

ALLEN  

---

CENTER

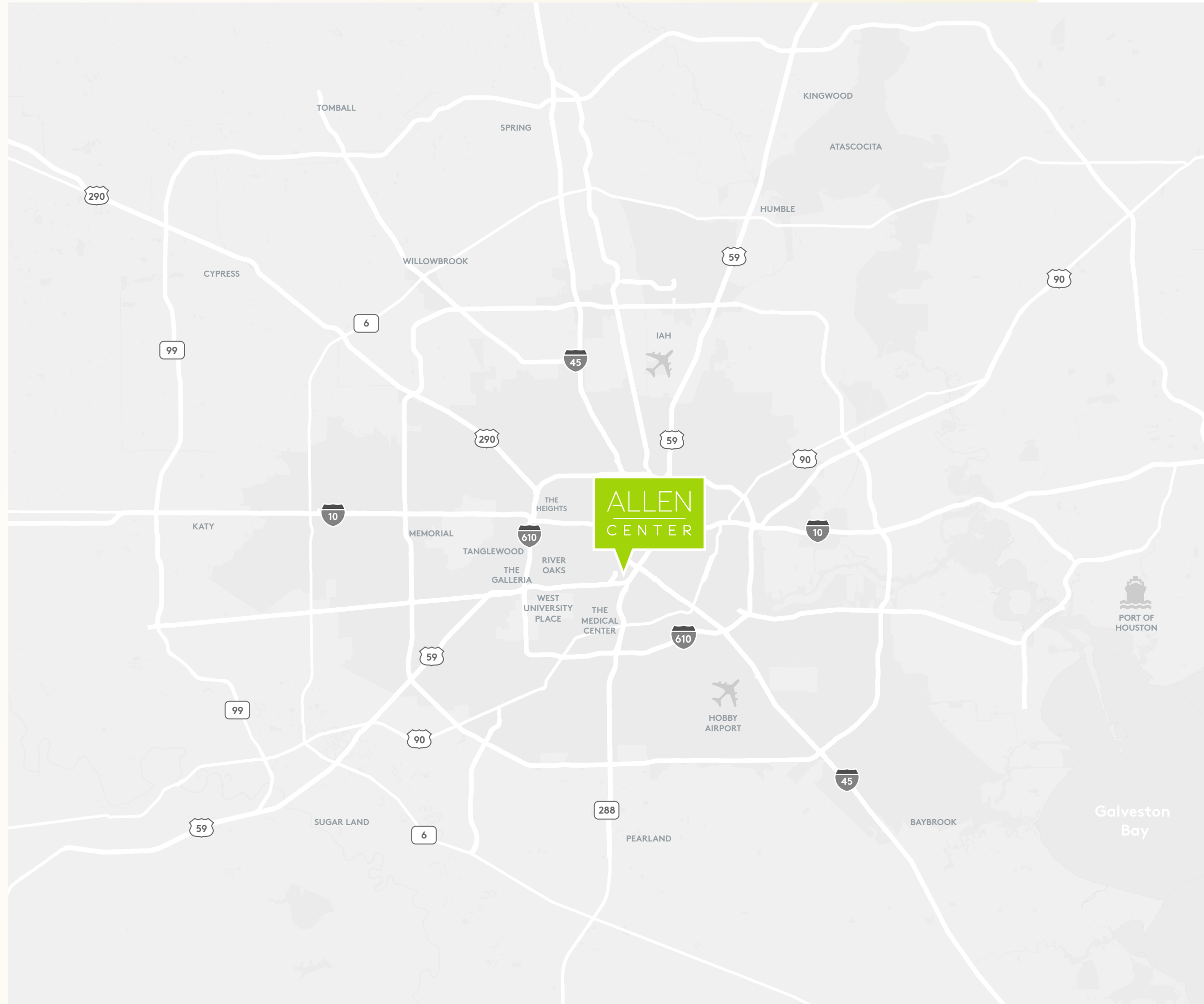
# REBIRTH OF DOWNTOWN

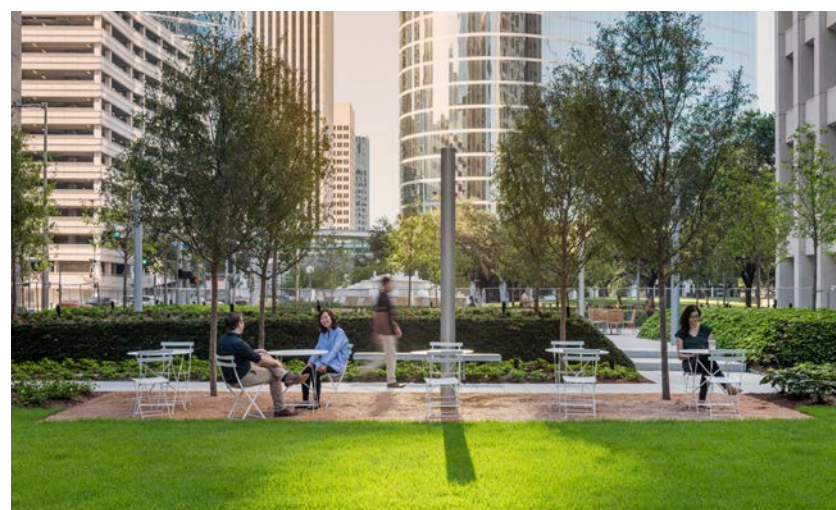
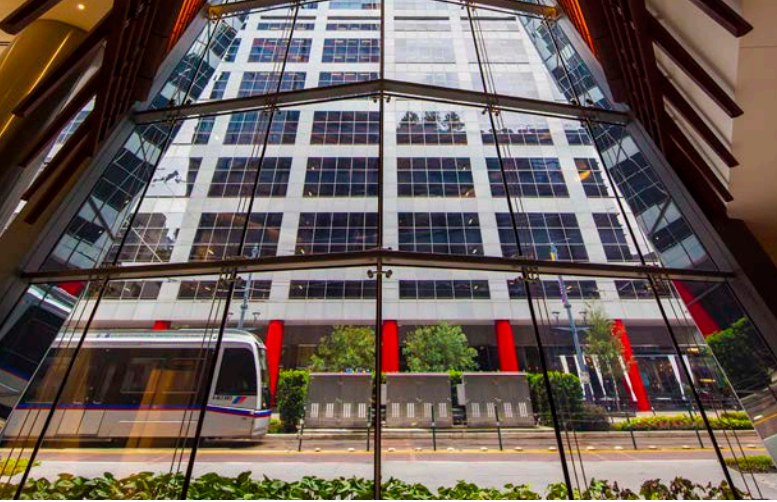
The rebirth of downtown Houston as an attractive living, lodging, dining and entertainment destination coupled with existing daytime population presents the opportunity to provide a true sense of place.



# 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

1.2 MILLION

people stay in downtown Houston hotels annually

8,228

hotel rooms

150

new hotel rooms under construction

51.4 MILLION

SF of existing office space

1.2 MILLION

SF of office under construction

## MAJOR EMPLOYERS



# DESTINATION DOWNTOWN

- 1 BAYOU PLACE**
- Revention Music Center
  - AMC
  - Curtain Call

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

- 3 UNDERSTORY**
- Boomtown Coffee
  - Mona Fresh Italian Food
  - Farro
  - Flip N' Patties
  - Seaside Poke
  - Understory Bar

- 4 FINN HALL**
- Craft Burger
  - Cranky Carrot Juice Co.
  - Fire Noodz
  - Greenway Coffee
  - Maui Bento
  - Papalo Taqueria
  - Pizza Zquare
  - Swallow's Nest
  - The Smoke

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

- 6 THE HIGHLIGHT AT HOUSTON CENTER**
- Berkeley Eye Center
  - Bullritos
  - Chick-Fil-A
  - Doozo's Dumplings & Noodles
  - Gateway Corner
  - GNC
  - Hallmark
  - Immersive Gamebox
  - Kelsey Seybold Pharmacy
  - Leaf & Grain
  - Otto's BBQ
  - Pappas Bros Steakhouse
  - Potbelly
  - Puttshack
  - Salata
  - Simon's
  - Wok & Roll

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



U.S. 59

From I-45 South

To I-45 South

ST. JOSEPH MEDICAL CENTER

# EASE OF ACCESS

The west downtown location offers efficient drive times to major neighborhoods and immediate access to I-45, I-10 and 59. For those on foot, Allen Center is directly connected to downtown's tunnel and sky bridge system. Plus, ample parking in the two attached garages and quick access to Metro Light Rail and Metro bus stops makes Allen Center one of the most accessible locations for Downtown commuters.

