



# THE HIGHLIGHT

AT HOUSTON CENTER



## THE HIGHLIGHT

OCCUPYING FIVE BLOCKS ALONG MCKINNEY STREET, THE NEW HOUSTON CENTER ENGAGES VISITORS AND USERS BY ACTIVATING BOTH SIDES OF THE STREETScape.

The Highlight at Houston Center is the epicenter of culture in downtown. A modern, forward-thinking community and destination alive with entertainment, restaurants, and nearby world-class hotels, the 200K SF of retail space offers a variety of offerings for tenants and guests alike.

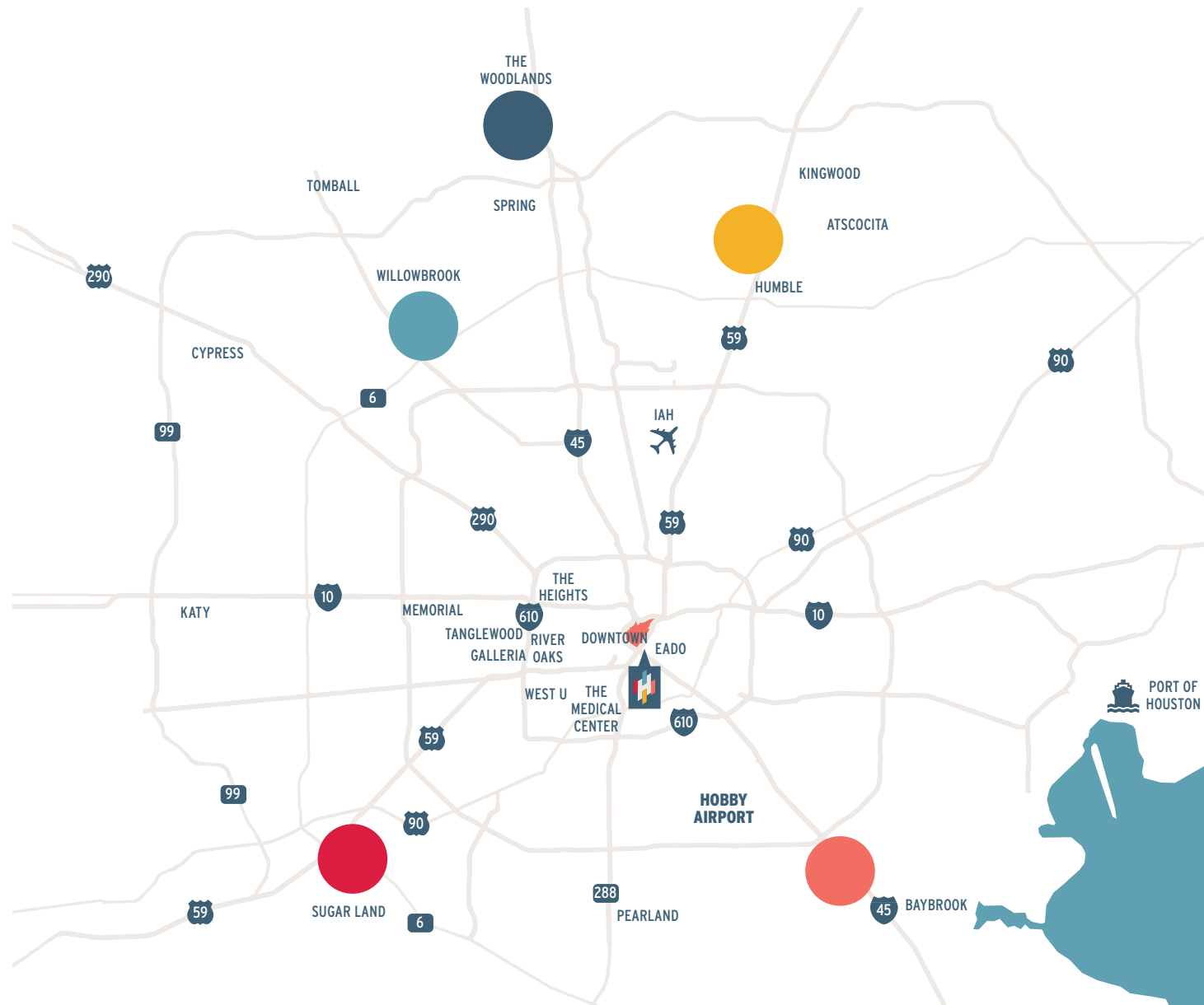
The vibrant central plaza features a digital water wall, flexible entertainment space, and an iconic monumental staircase that extends from street to skybridge, enhancing the connectivity of the four building complex.

A new glass entry at the corner of McKinney and Austin Streets leads you directly into the reimagined dining, entertainment and shopping venues at The Highlight, which is also connected to the downtown Houston tunnel system.

# HOUSTON NEIGHBORHOODS

## DRIVE TIME MINUTES

- 14 MIN—West University Place
- 15 MIN—The Heights
- 16 MIN—The Galleria
- 17 MIN—River Oaks
- 17 MIN—Tanglewood
- 19 MIN—The Medical Center
- 23 MIN—Memorial
- 24 MIN—Hobby Airport
- 27 MIN—George Bush Intercontinental Airport (IAH)
- 27 MIN—Sugar Land
- 32 MIN—Baybrook
- 35 MIN—Cypress
- 36 MIN—The Woodlands Mall
- 37 MIN—Katy
- 38 MIN—Kingwood
- 40 MIN—Port of Houston



## BROOKFIELD MALLS

- BAYBROOK**  
500 Baybrook Mall
- DEERBROOK**  
20131 US-59
- FIRST COLONY**  
16535 Southwest Fwy
- THE WOODLANDS**  
1201 Lake Woodlands Dr.
- WILLOWBROOK**  
2000 Willowbrook Mall



ALL IN A LUNCH HOUR'S WORK.

