

ALLEN

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CENTER



## REBIRTH OF DOWNTOWN

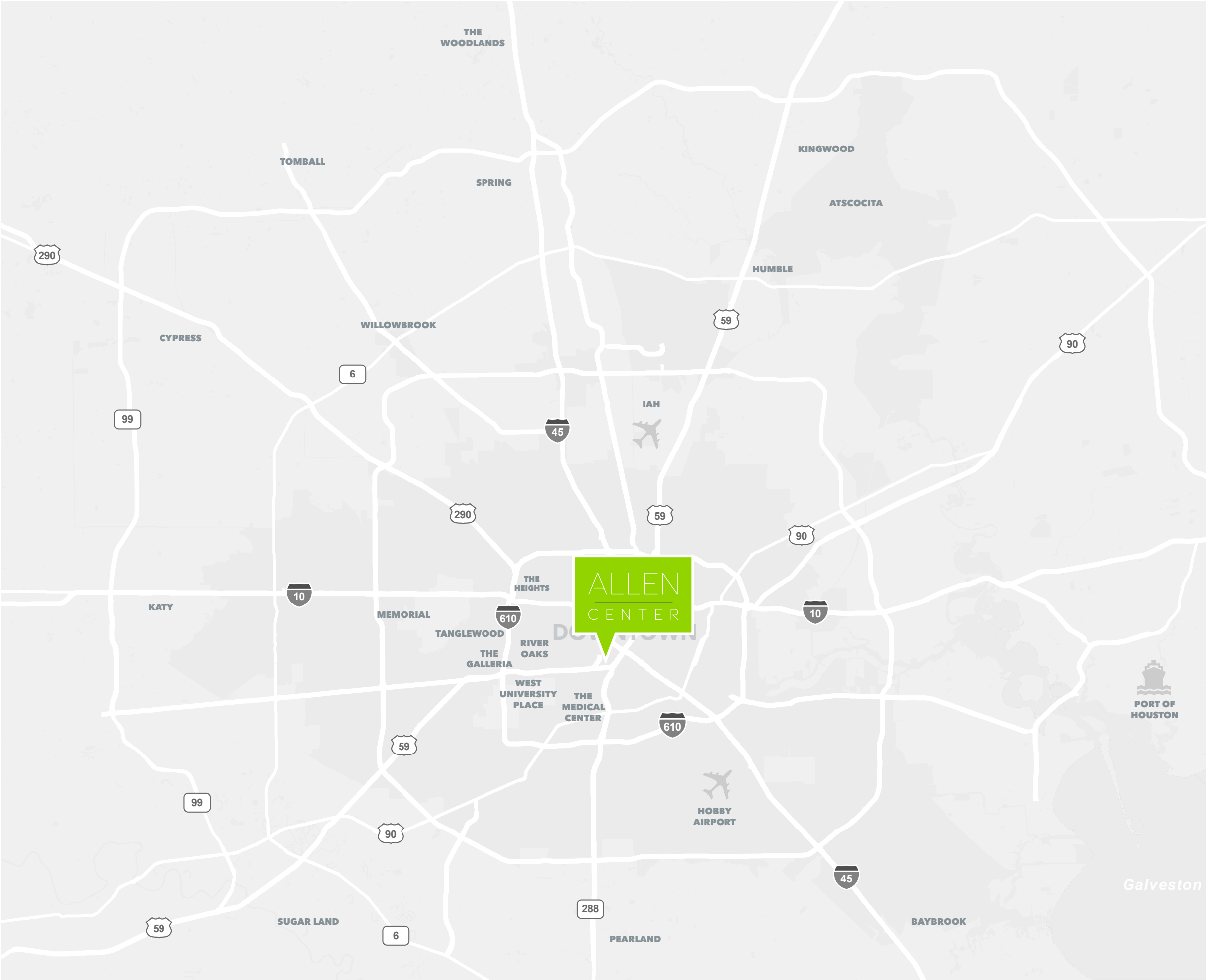
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The rebirth of downtown Houston as an attractive living, lodging, dining and entertainment destination coupled with existing daytime population presents the opportunity to provide a true sense of place.



