

ALLEN  

---

CENTER

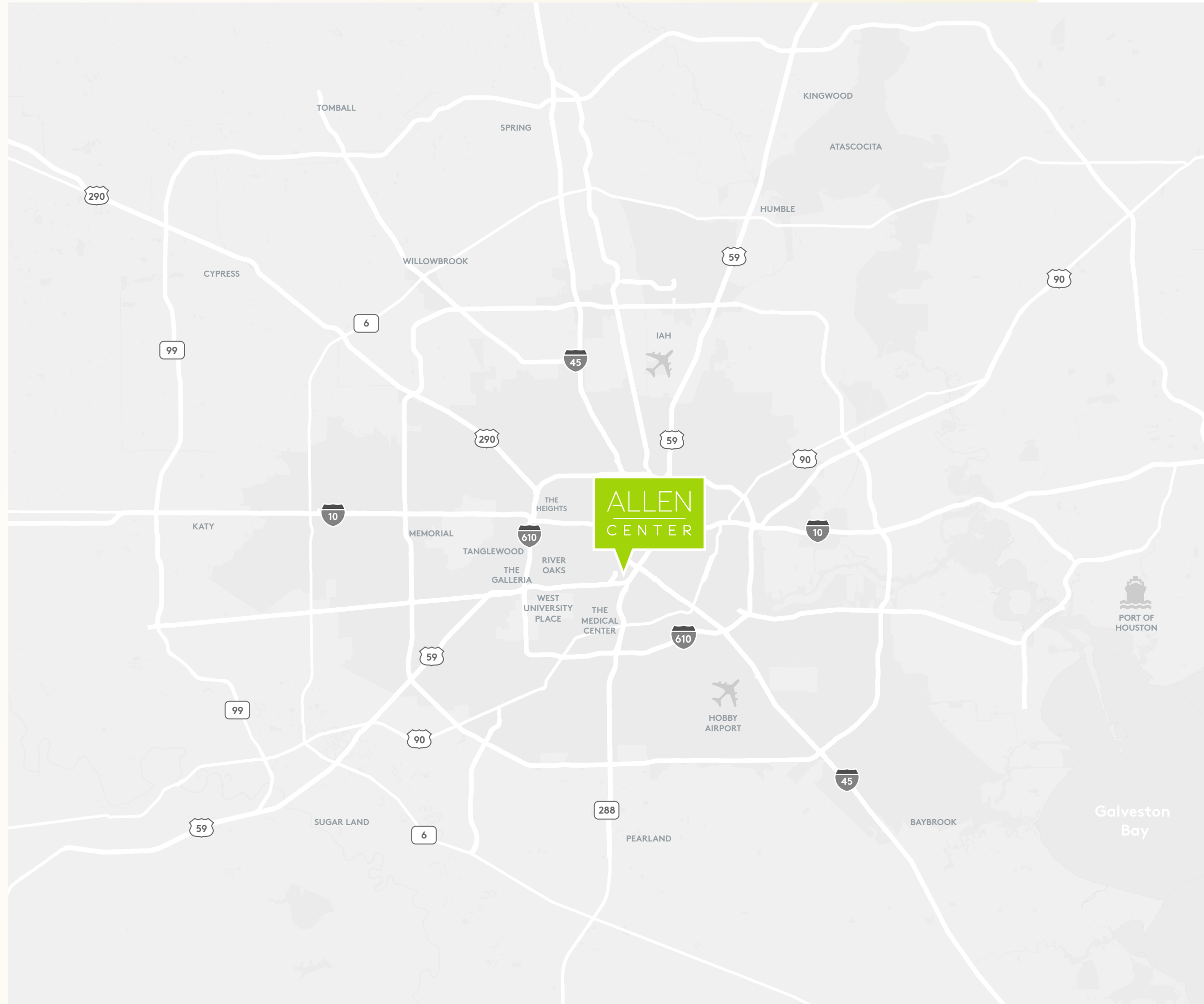
# REBIRTH OF DOWNTOWN

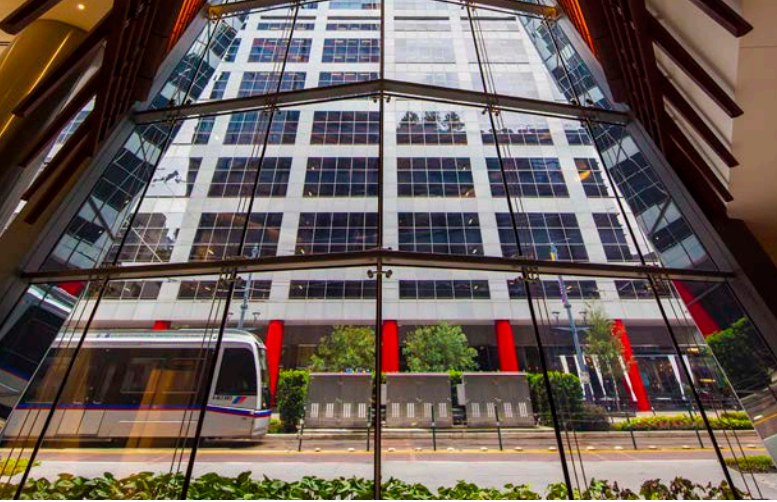
The rebirth of downtown Houston as an attractive living, lodging, dining and entertainment destination coupled with existing daytime population presents the opportunity to provide a true sense of place.



# 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

158,000  
employees work  
downtown

27  
hotels

1,779  
