





TEXAS TOWER

1 MILLION SF
OFFICE

47
FLOORS

15,000 SF
RESTAURANT & RETAIL

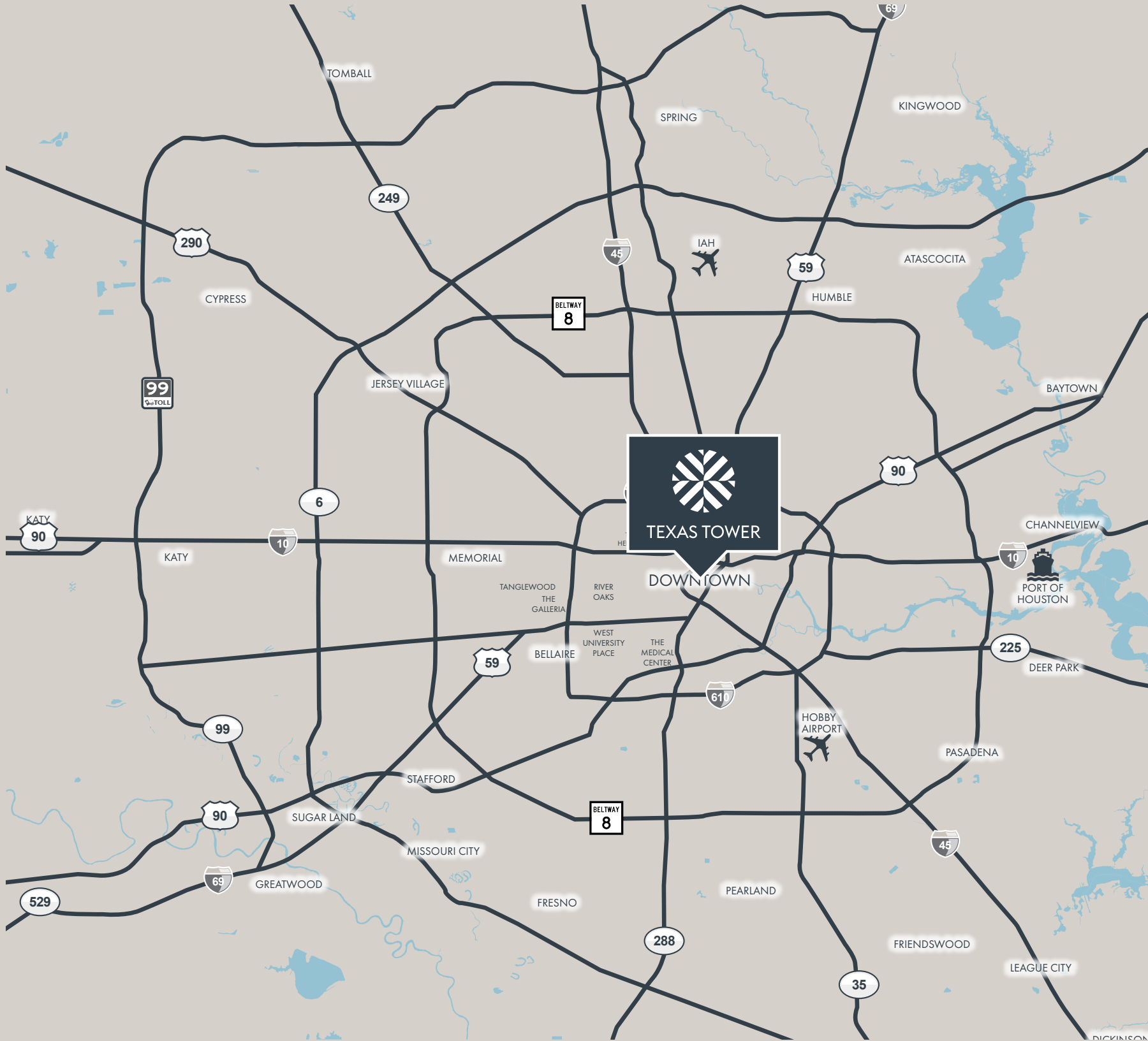
8,000 SF
FITNESS

10,000 SF
CONFERENCE CENTER

DELIVERY 4Q 2021
OCCUPYING 2Q 2022



HOUSTON



8 MINS
The Heights

10 MINS
River Oaks

12 MINS
West University Place

20 MINS
Memorial

15 MINS
The Galleria

17 MINS
Tanglewood

18 MINS
The Medial Center

22 MINS
Hobby Airport

25 MINS
George Bush Intercontinental
Airport (IAH)

25 MINS
Sugar Land

18 MINS
Port of Houston

30 MINS
Baybrook

28 MINS
Katy

30 MINS
Cypress

30 MINS
The Woodlands

26 MINS
Humble/Kingwood



THE CITY

BAYOU CITY

4TH

Most populous city

5TH

Largest metro

1.28 MILLION

New residents gained 2010-2019

POPULATION

7.1 MILLION

People live in the Houston MSA

7.8 MILLION

2023 projected population

2.02%

2018-2023 projected population growth

HOUSEHOLD INCOME

\$80,723

2020 median household income

\$45,046

2020 per capita income

TOURISM

Houston Livestock Show and Rodeo

1,377,477

attendees

800,000

Theater District annual visitors

2.55 MILLION

Houston Zoo visitors in 2016

700,000

Annual visitors to George R. Brown Convention Center

7,800 AC

Acres of George Bush Park, largest county park in the U.S.

