THE
RO

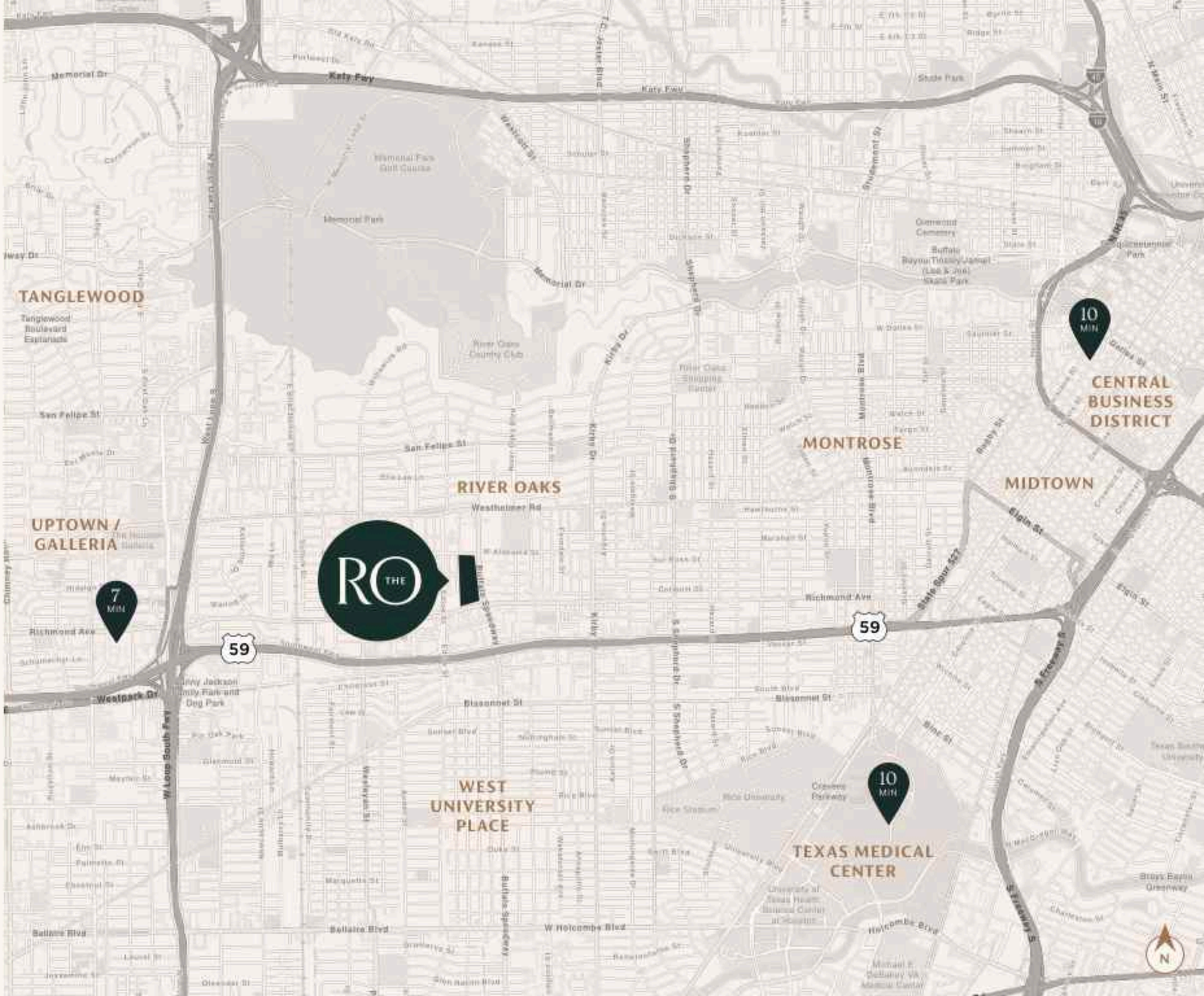
LOCATION

In the center of everything

Conveniently located at Buffalo Speedway and West Alabama in Greenway Plaza

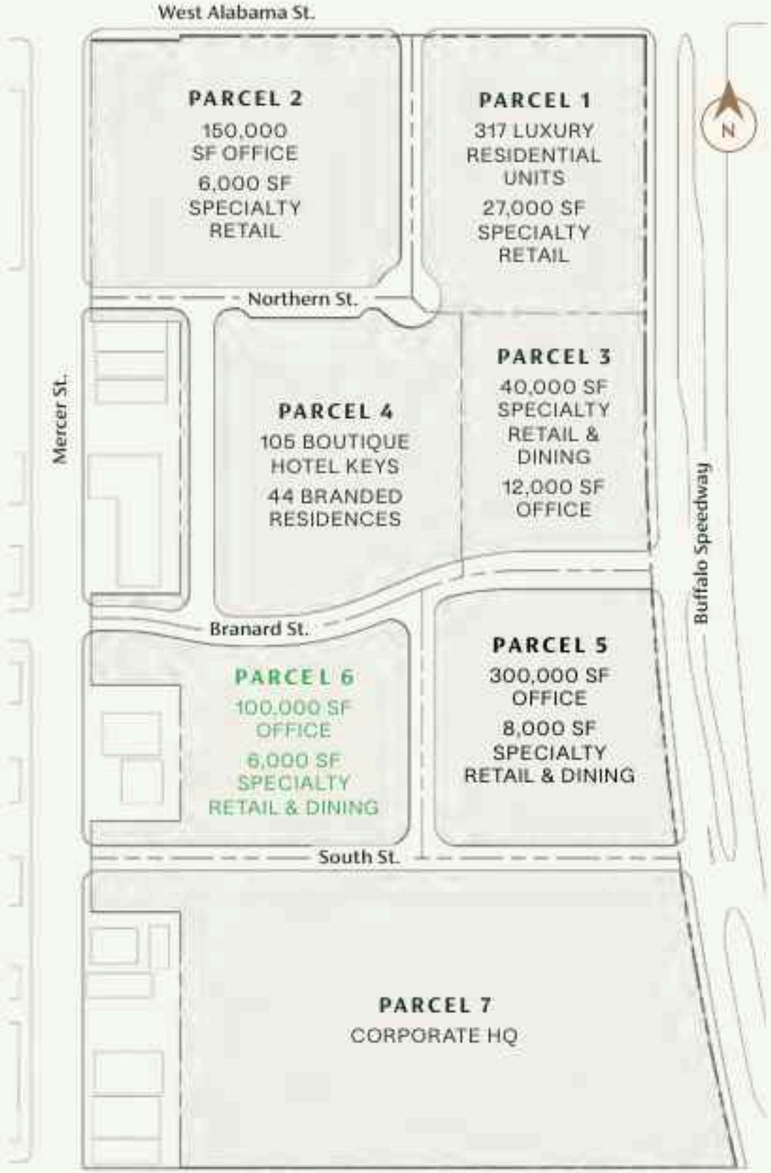
Ready access to Highway 59

Ten minutes from Houston's most affluent neighborhoods and largest business districts



