

ALLEN

CENTER

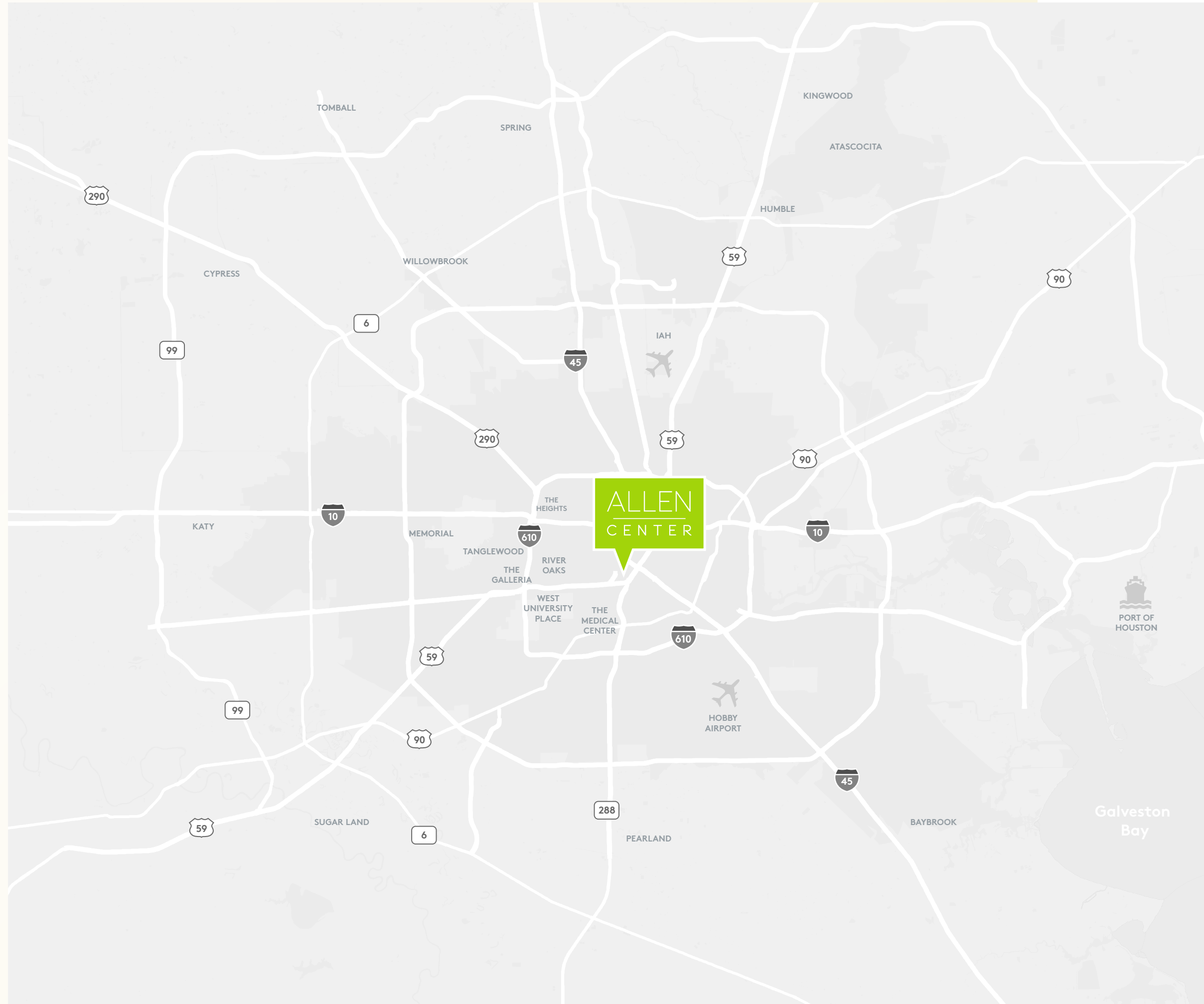
REBIRTH OF DOWNTOWN

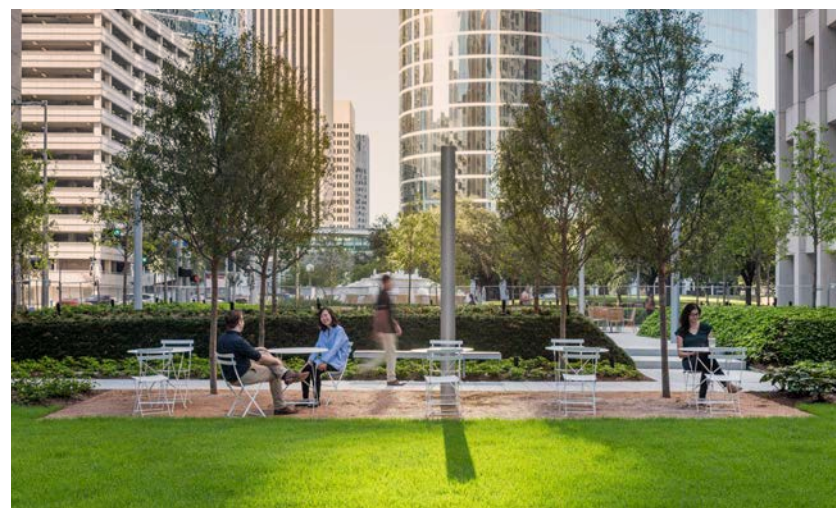
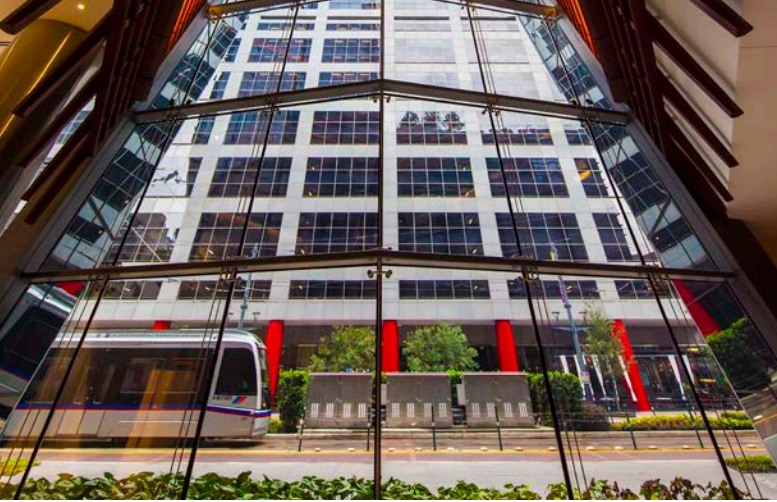
The rebirth of downtown Houston as an attractive living, lodging, dining and entertainment destination coupled with existing daytime population presents the opportunity to provide a true sense of place.



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
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2 BRAVERY

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

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

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	GNC	Pappas Bros Steakhouse
Bullritos	Hallmark	Potbelly
Chick-Fil-A	Immersive Gamebox	Puttshack
Doozo's Dumplings & Noodles	Kelsey Seybold Pharmacy	Salata
Gateway Corner	Leaf & Grain	Simon's
	Otto's BBQ	Wok & Roll