9.2 MILLION

Mustum District annual visitors

LOCATION

THEATER DISTRICT

2.34 M | **0.3**
Visitors per year | Miles

GEORGE R BROWN

700,000 | **0.9**
Visitors per year | Miles

TOYOTA CENTER

716,000 | **0.9**
Visitors per year | Miles

DISCOVERY GREEN

1.5 M | **0.7**
Visitors per year | Miles

MINUTE MAID PARK

2.98 M | **0.6**
Visitors per year | Miles

BBVA COMPASS STADIUM

500,000 | **0.9**
Visitors per year | Miles



DEVELOPMENT

\$8.3 BILLION

in Development Since 2008

RETAIL/RESTAURANTS

50

New Retailers/Restaurants Opened in 2018

RESIDENTIAL

6,278

Current Residential Units

888

Residential Units Under Construction

1,179

Proposed Units

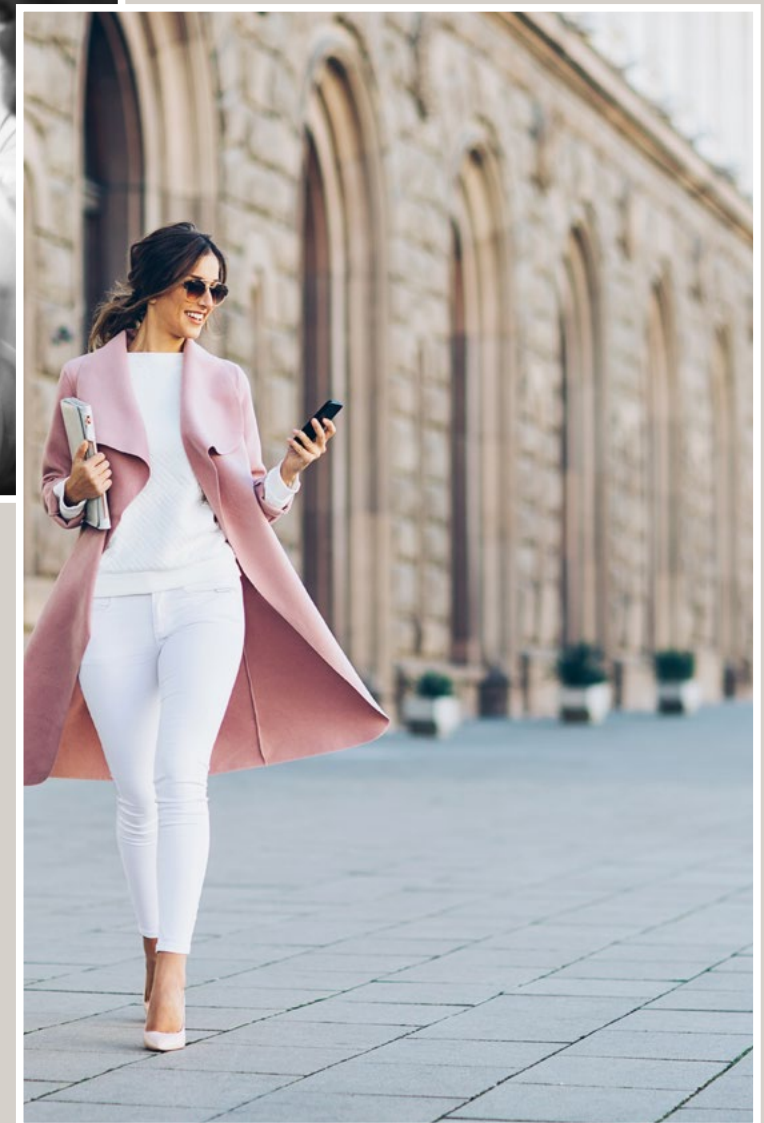
Current Residential Population is

9,395

people which is up from 3,021 in 2010



DOWNTOWN



OFFICE

51.5 MILLION SF

of Current Office

1,251,856 SF

Under Construction

21%

Vacancy

158,000

Employees

HOTEL

8,228

Current Hotel Keys

150

Hotel Keys Under Construction

300

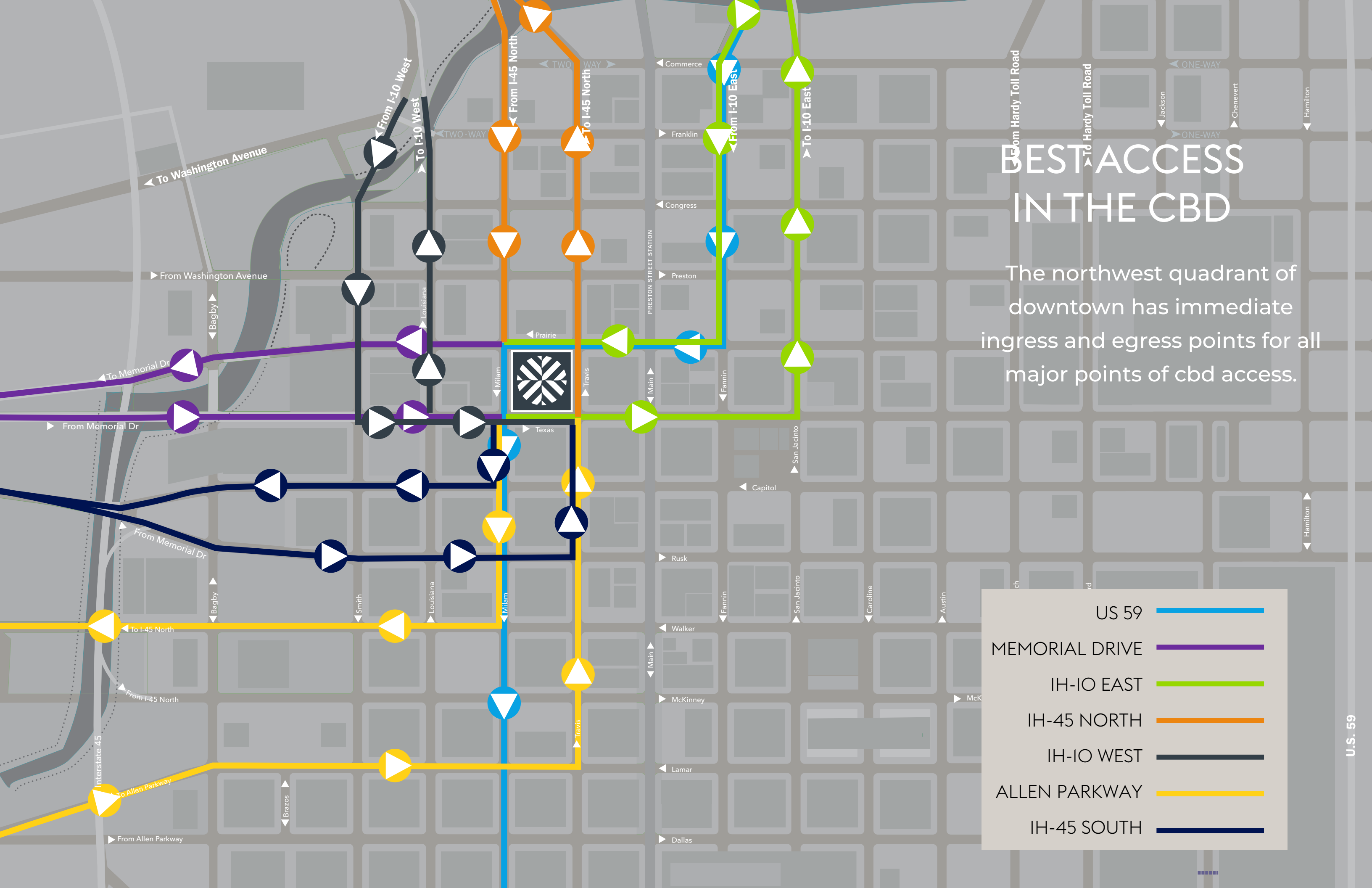
Proposed Hotel Keys

MAJOR EMPLOYERS

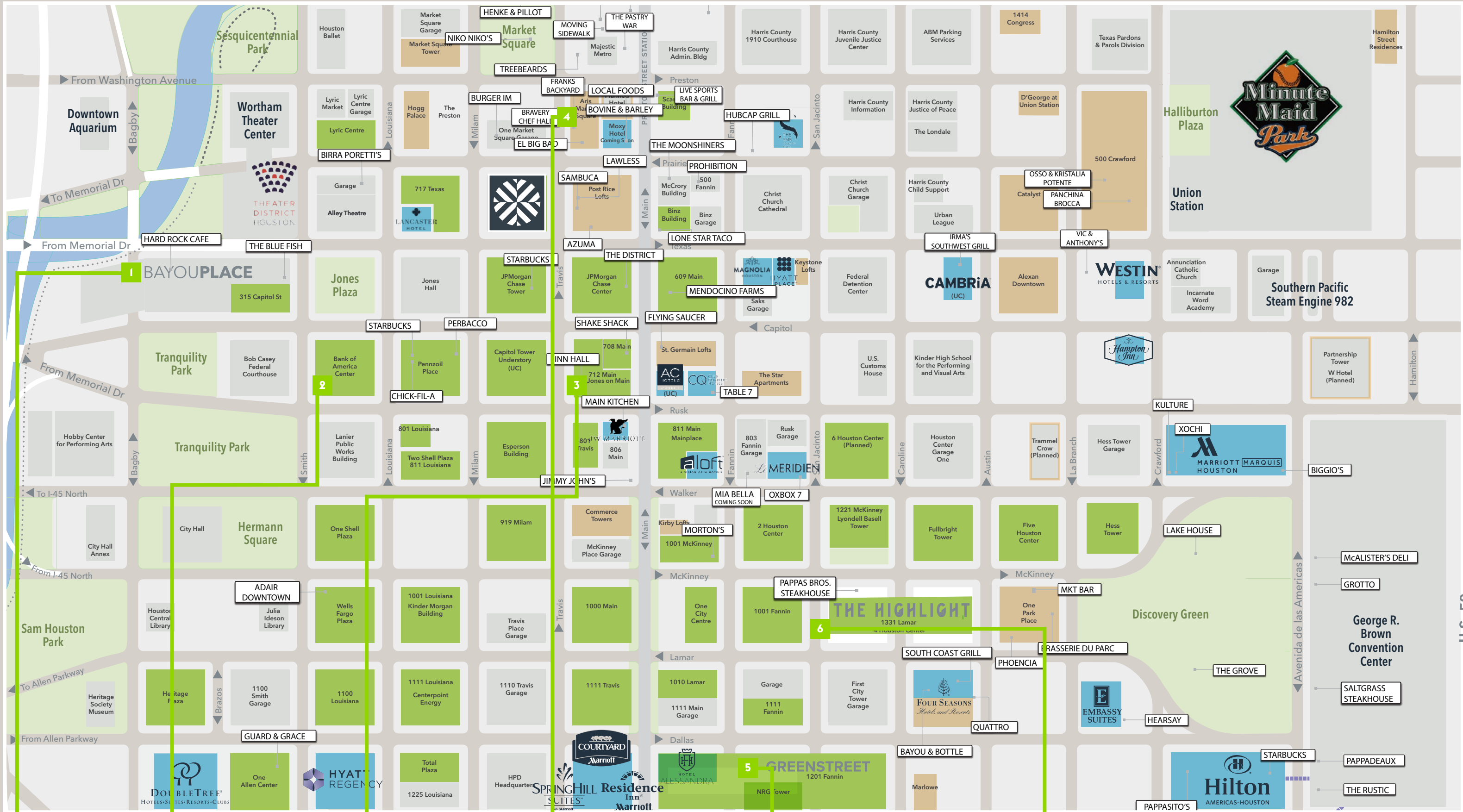


BEST ACCESS IN THE CBD