new residential units  
planned or under  
construction

220,000  
people visit  
downtown on  
a daily basis

11 MILLION  
people attend downtown  
Houston culture and  
entertainment attractions  
annually



1.2 MILLION  
people stay in  
downtown Houston  
hotels annually

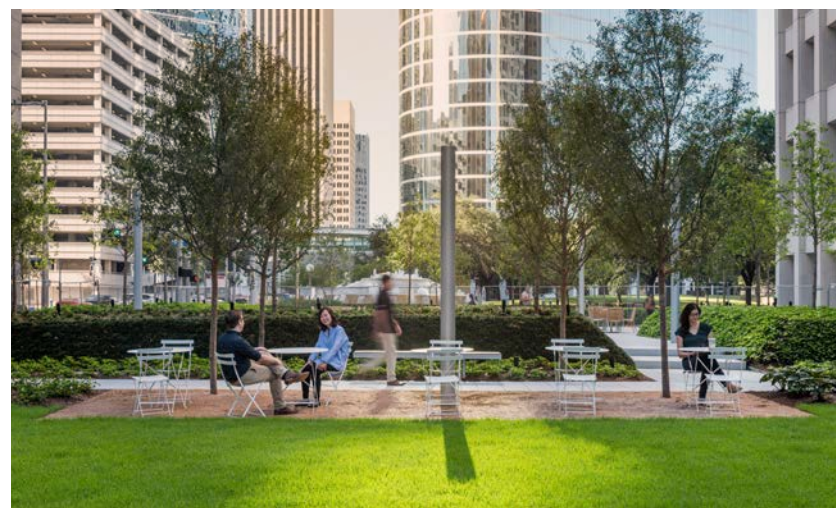
8,228  
hotel  
rooms

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 BAYOUPLACE**
- 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

