

1550

ON THE GREEN

RETAIL OPPORTUNITY

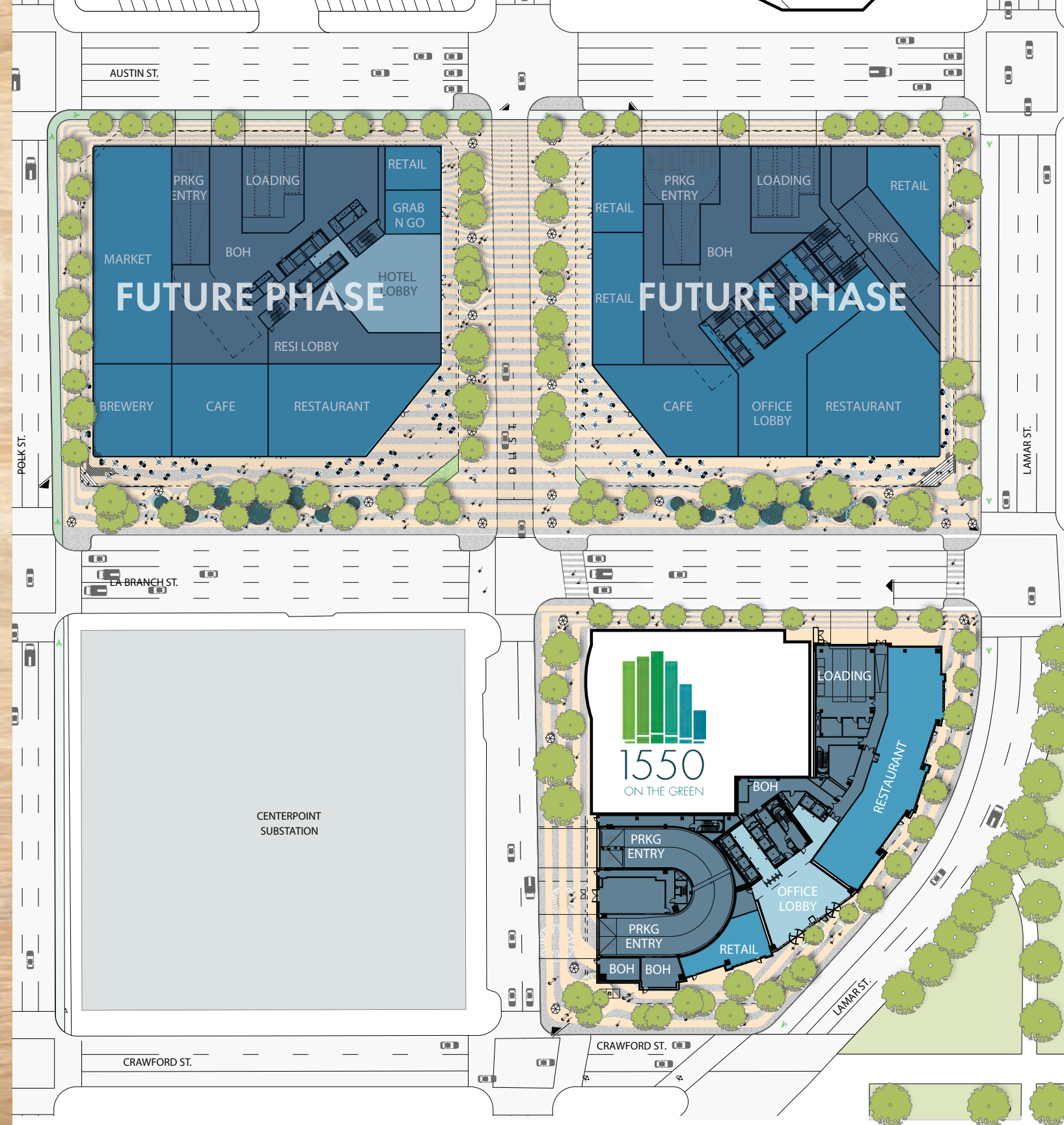
SKANSKA

SHOP<sup>cos</sup>



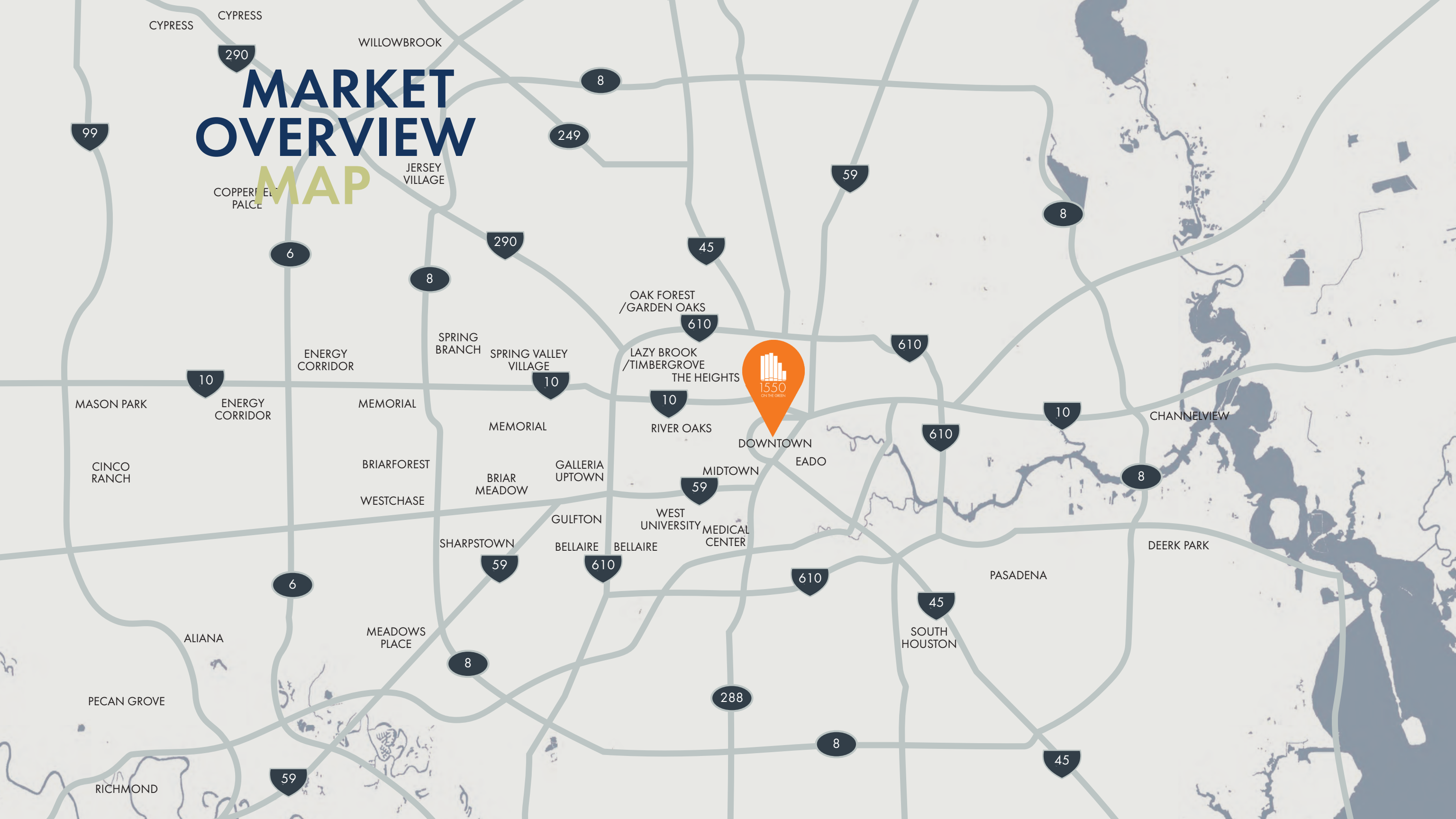
# A SITE LIKE NO OTHER

1550 on the Green is the first phase of Discovery West, a master plan design by BIG (Bjarke Ingels Group). The new district, consisting of three neighboring properties, will bring the essence of Houston to Downtown through community, connectivity, green space and culture.