The northwest quadrant of downtown has immediate ingress and egress points for all major points of cbd access.



- US 59
- MEMORIAL DRIVE
- IH-10 EAST
- IH-45 NORTH
- IH-10 WEST
- ALLEN PARKWAY
- IH-45 SOUTH



1 BAYOUPPLACE	2 UNDERSTORY	3 FINN HALL	4 BRAVERY CHEF HALL	5 GREENSTREET	6 THE HIGHLIGHT AT HOUSTON CENTER
Revention Music Center AMC Curtain Call	Boomtown Coffee Common Bond Mona Fresh Italian Food Farro	Flip N' Patties Seaside Poke Understory Bar	Craft Burger Papalo Pizza Zquare Maui Bento Yong	Greenway Swallow's Newst Cranky Carrot Juice Co.	810 Billards & Bowling Guadalajara del Centro House of Blues Lifetime Athletic McCormick & Schmick's
					Seafood Restaurant The Palm The Laura Hotel Tom's Watch Bar Pete's Dueling Piano Bar
					Berkeley Eye Center Bullritos Chase Bank Chick-Fil-A Doozo's Dumplings & Noodles
					GNC Kelsey Sybold Leaf & Grain Otto's BBQ Pappas Bros Steakhouse
					Potbelly Puttshack Salata Simon's Cafe Wok & Roll

With 47 stories of top-tier office space and an illuminated crown that will symbolize Houston's skyline for generations, this is a state-of-the-art tower.



Within **THREE** blocks...