UPGRADE YOUR DAY



# DOWNTOWN HOUSTON

**66,838**

RESIDENTS CURRENTLY LIVE DOWNTOWN

**3,200**

NEW RESIDENTIAL UNITS DELIVERED IN PAST 24 MONTHS

**1,779**

NEW RESIDENTIAL UNITS PLANNED OR UNDER CONSTRUCTION

**158,000**

EMPLOYEES WORK DOWNTOWN

**220,000**

PEOPLE VISIT DOWNTOWN ON A DAILY BASIS

**46%**

RESIDENTS WITH BACHELOR'S DEGREE OR HIGHER

**\$96,098**

AVERAGE HOUSEHOLD INCOME

**11 MILLION**

PEOPLE ATTEND DOWNTOWN HOUSTON CULTURE & ENTAINMENT ATTRACTIONS ANNUALLY

**8**

SCHOOLS & UNIVERSITIES

**1.2 MILLION**

PEOPLE STAY IN DOWNTOWN HOUSTON HOTELS ANNUALLY

**7,803**

HOTEL ROOMS

**25**

HOTELS

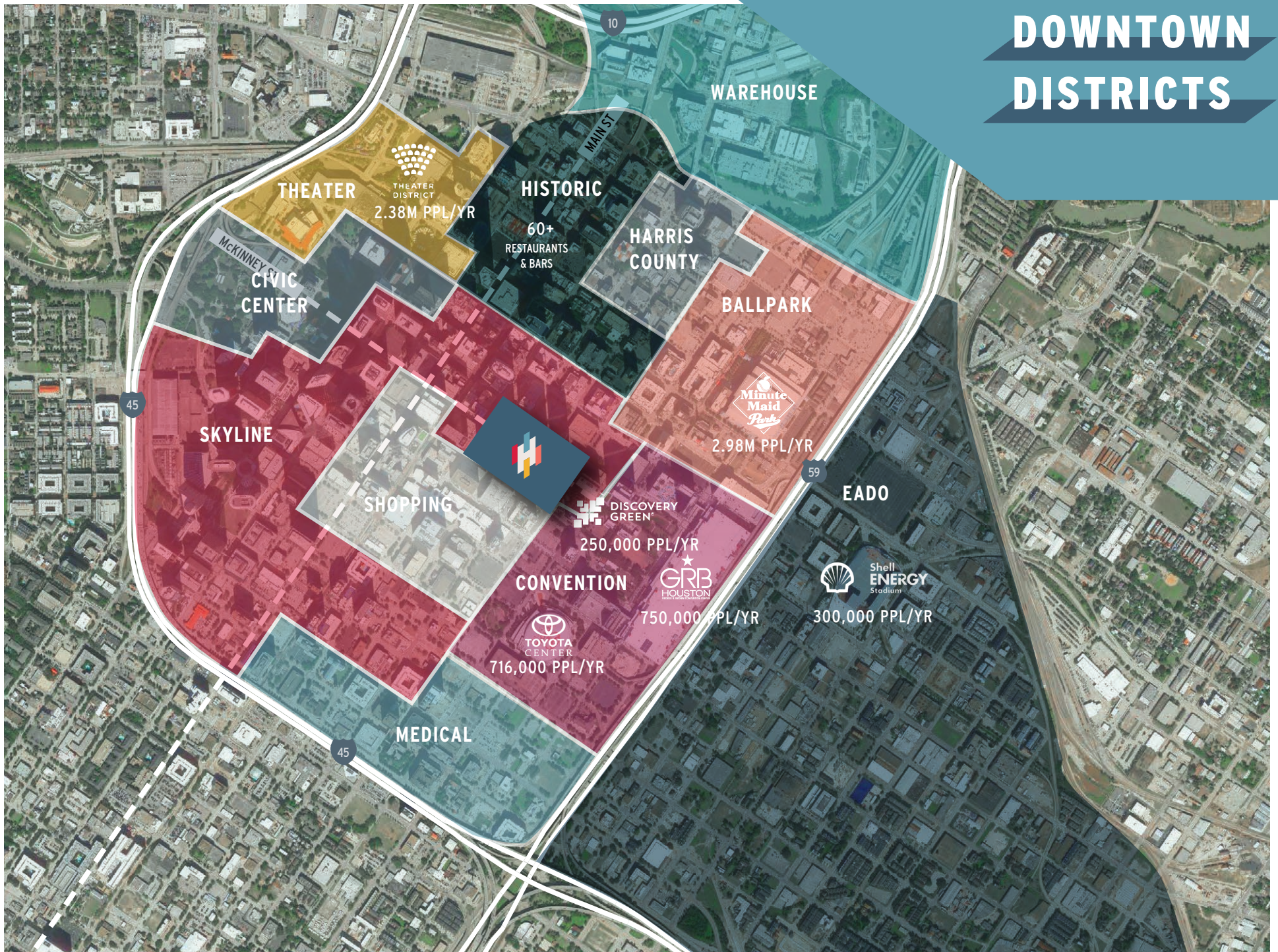
**51.3 MILLION**

SF OF EXISTING OFFICE SPACE

## MAJOR EMPLOYERS



# DOWNTOWN DISTRICTS



# ELEVATE YOUR WORKDAY

Dining, shopping, and entertainment  
are just steps away.



