



ASPIRE
POST OAK
HOUSTON, TX

SHOP COS.

ABOUT



PROJECT SCOPE

First and second level retail/medical space available located at the most prominent corner in iconic Uptown Houston. The Aspire Post Oak, developed by The Dinerstein Companies, has cemented itself as the premier luxury residential offering in the City of Houston. Consisting of a 39-story, 383-unit tower, Aspire Post Oak is surrounded by numerous world-class dining options and an array of luxury retailers serving The Galleria area.

DETAILS

- ± 3,033 NSF (1st Level)
- ± 4,198 NSF (2nd Level)
- Designated Retail/Medical Parking Spaces in Garage
- Valet Parking Available
- Opportunities for Designated 2nd Level Entry

TRAFFIC COUNTS

o IH-610:	201,485 VPD' 23
o San Felipe St:	40,006 VPD' 23
o Post Oak Blvd:	31,700 VPD' 23

AREA RETAILERS



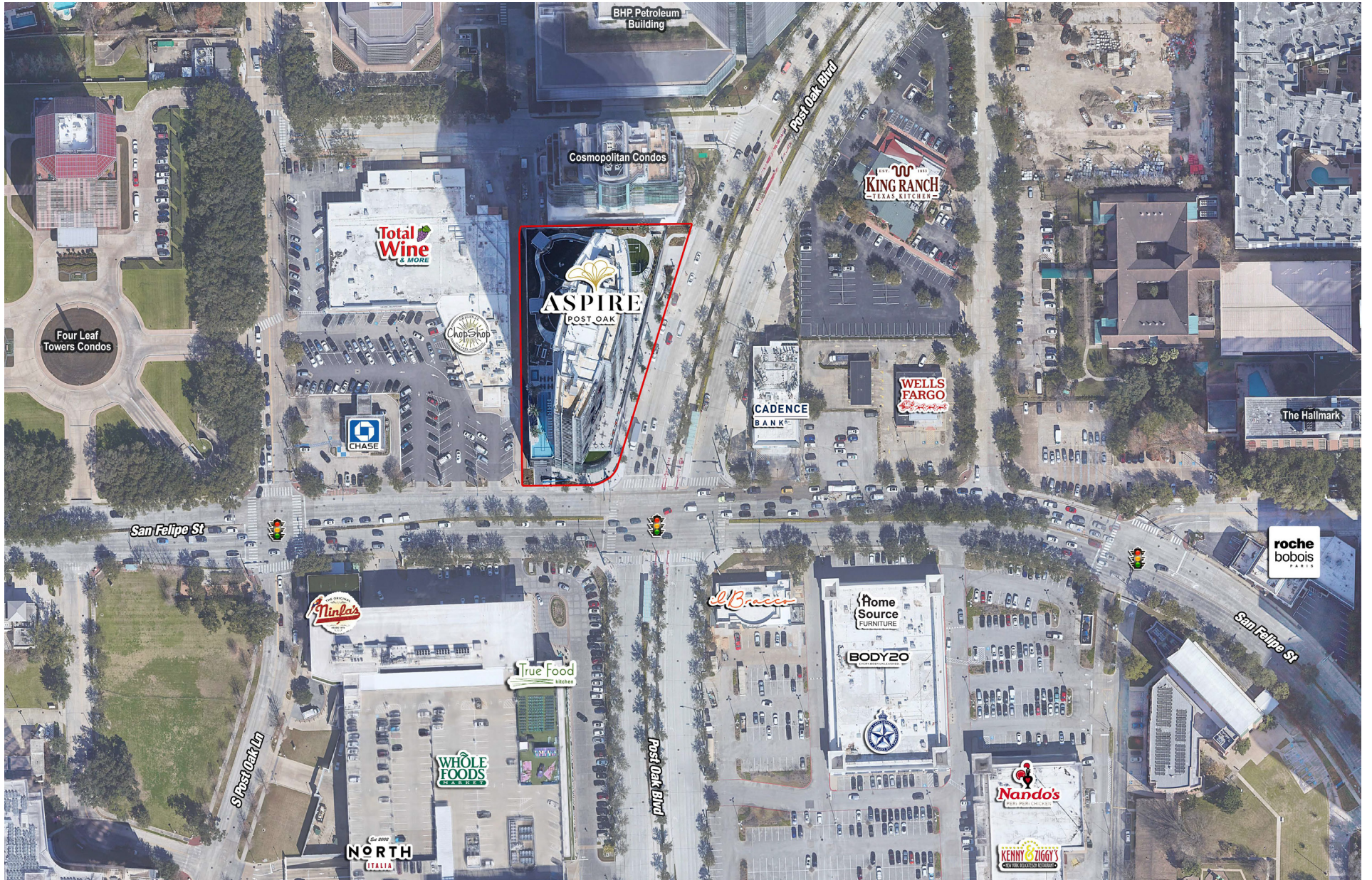
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	22,148	187,722	529,326
Avg. HH Income	\$172,547	\$151,382	\$147,404
Total Housing Units	12,978	93,273	245,983
Daytime Population	94,139	323,236	896,799
Medium Home Value	\$734,781	\$646,050	\$539,813