98

street-level restaurants
& nightlife options
spanning all price points



13

Office Buildings
with 28,956
Employees



7

cultural attractions,
including public parks
and theaters



5

hotels with
600 Keys



6

residential Towers,
including Hines' future
The Preston
2,230 Residents

P

23

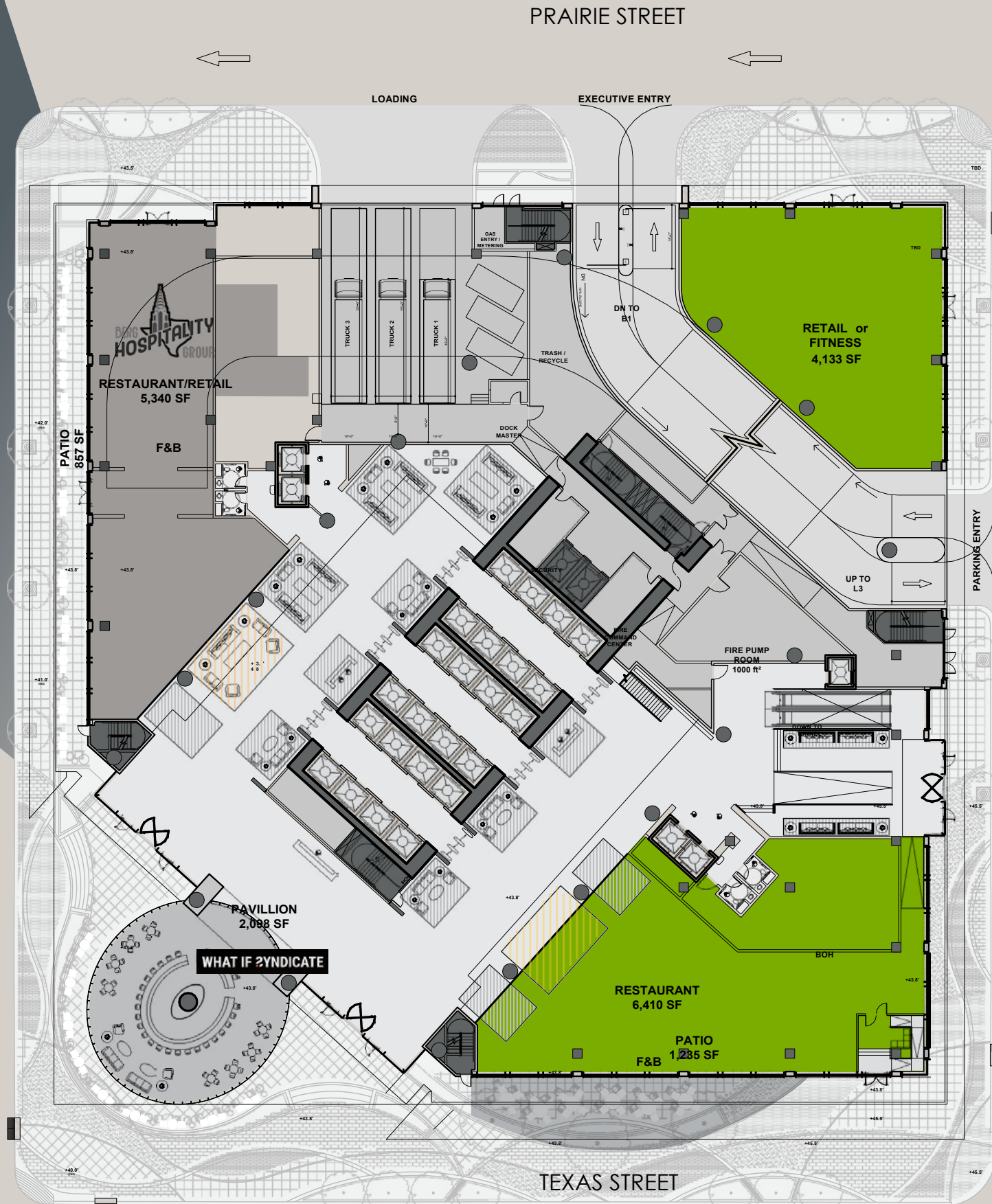
parking facilities

Amenity-rich and tailored to the specific needs of our tenants, Texas Tower puts its people first. This is an evolution of the office experience, combining beautifully functional office spaces, sophisticated service, and spectacular office views with exceptional dining options.



SIGNATURE RESTAURANTS

DELIVERY 4Q 2021



MILAM STREET

TRAVIS STREET

TEXAS STREET







Spacious rooftop gardens encourage tenants to embrace nature and fresh air.



TEXAS TOWER

Hines



Ivanhoe
Cambridge

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TRANSWESTERN[®]
RETAIL