## DISTANCE TO THE FOLLOWING

 DISCOVERYGREEN	 GRB HOUSTON	 TOYOTA CENTER	 Minute Maid Park	 Shell ENERGY Stadium	 THEATER DISTRICT HOUSTON
500 FT	0.2 MI	0.3 MI	0.4 MI	0.7 MI	0.9 MI

## WITHIN WALKING DISTANCE OF

10 HOTELS

56,778 EMPLOYEES

20M SF OF  
EXISTING OFFICE



# HOUSTON CENTER

AN EXCITING DESTINATION IN HOUSTON'S DOWNTOWN CORE

Whether it be for lunch, a workout, happy hour, or beyond, The Highlight at Houston Center is here to upgrade your day.

HOUSTON CENTER BY THE NUMBERS

**4 MILLION SF OF OFFICE**

**4 OFFICE TOWERS**

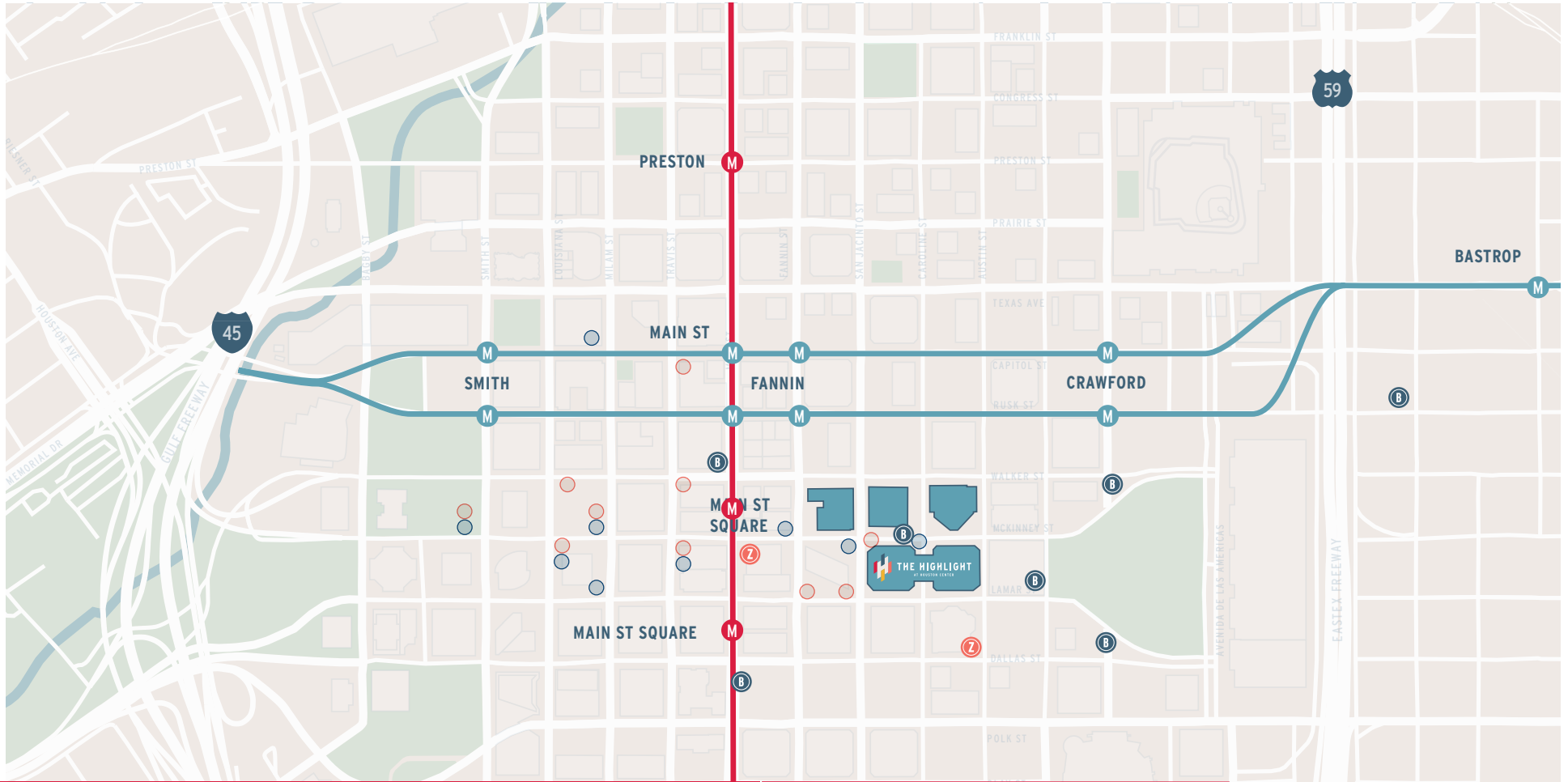