AERIAL



MAP

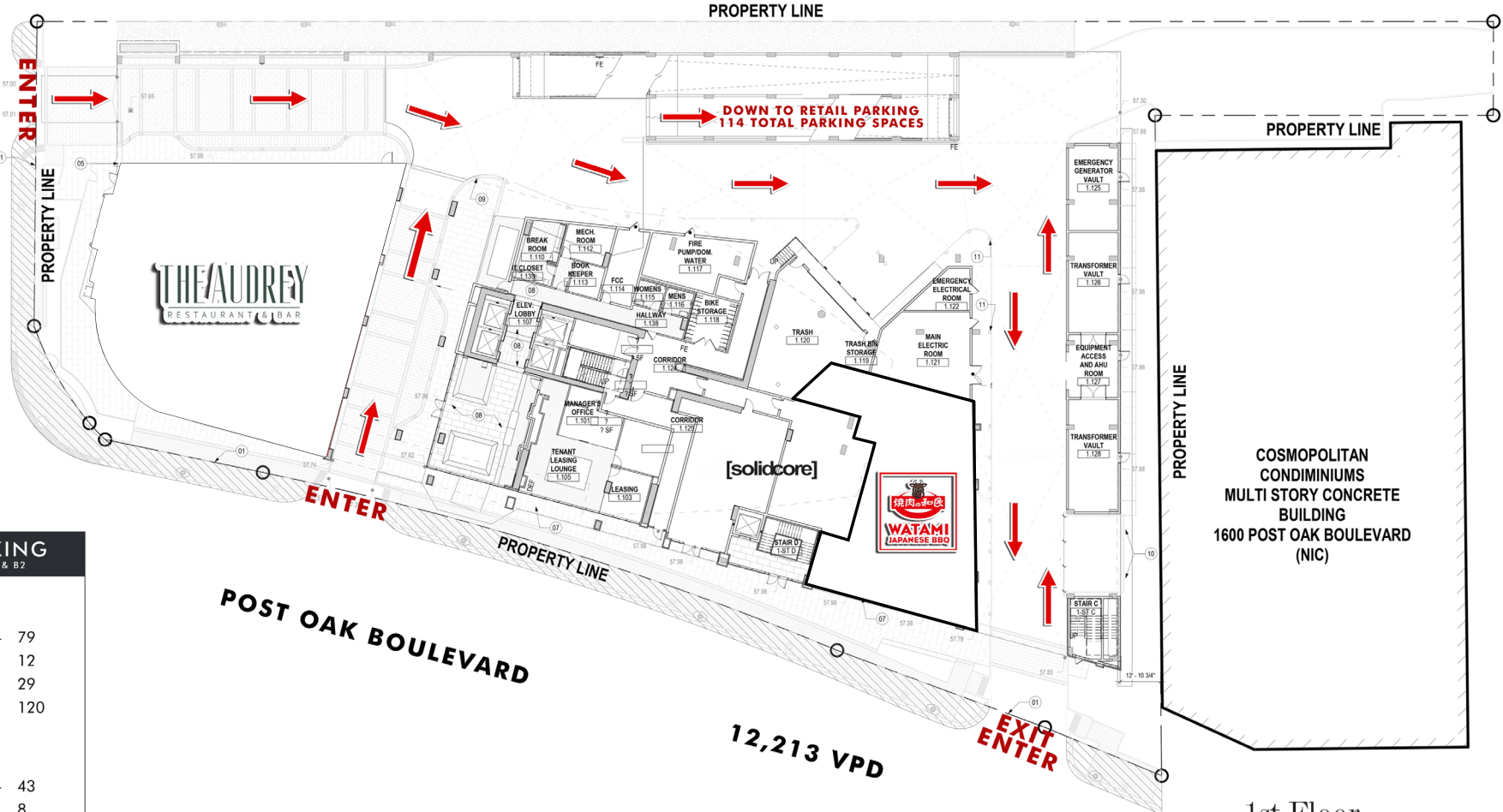
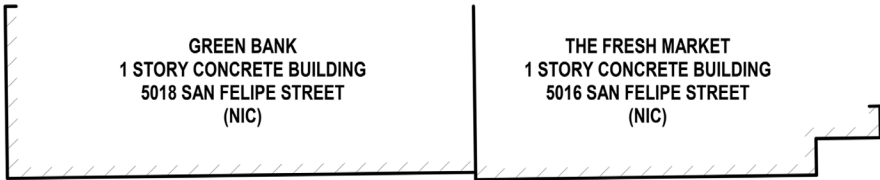