# MARKET OVERVIEW MAP





# BRING THE BEST OF HOUSTON DOWNTOWN





# DISCOVERY WEST

## THE NEIGHBORHOOD

1.5  
MILLION  
& 900

Annual visitors to  
Discovery Green Culture &  
Entertainment Attractions  
programmed events per year



1.2 MILLION

Projected visitors for the  
convention center in 2024

 4,382  
Performing Arts  
Organizations

 440+  
Restaurants  
and Bars

2019  
ATTENDANCE

2,857,367  
The Astros | Minute Maid Park

800,000  
The Theater District

740,392  
The Rockets | The Toyota Center





# DISCOVERY WEST



170,000  
Downtown Employees

## THE NEIGHBORHOOD

10  
MILLION

Central Houston  
downtown visitors



65,720  
Residents in a 1 mile  
radius

🔑 8,228  
Hotels rooms in  
27 hotels



# DOWNTOWN HOUSTON

## BY THE NUMBERS

# DOWNTOWN HOUSTON IS THE PLACE TO BE



**4,382**  
Companies

**10**  
Fortune 500  
Headquarters  
**FORTUNE**



**51 M**  
SF of Office Space



**23**  
Miles of Light Rail



**3**  
Sports Stadiums



**168,618**  
Employees



**83,345**  
Parking Spaces



# DOWNTOWN RECOVERY

## BY THE NUMBERS

# DOWNTOWN HOUSTON IS THE PLACE TO BE

In-office workforce occupancy (Sept.) **63%**

