

5

POP

A grayscale map of Houston, Texas, showing major highways, neighborhood names, and a red pin labeled '5POP' in the West University area. The map includes a compass rose in the bottom left and a red horizontal line in the top right. The red pin is located in the West University neighborhood, near the intersection of West University and South Main. The map shows various neighborhoods such as The Heights, River Oaks, Montrose, Museum District, and Downtown. Major highways like I-10, I-45, I-610, and I-59 are clearly marked. The Port of Houston and Hobby Airport are also indicated. A red horizontal line is drawn across the top right of the map.

3 minutes Uptown Park	5 minutes Memorial Park	5 minutes The Galleria
12 minutes Greenway Plaza	17 minutes Downtown	19 minutes Sugar Land
23 minutes Cypress	28 minutes Hobby Airport	28 minutes Katy
29 minutes IAH George Bush	33 minutes Baybrook	41 minutes The Woodlands

WHY HOUSTON

4TH

most populous city

5TH

Largest metro

6.5M

people living in metro



The nine-county Houston metro area covers more than **9,400 squares miles** along the Gulf Coast region in Southeast Texas.



Houston is considered by many to be the **Energy Capital** of the world.



Houston has a highly diversified industry base and is a leader in numerous industries including oil and gas, healthcare, manufacturing and trade. It is a dynamic, international city offering a low cost of living and high quality of life for residents.



The metro is a **beacon of economic strength** with the Port of Houston, Texas Medical Center and two major passenger/cargo airports located in the greater Houston area.



In addition to a healthy business environment, Houston is home to multiple professional sports teams, world-class museums, year-round performance arts, a thriving restaurant scene and a variety of outdoor recreational opportunities.



HOUSTON'S

INNER LOOP

The project is located a stone's throw away from River Oaks and a quick car ride from West University, two of Houston's most mature and affluent areas, with the bulk of the City's most coveted retail and restaurants nearby.