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	

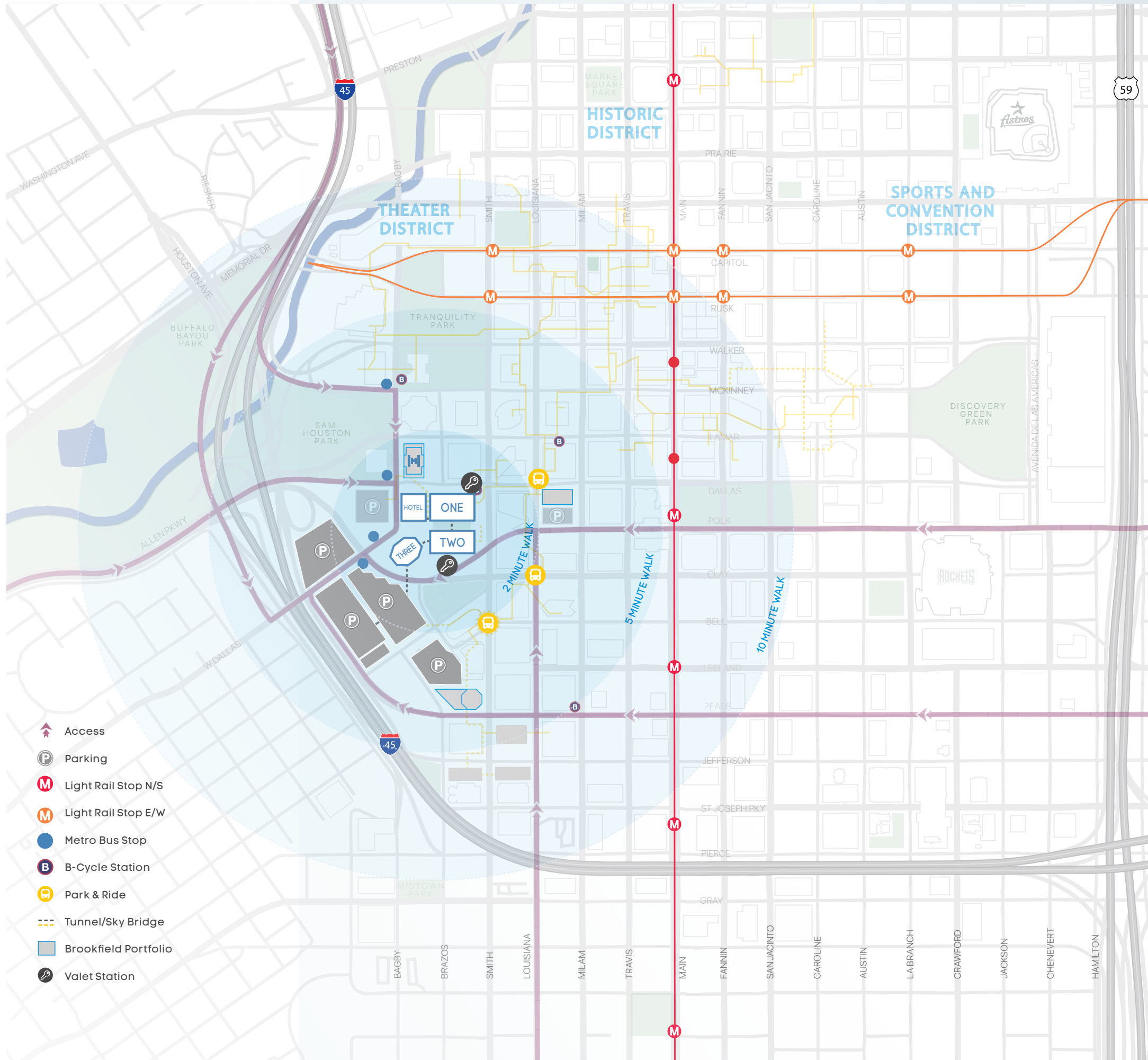


U.S. 59

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.