Residential Occupancy (June) **112.5%**

Hotel Occupancy (June) **81.5%**

Discovery Green visitors (June) **62.9%**

Astros average home attendance (2022) **103.5%**

..... 100% Pre-pandemic normal



WITHIN  
WALKING  
DISTANCE

**20M SF**  
Of Existing Office

**56,778**  
Employees

**86**  
Transit Score

**88**  
Walk Score  
Very walkable





# THE NEW FOODIE SCENE

The Grove  
Xochi

The Rustic  
Phoenicia

Brasserie du Parc

Guard & Grace

Toro Toro


Bandista Cocktail  
Lounge


Pappas Bros  
Steakhouse










# EASY ACCESS


 **AUTO**


Inbound 


Outbound 

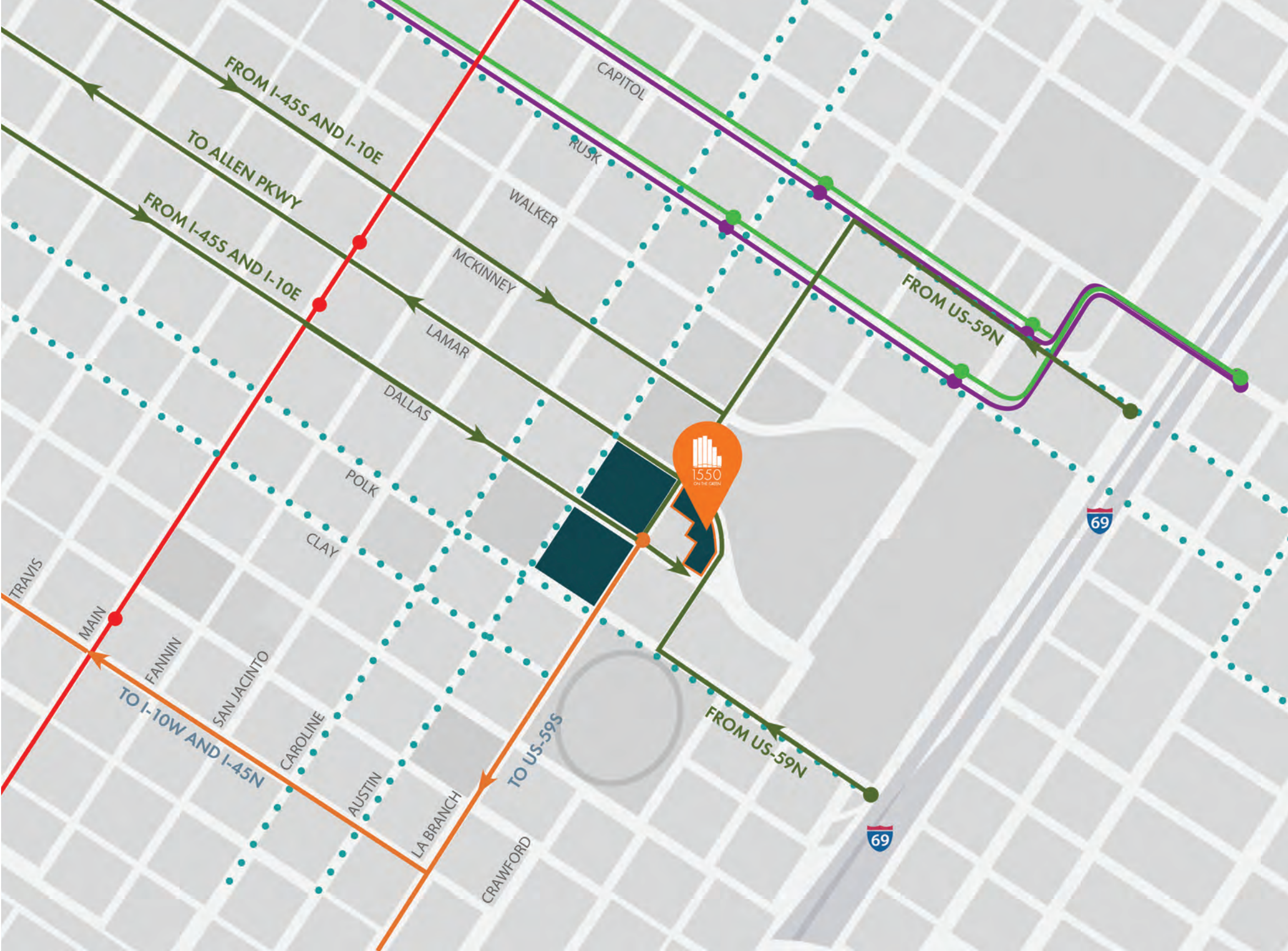
 **RAIL**

 **BICYCLE**



 **DISCOVERY WEST SITES**





# THE BUILDING

- Designed by Bjarke Ingels Group (BIG)
- 28-story, 380,000 RSF Class A Office Building
- Retail and amenity spaces designed by Michael Hsu Office of Architecture
- Valet capable option on La Branch
- Directly adjacent to Discovery Green Park
- Catering opportunities within the building including tenant events at The Summit and within tenant's spaces
- Public parking within building garage