# HOUSTON'S CORE

The Heights	5 min.
River Oaks	10 min.
West University Place	11 min.
Memorial	15 min.
The Galleria	16 min.
Tanglewood	19 min.
The Medical Center	19 min.
Hobby Airport	23 min.
George Bush Intercontinental Airport (IAH)	27 min.
Sugar Land	28 min.
Port of Houston	30 min.
Baybrook	30 min.
Katy	33 min.
Cypress	36 min.
The Woodlands	37 min.
Kingwood	37 min.





# DOWNTOWN BY THE NUMBERS

66,838  
residents currently  
live downtown

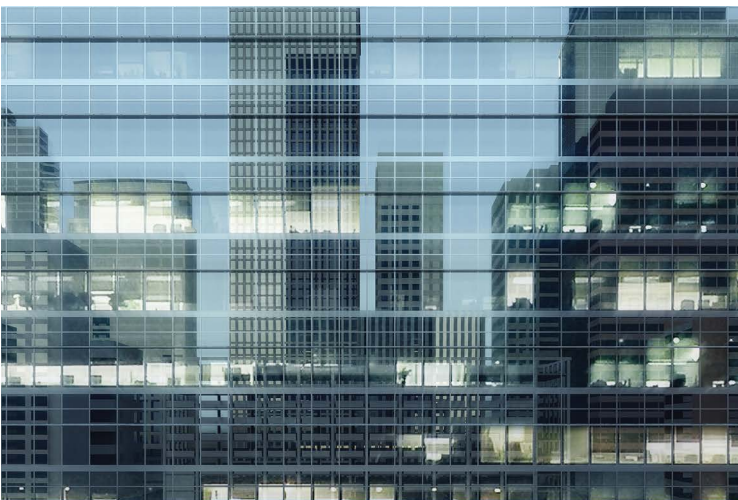
1,779  
new residential units  
planned or under  
construction

158,000  
employees work  
downtown

220,000  
people visit  
downtown on  
a daily basis

27  
Hotels

11  
million  
people attend downtown  
Houston culture and  
entertainment attractions  
annually



## MAJOR EMPLOYERS





# DESTINATION DOWNTOWN

1

## BAYOUPPLACE

Revention Music Center      AMC      Curtain Call

2

## BRAVERY CHEF HALL

The Blind Goat      Kokoro      Bravery Wine Bar  
BOH Pasta & Pizza      Mrgaux's Oyster Bar      Secret garden  
The Sighted Pig Test Kitchen      IXIM Mexican Cuisine      The Italian Job

3

## UNDERSTORY

Boomtown Coffee      Farro      Seaside Poke  
Mona Fresh Italian Food      Flip N' Patties      Understory Bar

4

## FINN HALL

Dish Society      Yong      Coffee  
Lit Chicken      Papalo Tqueria      Swallow's Nest  
Pho Binh Downtown      Pizza Zquare Greenway

5

## GREENSTREET

810 Billards & Bowling      House of Blues      Pete's Piano Bar  
9th Wonder      Lifetime Athletic      The Palm  
Guadalajara del Centro      McCormick & Schmick's Seafood Restaurant      The Laura Hotel

6

## THE HIGHLIGHT AT HOUSTON CENTER

Berkeley Eye Center      Mediterranean Grill      Simon's  
Bullritos      Murphy's Deli      Starbucks  
Chase Bank      Otto's BBQ      Subway  
Chick-FIL-A      Pappas Bros Steakhouse      Tejas Grill & Sports Bar  
Doozo's Dumplings & Noodles      Pho Huy Vietnamese      Thai Basil  
Great American Cookies      Potbelly      Treebeards  
GNC      Pretzel Time      Wok & Roll  
Kelsey Sybold      Puttshack  
Leaf & Grain      Quizno's  
Salata

7

## GRB

1600 Bar & Grill      Hilton Americas      Saltgrass Steakhouse  
Biggio's Sports Bar      Kulture      Starbucks  
Brasserie du Parc      Marriot Marquis      Texas T  
Breakfast Klub      Pappadeaux Seafood      Walker Street Kitchen  
Cueva      Pappasito's Cantina      Xochi  
Grotto Downtown      Rustic