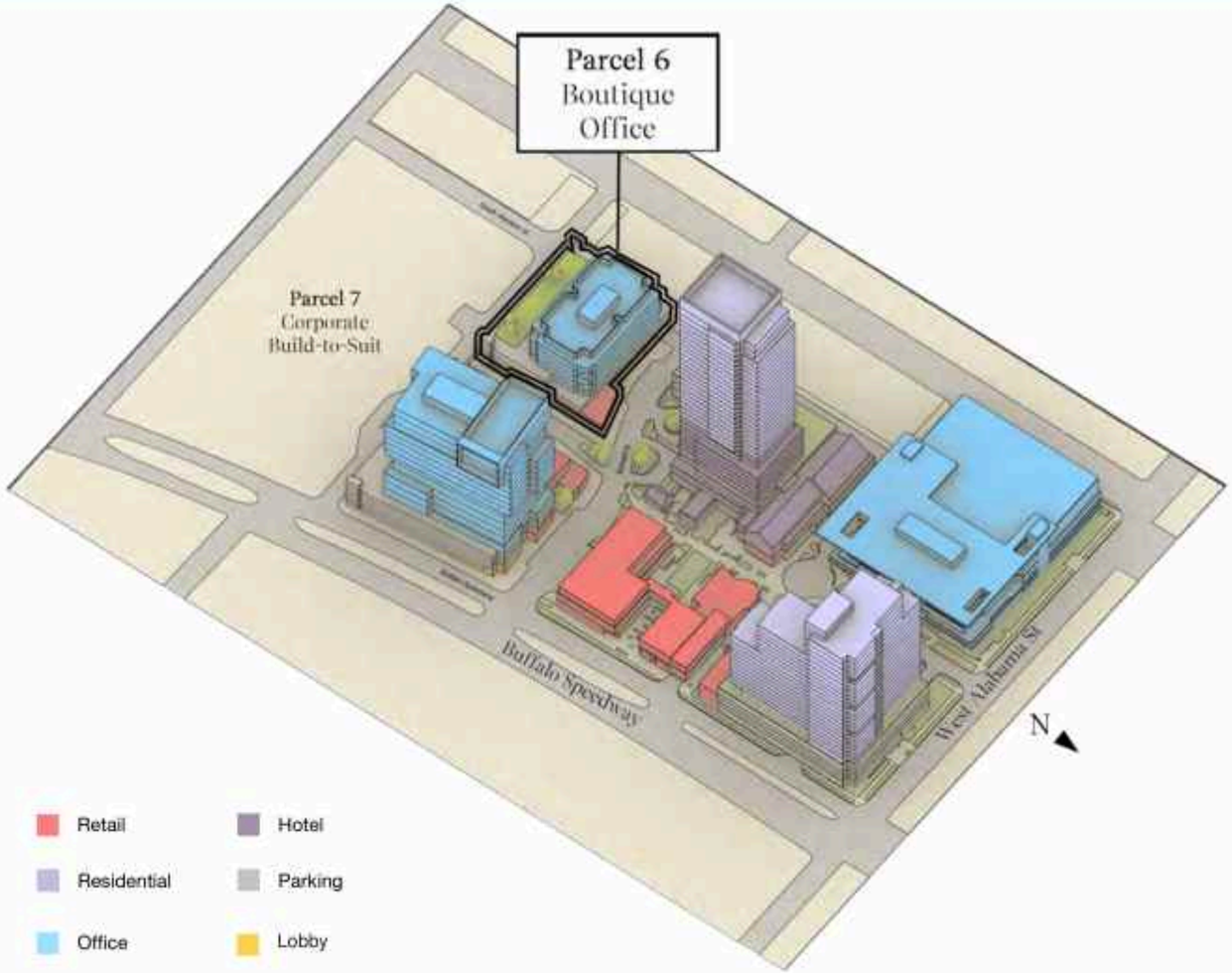
THE PROJECT

The RO Master Plan



THE RO

550K	317	105	44	90K
SF OF CLASS AA OFFICE	LUXURY RESIDENTIAL UNITS	BOUTIQUE HOTEL KEYS	BRANDED RESIDENCES	SF OF SPECIALTY RETAIL AND RESTAURANTS



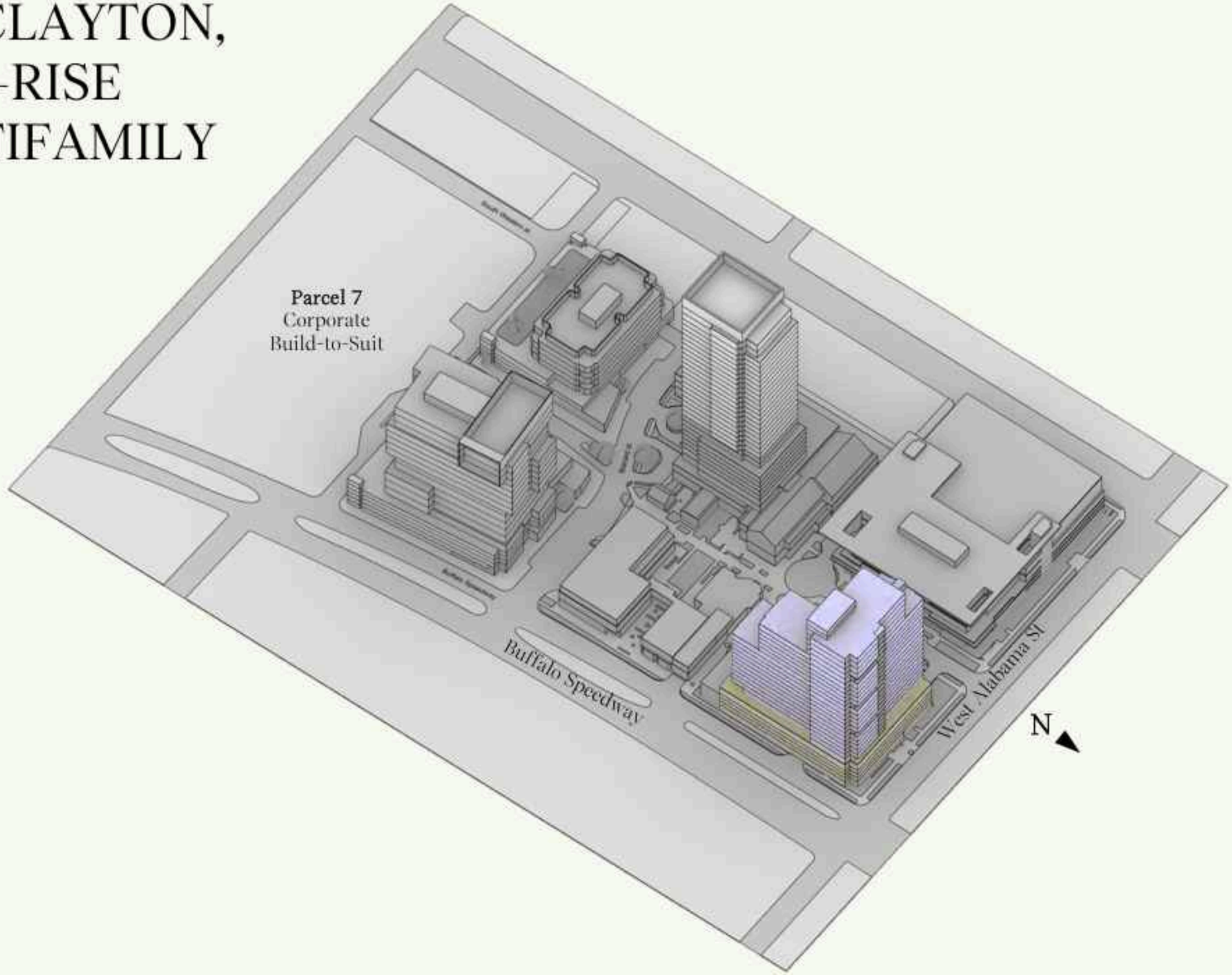
WEST ALABAMA ST
WEST ALABAMA ST
MERCER STREET
MERCER STREET
BUFFALO SPEEDWAY
BUFFALO SPEEDWAY
OFFICE
DINING
LUXURY RESIDENTIAL
DINING
RETAIL
DINING
Event Valet
District Valet
District Parking
DINING
RETAIL
DINING & BAR
THE BIRDSALL
HOTEL & PRIVATE CLUB
RESIDENT LOBBY
District Parking
Private Resident Parking
DINING
RETAIL
District Parking
District Valet
BRANARD STREET
Private Resident Parking
Resident Valet
Hotel Valet