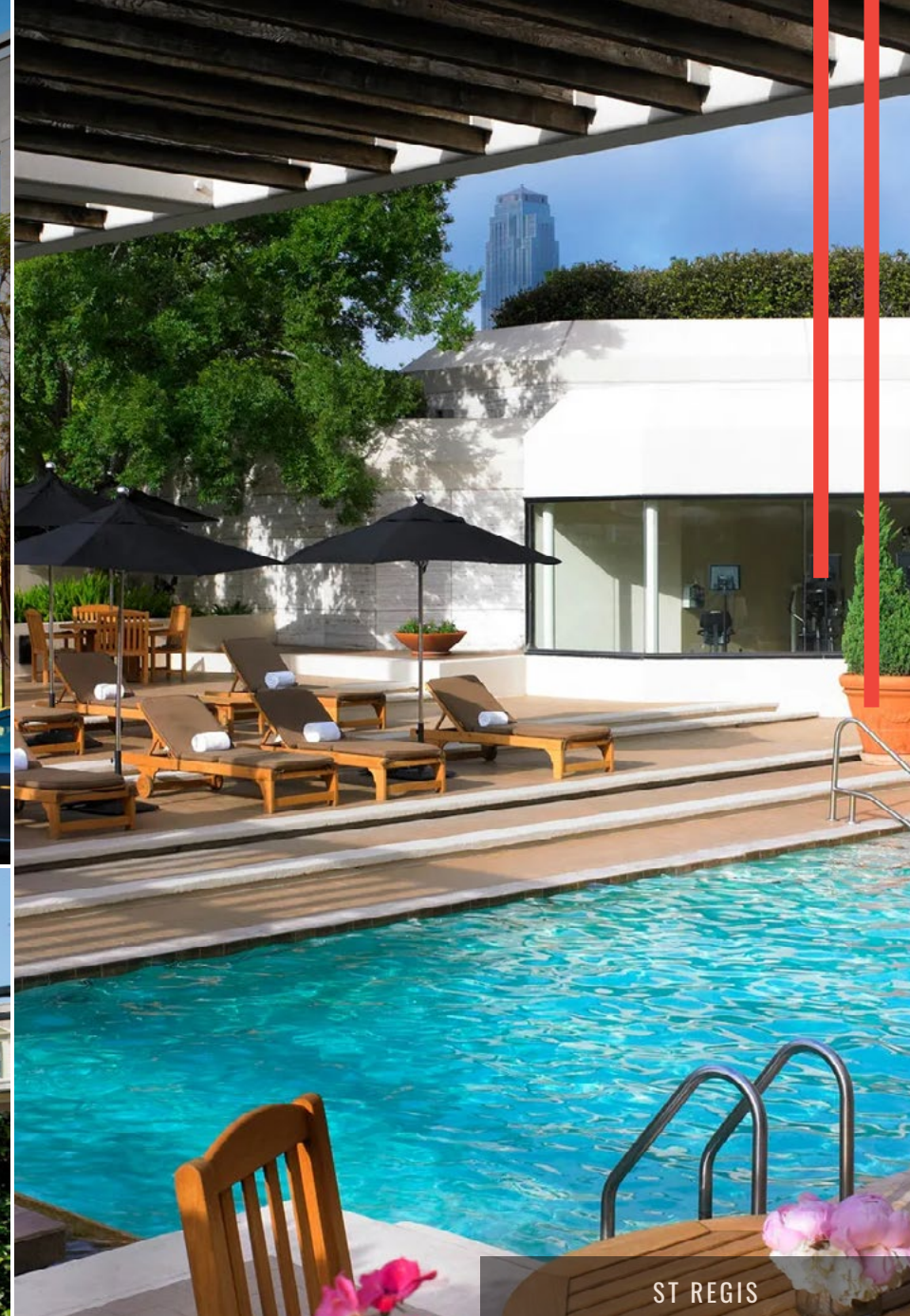




RIVER OAKS DISTRICT



JUNIOR LEAGUE



ST REGIS



GALLERIA

THE NEIGHBORHOOD

River Oaks incomes are some of the highest in the country, but are paired with modest home values on a relative basis. This is meaningful given each neighborhood's proximity to the site as it implies we are surrounded by a lot of disposable income.

POPULATION

21,235	191,678	530,298
1 mile	3 mile	5 mile

DAYTIME POPULATION

59,463	301,449	800,946
1 mile	3 mile	5 mile

HOUSEHOLDS

14,572	107,004	276,653
1 mile	3 mile	5 mile

AVERAGE HOUSEHOLD INCOME

\$157,815	\$151,170	\$133,938
1 mile	3 mile	5 mile

BACHELORS DEGREE OR HIGHER %

74.9%	70.2%	63.5%
1 mile	3 mile	5 mile

5POP

PLATE FULL

EATERIES