### 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

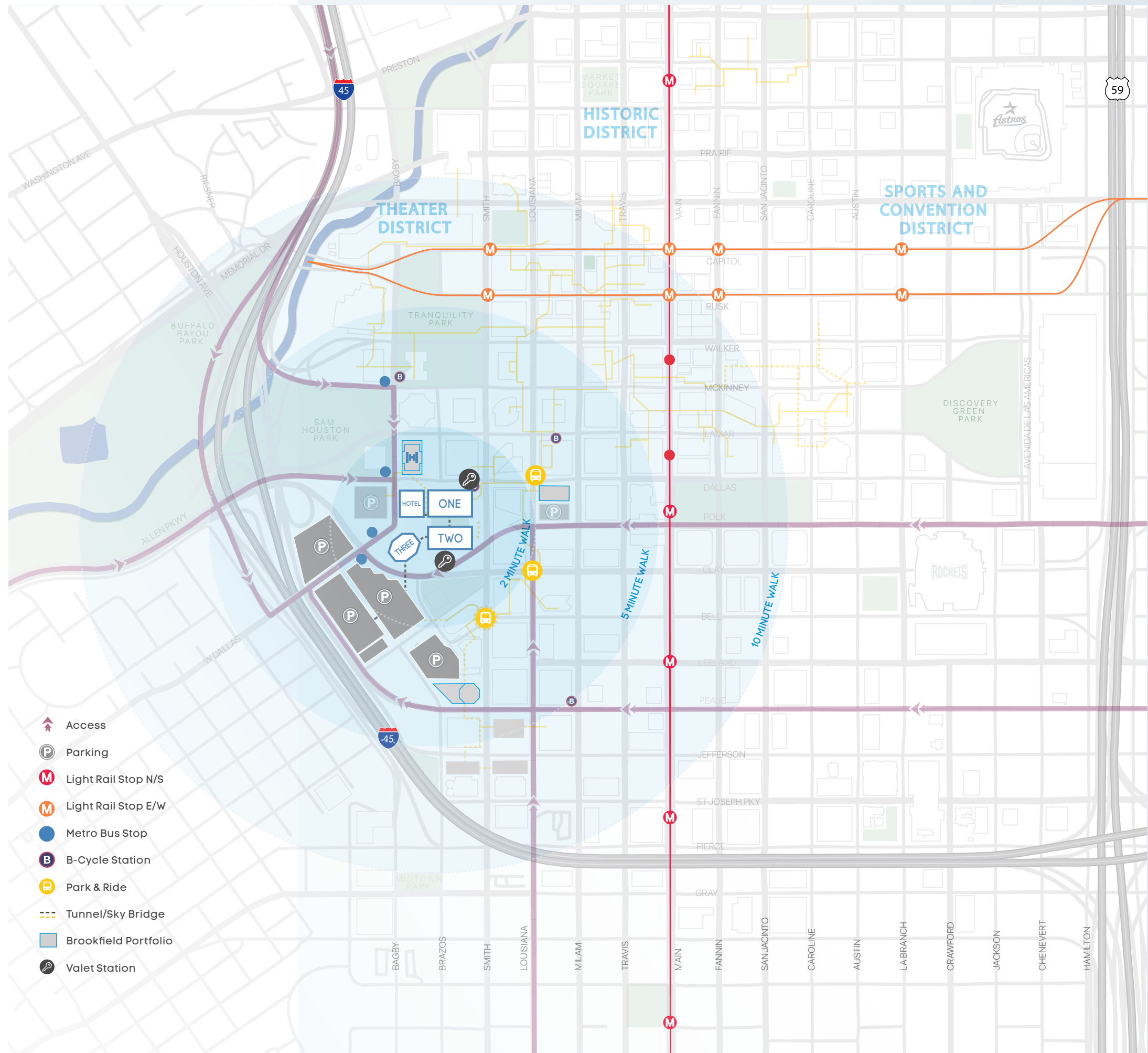
- Public bike-sharing network
- 4 stations located within walking distance
- Stations located at Dallas & Smith, Lamar & Milam, City Hall and Walker & Main