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

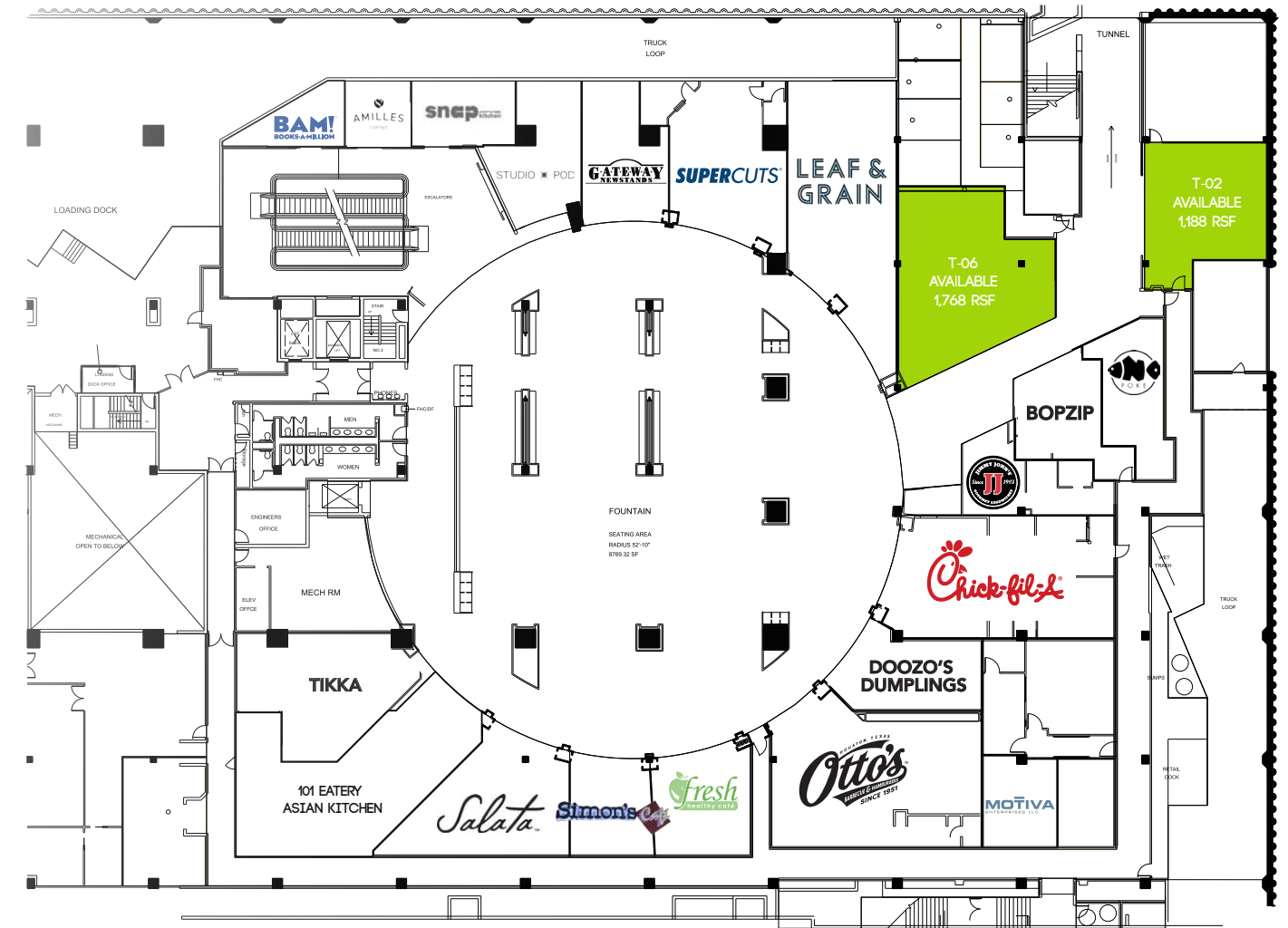