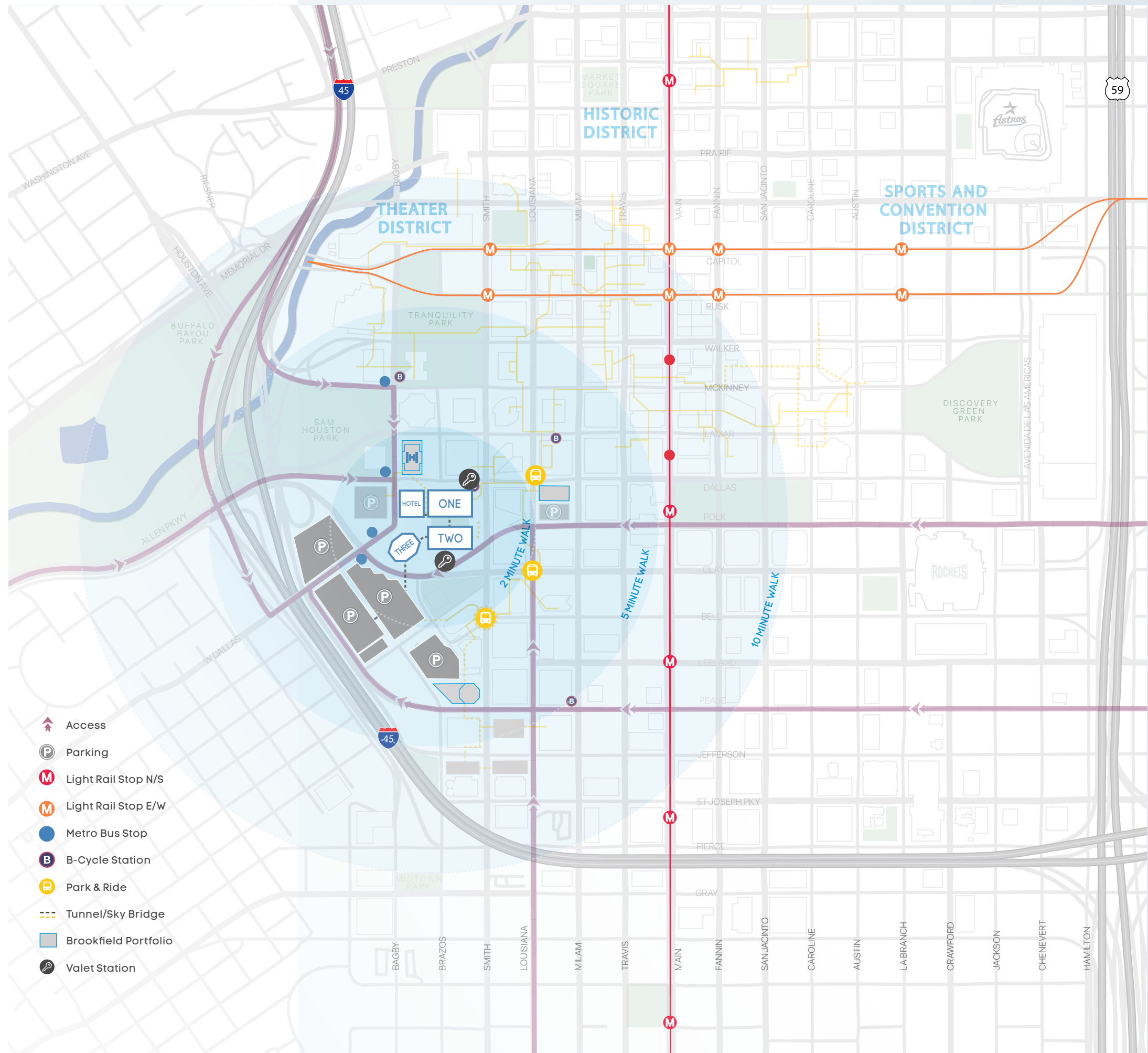
- Public bike-sharing network
- 4 stations located within walking distance
- Stations located at Dallas & Smith, Lamar & Milam, City Hall and Walker & Main