**PUBLIC PARKING GARAGE**  
295 SPACES

**GROUND FLOOR RETAIL**  
SUITE 2: 1,330 SF

**LEVEL 28**  
THE SUMMIT

**LEVEL 20**  
TERRACE

**LEVEL 12**  
TERRACE

**LOADING DOCK AND  
BACK OF HOUSE**

**GROUND FLOOR RETAIL**  
SUITE 1: 5,803 SF







GROUND FLOOR



# FLOOR PLAN

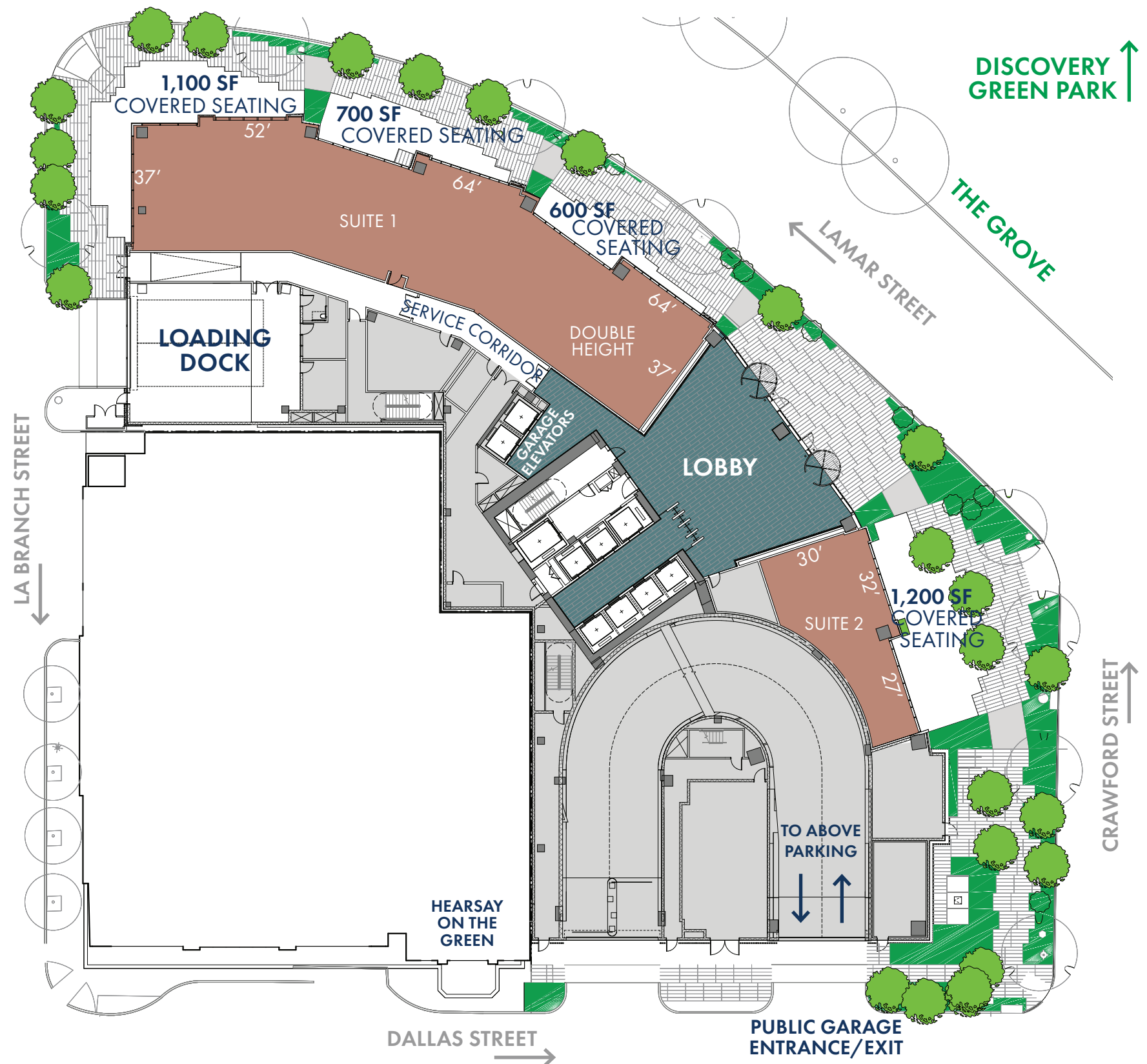
## SUITE 1

Area 5,803 SF (subdividable)  
Storefront 200'  
Covered Area 2,480 SF

## SUITE 2

Area 1,330 SF  
Storefront 60'  
Covered Area 1,300 SF

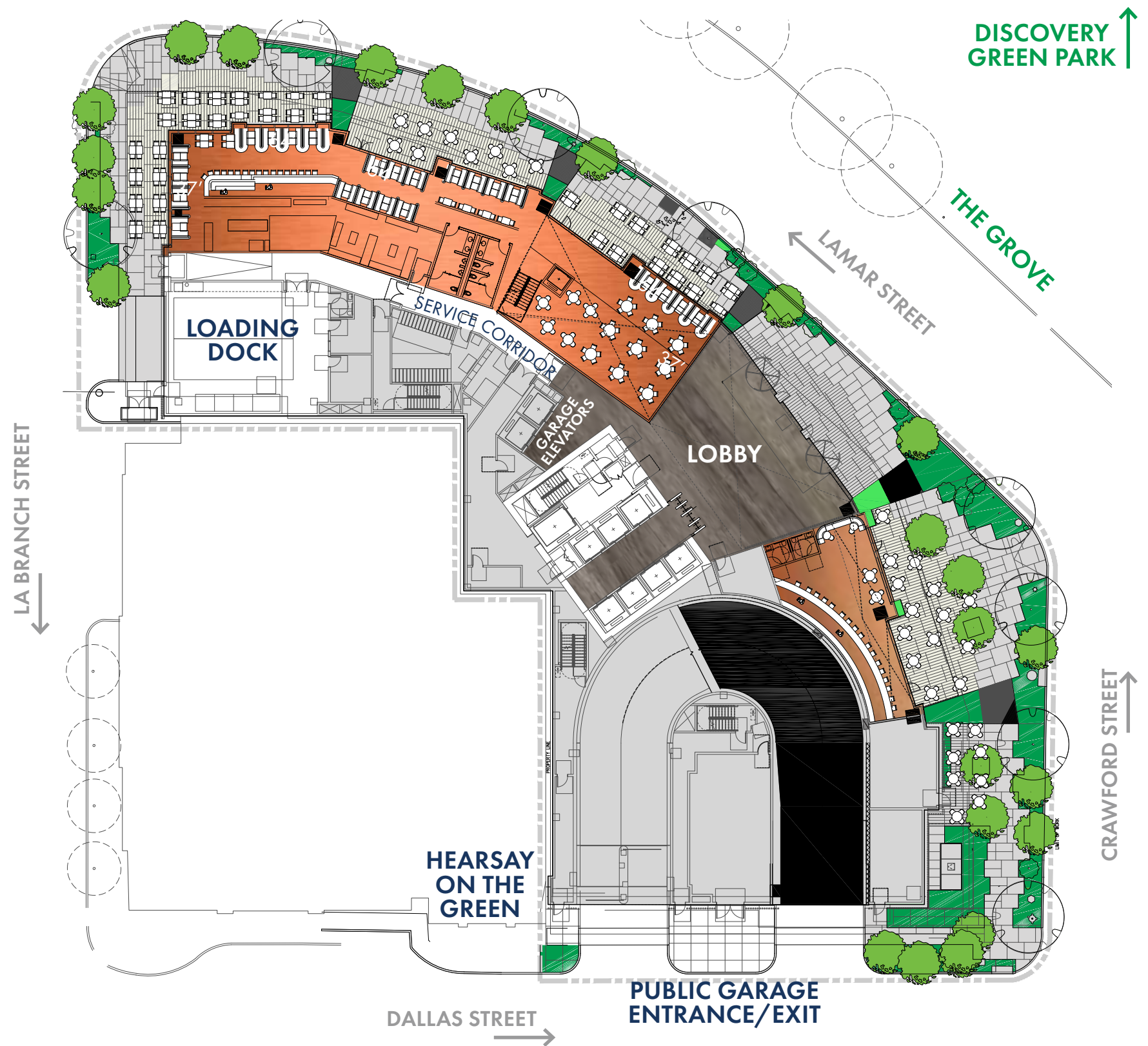
- Generous Shading 11' overhang
- Last available site directly on Discovery Green Park
- 15' Typical ceiling height with 20'-9" to underside of slab for open ceiling
- Double-height space opportunity 36'-3" to underside of slab, can be converted to mezzanine or open feature space







TEST  
FIT







LAMAR STREET RETAIL





LAMAR STREET RETAIL





Hilton

VIEW FROM  
MARRIOTT MARQUIS





# the SUMMIT

- 8,500 RSF rooftop event space with lounge and conference center for office tenants exclusive use
- 2,500 SF terrace overlooking Discovery Green and downtown Houston
- Space can accommodate events up to 400 people
- Catering opportunity for retail tenants to serve building and tenant events as a preferred vendor



# Skanska Model

Skanska offers total control of the development process:

- Self-Finance
- World Class Construction Teams
- Local Development Experts

Skanska offers inventive work environments drawing upon global experience.

