

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

55,769

residents currently
live downtown

150,195

employees work
downtown

25

Fortune 500 Companies

4,661

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

5,106

hotel rooms

1,500

new hotel
rooms under
construction

44
million

SF of
existing
office space

1.5

million

SF of office
under
construction

MAJOR EMPLOYERS

BAKER BOTTS



Deloitte.



Gensler



J.P.Morgan

KINDER MORGAN

KBR



MOTIVA



Thompson & Knight
ATTORNEYS AND COUNSELORS



Vinson & Elkins LLP

UNITED



DESTINATION DOWNTOWN

1 BAYOUPLACE

- | | |
|-----------------|------------------------|
| Blue Fish Sushi | Sundance Movie Theater |
| Hard Rock Cafe | The Bayou Music Center |
| Kabob's Grill | The Wine Cellar |
| Little Napoli | |

2 GREENSTREET

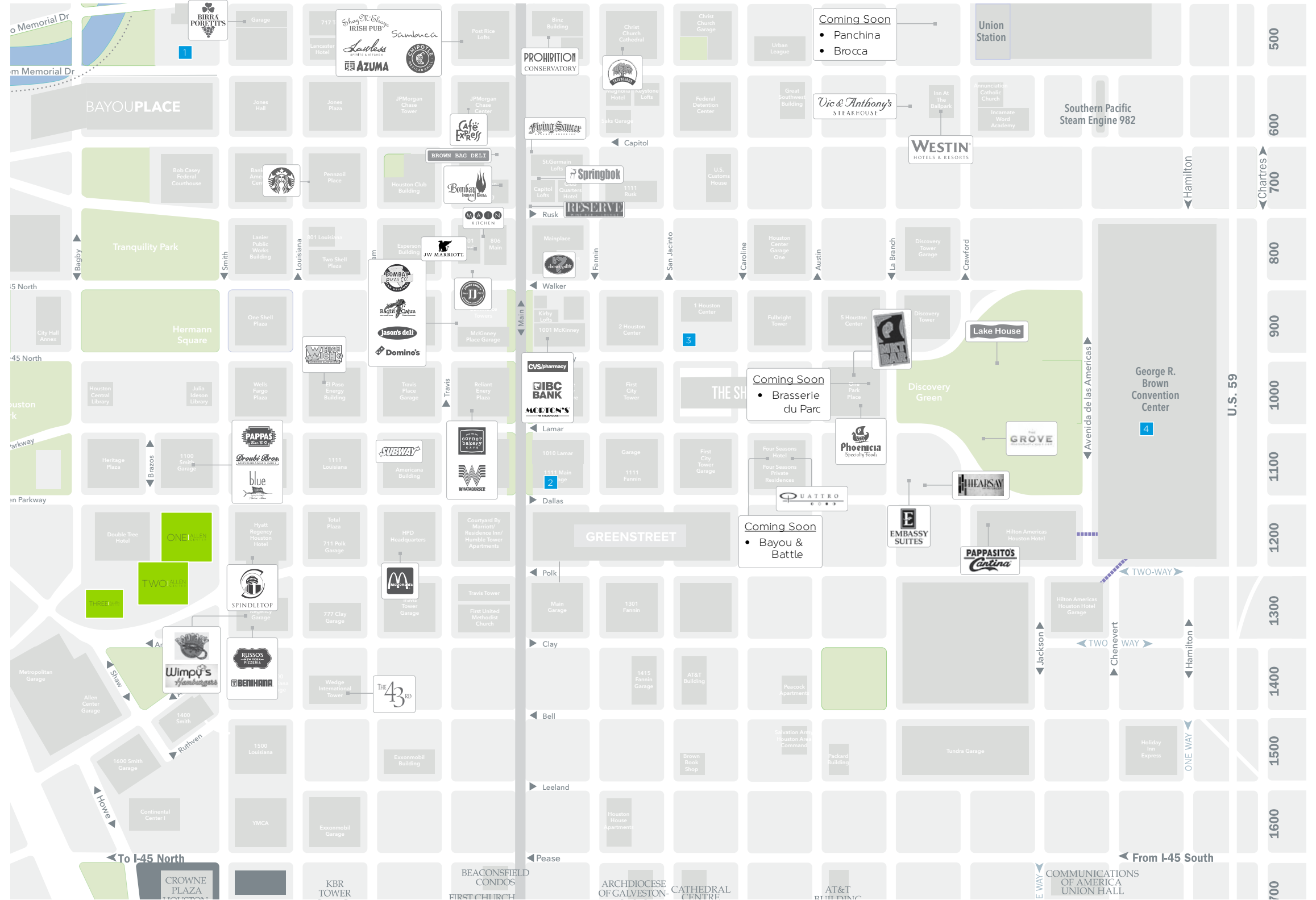
- | | |
|-------------------------------------|--|
| Anadalucia Tapas Restaurant and Bar | Ill Forks Steakhouse |
| BCBGMAXAZRIA | Lucky Strike Lanes |
| Caffebene | McCormick & Schmick's Seafood Restaurant |
| Forever XXI | Mia Bella Trattoria |
| Guadalajara del Centro | Pete's Piano Bar |
| House of Blues | Salata |