**12,000 EMPLOYEES**

**404 HOTEL ROOMS**  
AT THE ADJACENT FOUR SEASONS

**200,000+ SF**  
RETAIL, ENTERTAINMENT, AND RESTAURANT SPACE



# DOWNTOWN TRANSPORTATION



**B HOUSTON B-CYCLE**

Public bike-sharing network

6 stations located within walking distance of the complex

**M METRO**

8 rail stations within 2 blocks of the campus

**PARK & RIDE**

26 Park & Rides located around the greater Houston area that provide direct nonstop service to downtown

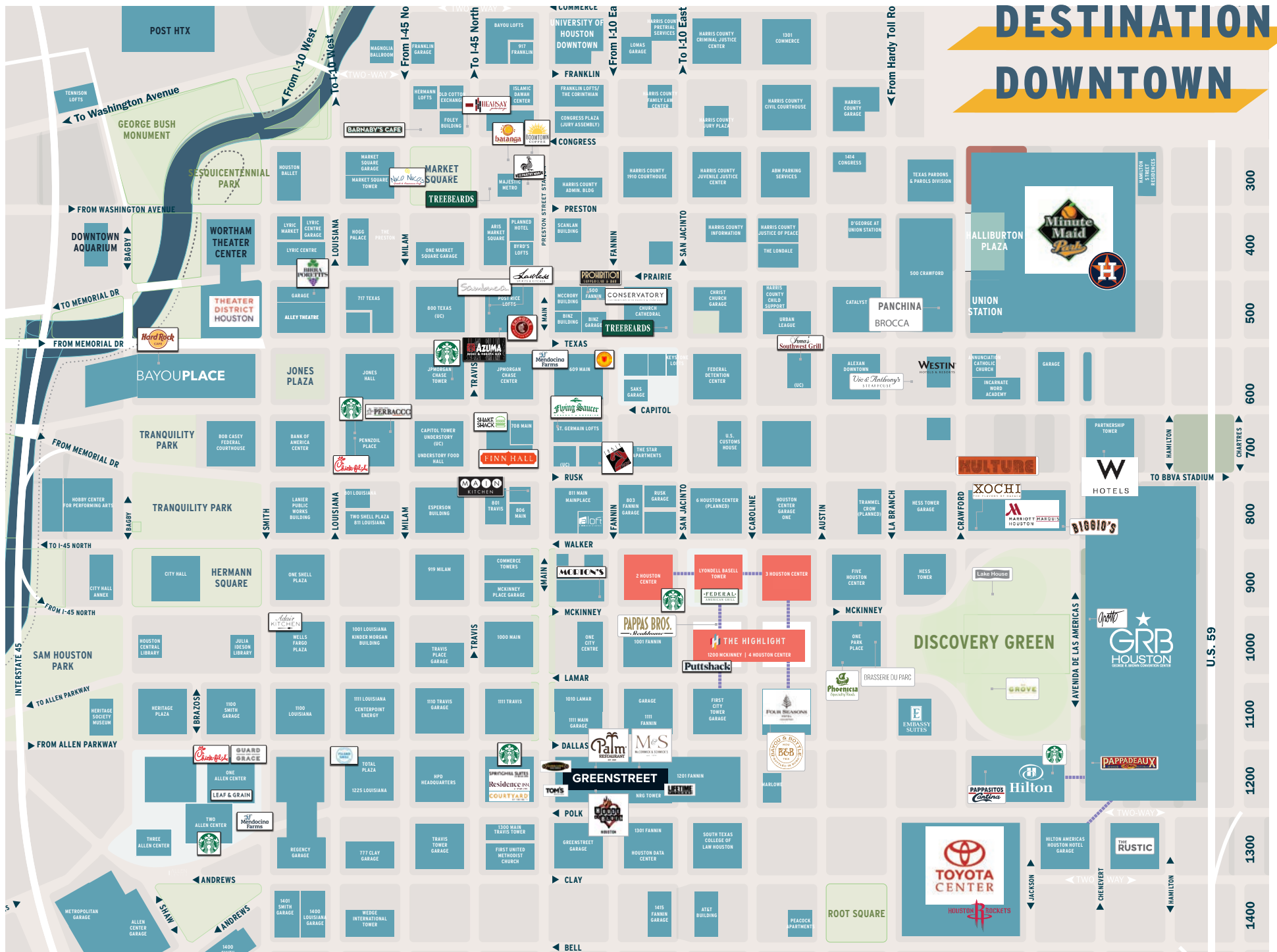
**ZIPCAR**

Convenient car sharing program in downtown Houston

2 locations within one block of the campus, 5 total locations