# ALTERNATIVE TRANSPORTATION OPTIONS

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## VALET PARKING

- ▶ New comprehensive valet program with two convenient stations dedicated to Allen Center retail patrons
- ▶ Stations located on Polk Street and Dallas Street
- ▶ Valet to offer modern technology allowing patrons to text ahead for convenient car retrieval

## HOUSTON B-CYCLE

- ▶ Public bike-sharing network
- ▶ 4 stations located within walking distance
- ▶ Stations located at Dallas & Smith, Lamar & Milam, City Hall and Walker & Main

## GREENLINK

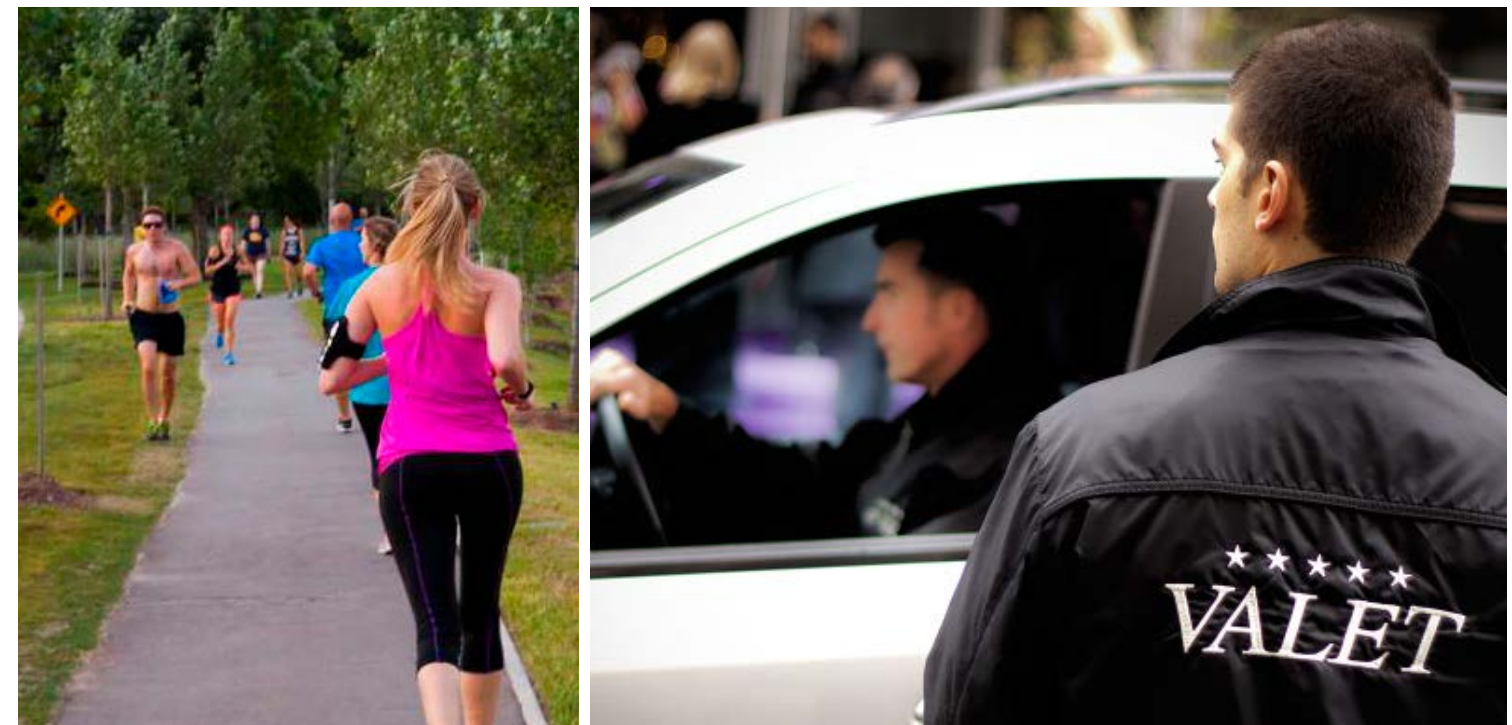
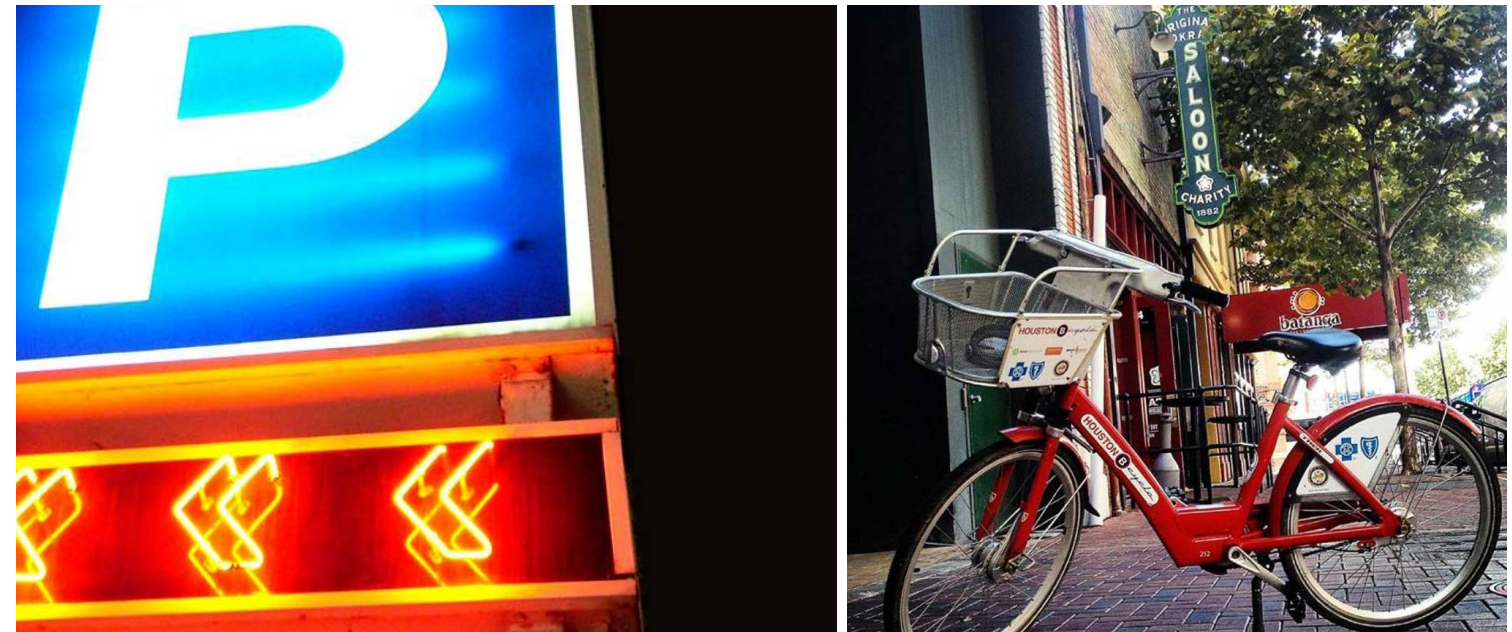
Greenlink provides free and convenient transportation to the downtown community through environmentally friendly buses that quickly transport along two routes to popular downtown locations.