### 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.



- ↑ Access
- P Parking
- M Light Rail Stop N/S
- M Light Rail Stop E/W
- Metro Bus Stop
- B B-Cycle Station
- 🚌 Park & Ride
- - - Tunnel/Sky Bridge
- ▣ Brookfield Portfolio
- 🗝 Valet Station



# ALLEN CENTER

## BY THE NUMBERS

3.2M SF  
office space

50K SF  
retail space

5,854  
employees

1-ACRE  
greenspace

354 ROOMS  
C. Baldwin 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.





# IT'S ALL HERE

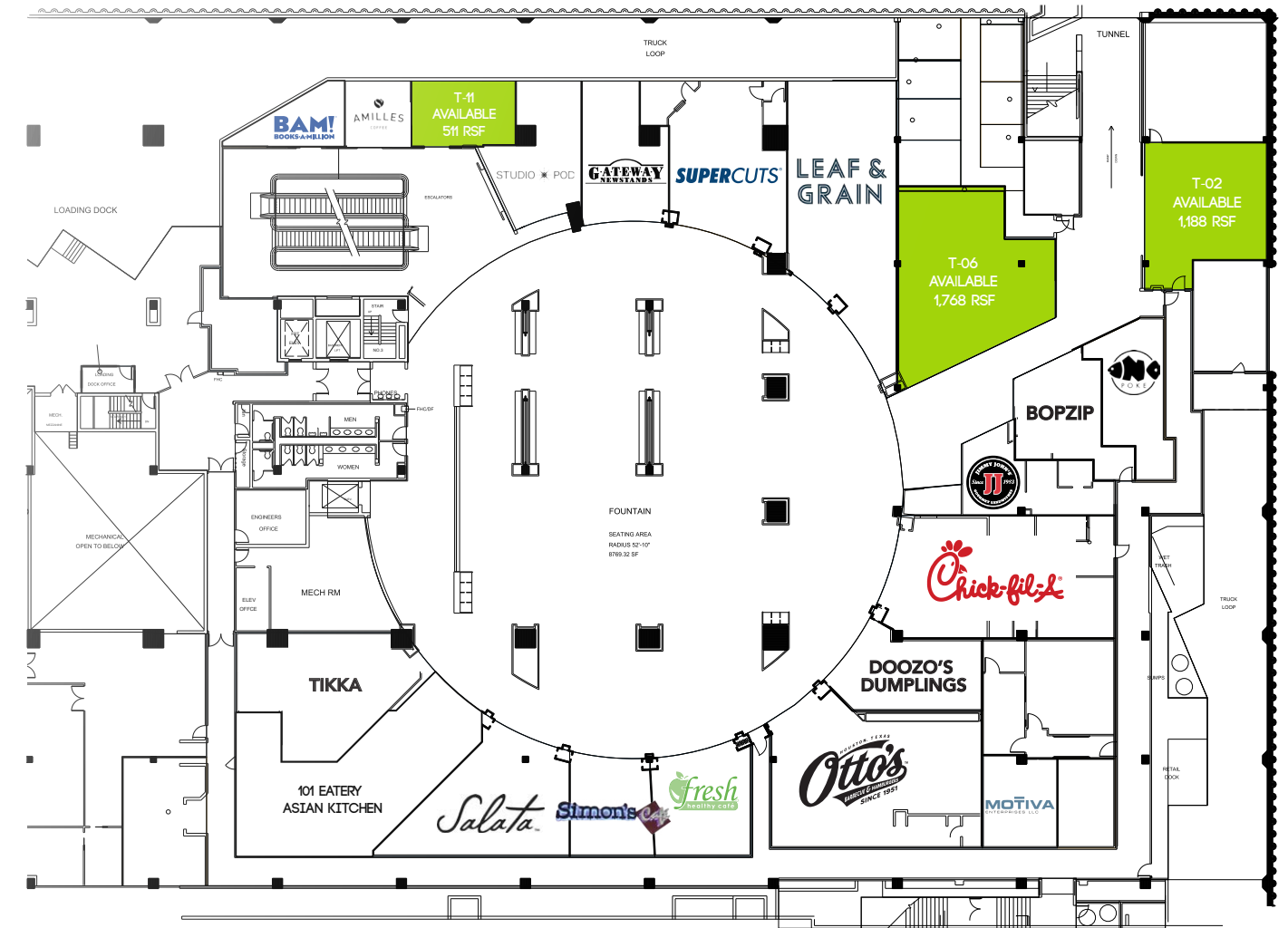
■ AVAILABLE



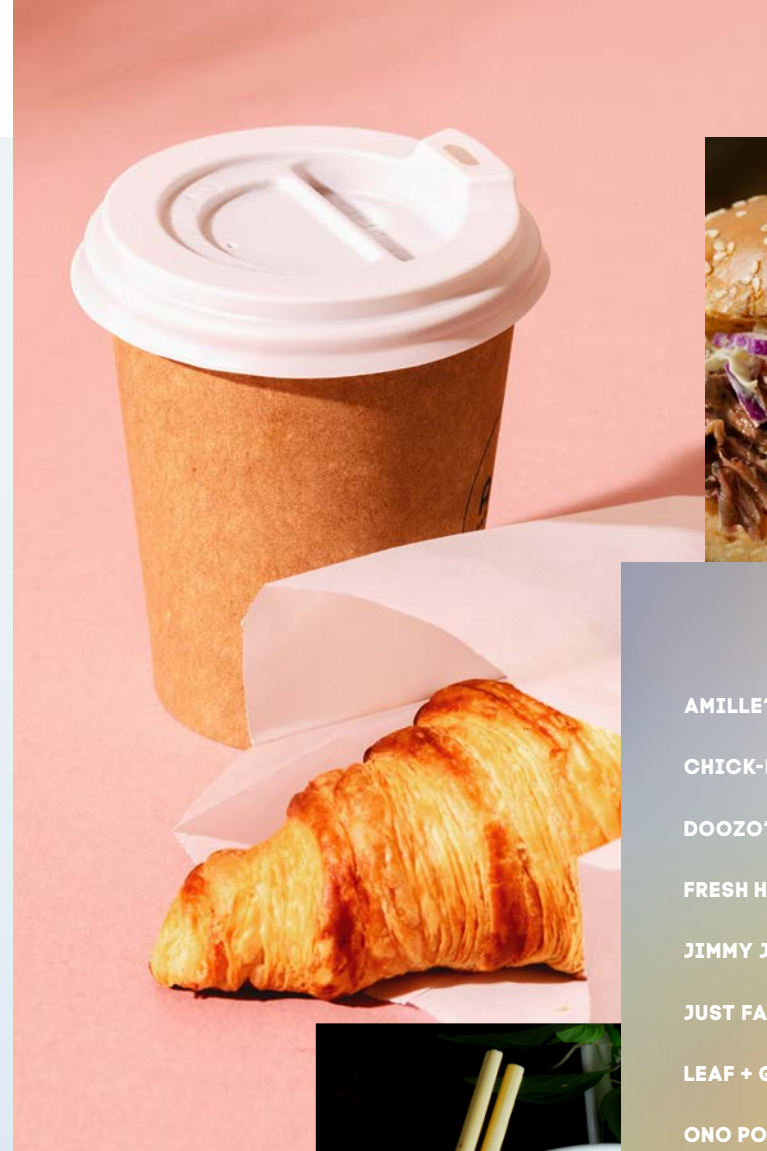