3 THE SHOPS

- | | |
|-----------------------------|---------------------------|
| Animal Kingdom | Massa's South Coast Grill |
| Berkeley Eye Center | Murphy's Deli |
| Brooklyn Meatball | Otto's |
| Bullritos | Pappas Bros Steakhouse |
| Chase Bank | Potbelly Sandwich Works |
| Chick-fil-a | Quiznos |
| Designs by Dorli | Radio Shack |
| Doozo's Dumplings & Noodles | Salata |
| Dress Barn | Snap Kitchen |
| Fit Athletic | Squeezed |
| Freshii | Starbucks |
| Fusion Grillz | Subway |
| Gateway Newstands | Tejas Grill & Sports Bar |
| GNC | The Mediterranean Grill |
| Great Wraps | Treebeards |
| Jos. A. Bank | Trudy's Hallmark |
| Luisa's Pasta | Wok and Roll |

4 GRB

- | | |
|---------------------|--------------------|
| Avenida Houston | Grotto |
| B&B Butchers | High Drive |
| Biggio's | Kulture |
| Bud's Pitmaster BBQ | McAlister's Deli |
| Cueva & Texas T | Pappadeaux Seafood |



ALTERNATIVE TRANSPORTATION OPTIONS

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

GREENLINK

Greenlink provides free and convenient transportation to the downtown community through environmentally friendly buses that quickly transport along two routes to popular downtown locations.