### 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
- B 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

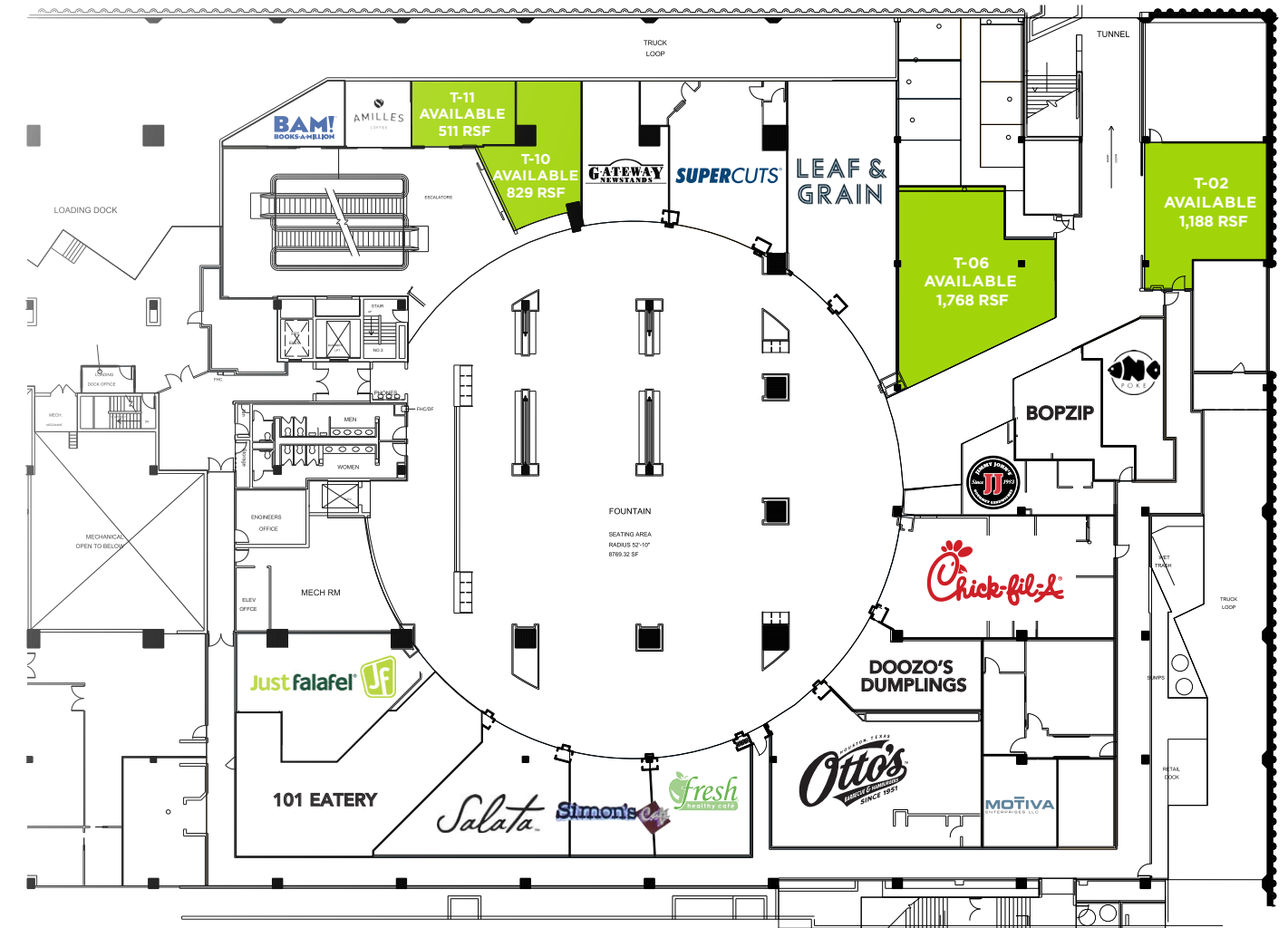
■ AVAILABLE



## STREET LEVEL OPPORTUNITY

# THE COURT AT ALLEN CENTER

