Downtown Houston

The Ideal Location
**State of the Market**

**Full-floor** changes since 1/1/17

<table>
<thead>
<tr>
<th>Description</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Space Taken off the Market in 2017</td>
<td>1,052,948</td>
</tr>
<tr>
<td>Sublease Space Taken off the Market in 2017</td>
<td>937,885</td>
</tr>
<tr>
<td>Total Space Taken off the Market in 2017</td>
<td>1,990,833</td>
</tr>
<tr>
<td>Total Number of Direct Leases in 2017</td>
<td>20</td>
</tr>
<tr>
<td>Total Number of Sublease Leases in 2017</td>
<td>8</td>
</tr>
</tbody>
</table>
Corporate Culture

Largest concentration of fortune 500 headquarters in the State

- 9 Fortune 500 Companies (Headquarters)
- 20 Fortune 500 Companies (Total)
- 50,429,579 SF Office Space
- 61 LEED Project
- 44.9 Million SF
- Corporate Neighbors
  - Accenture
  - Chevron Corporation
  - CenterPoint Energy
  - Deloitte LLP
  - Ernst & Young LLP
  - Hess Corporation Hilton
  - JPMorgan Chase
  - KBR
  - Kinder Morgan
  - KPMG LLP
  - Landry’s Inc.
  - LyondellBasell
  - NRG/Reliant Energy
  - PricewaterhouseCoopers LLP
  - TransCanada
  - United Airlines
  - Waste Management, Inc.
  - Wells Fargo
OFFICE

Robust Leasing Activity in **2017**

**One Shell Plaza**
- **NRG**
- Relocation / Expansion / Consolidation
- 431,307 SF

**Capitol Tower**
- **Bank of America**
- Relocation
- 209,447 SF

**One Allen Center**
- **Motiva Enterprises LLC**
- Expansion & Naming Rights
- Expansion: 95,367 SF
- Total: 204,500 SF

**700 Louisiana**
- **TransCanada**
- Expansion: 22,000 SF
- Total: 202,000 SF

**2 Allen Center**
- **Saudi Aramco**
- New to Downtown
- 200,000 SF

**811 Louisiana**
- **Targa Resources**
- Relocation
- 127,734 SF

**1000 Main**
- **Porter Hedges LLP**
- Renewal
- 105,026 SF

**708 Main** *(The Jones on Main)*
- **WeWork**
- New to Downtown/Houston
- 82,000 SF

**601 Travis**
- **EDF Trading**
- New to Downtown
- 60,000 SF [300 - 500 employees]
Completed

609 Main
- Hines
- 48 stories
- 1.1 million SF
- Completed January 2017

1111 Travis
- 1110 Main Partners LP
- 24 stories
- 475,000 SF
- Moved in April 2016

Partnership Tower
- Houston First Corporation
- 7 stories
- 120,000 SF
- Completed Sept 2016
Renovation

Allen Center
- Brookfield Property Partners
- Completed October 2017
- 3.2 million SF
- $48.5 million
OFFICE

Under Construction

Capitol Tower

- Skanska
- 35 stories
- 750,000 SF
Planned

**Chevron Office Tower**
- 50 stories
- 1.7 million SF

**6 Houston Center**
- 30 stories
- 600,000 SF
- Crescent

**800 Bell Redevelopment**
- 45 stories
- 1.4 million SF
- Shorenstein Properties
OFFICE

Transactions

Houston Center
- $875 million
- 4.2 million SF
- Office complex includes
  - LyondellBasell Tower
  - 2 Houston Center
  - Fulbright Tower
  - 4 Houston Center

Niels and Mellie Esperson Buildings
- $70 million
- 599,107 SF
Innovation Ecosystem

WeWork
- 708 Main
- 86,000 SF
- Fall 2017

Station Houston
- 1301 Fannin
- 25,000 SF

Foundry Club
- 108, 110 and 114 Main St
- Fall 2017

Level Office
- 720 Rusk
- 405 Main

Regus
- 700 Milam
- 2 Allen Center
- 1001 Texas

Serendipity Labs
- Esperson Building (coming soon)
## HOSPITALITY

### State of the Market

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Hotel Rooms</td>
<td>7,778</td>
</tr>
<tr>
<td>Planned</td>
<td>969</td>
</tr>
<tr>
<td>Completed 2017 (all in Q3)</td>
<td>478</td>
</tr>
</tbody>
</table>
HOSPITALITY

Completed 3Q

Hotel Alessandra
• 21 stories, 225 keys
• Midway Companies
• Completion Oct 2017
HOSPITALITY

Completed 3Q

Le Meridien
• 21 stories, 255 rooms
• Development Services Group
• Completion Sept 2017
Planned

**AC Hotel by Marriott**
- 10-story, 195-key hotel
- Newcrestimage
- Est. completion 4Q 2018

**Hyatt Place**
- Redevelopment of 1114 Texas
- 16-story, 154-key hotel
- Pride Management Inc.
- Est. completion 4Q 2018

**Cambria**
- Redevelopment of the Great Southwest building
- 21-story, ~ 220-key hotel
- Choice Hotels International
- Est. completion 4Q 2019
## State of the Market

<table>
<thead>
<tr>
<th>Current Residential Units</th>
<th>5,902</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Construction</td>
<td>320</td>
</tr>
<tr>
<td>Planned</td>
<td>1,454</td>
</tr>
</tbody>
</table>

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed 2017</td>
<td>1,448</td>
</tr>
<tr>
<td>Completed Q3</td>
<td>1,162</td>
</tr>
<tr>
<td>Estimated Population</td>
<td>7,200</td>
</tr>
</tbody>
</table>
RESIDENTIAL

Completed 3Q

Catalyst

- Marquette Companies
- 28 stories
- 361 units
- Completion: Oct 2017
RESIDENTIAL