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

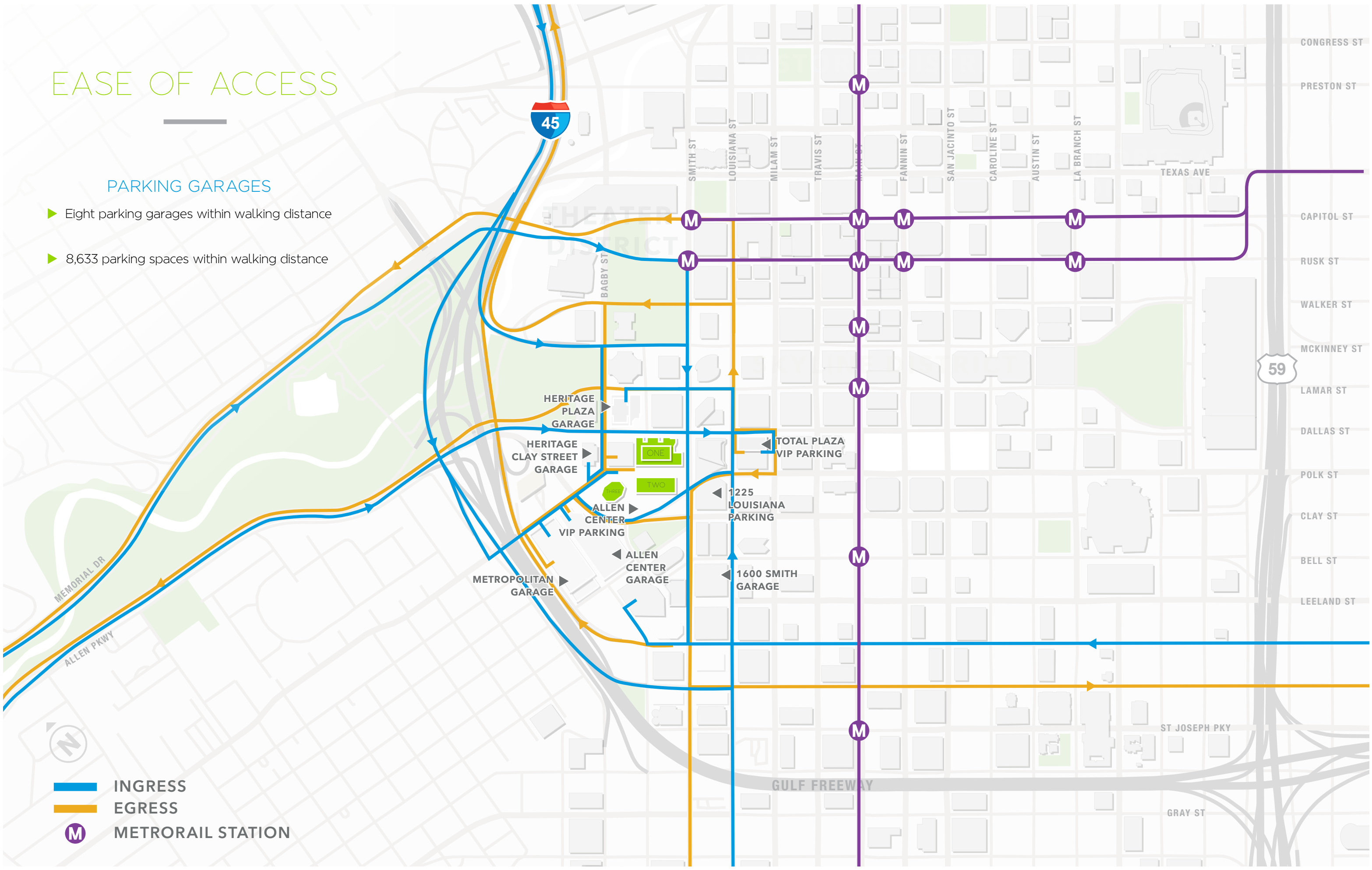
Over 22.9 miles of METRORail transit connecting downtown to Midtown, Museum District, The Medical Center, NRG Stadium, Texas Southern University, University of Houston, EADO and BBVA Compass Stadium.



EASE OF ACCESS

PARKING GARAGES

- ▶ Eight parking garages within walking distance
- ▶ 8,633 parking spaces within walking distance



ALLEN CENTER BY THE NUMBERS

3.2 million SF
of office

5,854
employees

150,000 SF
newly renovated fitness
facility

26,200 SF
newly renovated food court

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.