The project is located within **less than 1 mile** to Houston's world-class dining and entertainment, featuring highly acclaimed chefs and award winning restaurants.

UPTOWN PARK

Uptown Sushi, The Rustic, McCormick & Schmick's, Flower Child, Etoile, Postino, Mendocino Farms, Merus Grill, Songkran

THE POST OAK

Willie G's, Mastro's, Bloom & Bee, H, Stella's, Craft F&B

BLVD PLACE

Annie Cafe & Bar, North Italia, True Food, SOZO, La Table, Ninfa's

CENTRE AT POST OAK

Caracol, MOXIES, Grand Lux Cafe, Snooze, Il Bracco, Morton's, Kenny & Ziggy's, Rumis, Uchiko, Cafe Ginger

THE GALLERIA

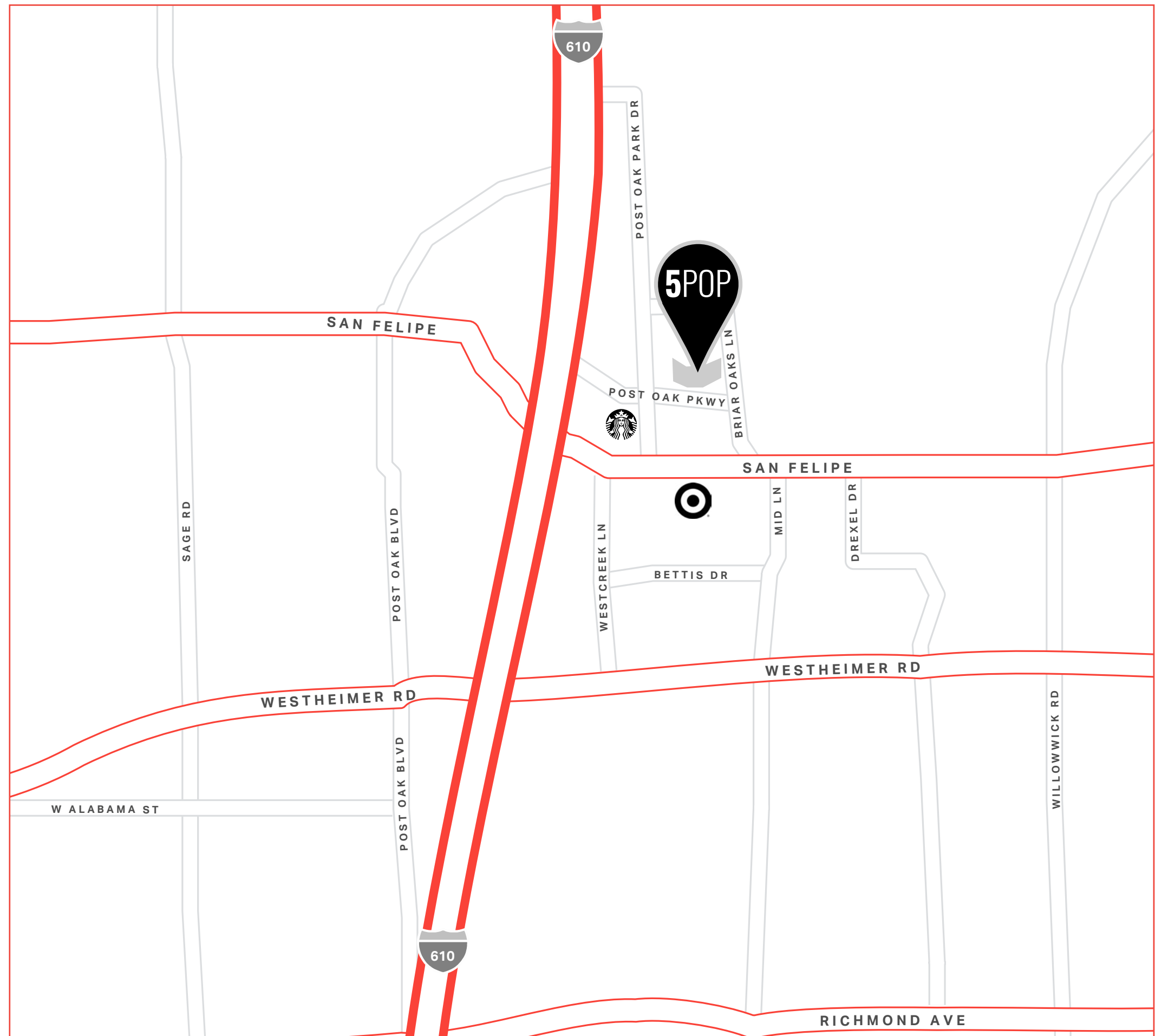
PF Chang's, Del Frisco's, Blanco, Fig & Olive, The Cheesecake Factory, 51fifteen, The Oceanaire, Musaafer, Joey