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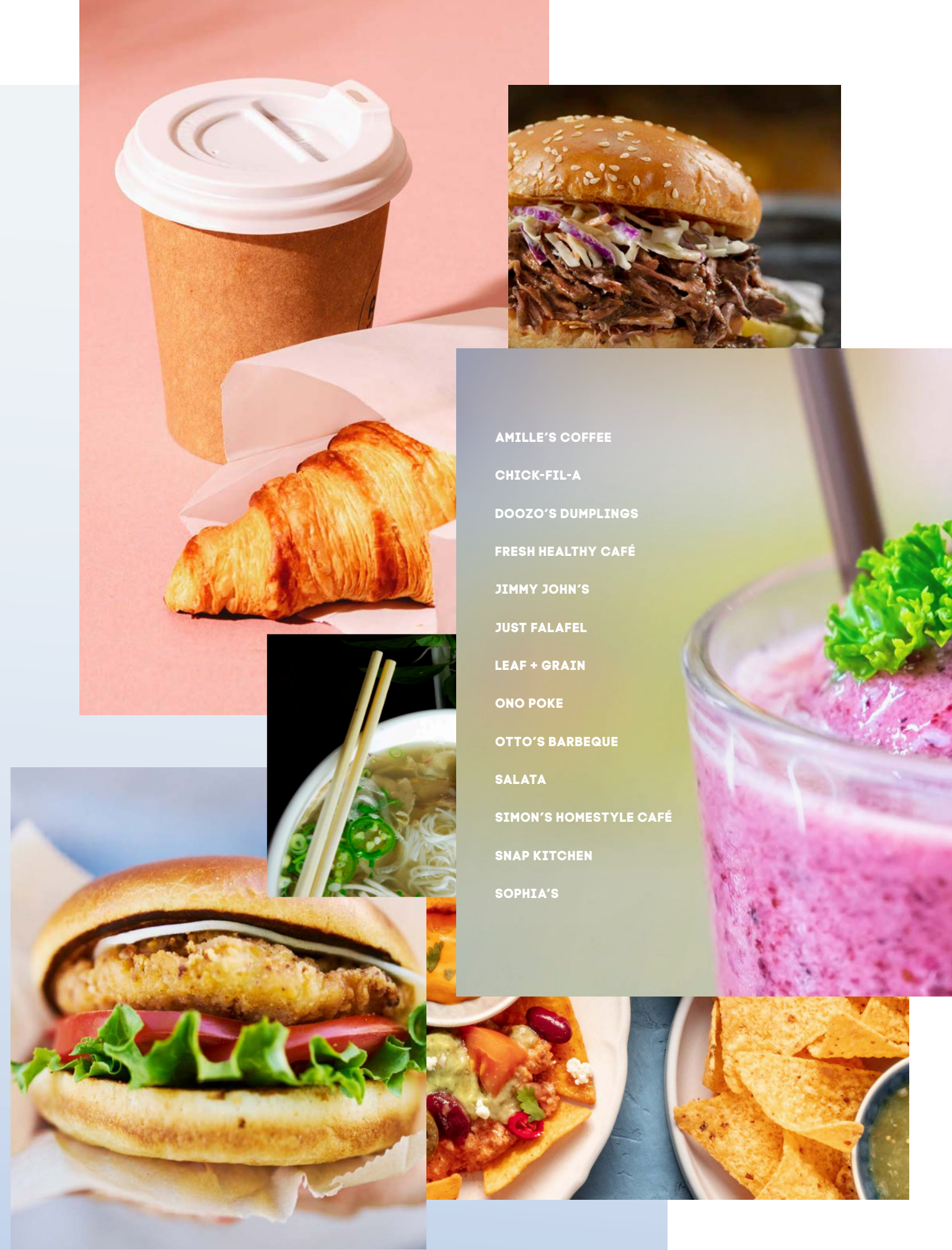
STREET LEVEL OPPORTUNITY