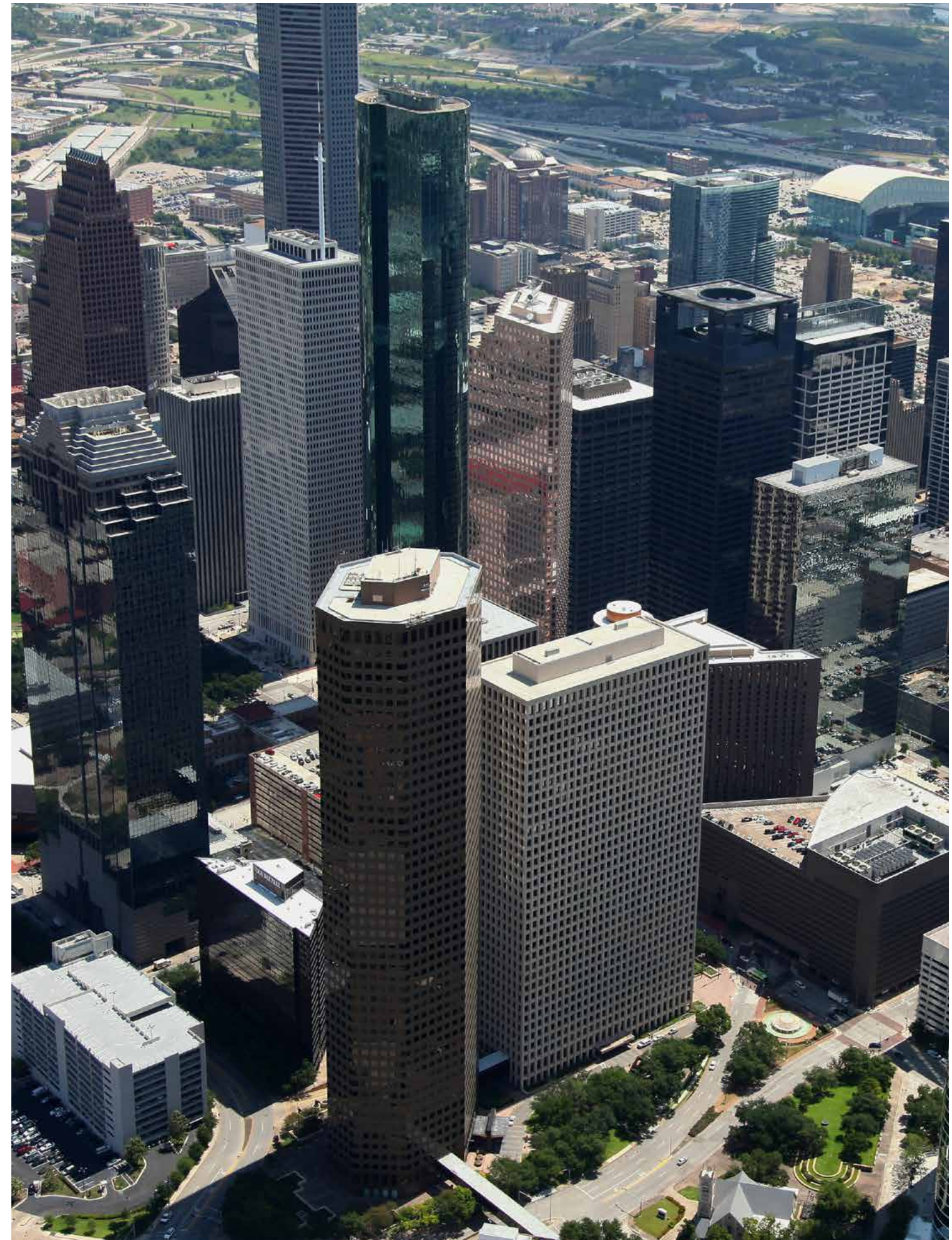


1.2 mi.



0.7 mi.

THEATER
DISTRICT
HOUSTON





The redevelopment of Allen Center will elevate the project into a true destination for not only downtown employees, but for the entire region making it a go-to place for Houstonians.