RIVER OAKS DISTRICT

Steak 48, Ti Amo, Ouzo Bay, Le Colonial, MAD, Loch Bar, Hopdoddy, Grotto, TuckRoom, Toulouse, Little Hen

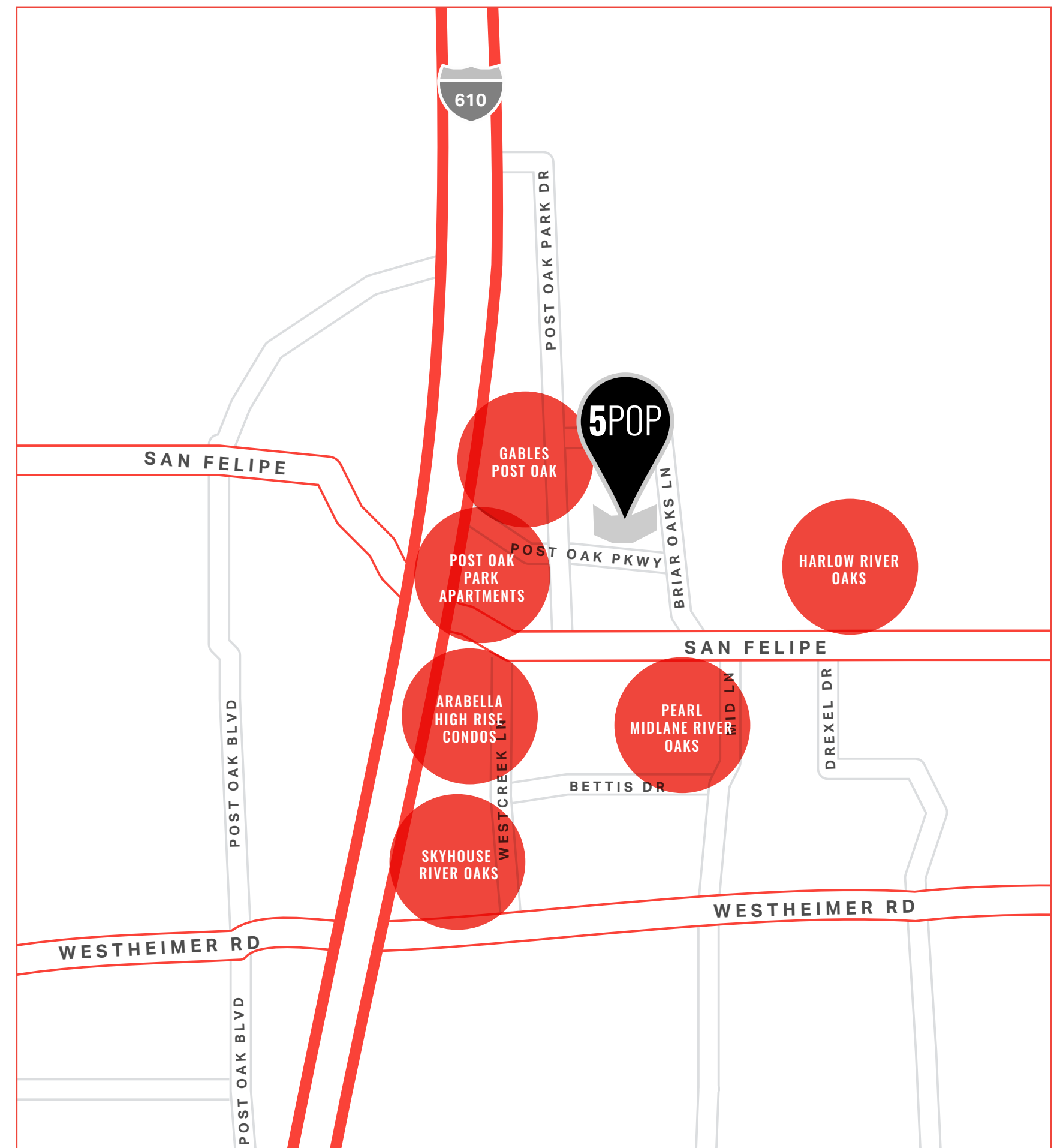
HIGHLAND VILLAGE / MID LN

Escalante's, RA, Eloise Nichols, Bosscat, Gauchos, Le Peep, Sweet Paris, Sprinkles, Concura, Liberty Kitchen