THE COURT AT ALLEN CENTER

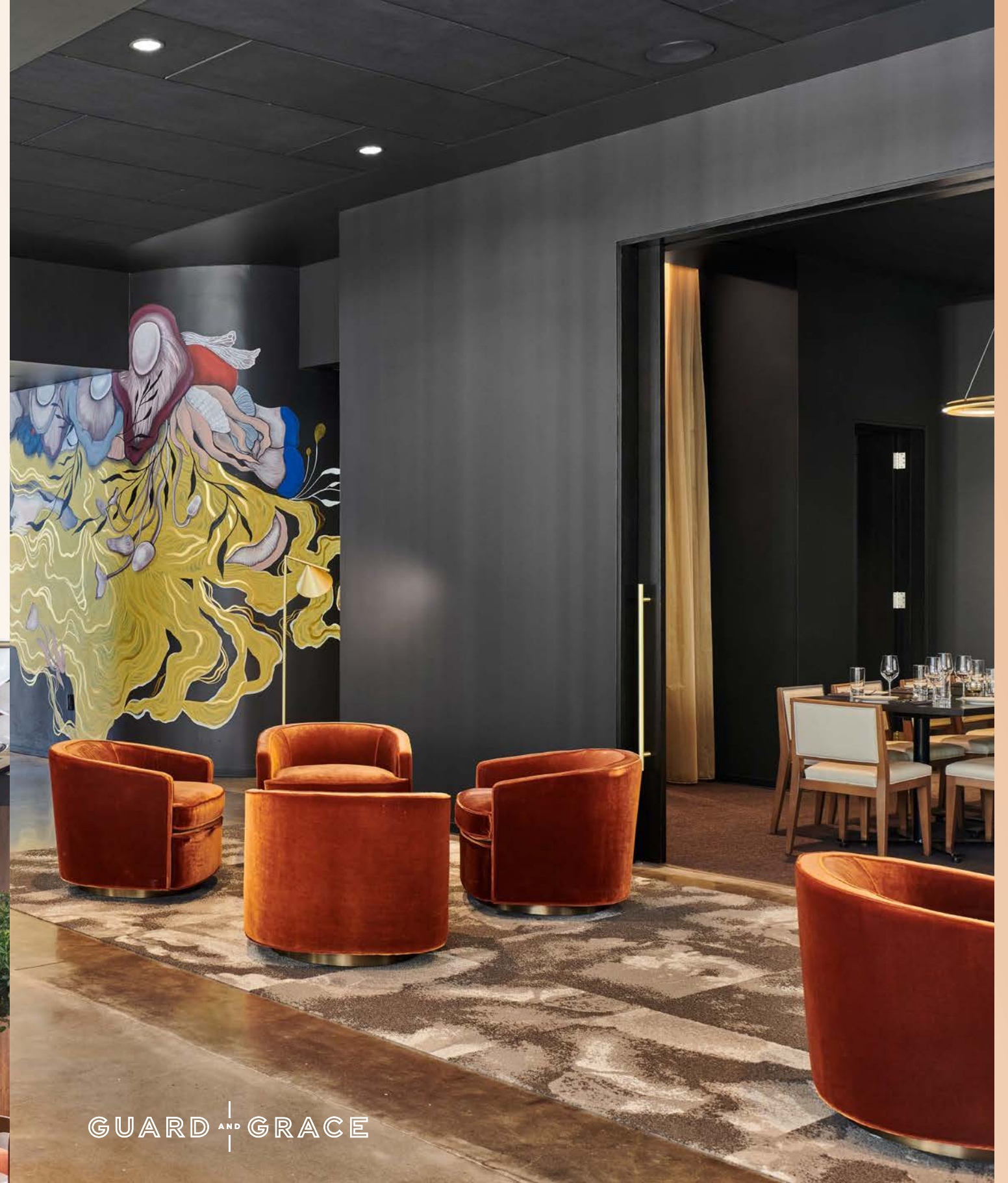
- AMILLE'S COFFEE
- CHICK-FIL-A
- DOOZO'S DUMPLINGS
- FRESH HEALTHY CAFÉ
- JIMMY JOHN'S
- JUST FALAFEL
- LEAF + GRAIN
- ONO POKE
- OTTO'S BARBEQUE
- SALATA
- SIMON'S HOMESTYLE CAFÉ
- SNAP KITCHEN
- SOPHIA'S



