



# Arrive.

UPPER KIRBY

 TRANSWESTERN



# Brilliant Design

*The perfect combination of convenience and luxury, you never have to settle for less.*

Arrive Upper Kirby is a destination in the prestigious Upper Kirby District that delivers a lifestyle of simple elegance to residents, professionals and shoppers alike. When you bring your business to Arrive Upper Kirby, you surround yourself with uncompromised luxury and convenience in one, exclusive location. With 65,000 square feet of lavish shops and exclusive eateries adjacent to expansive apartments and boutique office spaces, you can be a part of a community matched by no other.

Arrive Upper Kirby features only the best in design and accommodation, creating an atmosphere of modern luxury. An icon of comfort and prestige, the new Class A construction will be LEED Silver certified and will include:

- 13-story office tower with 200,000 gross square feet of office space
- 25-story residential tower with 199 luxury rental units
- 65,000 square feet of retail on two levels
- 5-level parking garage with private residence parking below grade





# Unrivaled Location

The Arrive Upper Kirby offers visitors a one-stop destination to live, thrive and discover in the esteemed Upper Kirby District.

From select shops and boutiques to unparalleled fine and casual dining options, your business will be nestled among the best of the best.



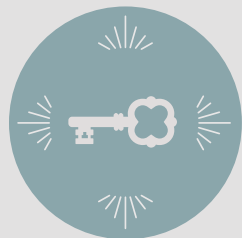
609  
RETAILERS



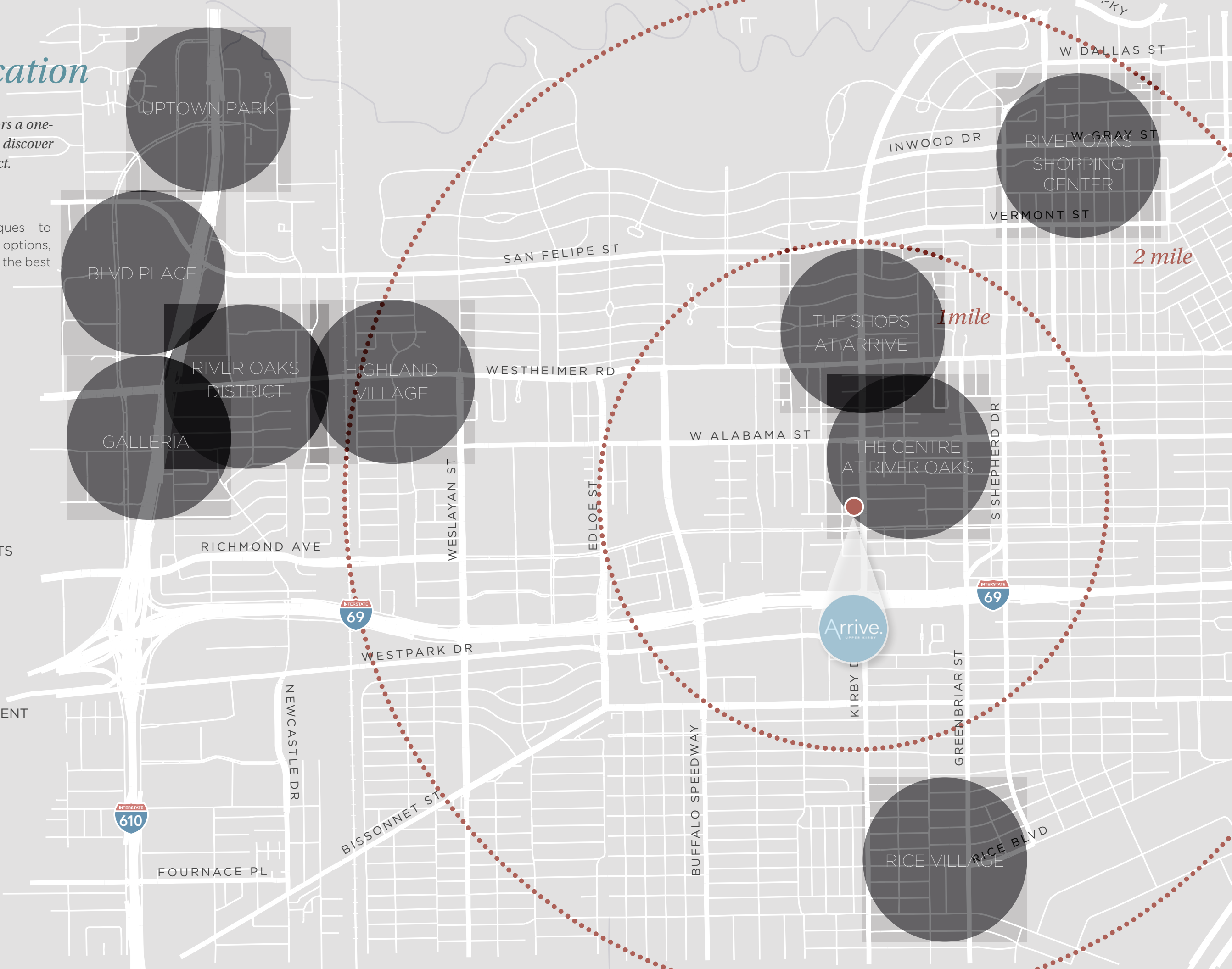
260  
RESTAURANTS



22  
ENTERTAINMENT



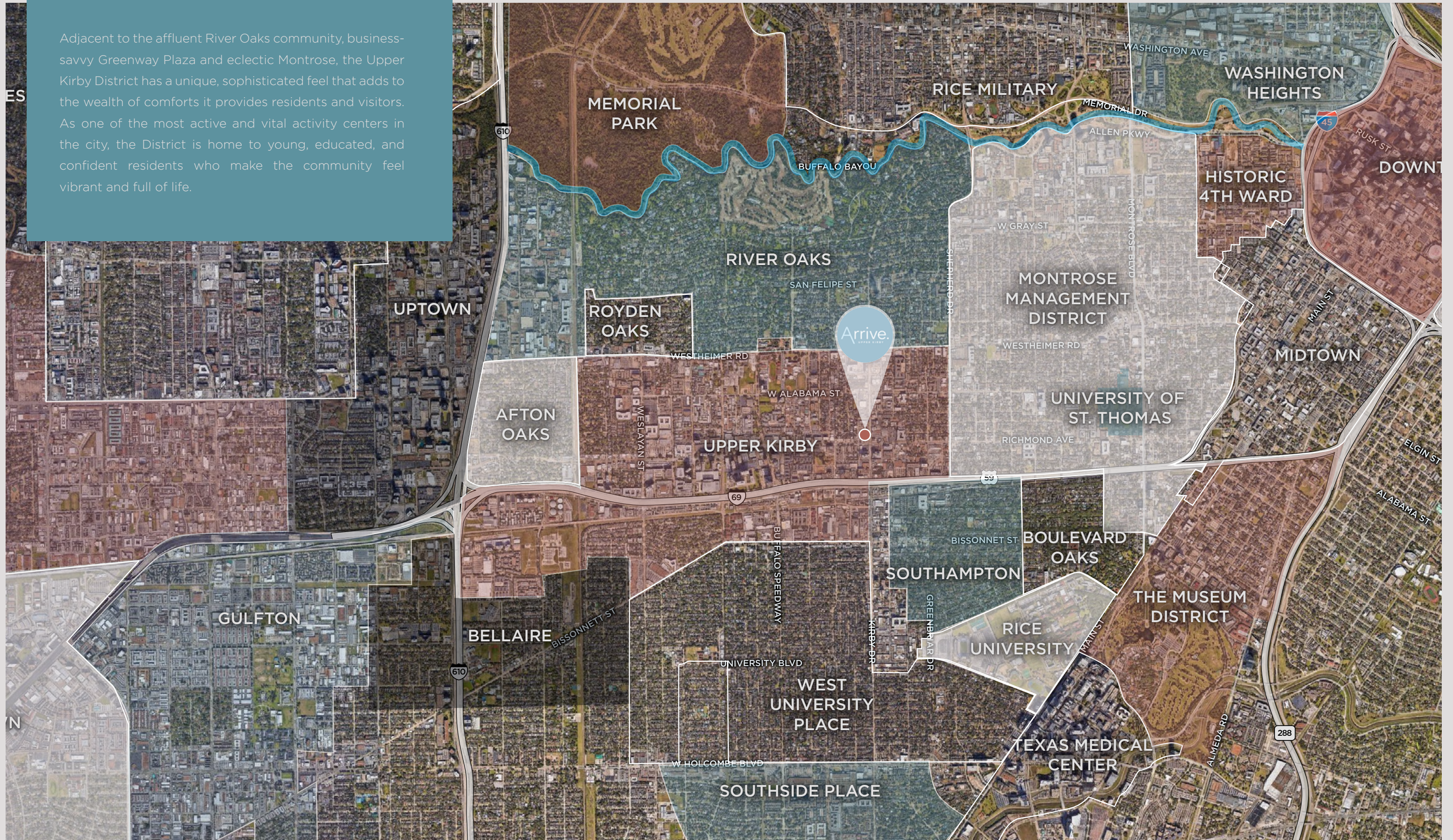
363  
SERVICES





# Houston's Inner Loop

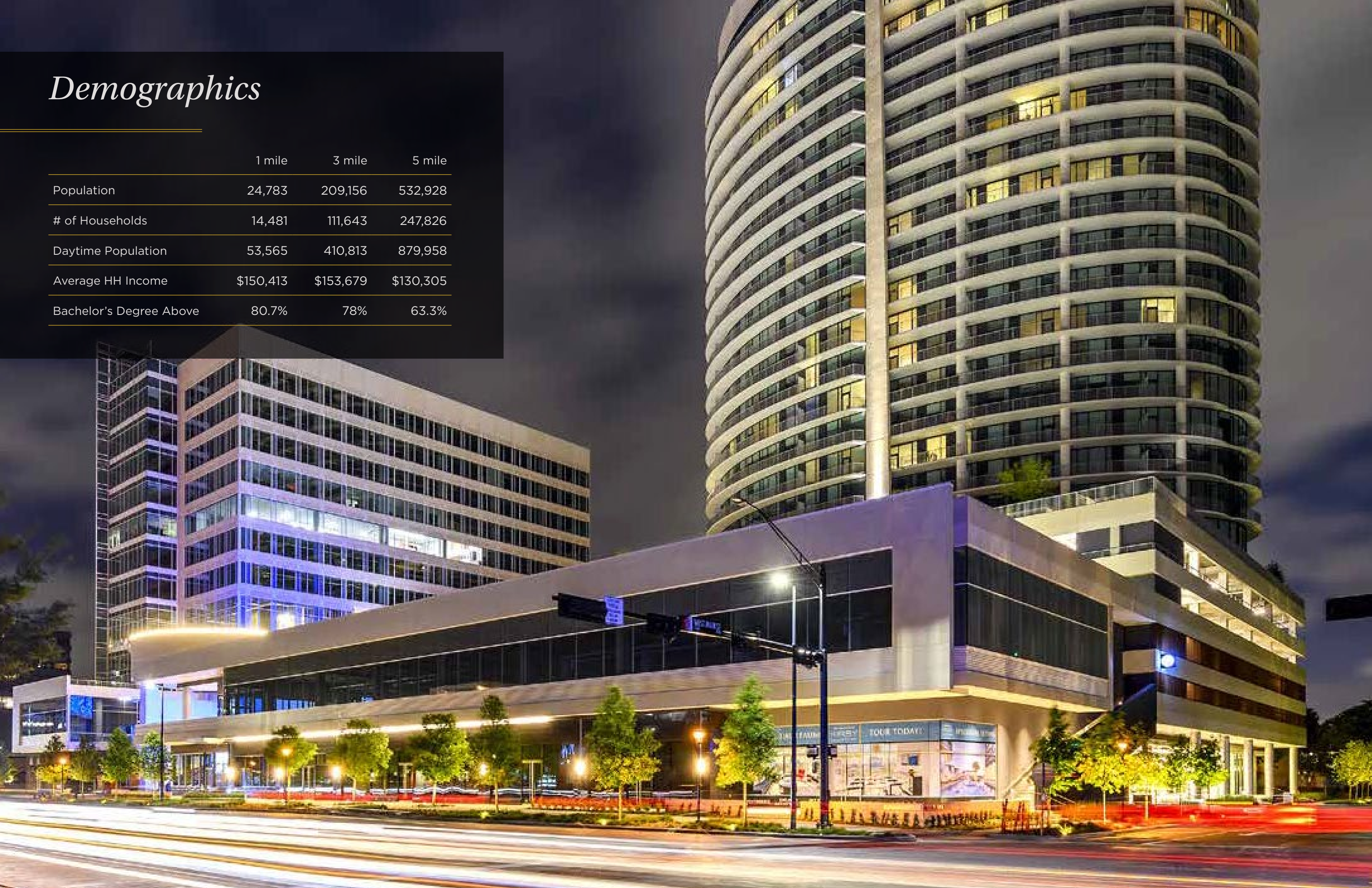
Adjacent to the affluent River Oaks community, business-savvy Greenway Plaza and eclectic Montrose, the Upper Kirby District has a unique, sophisticated feel that adds to the wealth of comforts it provides residents and visitors. As one of the most active and vital activity centers in the city, the District is home to young, educated, and confident residents who make the community feel vibrant and full of life.