## WALKING TRAIL

The unique location of Allen Center allows direct pedestrian connection to over 146 acres of trails at the newly renovated Buffalo Bayou thus further enhancing accessibility and encouraging a fit lifestyle.

## LIGHT RAIL

Over 22.9 miles of METRORail transit connecting downtown to Midtown, Museum District, The Medical Center, NRG Stadium, Texas Southern University, University of Houston, EADO and BBVA Compass Stadium.

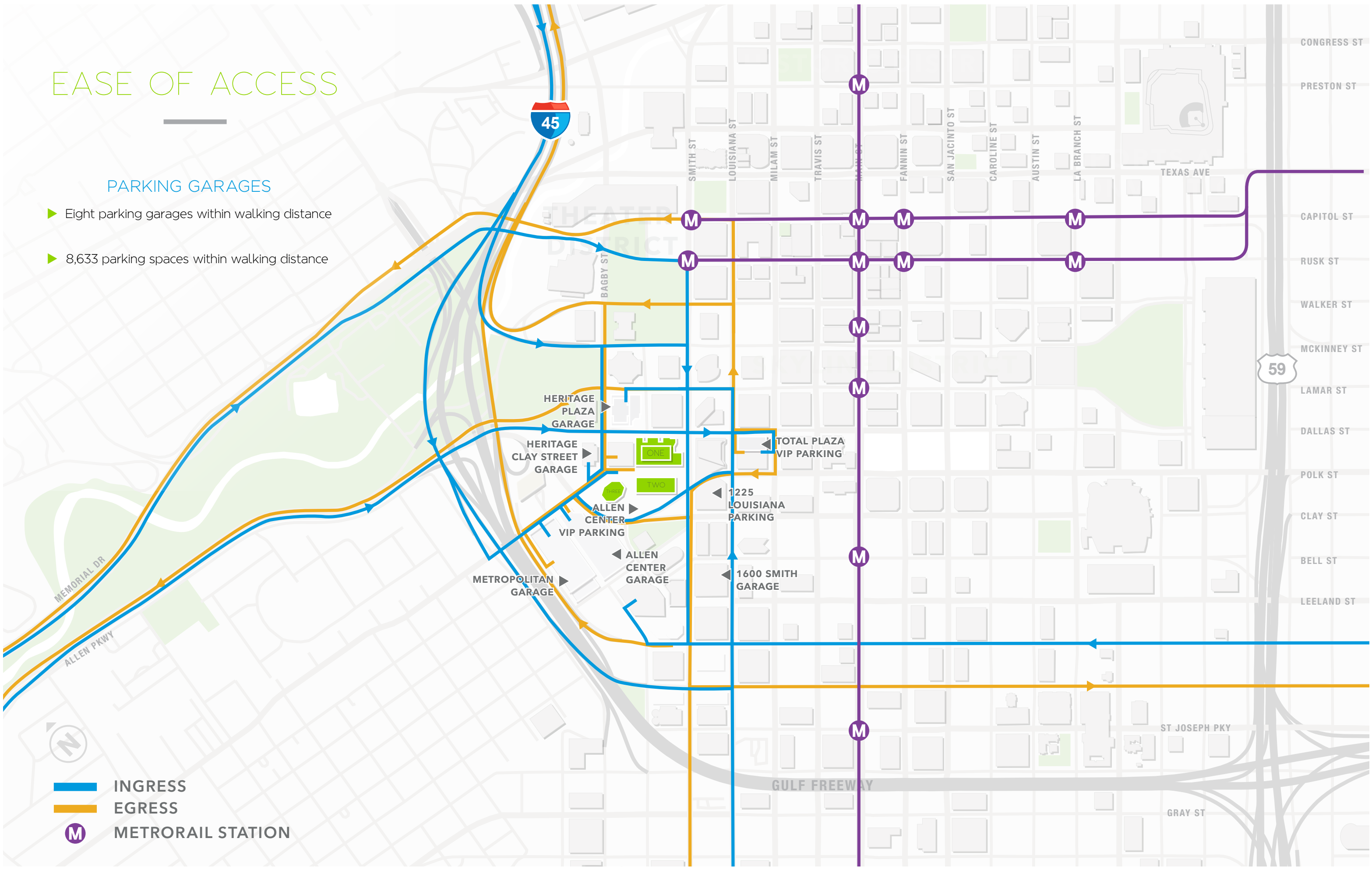




# EASE OF ACCESS

## PARKING GARAGES

- Eight parking garages within walking distance
- 8,633 parking spaces within walking distance



 INGRESS

 EGRESS

 METRORAIL STATION



# ALLEN CENTER BY THE NUMBERS

3.2M SF  
office space

50K SF  
retail

5,854  
employees

1-acre  
sgreenspace

354 rooms  
C. Balwin Hotel

150K SF  
The Downtown Club at The Met

## WITHIN WALKING DISTANCE

8  
hotels

1,051  
existing residential  
units

833  
residential  
units proposed  
or under  
construction

146,778  
employees

31 million SF  
of existing office

## DISTANCE TO THE FOLLOWING

0.6 mi.



1 mi.



0.9 mi.



1.1 mi.



1.2 mi.



0.7 mi.







The redevelopment of Allen Center has elevated the project into a true destination for not only downtown employees, but for the entire region making it a go-to place for Houstonians.