Completed 3Q

Aris Market Square

- Hines
- 32 stories
- 274 units
- Completion: Sept 2017
RESIDENTIAL

Completed 3Q

Alexan Downtown
- Trammell Crow
- 6 stories
- 285 units
- Completion: Oct 2017
Completed 3Q

Eighteen25
- Allied Orion Group
- 8 stories
- 242 units
- Completion: Oct 2017
## New Residential Properties

<table>
<thead>
<tr>
<th>Property</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>SkyHouse Houston</td>
<td>95 %</td>
</tr>
<tr>
<td>SkyHouse Main</td>
<td>61 %</td>
</tr>
<tr>
<td>500 Crawford</td>
<td>83 %</td>
</tr>
<tr>
<td>Block 334</td>
<td>87 %</td>
</tr>
<tr>
<td>Market Square Tower</td>
<td>76 %</td>
</tr>
<tr>
<td>Eighteen25</td>
<td>3 %</td>
</tr>
<tr>
<td>The Hamilton</td>
<td>57 %</td>
</tr>
<tr>
<td>The Star</td>
<td>39 %</td>
</tr>
<tr>
<td>Aris Market Square</td>
<td>5 %</td>
</tr>
<tr>
<td>Alexan Downtown</td>
<td>n/a</td>
</tr>
<tr>
<td>Catalyst</td>
<td>3 %</td>
</tr>
</tbody>
</table>

**TOTAL AVERAGE OCCUPANCY**

51 %
RESIDENTIAL

U/C & Planned

Marlowe
- Randall Davis
- 20 stories
- 100 condo units

1711 Caroline
- Leon Capital Group
- 5 stories
- 220 units

Block 330
- Camden Property Trust
- 20 stories
- 550 units

1810 Main
- Fairfield Residential
- 10 stories
- 290 units

Block 98
- Trammell Crow
- 40 stories
- 314 units
State of the Market

Restaurants, Bars & Clubs 300+

<table>
<thead>
<tr>
<th>Opened 2017</th>
<th>32</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opened Q3</td>
<td>7</td>
</tr>
</tbody>
</table>

Critically Acclaimed Restaurants

Theodore Rex

Potente

Local Foods

Oxbow7
THE DOWNTOWN STORY

Why Downtown

- 148,938 Employees
- 23 Miles of Light Rail
- 7,780 Hotel Rooms in 24 Hotels
- 300+ Restaurants
- 65,720 Residents (2 mile radius)
- 9 Fortune 500 Headquarters
- 15,617 Students
- 3 Sports Stadiums
- 67 Bars and Clubs
- 61 LEED Projects (totaling 44.9 mm sf)
- 50 MILLION SF Office Space
- 12 Religious Institutions
- 81,195 Parking Spaces
- 3,000+ Companies
- 6.5 Miles of Tunnels and Sky Bridges

$8.3 BILLION
In Development since 2008
The Downtown Story

Young Educated Population

Demographics for Greater Downtown (2-mile radius)

- Total Population: 74,791
- Family Households: 59%
- Median Age: 36
- Household Population: 65,720
- Household Population Growth 2000 - 2014: 34%
- Number of Children [0-18 years]: 10,966
- Number of Households: 32,484
- Average Household Size: 2.16
- Millennials [20-34 years]: 37.5%

Downtown has a very young population; over 50 percent of the population is 34 years or younger.
THE DOWNTOWN STORY

Authentic Cultural & Entertainment

- **Theater District**
  One of five cities with permanent professional resident companies in all the major performing arts categories:
  - Ballet
  - Opera
  - Music
  - Theater

- **Historic District**
  - Original town center

- **Texas’ oldest craft brewery**

- **Culinary**
  Five James Beard award finalists (three winners) with Downtown concepts
THE DOWNTOWN STORY

World Class Sports

Home base for sports institutions & major international events

- Houston Astros
- Houston Rockets
- Houston Dynamo
- Houston Dash
- Houston Texans
- Super Bowl, Final Four, All Star Games
THE DOWNTOWN STORY

Market Square Park
THE DOWNTOWN STORY

Discovery Green Park
THE DOWNTOWN STORY

Buffalo Bayou Park
THE DOWNTOWN STORY

Main Street Square
THE DOWNTOWN STORY

The Standard for Urban Mobility

Approx. 105,000 passengers transit through Downtown daily
- METRO Local Bus
- Park & Ride
- Light Rail
- Bike
- Walk

Transit Score 93
Bike Score 77
Walk Score 76
The Standard for Urban Mobility

Direct Connections

- Higher Education
  - Rice
  - University of Houston
  - University of Houston Downtown
  - Texas Southern University
- Texas Medical Center
- Minute Maid Park
- Houston Toyota Center
- BBVA Compass Stadium
- NRG Stadium
Learn Central

- Central neighborhoods offer great education options
- Families want to live in the city's culturally diverse neighborhoods
- Linking schools, families and neighborhoods is key
Learn Central

152 Total Schools
119 Public
24 Private

Public Schools
100 HISD
19 open-enrollment charter

Private Schools
23 Religious
10 Secular
EDUCATION

Learn Central

Learn Central

The inner looper’s guide to finding the right school

Access to quality education is a central value to Houstonians. And now, so is the desire to live a family-friendly urban lifestyle.

It’s possible to have both.

Families are thriving in Houston’s urban core thanks to outstanding schools, shorter commutes, quality amenities and an abundance of opportunity just outside their front doors.

Select a School  

Select a Neighborhood  

View all Schools
Vision
Downtown is at the forefront in advancing Houston as a great global city.

- Houston's Greatest Place To Be
- The Premier Business Location
- The Standard for Urban Livability
- The Region’s Leading Multi-modal Center
Thank you!