# Demographics

	1 mile	3 mile	5 mile
Population	24,783	209,156	532,928
# of Households	14,481	111,643	247,826
Daytime Population	53,565	410,813	879,958
Average HH Income	\$150,413	\$153,679	\$130,305
Bachelor's Degree Above	80.7%	78%	63.3%

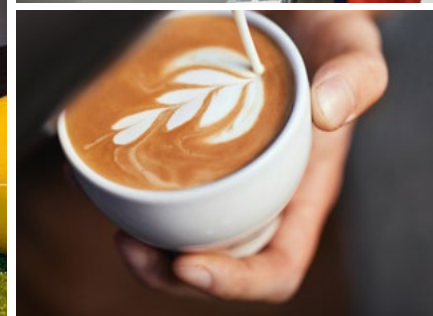
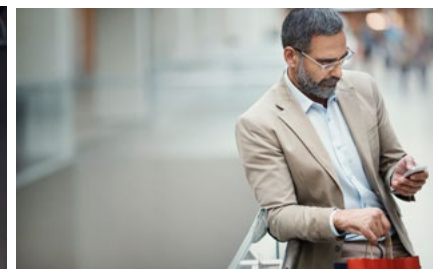




# Convenience and Luxury

*Life at the Arrive Upper Kirby is lavish and convenient. Restaurants and retailers enjoy a unique position within the custom contemporary lifestyle developed specifically for Arrive Upper Kirby residents.*

- Exclusive number of restaurants and retailers
- A captive audience with high disposable incomes
- Central location between four of Houston's major hubs
- Convenient location off US 59
- Valet parking and on-site parking garage (with ample parking nights and weekends when office parking is not in use)
- Shaded sidewalks for pedestrians and outdoor dining
- Expansive complex that spans three addresses and an entire city block
- Design and architecture unlike any other in Houston