- Fortune 500 company
- Fortune's World's Most Admired Companies
- Member of the United Nations Global Compact
- 6th largest development and construction firm in the world
- One of the top green developers and contractors globally

## Self-Finance

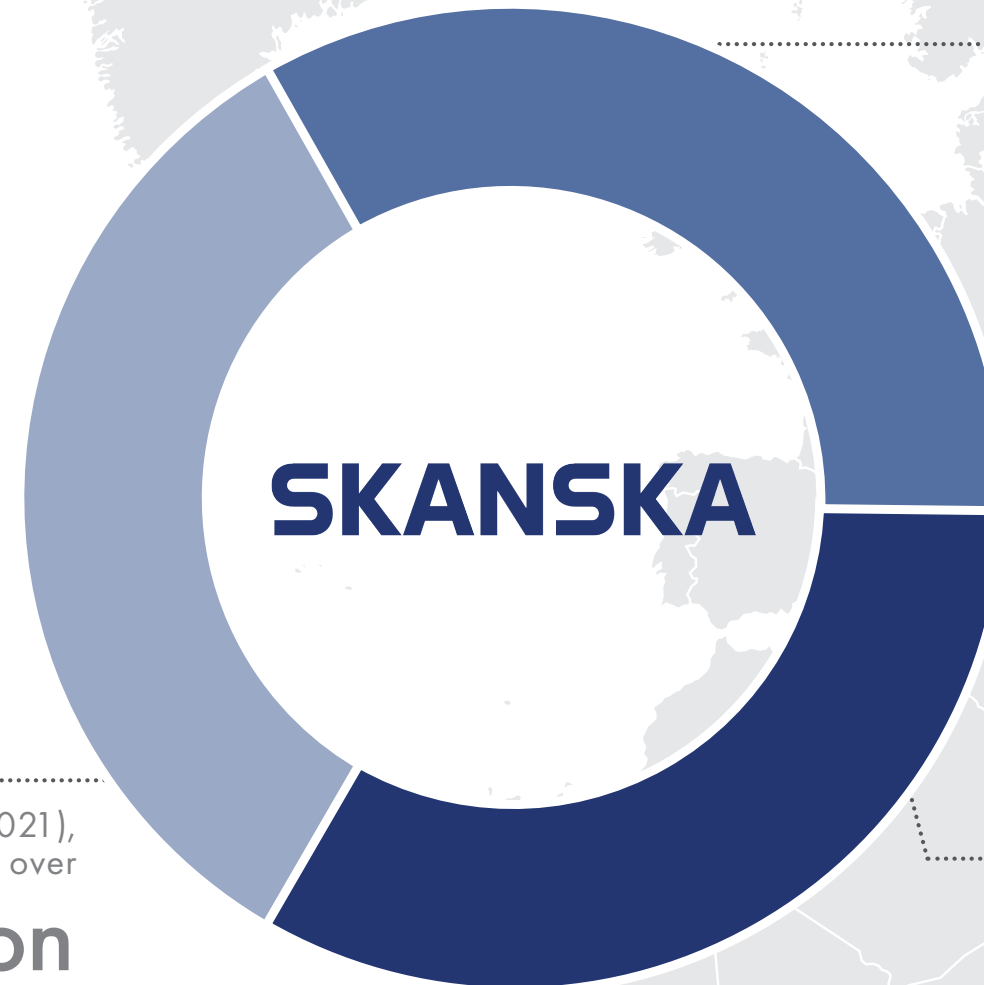
In the last 10 years (2012-2021), we have invested over

**\$19.9 billion**

of equity in development projects globally, of which

**\$9.6 billion**

was for commercial development projects.



## Local Development Experts

**10 million SF**

of co-created sustainable space with local communities in the U.S.

**40 million SF**

of sustainable space delivered across 11 countries

## World-Class Construction

**135 years**

of global experience with innovative and award-winning projects

\*As of 12/31/2021



S H O P <sup>cos.</sup>

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