CENTRAL LAWN LOOKING WEST

PARCEL 1

THE CLAYTON, HIGH-RISE MULTIFAMILY

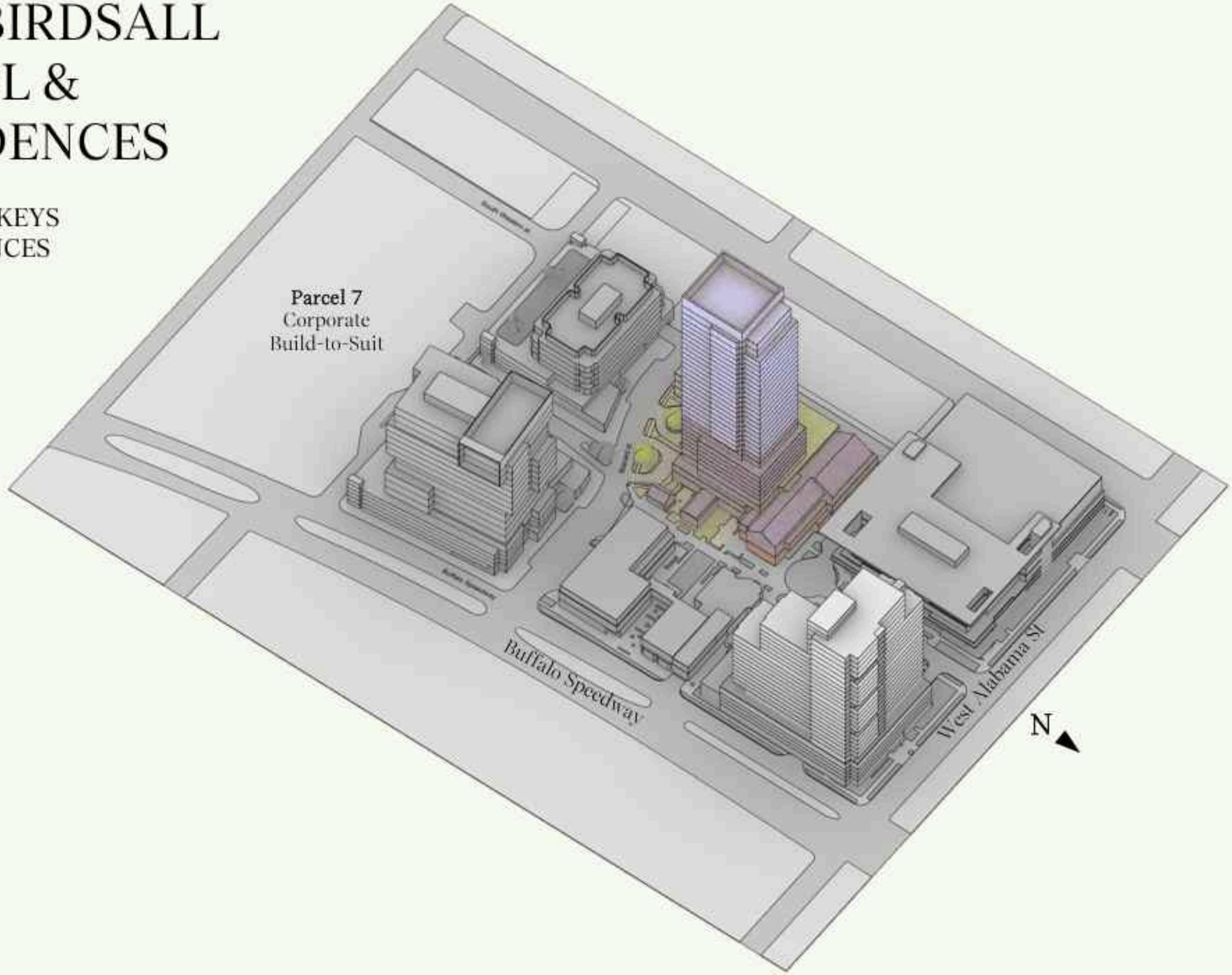
317 UNITS



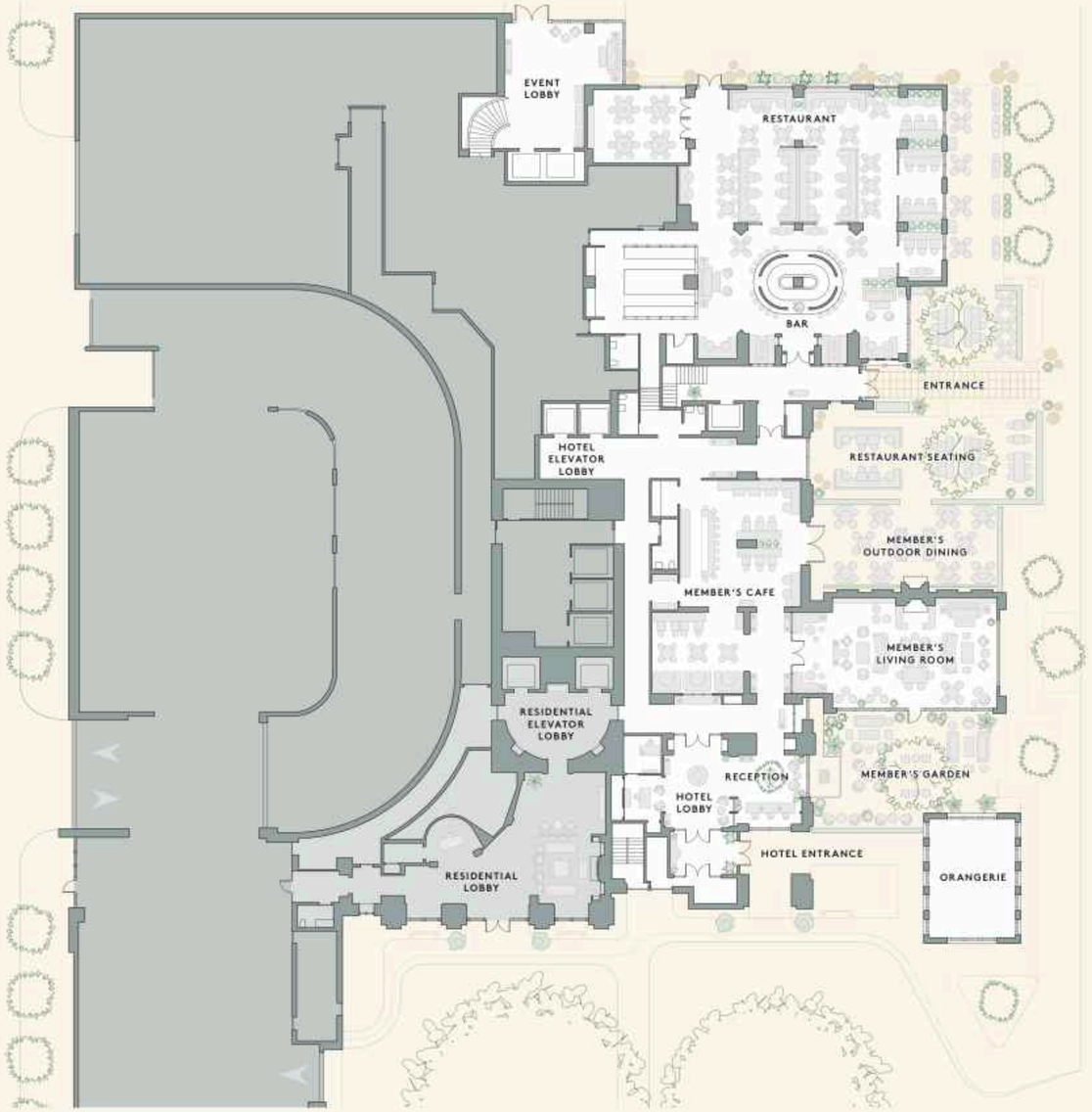
PARCEL 4

THE BIRDSALL HOTEL & RESIDENCES

105 HOTEL KEYS
44 RESIDENCES



THE BIRDSALL



FIRST FLOOR

FIRST FLOOR AMENITIES

- The Restaurant & Bar – A locally relevant, chef-driven concept that sets the scene for the community's most talked-about venue, Auberge's restaurant at The Birdsall is welcoming and comfortable, with a seasonal menu of world-class food and beverage to be enjoyed multiple times per week.
- Members Club – A tailored, private club available only to residents, hotel guests and members.
- The Café – A European-style café and bar with food service throughout the day, including a private outdoor dining area.
- The Living Room – An elegant, double-height space that is perfect for a quiet afternoon conversation or evening cocktails by the fire with friends.
- The Garden – A lushly landscaped patio that provides the perfect outdoor alternative to the Living Room for those beautiful spring and fall days.