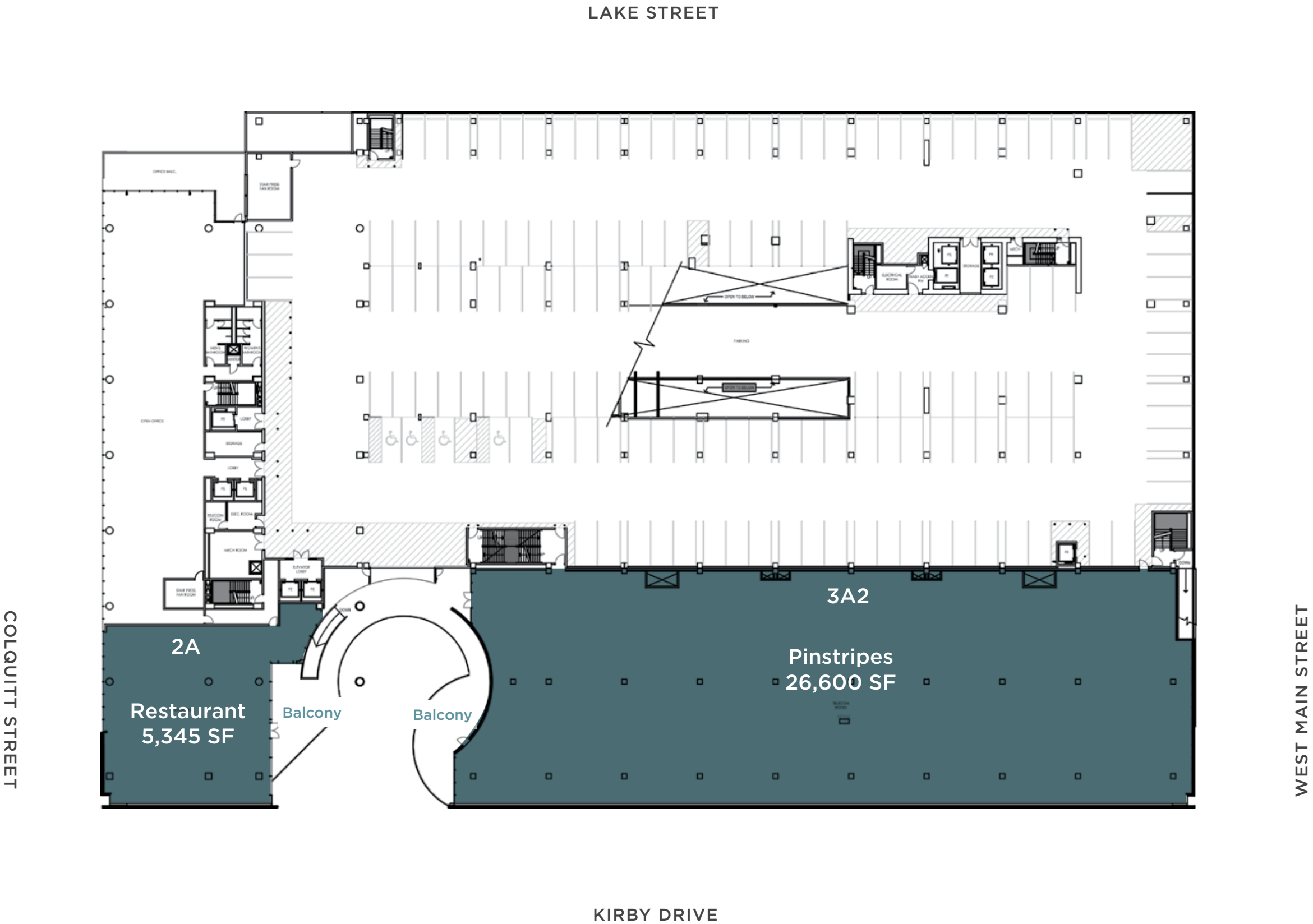






# Second Level

31,945 SF OF GROUND-FLOOR  
RETAIL/RESTAURANT SPACE







*Verandah*



*Agenda*



*Retailers*

*Pinstripes*



*Sweat 1000*



*AVAILABLE*



*A Ma Maniere*



*One Medical*



# Arrive.

UPPER KIRBY

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REAL ESTATE  
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