# DESTINATION DOWNTOWN



# CONVENIENT ACCESS & PARKING

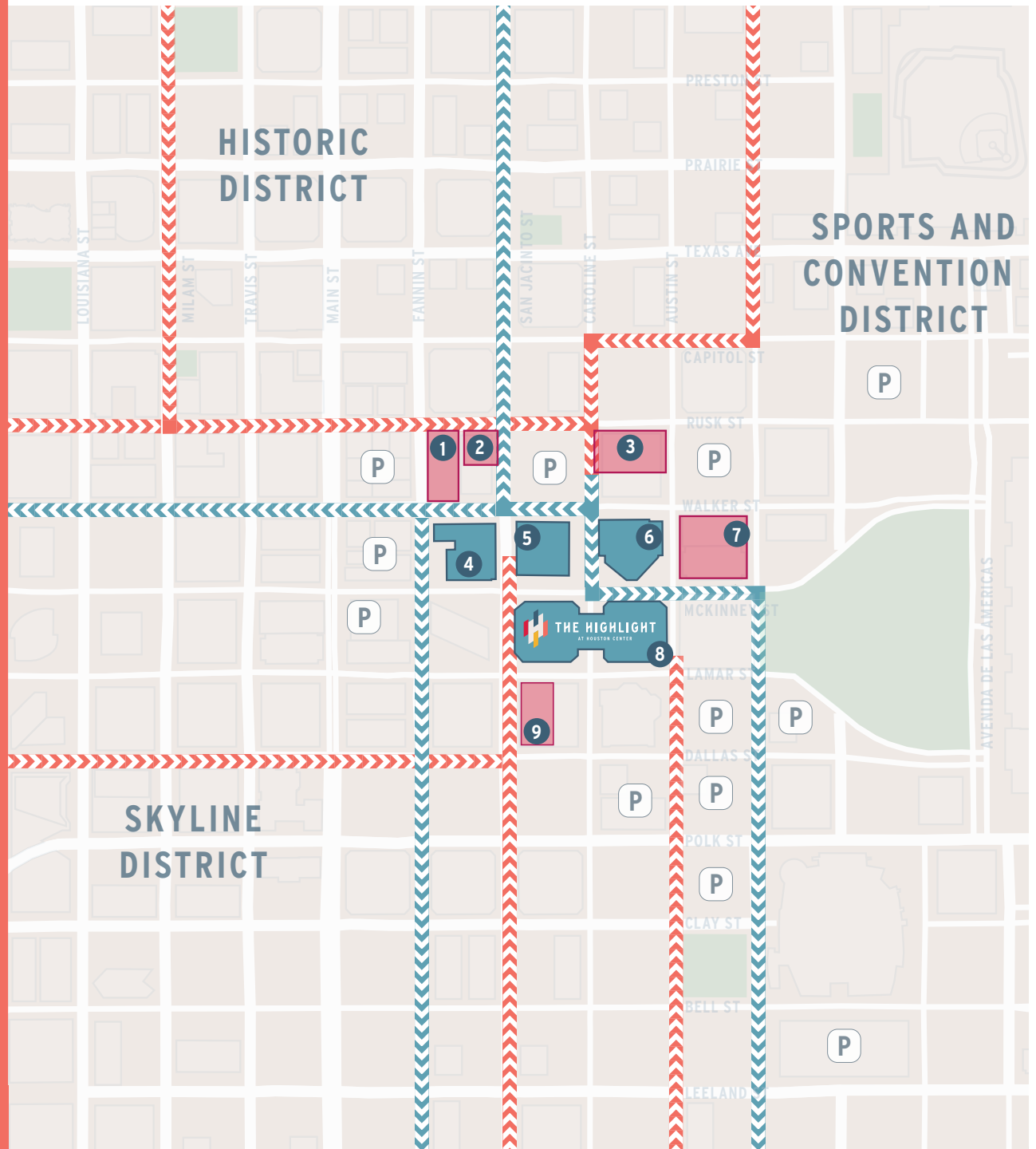
## ACCESS

»»» INGRESS

»»» EGRESS

## PARKING

- 1 REGENCY PARK—1050 spaces
- 2 RUSK GARAGE—631 spaces
- 3 HOUSTON CENTER GARAGE 1—1330 spaces
- 4 2 HOUSTON CENTER—493 spaces
- 5 LYONDELLBASELL TOWER—317 spaces
- 6 3 HOUSTON CENTER—291 spaces
- 7 5 HOUSTON CENTER—1219 spaces
- 8 4 HOUSTON CENTER—510 spaces
- 9 FIRST CITY TOWER GARAGE—732 spaces



# SITE PLAN



01—TUNNEL ACCESS

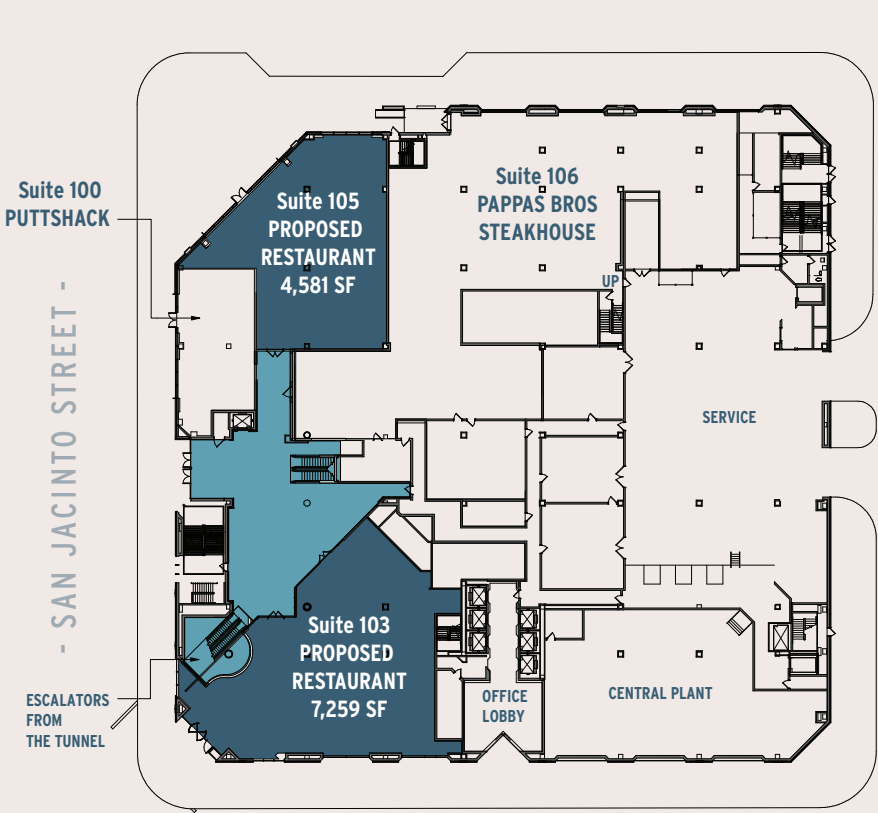
02—ENTRY ESCALATOR FROM SAN JACINTO ST.

03—NEW ENTRY ESCALATOR FROM MCKINNEY ST.