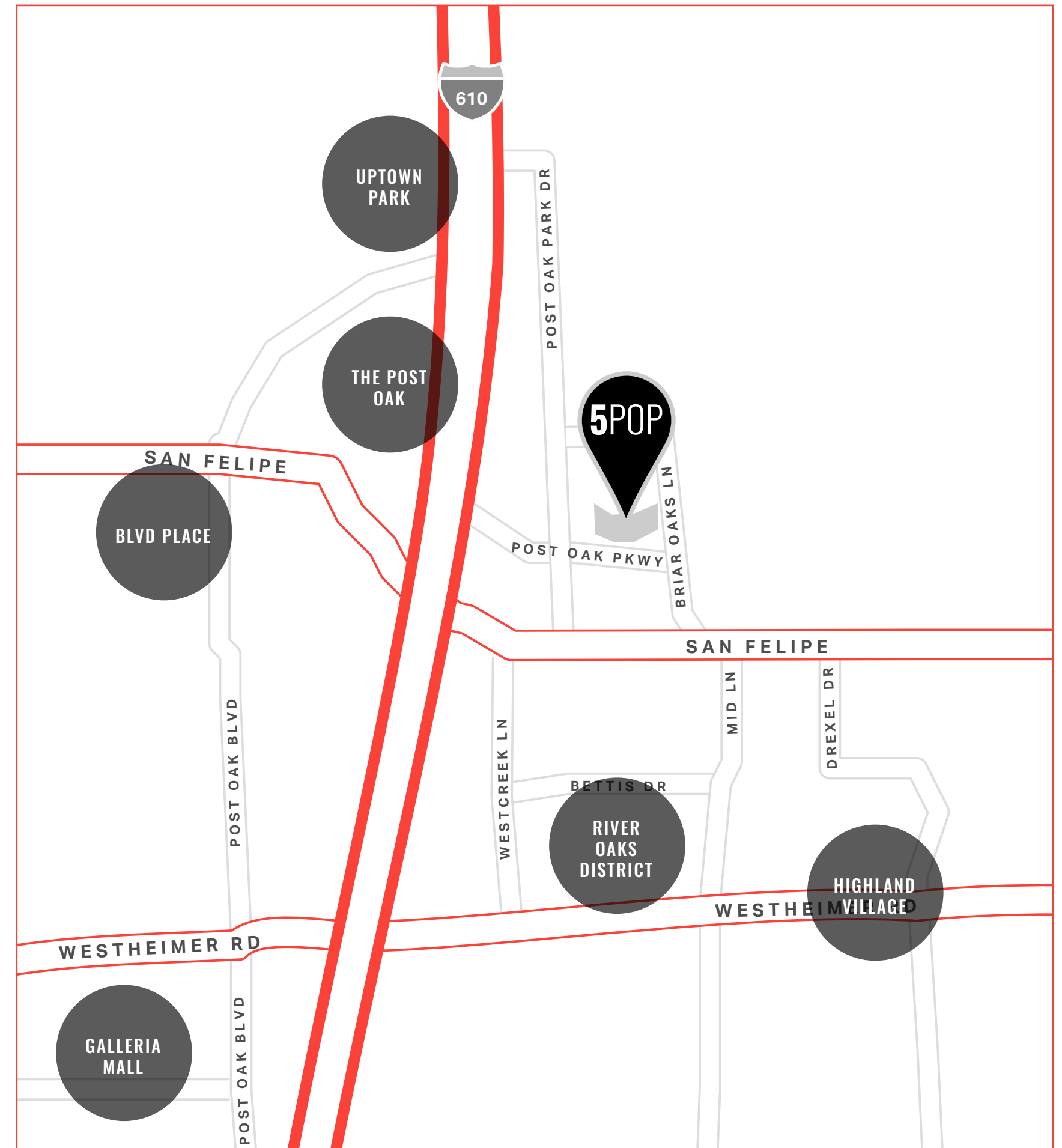
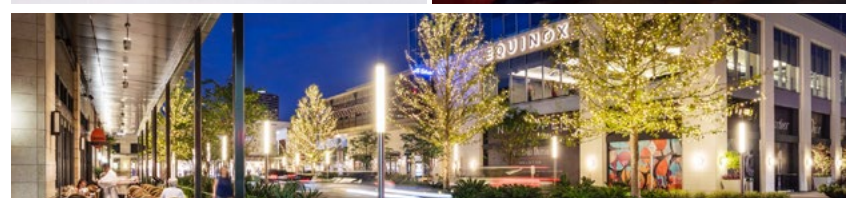
WALKABLE RESIDENTIAL

