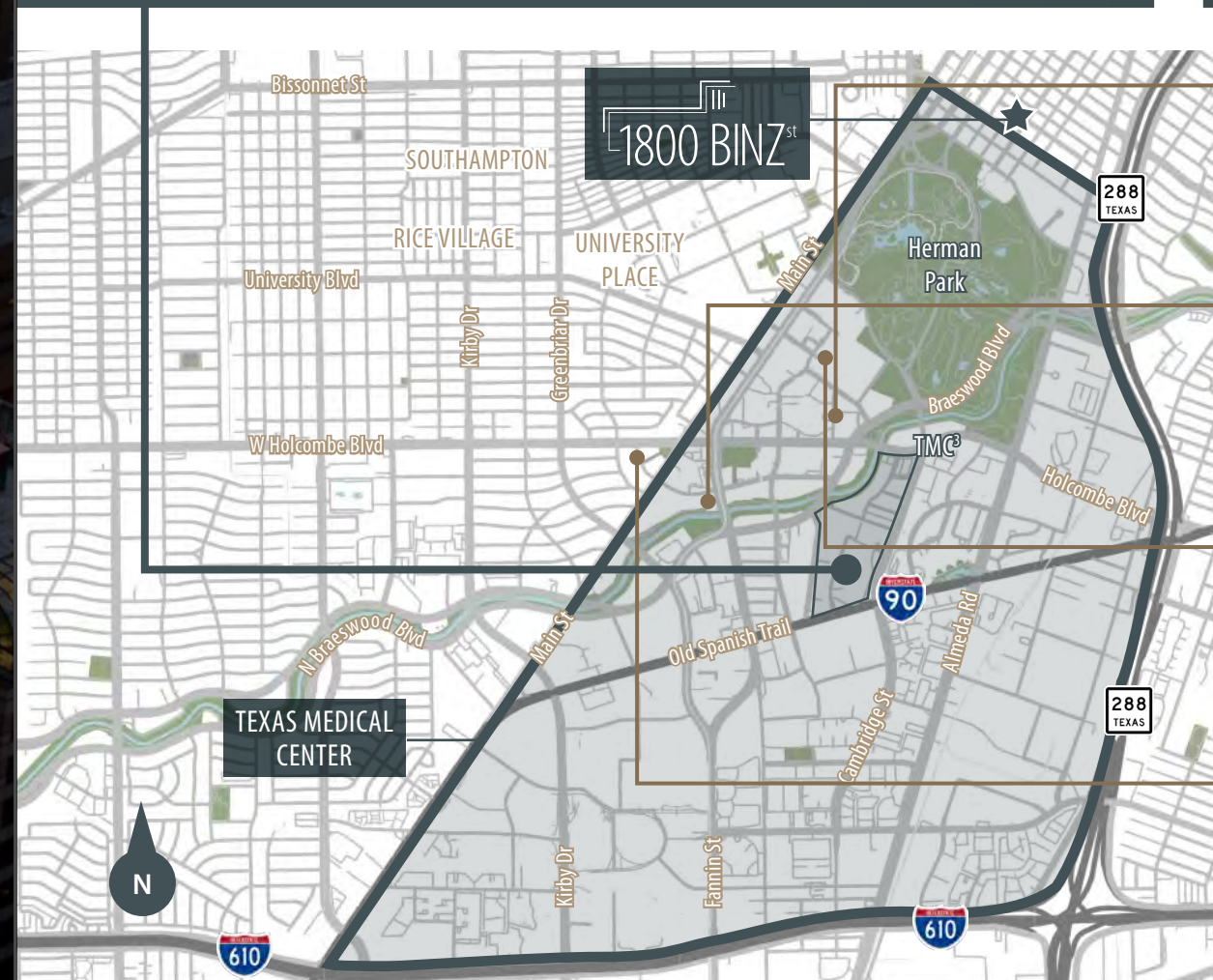
**\$3 BILLION**  
IN CONSTRUCTION PROJECTS UNDERWAY



## TMC<sup>3</sup> RESEARCH CAMPUS

The 37-acre multi-institutional translational research campus will be located east of Bertner Avenue and west of Cambridge Street, extending from Braeswood Boulevard on the north side to just south of Old Spanish Trail.

TMC<sup>3</sup> is slated to break ground next year, with projected completion in 2022. Named to identify Houston as the “third coast” for life sciences, the translational research campus is a collaboration between the five founding TMC3 institutions: Texas Medical Center, Baylor College of Medicine, Texas A&M University Health Science Center, The University of Texas Health Science Center at Houston (UTHealth), and The University of Texas MD Anderson Cancer Center.



The University of Texas MD Anderson Cancer Center




The University of Texas Health Science Center at Houston (UTHealth)



Baylor College of Medicine



Texas A&M University Health Science Center



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