HOTEL ENTRY

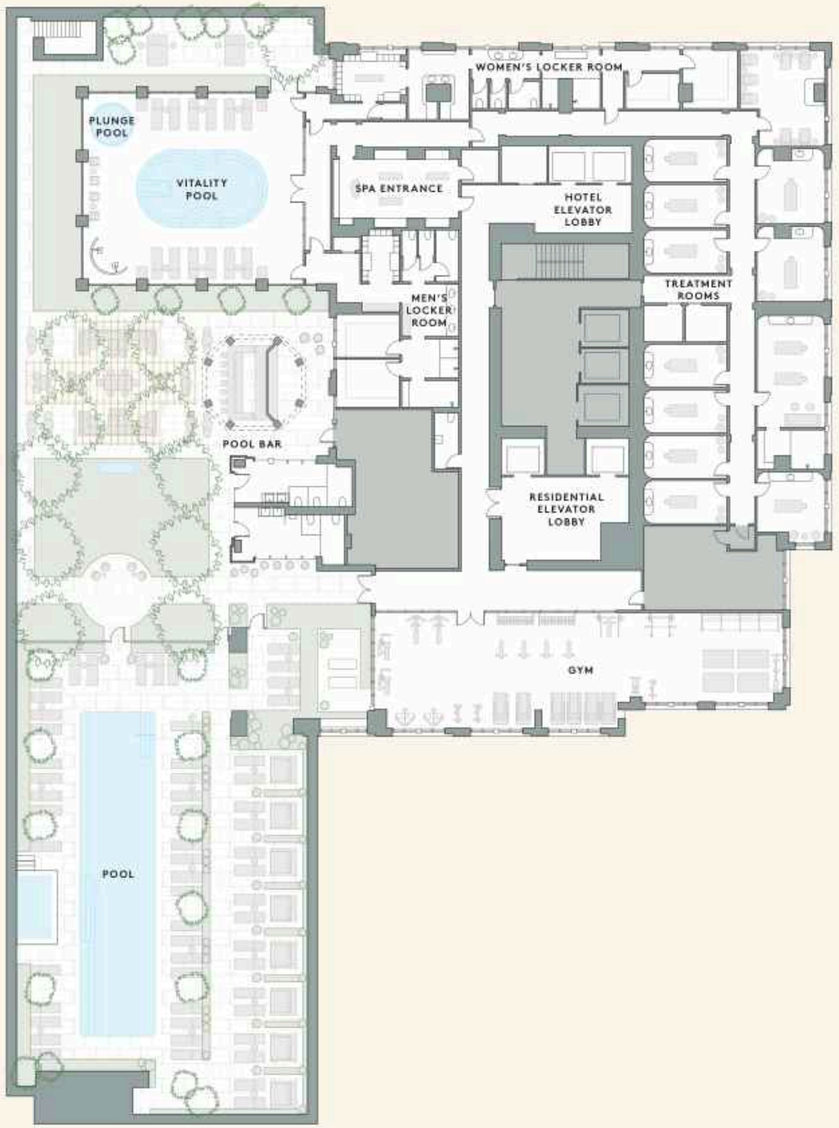
HOTEL RESTAURANT AND BAR

TYPICAL GUESTROOM

MEMBER'S LIVING ROOM

FIFTH FLOOR AMENITIES

- The Spa – Customized wellness programs around bodywork, skincare, and recovery supported by a vitality pool and cold plunge, relaxation rooms, and locker rooms with steam and sauna.
- Fitness – Comprehensive workout space with an array of high quality treadmills, machines and free weights with classes, personal instructors and convenient access to the locker rooms.
- The Pool Deck – An elevated resort experience with a pool, covered outdoor dining and bar, and a casual lawn and garden.