FIND YOURSELF AT THE FOREFRONT OF EASE AND STYLE



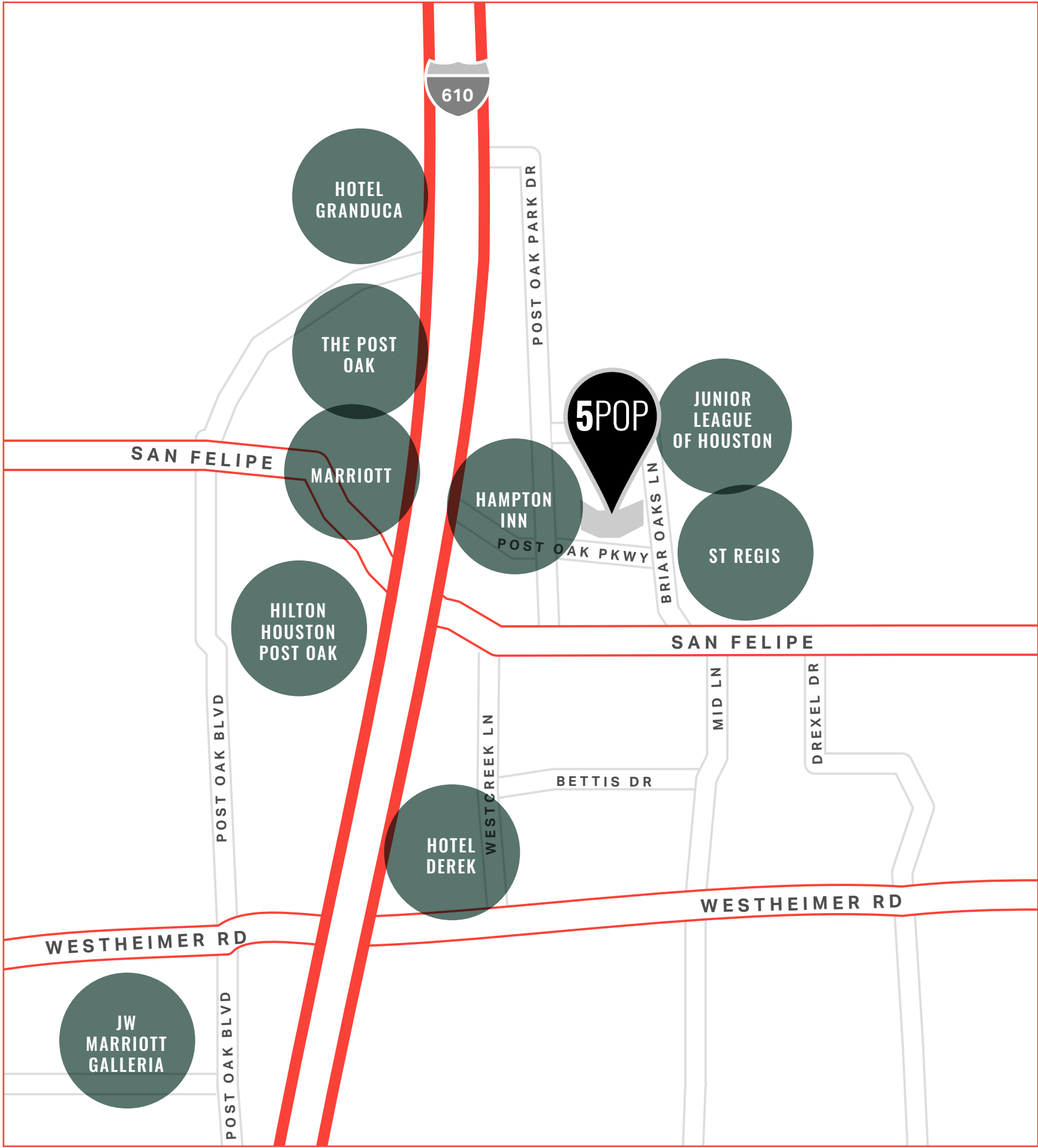
LIFE

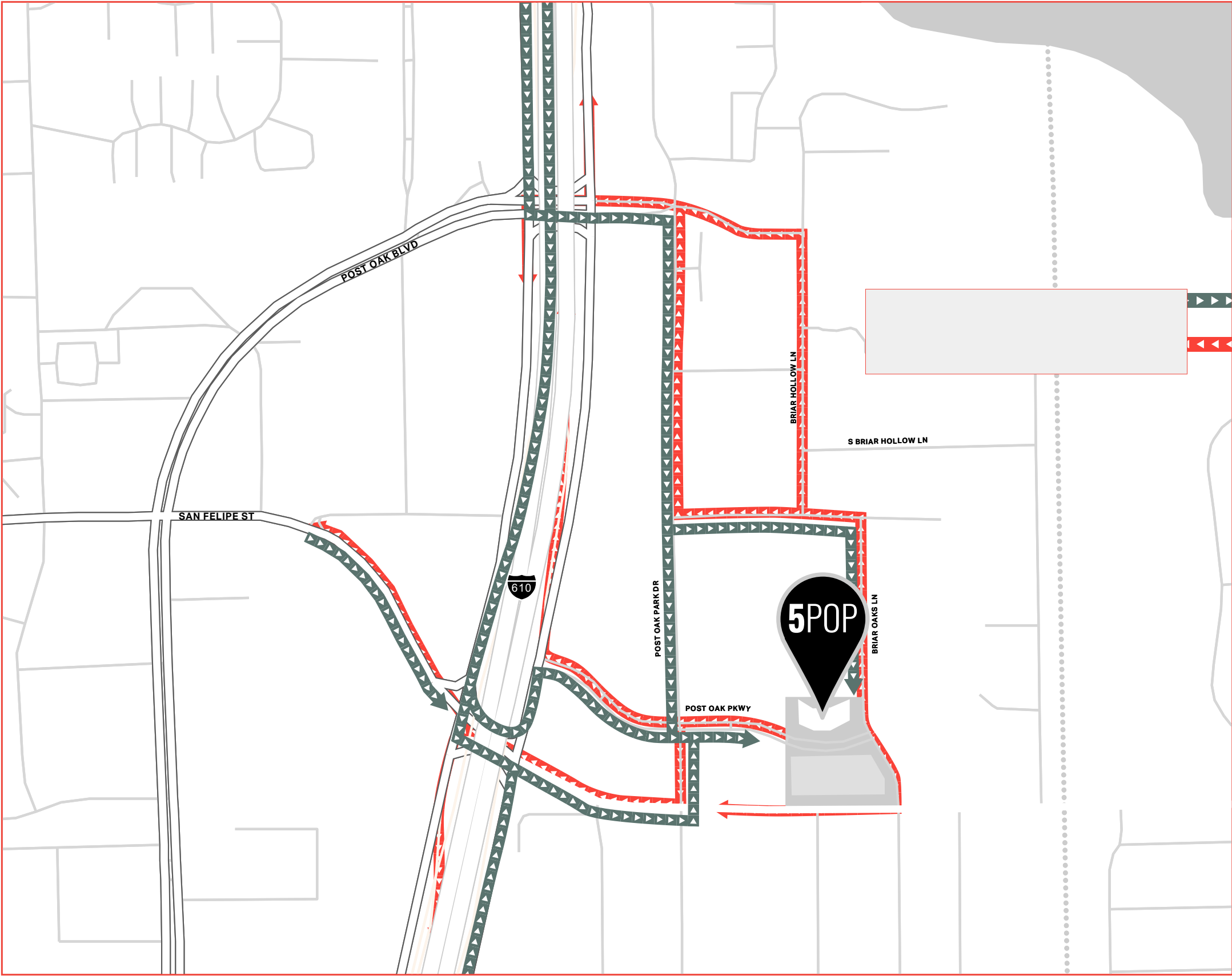
WITHIN THE LOOP



RIVER OAKS

HOSPITALITY





PREMIER ACCESS

SHORTEST COMMUTE TIME
TO LOOP 610

EXPLORE THE NEIGHBORHOOD

With retail, dining, residential and office
so close, you'll never need to leave.