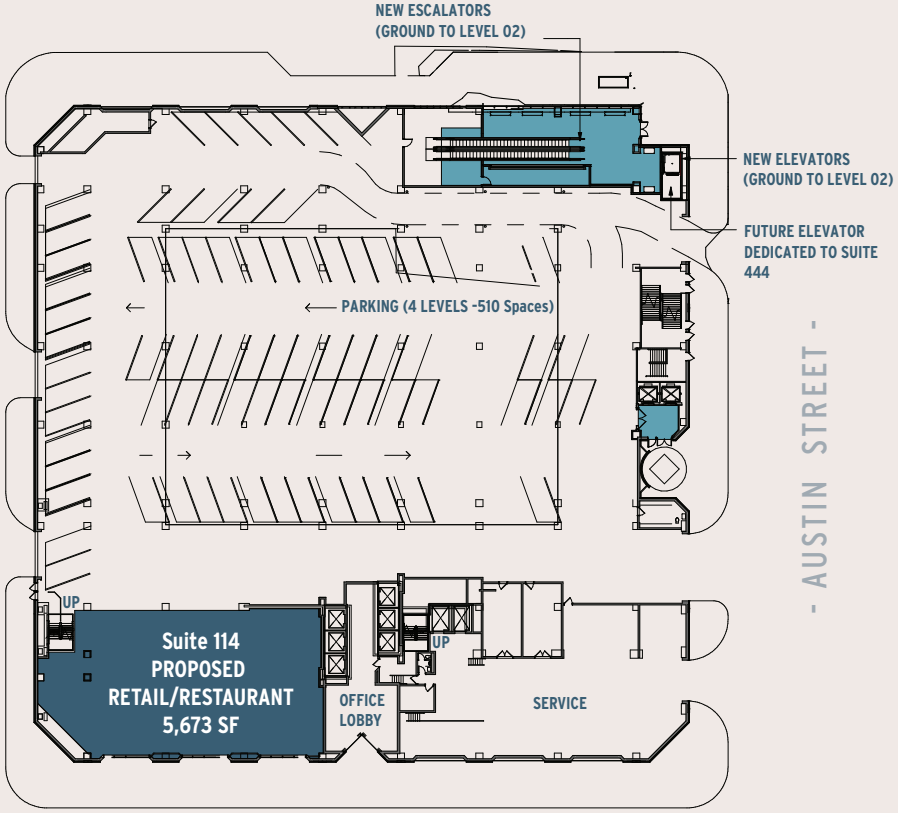
04—ENTRY FROM AUSTIN ST.