FIFTH FLOOR

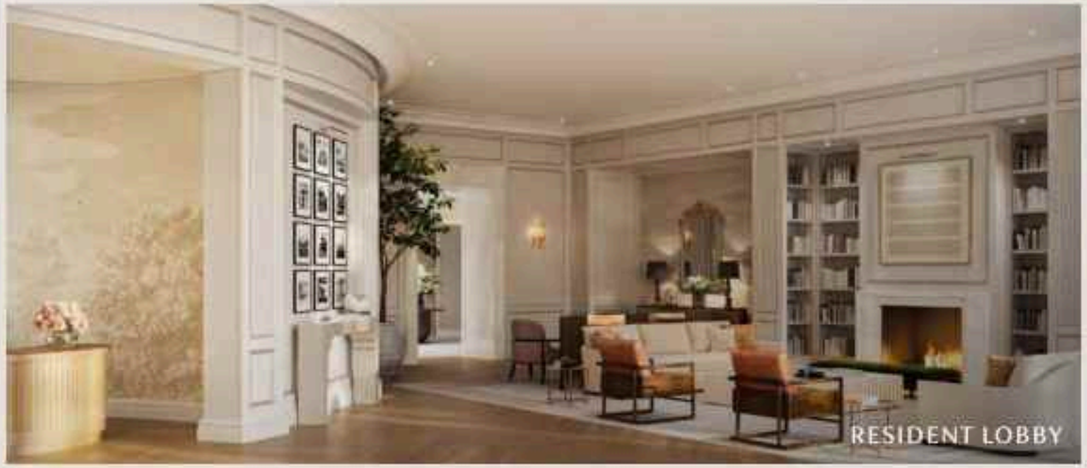
THE BIRDSALL RESIDENCES

AUBERGE RESORTS COLLECTION
HOUSTON

RESIDENTIAL ARRIVAL

RESIDENT POOL

RESIDENT LOUNGE



RESIDENT LOBBY

RESIDENT ROOFTOP LOUNGE

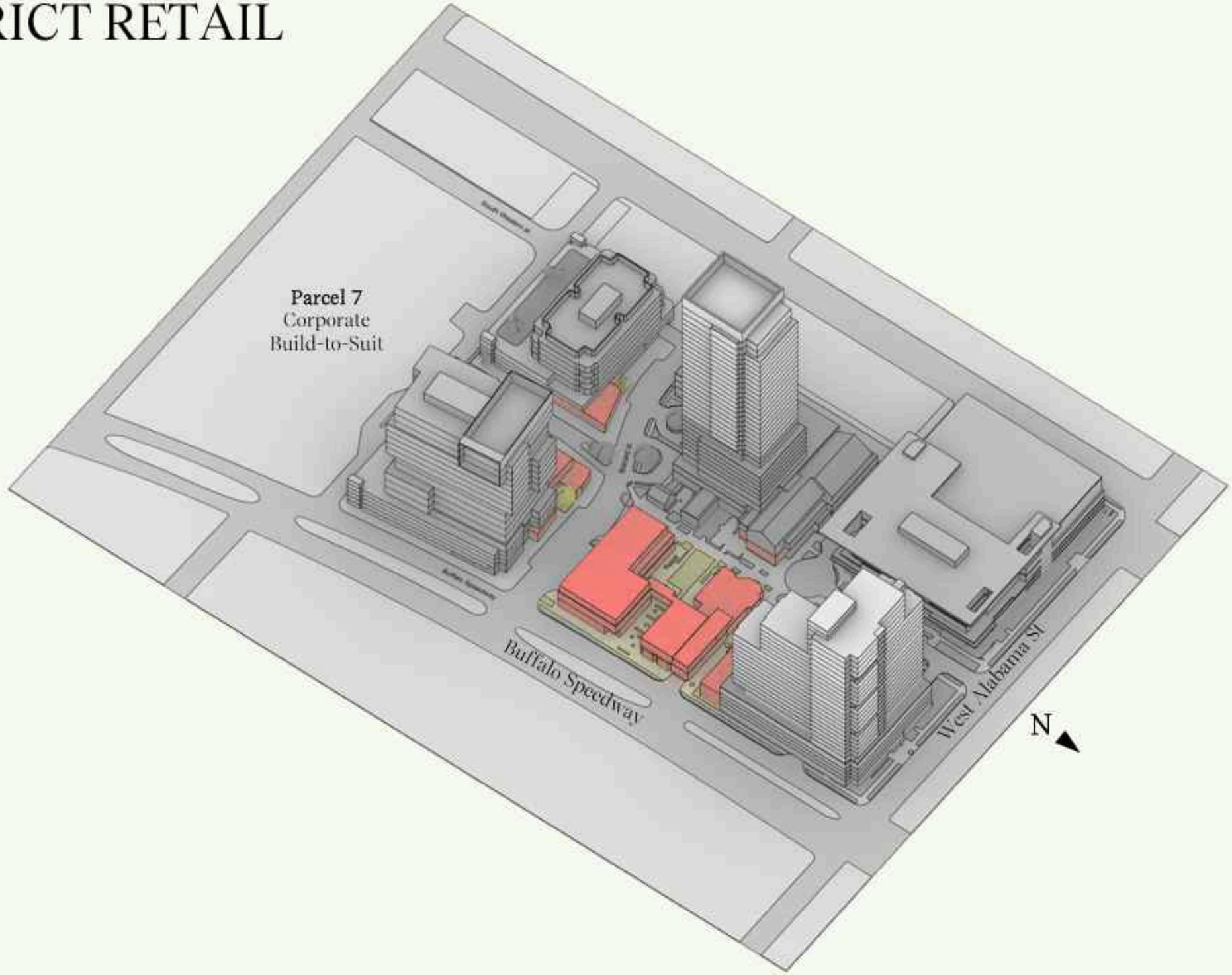
DEN, CONTEMPORARY LIGHT

TERRACE, CLASSIC DARK

VARIOUS PARCELS

DISTRICT RETAIL

90,000 SF



BUFFALO SPEEDWAY EXPERIENCE

ARRIVAL ON BRANARD