## STREET LEVEL OPPORTUNITY

# THE COURT AT ALLEN CENTER

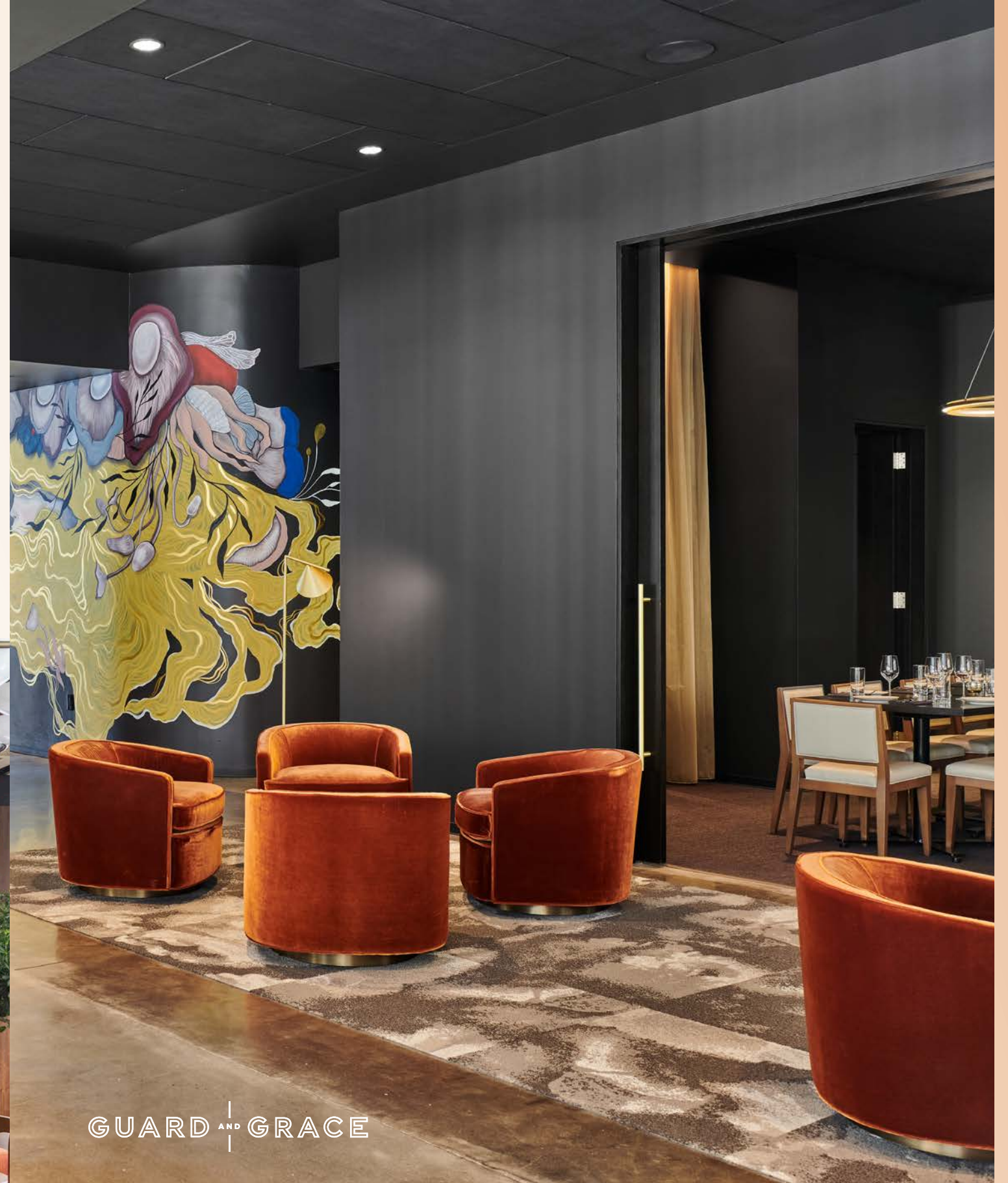
- AMILLE'S COFFEE
- CHICK-FIL-A
- DOOZO'S DUMPLINGS
- FRESH HEALTHY CAFÉ
- JIMMY JOHN'S
- JUST FALAFEL
- LEAF + GRAIN
- ONO POKE
- OTTO'S BARBEQUE
- SALATA
- SIMON'S HOMESTYLE CAFÉ
- SOPHIA'S