# STREET LEVEL RETAIL

- MCKINNEY STREET -



- CAROLINE STREET -



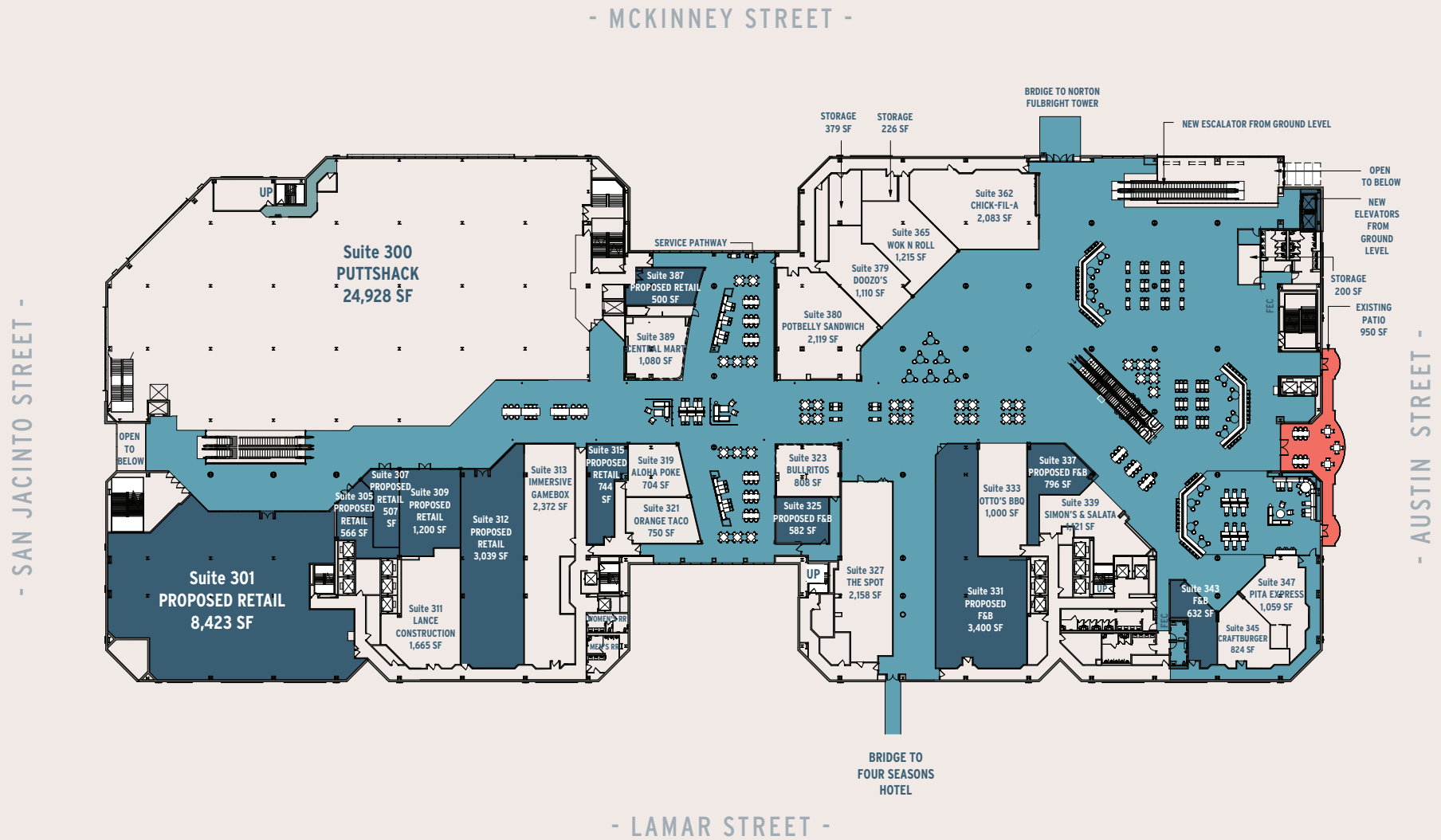
- AUSTIN STREET -

- LAMAR STREET -

AVAILABLE

COMMON AREA

# SECOND LEVEL RETAIL



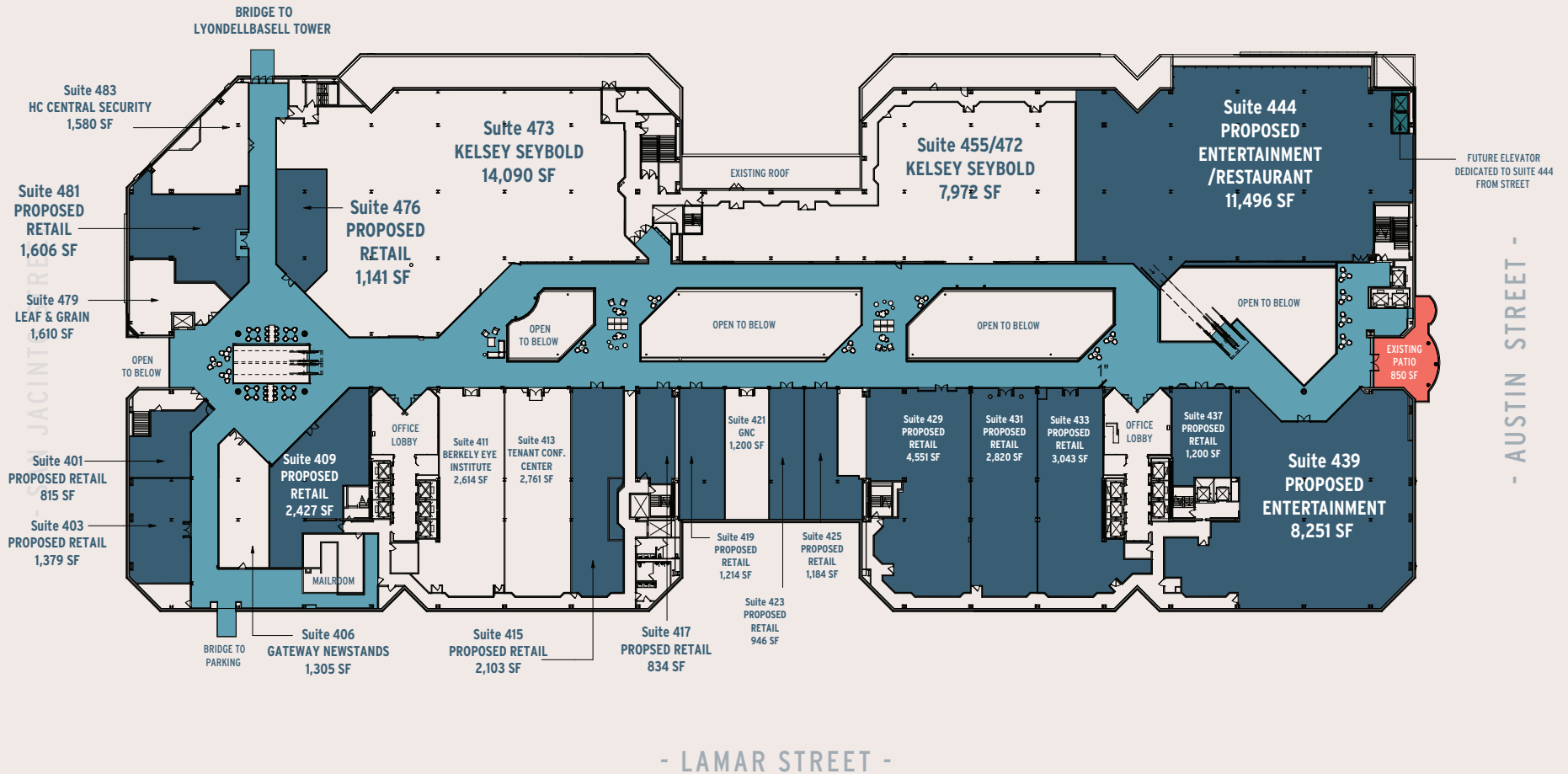
AVAILABLE

COMMON AREA

PATIO

# THIRD LEVEL RETAIL

- MCKINNEY STREET -

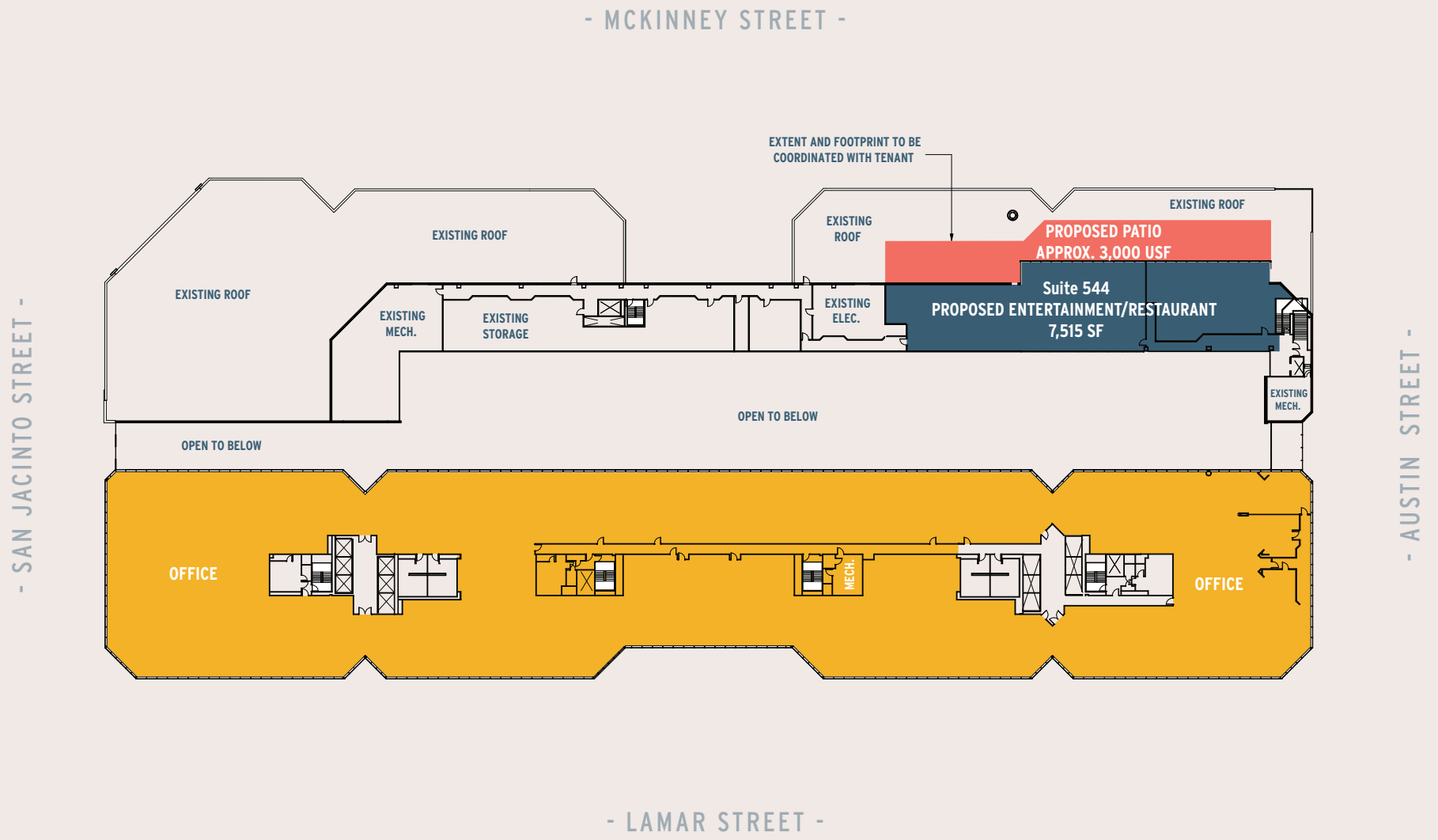


AVAILABLE

COMMON AREA

PATIO

# FOURTH LEVEL RETAIL



AVAILABLE OFFICE PATIO



**MCKINNEY STREET &  
SAN JACINTO STREET**





**MCKINNEY STREET  
ENTRANCE**



Renderings are for design purposes and subject to change.

## AUSTIN STREET & MCKINNEY STREET



Renderings are for design purposes and subject to change.

## MCKINNEY STREET & SAN JACINTO STREET



Renderings are for design purposes and subject to change.







# BROOKFIELD PROPERTIES PORTFOLIO

BROOKFIELD INVESTS IN, DEVELOPS AND OPERATES BEST IN CLASS PROPERTIES AT THE WORLD'S MOST ICONIC ADDRESSES.

Brookfield owns and operates over 183 million square feet of properties around the globe and has vast experience developing and operating large-scale mixed use projects that creatively blend commerce with civic life.