CENTRAL LAWN FROM THE HOTEL

CENTRAL LAWN

NORTH PASEO

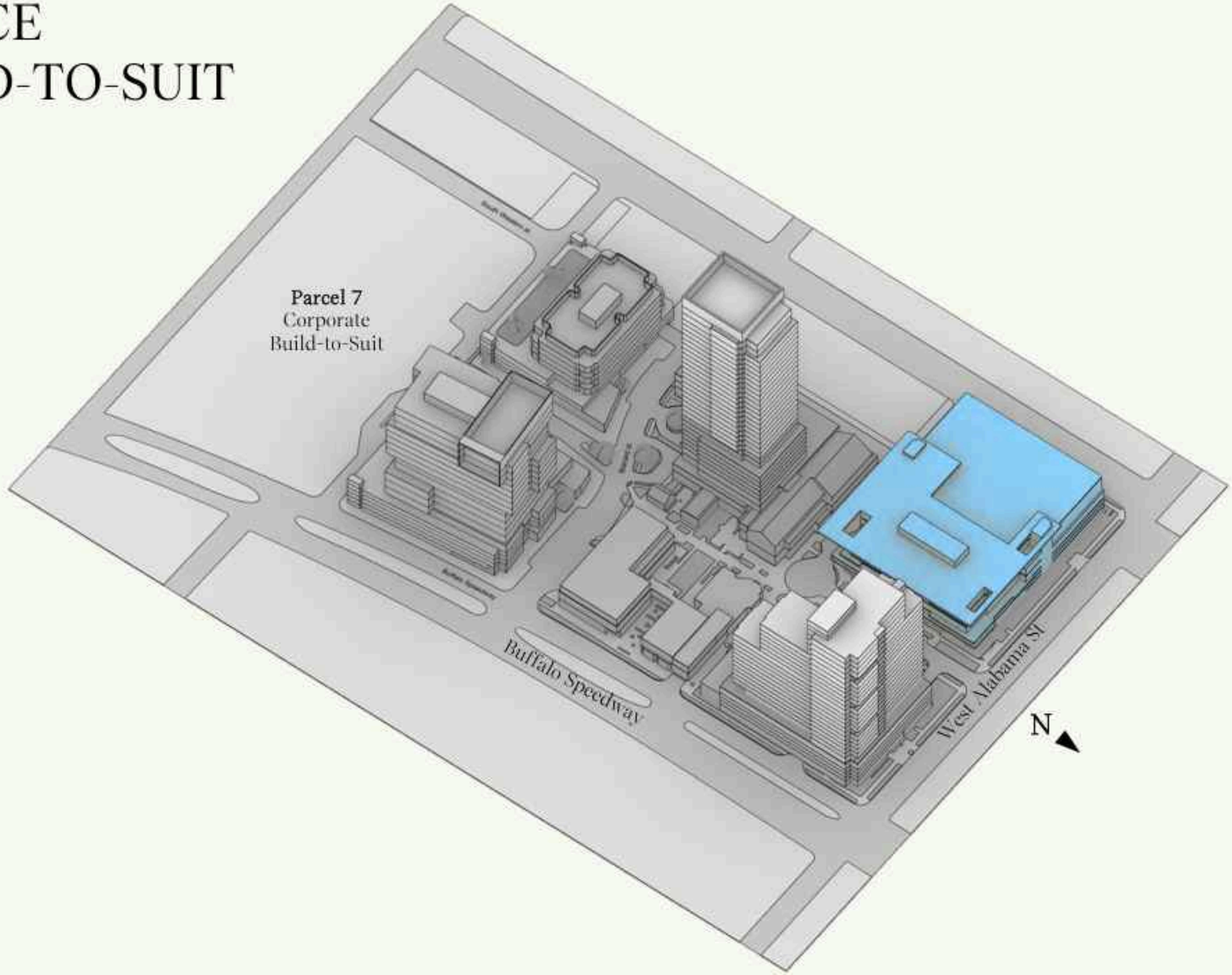
Geranium
Geranium

NORTHERN RETAIL ARRIVAL

PARCEL 2

OFFICE BUILD-TO-SUIT

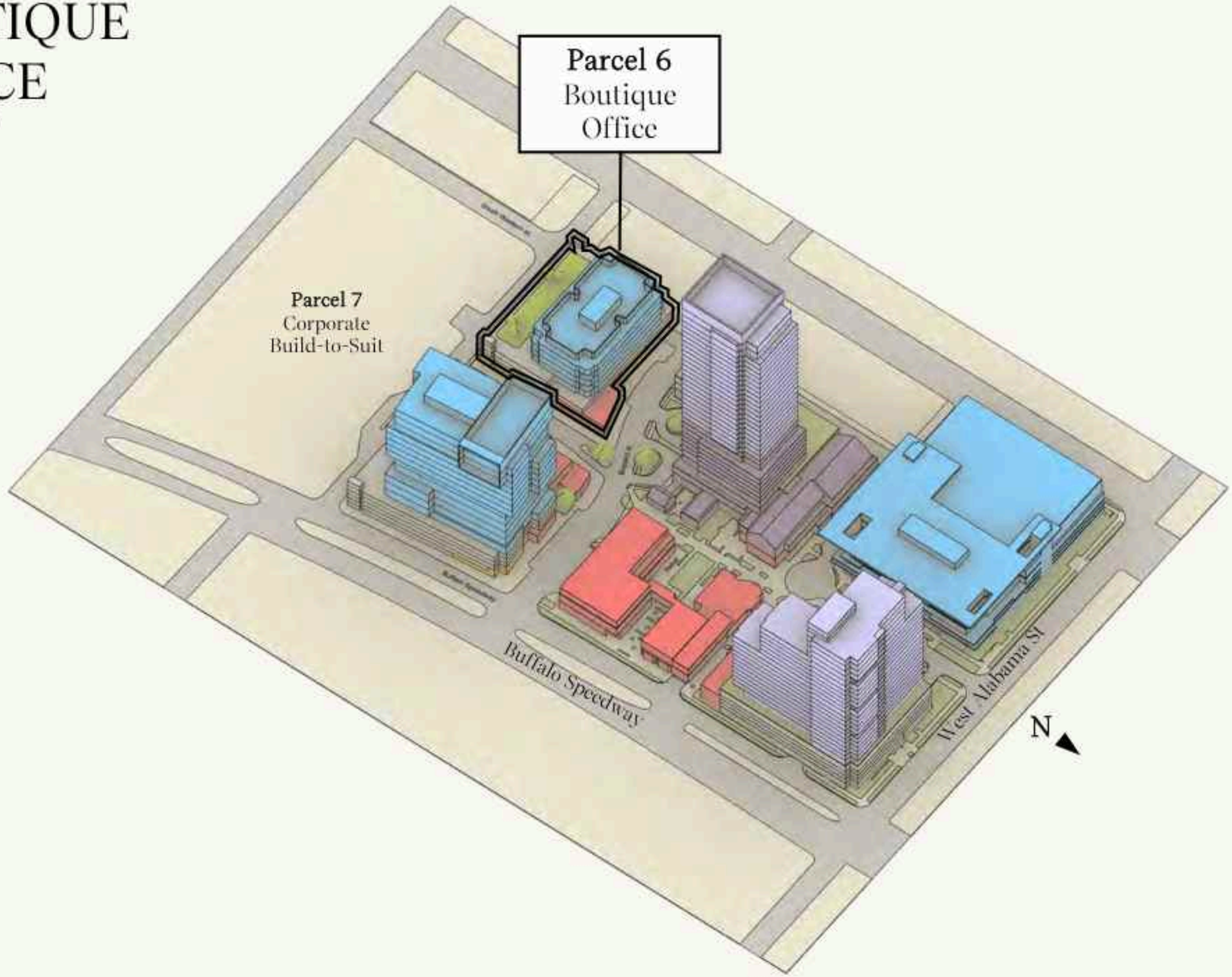
150,000 SF



PARCEL 6

BOUTIQUE OFFICE

100,000 SF



District Site Plan

PARCELS 6: OFFICE AND RETAIL

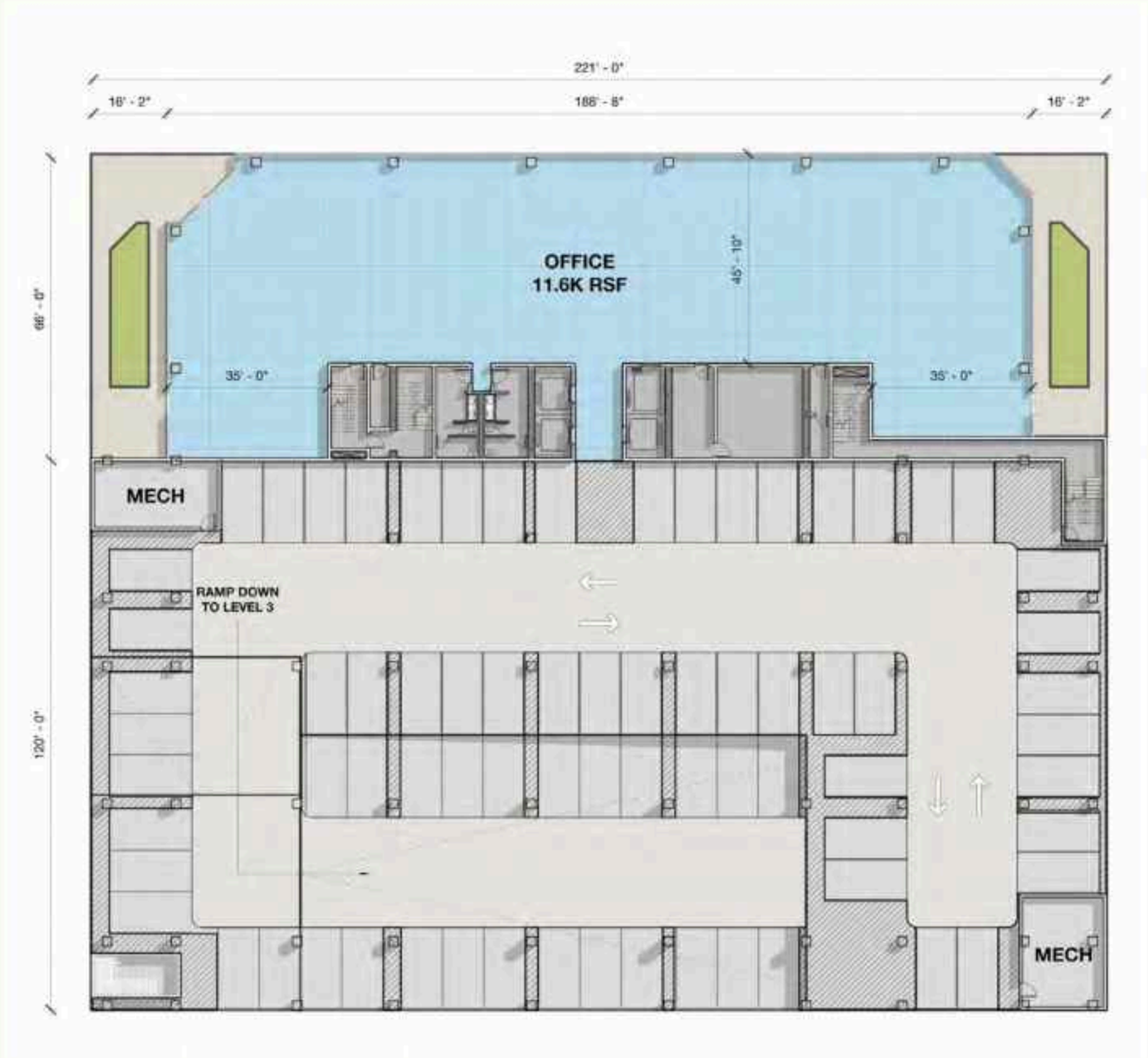
Ground Floor

Parking