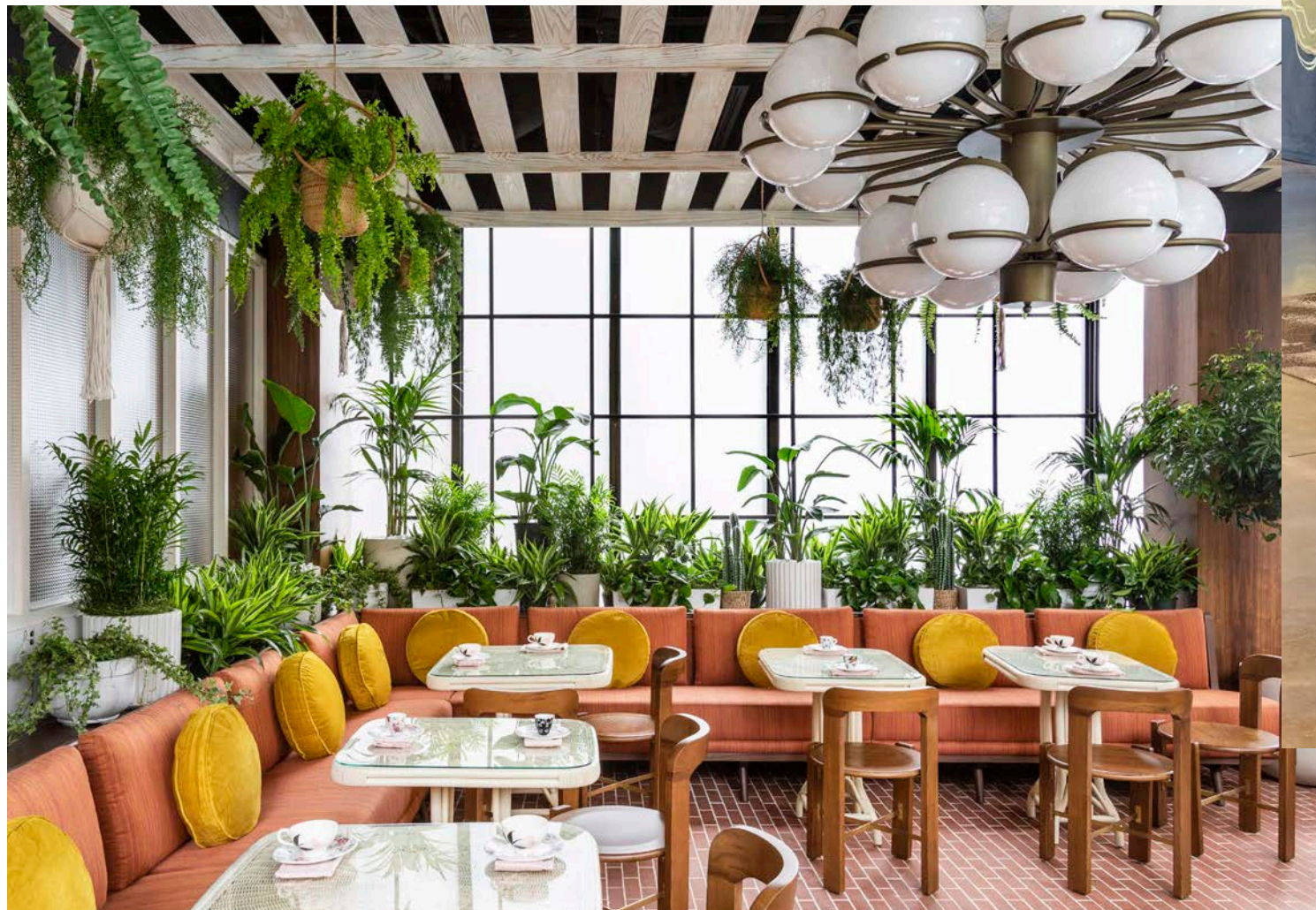
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Rosalie