Brookfield landmark locations create a sense of place that is setting a new benchmark for the modern urban live-work-play environment. Placemaking is deeply ingrained in Brookfield's development philosophy—it's about an experience, not just the real estate which helps employers attract and retain top talent.





# THE HIGHLIGHT

AT HOUSTON CENTER

1200 McKinney St, Houston, TX 77010  
[TheHighlightHouston.com](http://TheHighlightHouston.com)

**Brookfield**  
Properties

**JW**  
JOLINK WALLACE

FOR LEASING  
INFORMATION

BRUCE WALLACE  
[BWALLACE@JOLINKWALLACE.COM](mailto:BWALLACE@JOLINKWALLACE.COM)  
T | 713.304.0751

COLE RAINER  
[CRAINER@JOLINKWALLACE.COM](mailto:CRAINER@JOLINKWALLACE.COM)  
T | 832.494.7715

GREG LEE  
[GLEE@JOLINKWALLACE.COM](mailto:GLEE@JOLINKWALLACE.COM)  
T | 281.299.5764





# 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.

Jolink Wallace Interests, LLC	9004428	bwallace@jolinkwallace.com	713-878-3400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce Wallace	534608	bwallace@jolinkwallace.com	713-878-3400
Designated Broker of Firm	License No.	Email	Phone
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
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