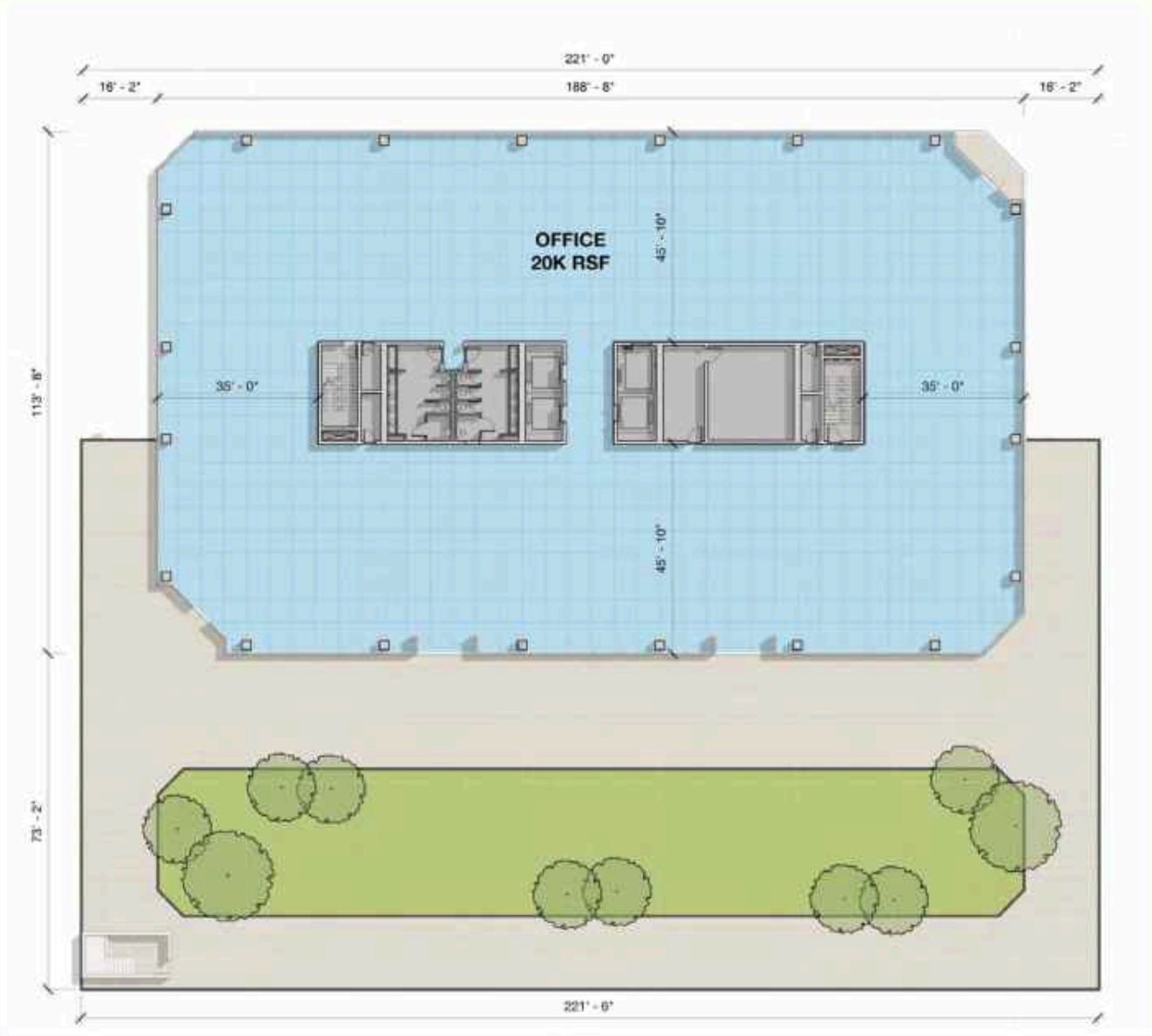
Level 2

Level 3

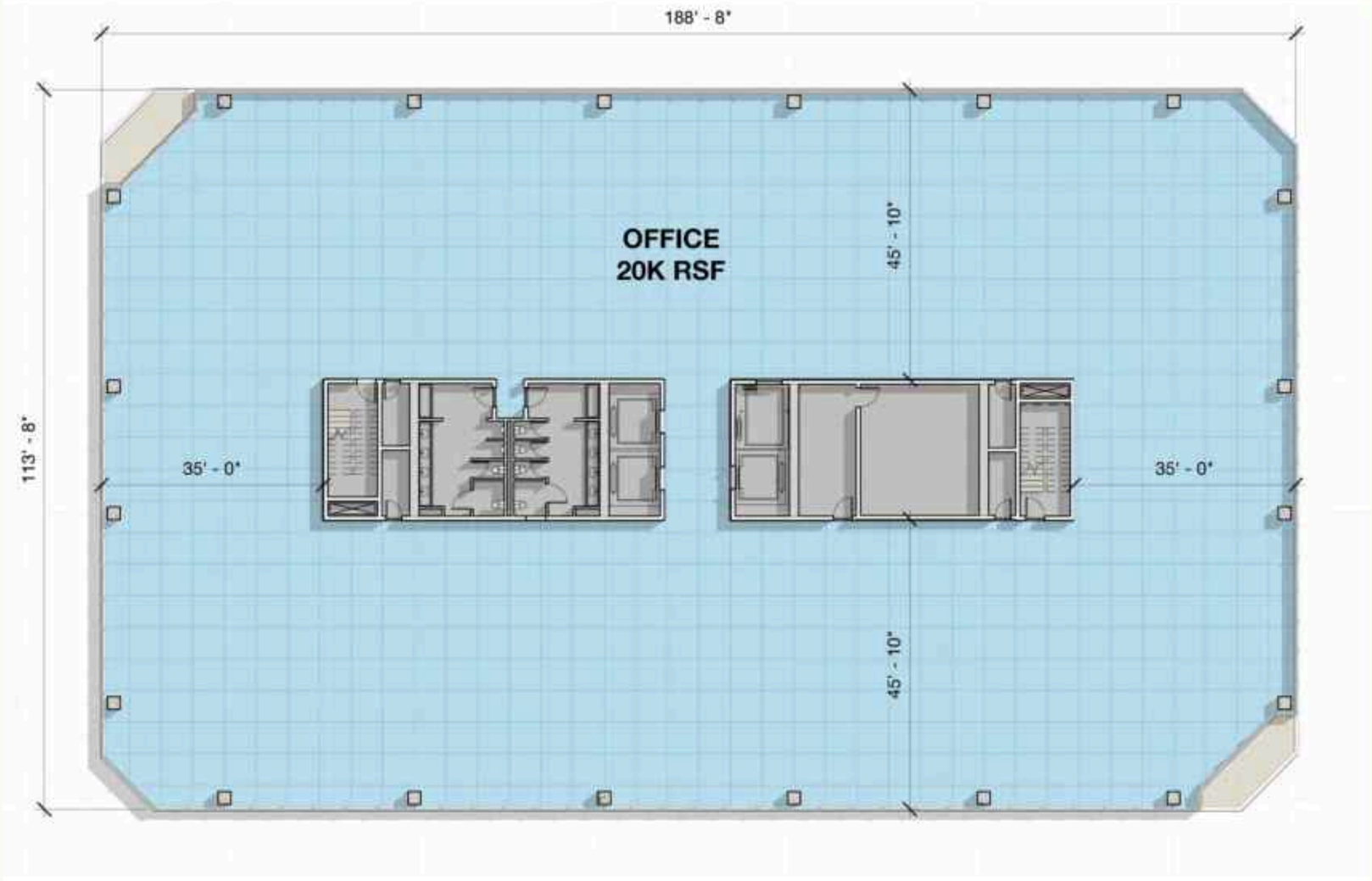
Level 4


221' - 0"
16' - 2"
188' - 8"
16' - 2"
66' - 0"
120' - 0"
OFFICE
11.6K RSF
45' - 10"
35' - 0"
35' - 0"
MECH
RAMP DOWN
TO LEVEL 3
MECH

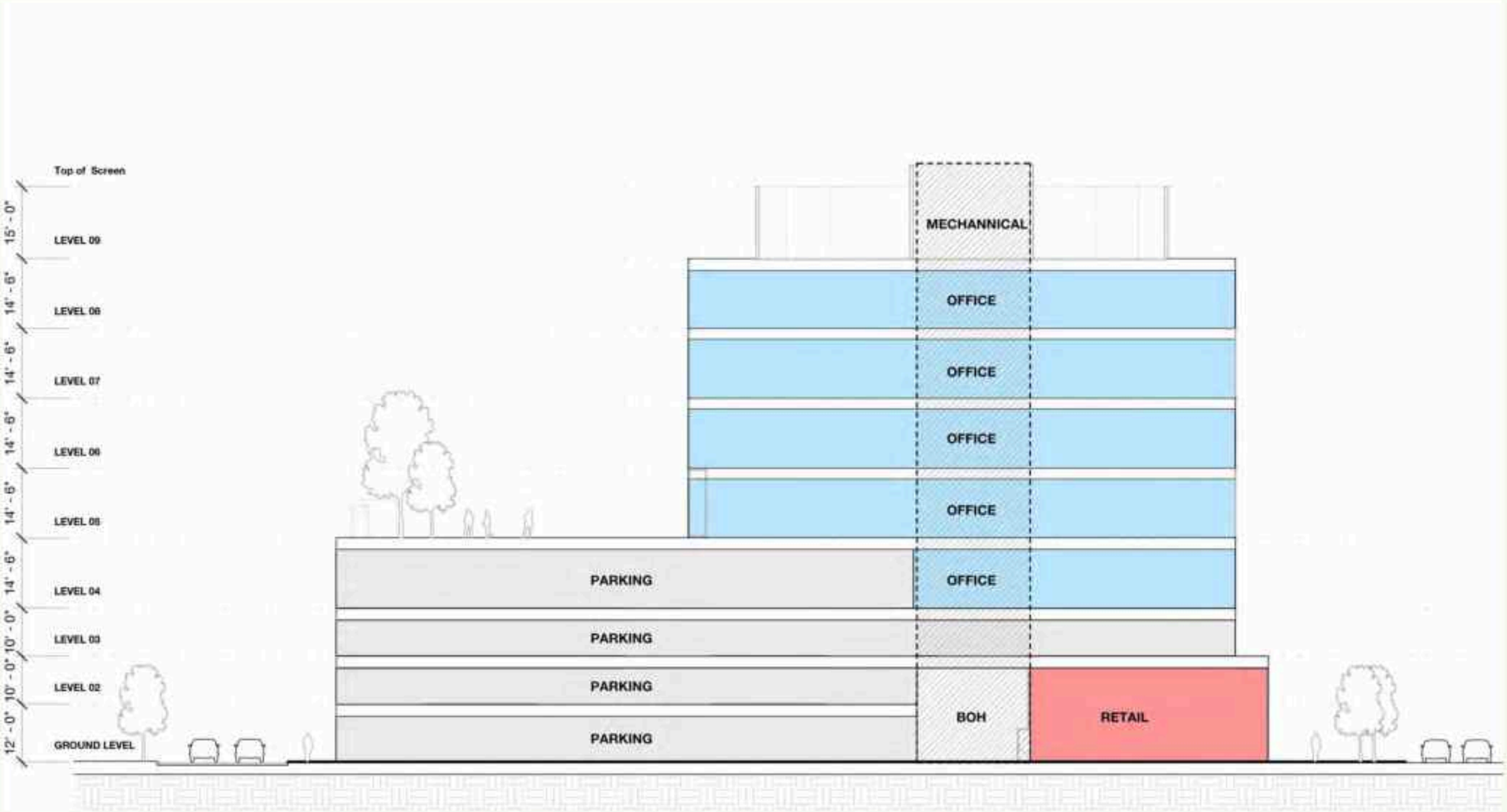
Level 5


221' - 0"
16' - 2"
188' - 8"
16' - 2"
OFFICE
20K RSF
45' - 10"
35' - 0"
35' - 0"
45' - 10"
113' - 8"
73' - 2"
221' - 0"