- 135+

Restaurants + bars
- 609+

Retailers
- 22+

Entertainment

CENTRALIZED CONVENIENCE

- 30M+

visitors per year
- 8,100

hotel keys
- \$300M+

annual hotel revenue

TRAFFIC COUNTS

- 289K

West Loop South
- 19K

San Felipe

5POP

INTRODUCING THE NEW 5POP

NOT YOUR TRADITIONAL OFFICE SPACE



REIMAGINED LOBBY

MODERNIZED LOBBIES
PROVIDE MORE SEATING AND
AN ACTIVE ATMOSPHERE



FITNESS

FITNESS CENTER WITH
PROGRAMMING



REFRESHMENTS

ON-SITE COFFEE BAR



GREENSPACE

ADJACENT POST OAK PARK TRAIL
AND NEARBY MEMORIAL PARK



HOSPITALITY

DESIGNATED TENANT SERVICES
COORDINATOR TO SUPPORT
TENANT NEEDS



DINING

ON-SITE RESTAURANT WITH
VALET PARKING



MEETING SPACE

3,600 SF STATE-OF-THE-ART
CONFERENCING CENTER



COMMUNITY

FROM BUSINESS CLASS TO
PREMIER LUXURY LODGINGS

WORKPLACE WITH A TWIST

SUPERIOR FINISHES



LUXE MIX
OF MODERN
CONTEMPORARY

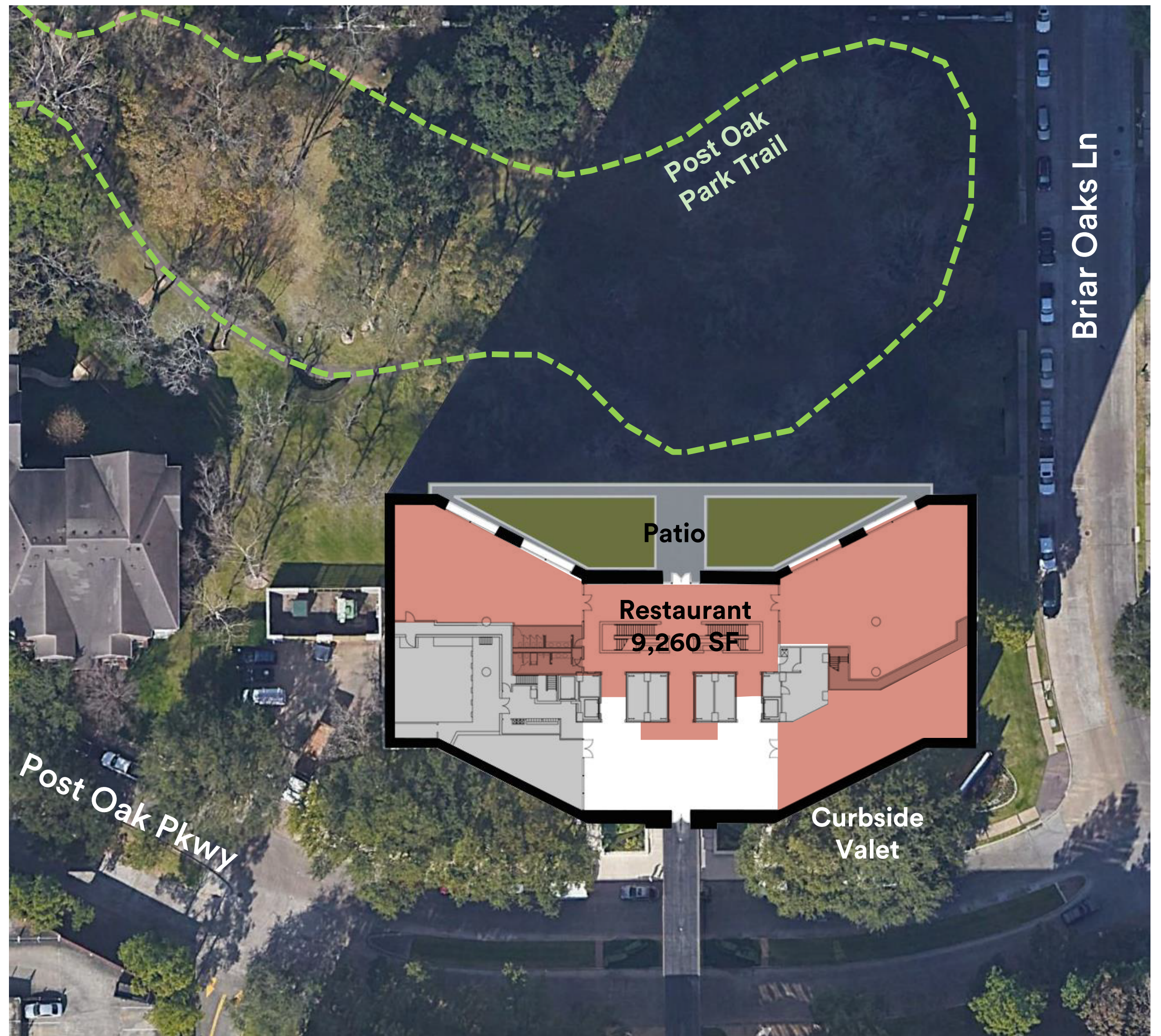


CUTTING
EDGE OF
DESIGN



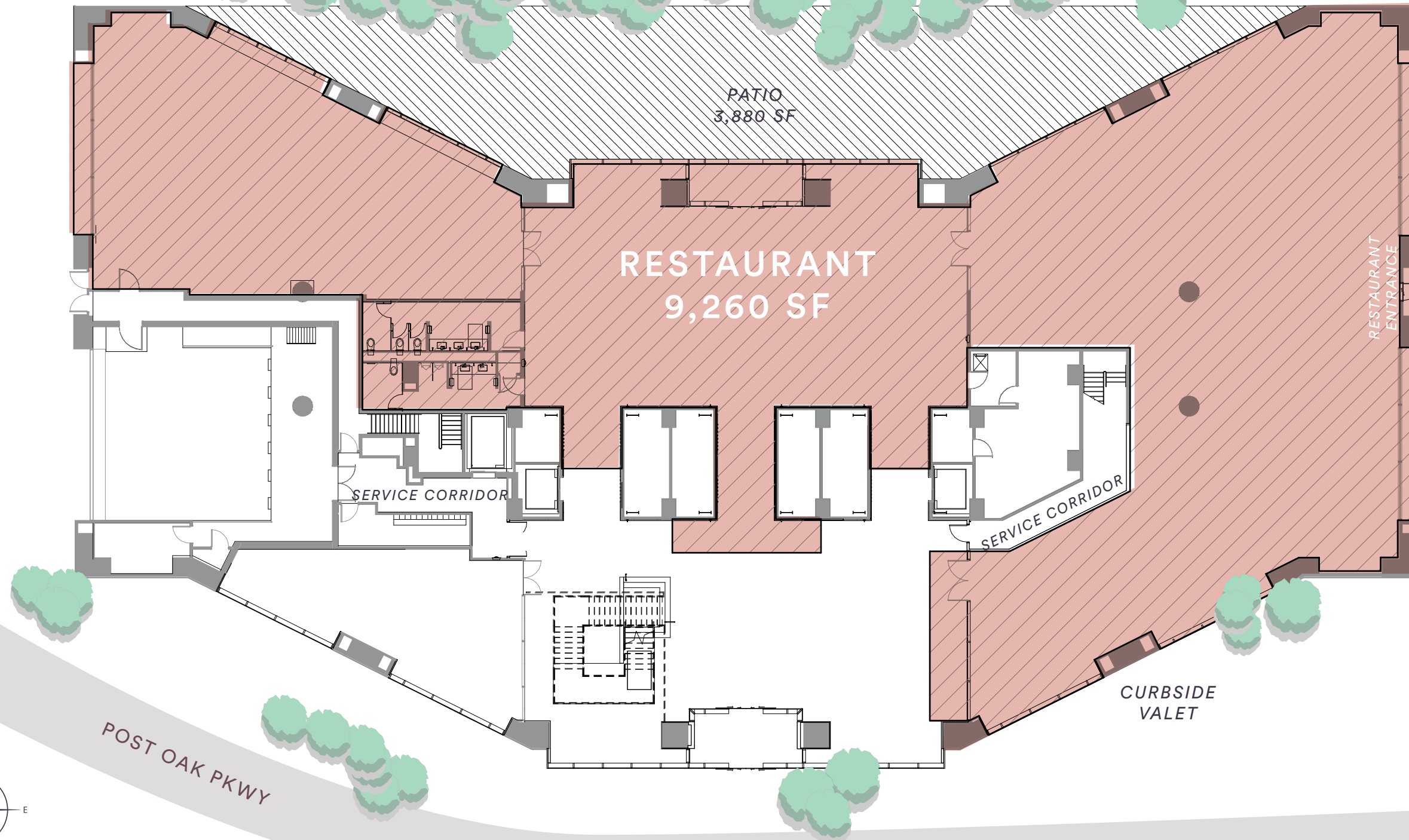
REDEVELOPMENT

This Iconic, 28 story class A office building is now under new ownership and is already in design for a full redevelopment of both lobbies and the exterior landscape to include a unique restaurant opportunity with visibility from San Felipe and a new valet drive on Briar Oaks Lane.



RESTAURANT LAY-OUT

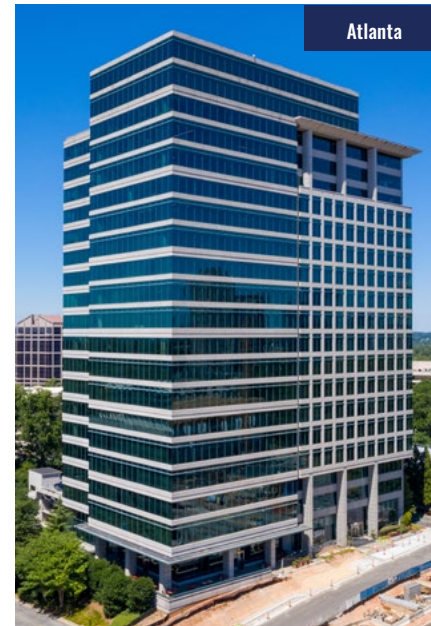
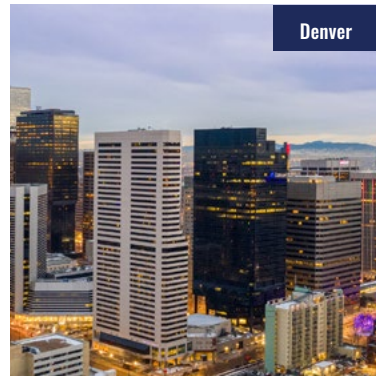