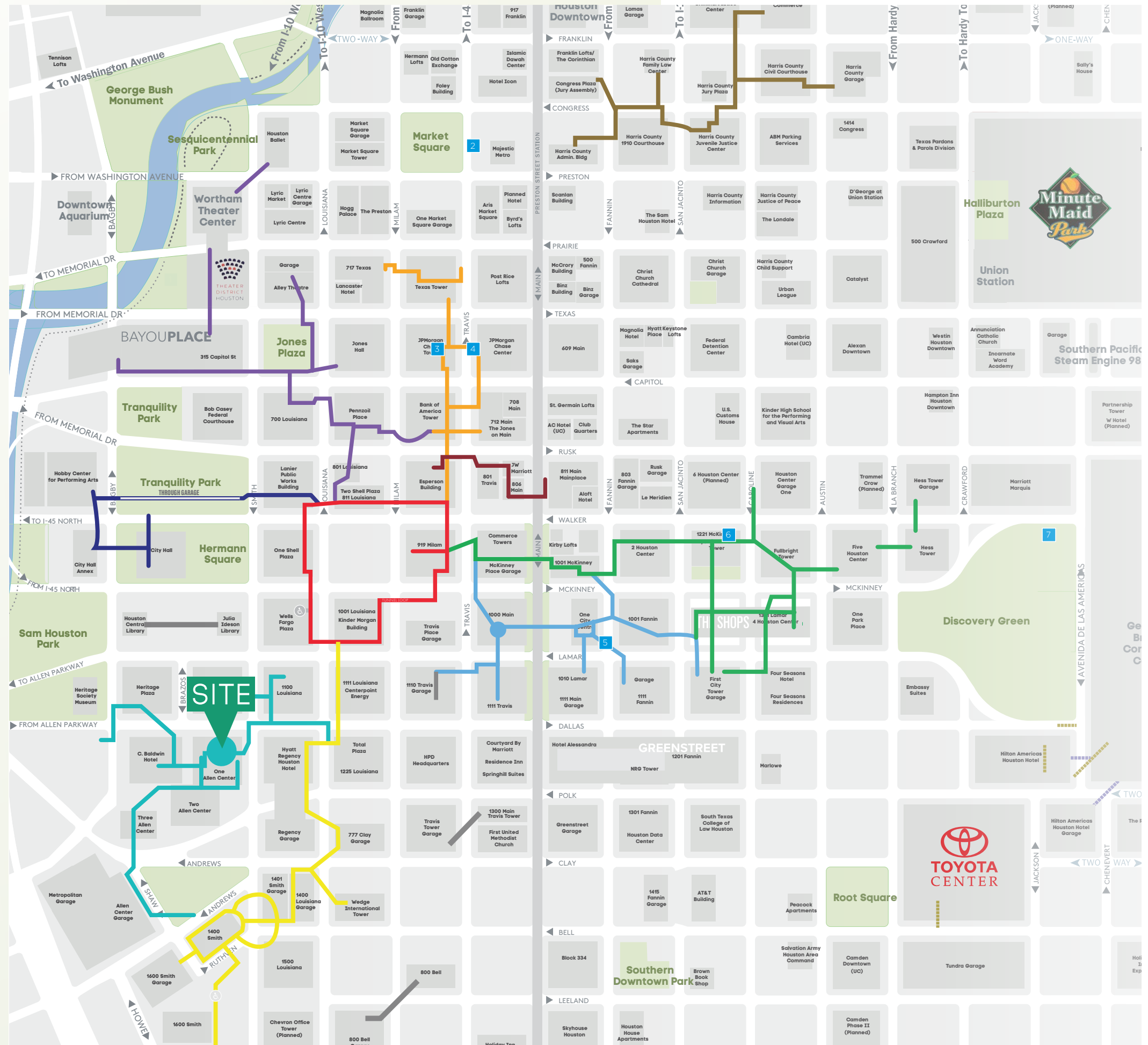


GUARD AND GRACE



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