■ AVAILABLE



Rosalie

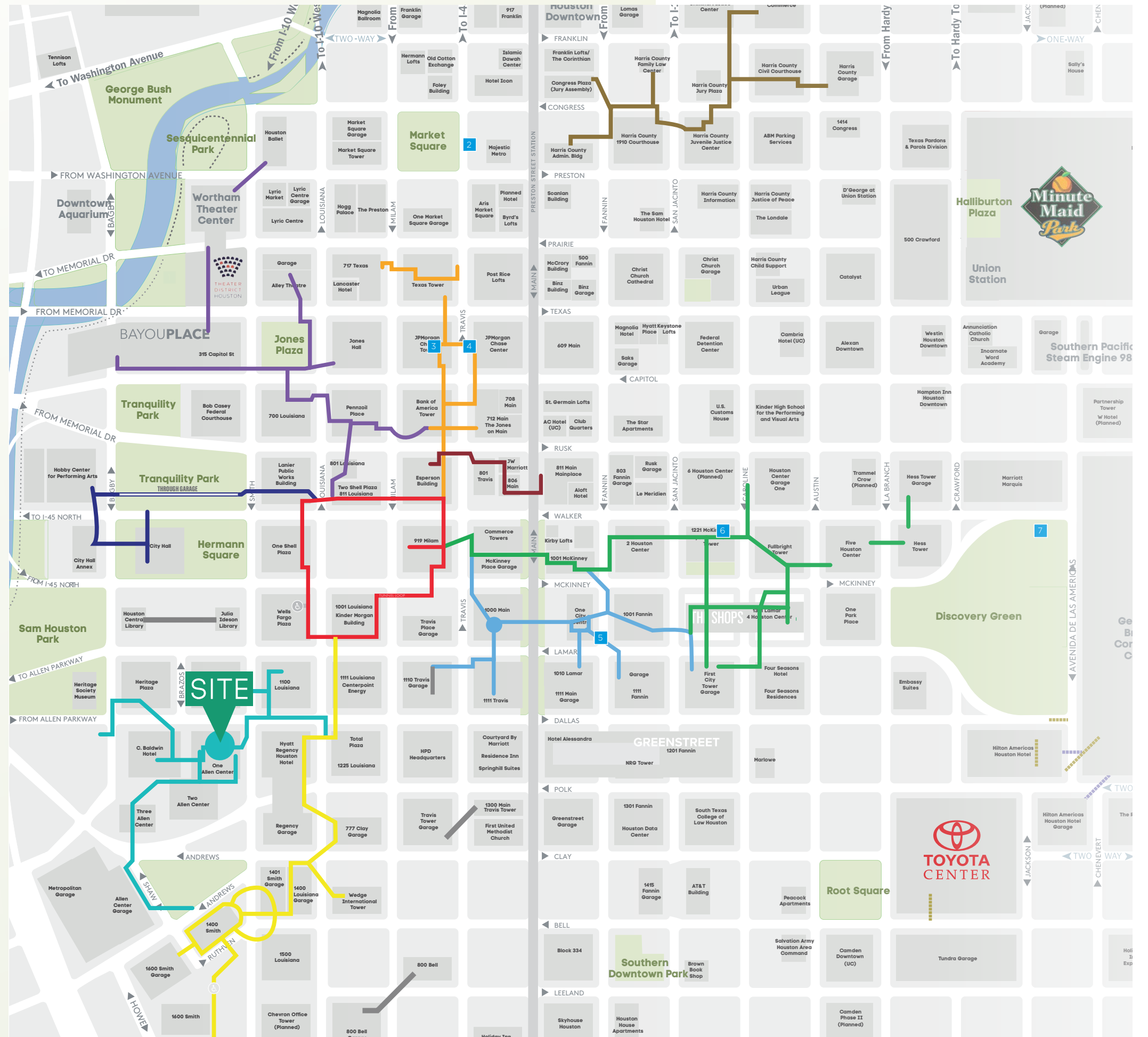


GUARD AND GRACE



# DOWNTOWN TUNNEL MAP

- TUNNEL LOOP
- W WALKER TUNNEL
- N LOUISIANA TUNNEL
- HARRIS COUNTY TUNNEL
- N TRAVIS TUNNEL
- LAMAR TUNNEL
- RUSK TUNNEL
- E MCKINNEY TUNNEL & SKYWALK
- S LOUISIANA TUNNEL & SKYWALK
- W DALLAS TUNNEL & SKYWALK
- TENANT-ONLY TUNNEL ACCESS
- SPORTS & CONVENTION SKYWALK



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**Brookfield**

Properties