POST OAK TRAIL PARK



PATIO VIEW TO POST OAK TRAIL PARK

BRIAR OAKS LANE

- + Double Height Ceilings
- + 3,880 SF Patio
- + New Covered Curbside Valet Drop
- + Floor to Ceiling Glass
- + Park Views
- + Grease Trap and Venting in Place
- + Signage on San Felipe



YOUR LANDLORD MATTERS

- + Vertically integrated commercial real estate and management firm
- + 35+ years experience of improving the employee experience
- + 55 million SF of owned and managed assets to-date
- + 27th largest landlord in the US and largest in Florida



WELL

HEALTH-SAFETY RATING

TRANSFORMING HEALTH AND WELL-BEING WITH OUR PEOPLE FIRST APPROACH TO BUILDINGS, ORGANIZATIONS AND COMMUNITIES.

In CP Group's commitment to the health and well-being of their tenants, they pursued and achieved the International WELL Building Institute WELL Health-Safety Rating for 57 buildings across their portfolio, including 5POP. The WELL Health-Safety Rating for Facility Operations and Management helps projects and organizations address the health, safety, and well-being of their most valuable asset—people.

The achievement of the WELL Health-Safety Rating is a visible indication of confidence and trust, and the WELL Health-Safety seal communicates to those entering their buildings that evidence-based measures have been adopted and third-party verified.

5
POP

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