DELIVERY SUMMER 2017

REDEVELOPMENT HIGHLIGHTS

\$48.5 million
in redevelopment

25,000 SF
of retail and restaurant

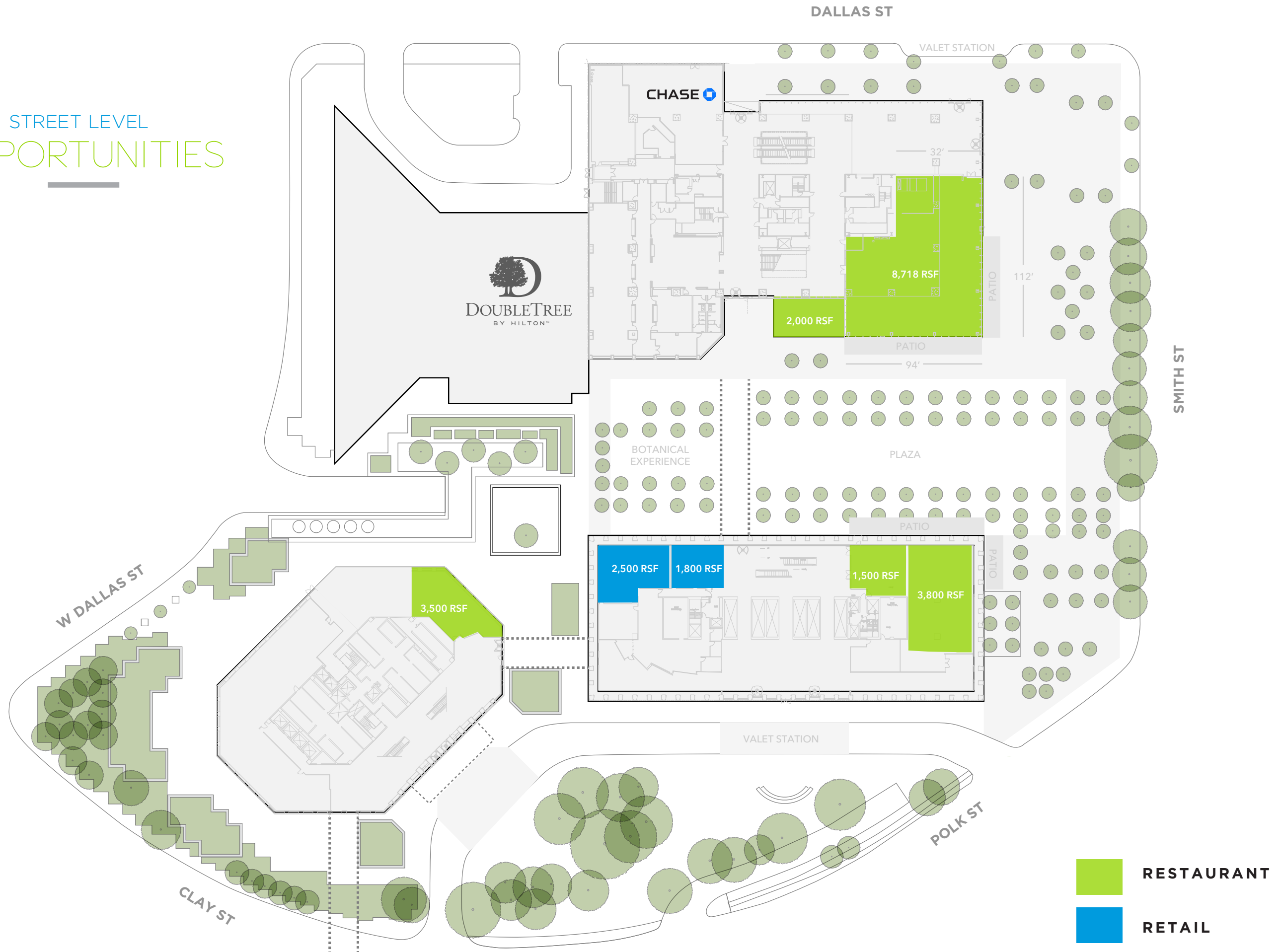
7,500 SF
of patio space

100
programmed events
per year

1.5
acres of green space



STREET LEVEL OPPORTUNITIES



ALLEN CENTER EXPERIENCE

ROBUST PROGRAMMING

Activating common areas with scheduled events and activities defines a project and supports its ongoing evolution.

Art shows and installations	Artisans market
Brewery show case	Yoga
Tree lighting	Easter egg hunt
Happy hour on plaza	Farmer's market
Live music	

artsBrookfield

Arts Brookfield presents exciting, world-class cultural experiences to hundreds of thousands of people for free each year in both indoor and outdoor public spaces at Brookfield's premier office properties in New York, Los Angeles, Denver, Houston, Toronto, Perth and Sydney. From concerts, theater and dance to film screenings and art exhibitions, Arts Brookfield brings public spaces to life through art.

INNOVATIVE MULTIMEDIA

- ▶ Secure Wi-Fi throughout all interior and exterior common areas
- ▶ Seating areas equipped with charging stations compatible with most devices
- ▶ Surround sound provided to enhance ambiance and amplify programmed events





The heartbeat of Allen Center will be the full-service restaurants and patio areas that copiously interact with the tediously, master planned plaza area.

FOR RETAIL LEASING

Crystal Allen

Senior Vice President

713.270.3360

Crystal.Allen@transwestern.com

Chace Henke

Vice President

713.272.1274

Chace.Henke@transwestern.com

Nick A. Hernandez

Managing Director

713.270.3354

Nick.Hernandez@transwestern.com