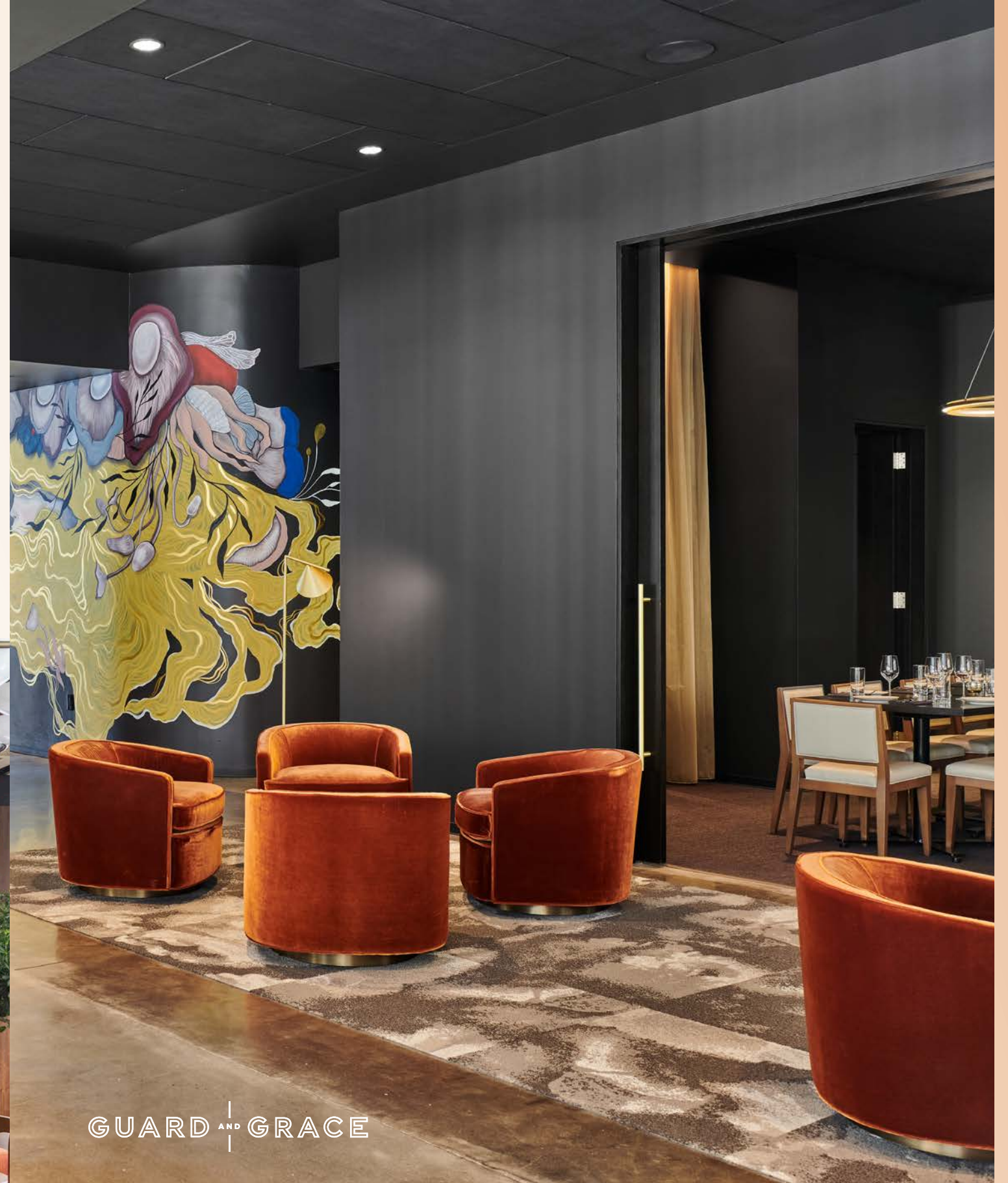
- AMILLE'S COFFEE
- CHICK-FIL-A
- DOOZO'S DUMPLINGS
- FRESH HEALTHY CAFÉ
- JIMMY JOHN'S
- JUST FALAFEL
- LEAF + GRAIN
- ONO POKE
- OTTO'S BARBEQUE
- SALATA
- SIMON'S HOMESTYLE CAFÉ
- SOPHIA'S