# REDEVELOPMENT HIGHLIGHTS

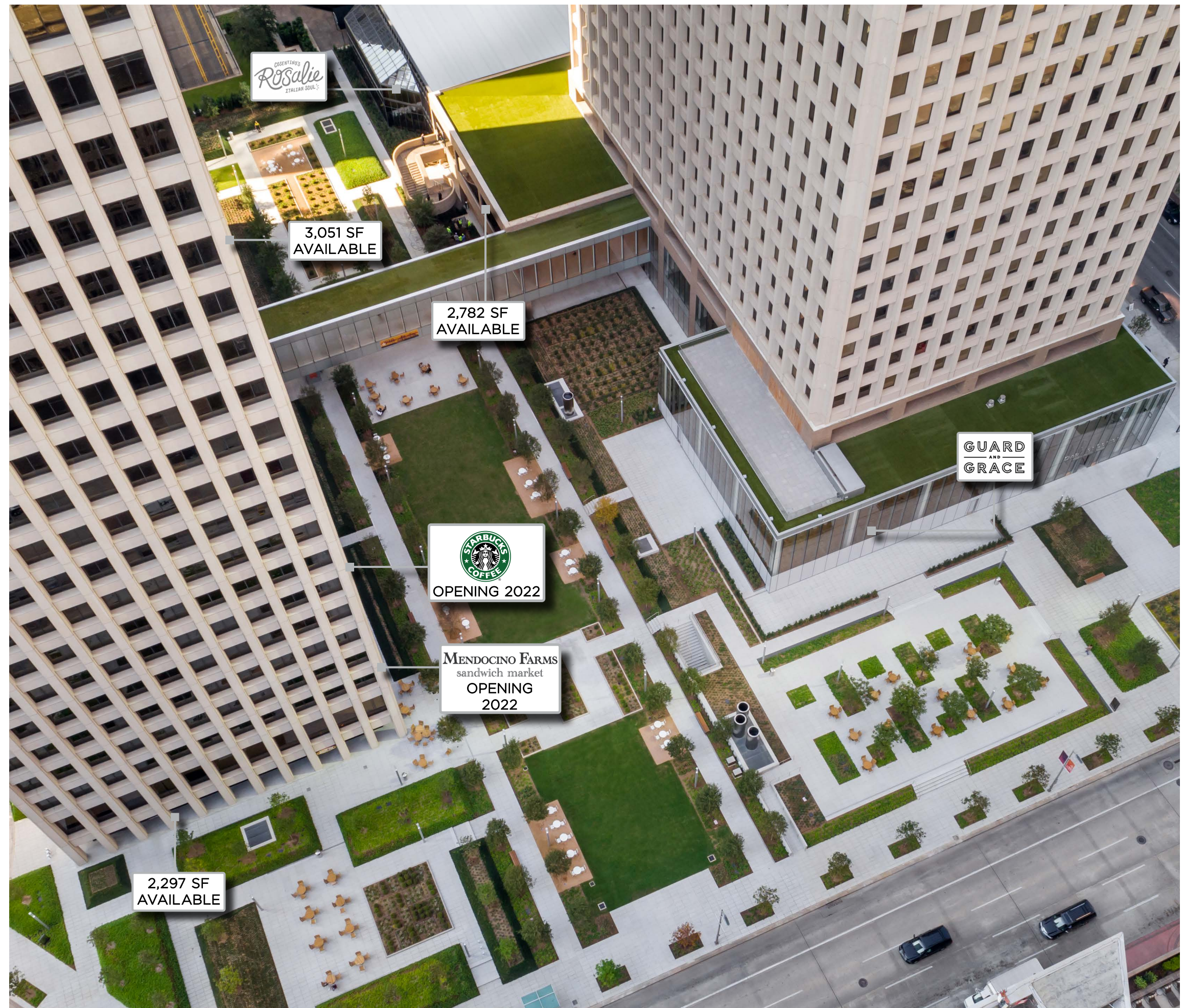
354 keys  
C. Baldwin Hotel

14,000 SF  
signature restaurant  
Guard & Grace

16,000 SF  
of additional retail and restaurant  
space at street level

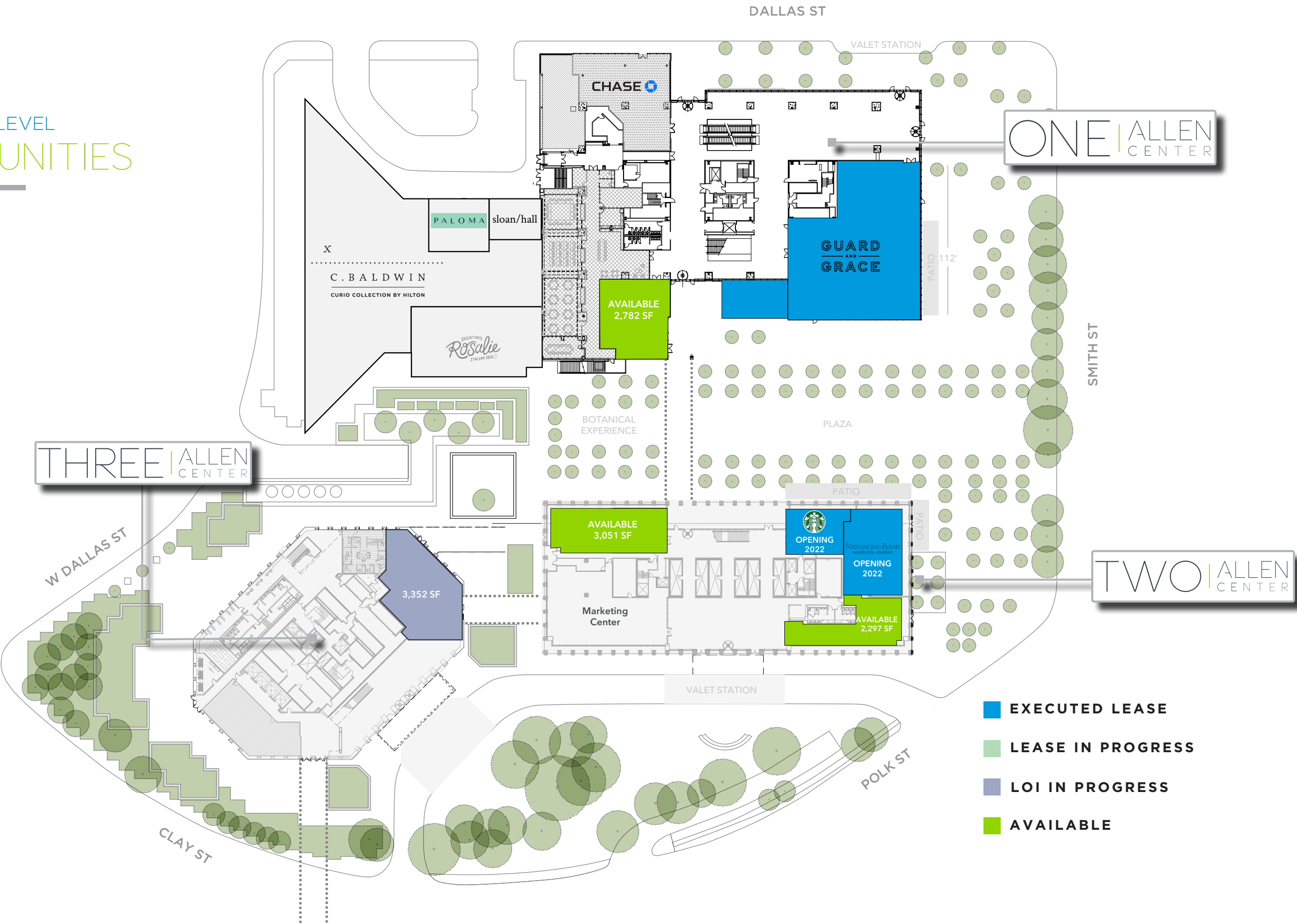
7,500 SF  
of patio space

1 acre  
of green space





STREET LEVEL  
OPPORTUNITIES









FOR RETAIL LEASING

Crystal Allen

Managing Director

713.270.3360

Crystal.Allen@transwestern.com

Kim Bernick

Vice President

713.270.3330

Kim.Bernick@transwestern.com