Level 6-8 Typical Floor

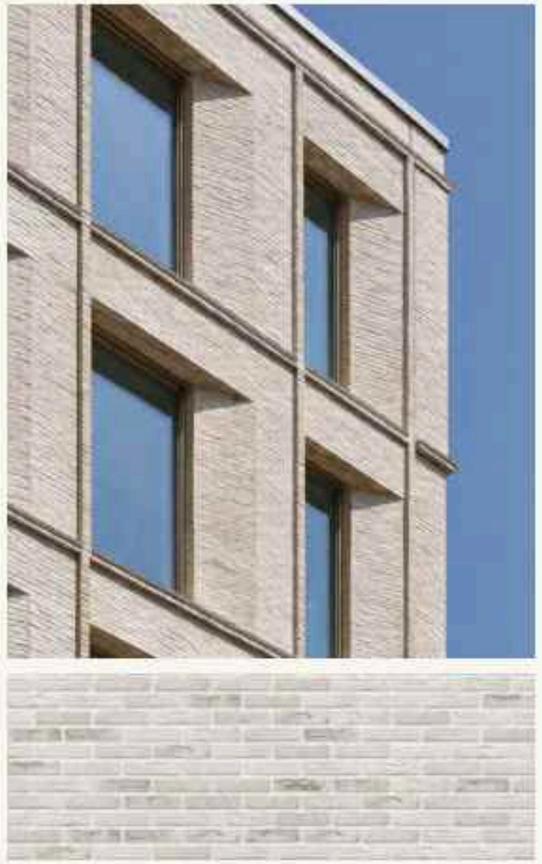


Building Section



WHITE BRICK IN RIVER OAKS

FACADE DETAILS



STUDY 1

STUDY 1

STUDY 2

The RO | Parcel 6
CAFE LE GRANDE
TRANSWESTERN
RICHARD ELLUTTON

STUDY 2

STUDY 3

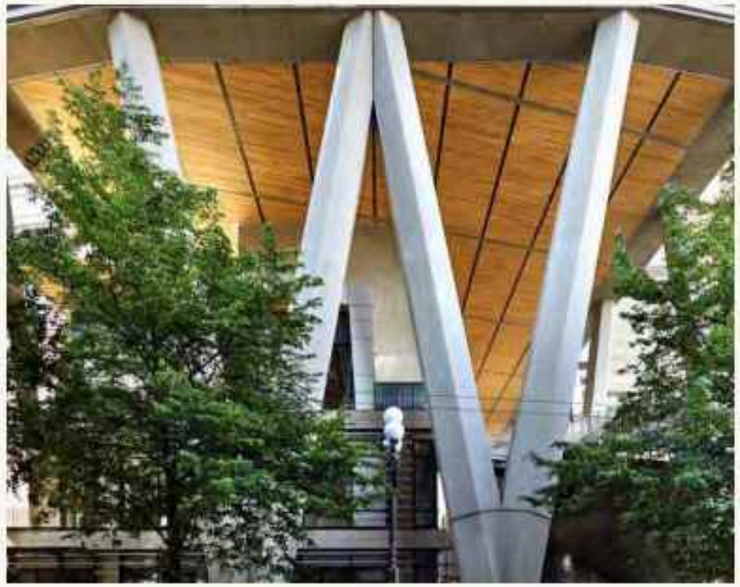
STUDY 3

COLLABORATORS

Master planning, office, and residential: Pickard Chilton

As master planner and design architect for the multi-family and office components, Pickard Chilton has created an organic plan that extends the site's urban context, and has designed buildings that are both beautiful and responsive to their surroundings.

Pickard Chilton is a global architecture studio that designs innovative buildings and transformative environments that deliver value and inspire community. Founded in 1997, the New Haven, Connecticut based, 50-person studio provides design services to public and private sector clients internationally. The senior principals have a strong understanding of Houston based on prior work designing some of the city's most notable recent projects, including Exxon Mobil's global headquarters campus and 609 Main Street. Some of the firm's recent work with mass timber and more organic forms has been brought to bear at The RO.



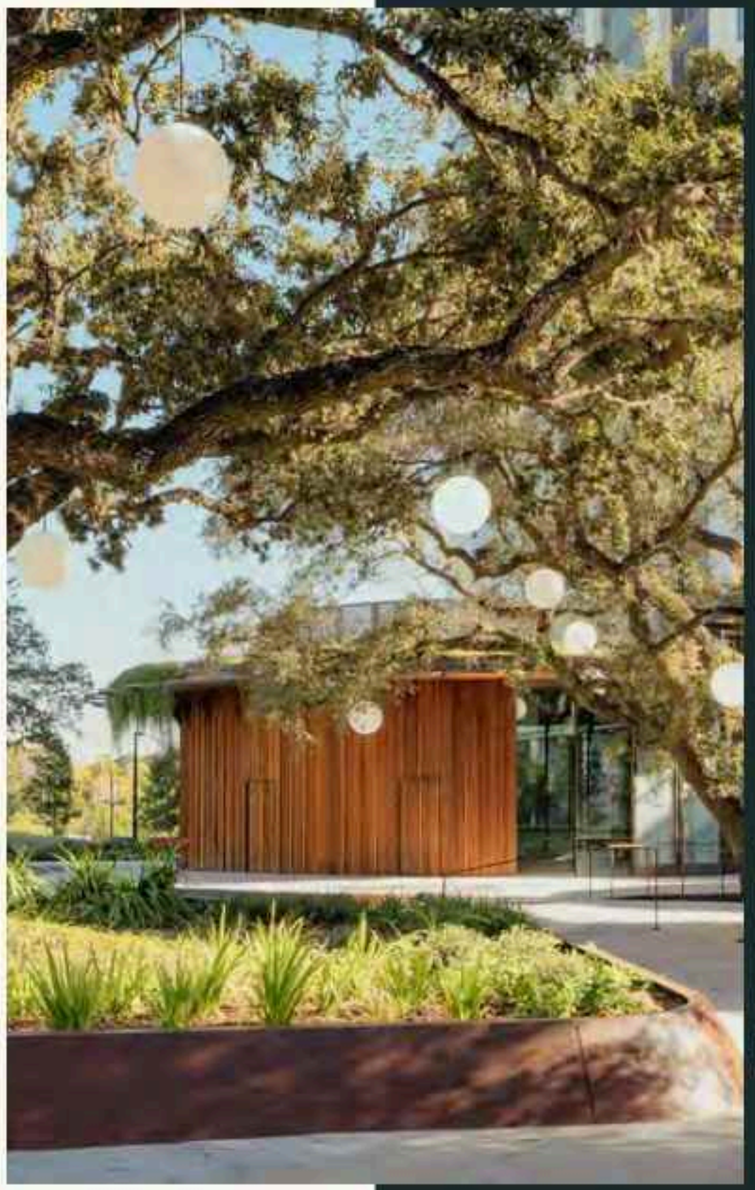
COLLABORATORS

Retail: Michael Hsu Office of Architecture

The Michael Hsu design team has created a plan and distinctive aesthetic for the retail portion of The RO that stands on its own while being responsive to the overarching desire for the entire project to integrate seamlessly into its location.

Michael Hsu Office of Architecture is an award-winning architecture and interior design practice founded by Michael Hsu in 2005. The Austin-based firm's work is rooted in hospitality and encompasses mixed-use, adaptive reuse, restaurants, hotels and workspaces. It has made a name for itself with its unique designs that relate culture and emotion to place and nature.

The RO's low-rise retail buildings are a modern interpretation of classic forms utilizing masonry, steel, wood, and other materials that relate to buildings constructed in the River Oaks area decades ago.



COLLABORATORS

Development: TDC

TDC is responsible for the conceptualization, design and development management, and capitalization of The RO and its project components.

Transwestern Development Company (TDC) is part of a diversified family of companies operating under Transwestern. Transwestern was founded in Houston in 1978 and operates nationwide in numerous sectors of real estate including development, commercial services, investment management and hospitality. TDC is a diversified developer with offices in nine cities and completed projects from southern California to northern New Jersey.

During the last ten years, TDC has completed or commenced development of over $8 billion worth of projects including office, residential, mixed-use, industrial and healthcare.

THE RO

LEASING CONTACT

Eric Anderson

EXECUTIVE MANAGING DIRECTOR

713.407.8704

ERIC.ANDERSON@TRANSWESTERN.COM

TRANSWESTERN