■ AVAILABLE



Rosalie

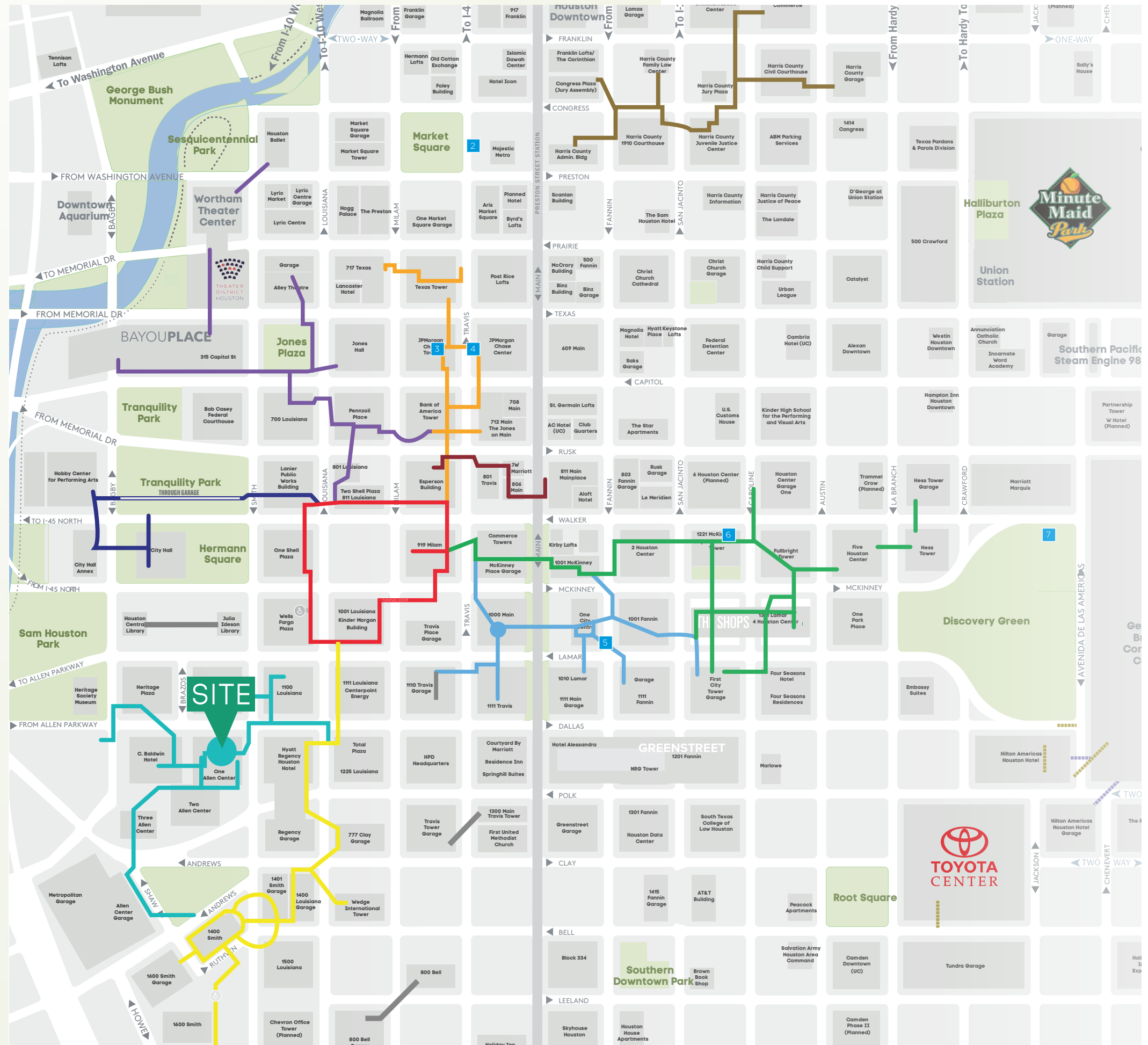


GUARD AND GRACE



# 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



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date