SITE PLAN

SITE	AVAILABILITY
Total Space A	AT LEASE
Total Space B	AT LEASE
Total Space C	3,033 NSF (demisable)

29,821 VPD

SAN FELIPE STREET



DOWN TO RETAIL PARKING
114 TOTAL PARKING SPACES

RETAIL PARKING

BELOW GROUND B1 & B2

B1	
Standard Spaces + FEV Parking -	79
Tandem Spaces -	12
Valet Spaces -	29
Total Parks -	120
B2	
Standard Spaces + FEV Parking -	43
Tandem Spaces -	8
Valet Spaces -	37
Total Parks -	88

POST OAK BOULEVARD

12,213 VPD

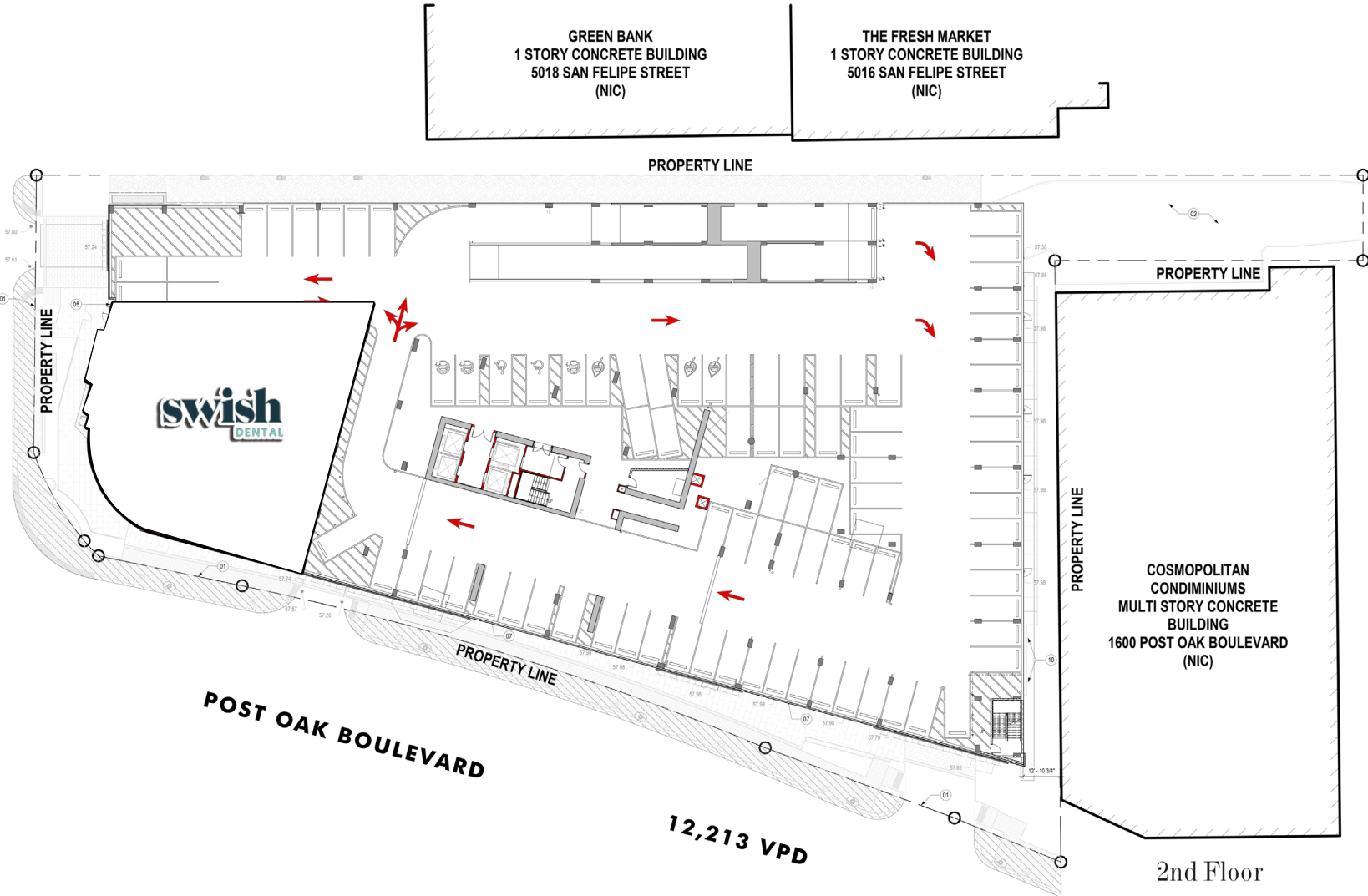
EXIT ENTER

1st Floor

SITE PLAN

29,821 VPD

SAN FELIPE STREET



POST OAK BOULEVARD

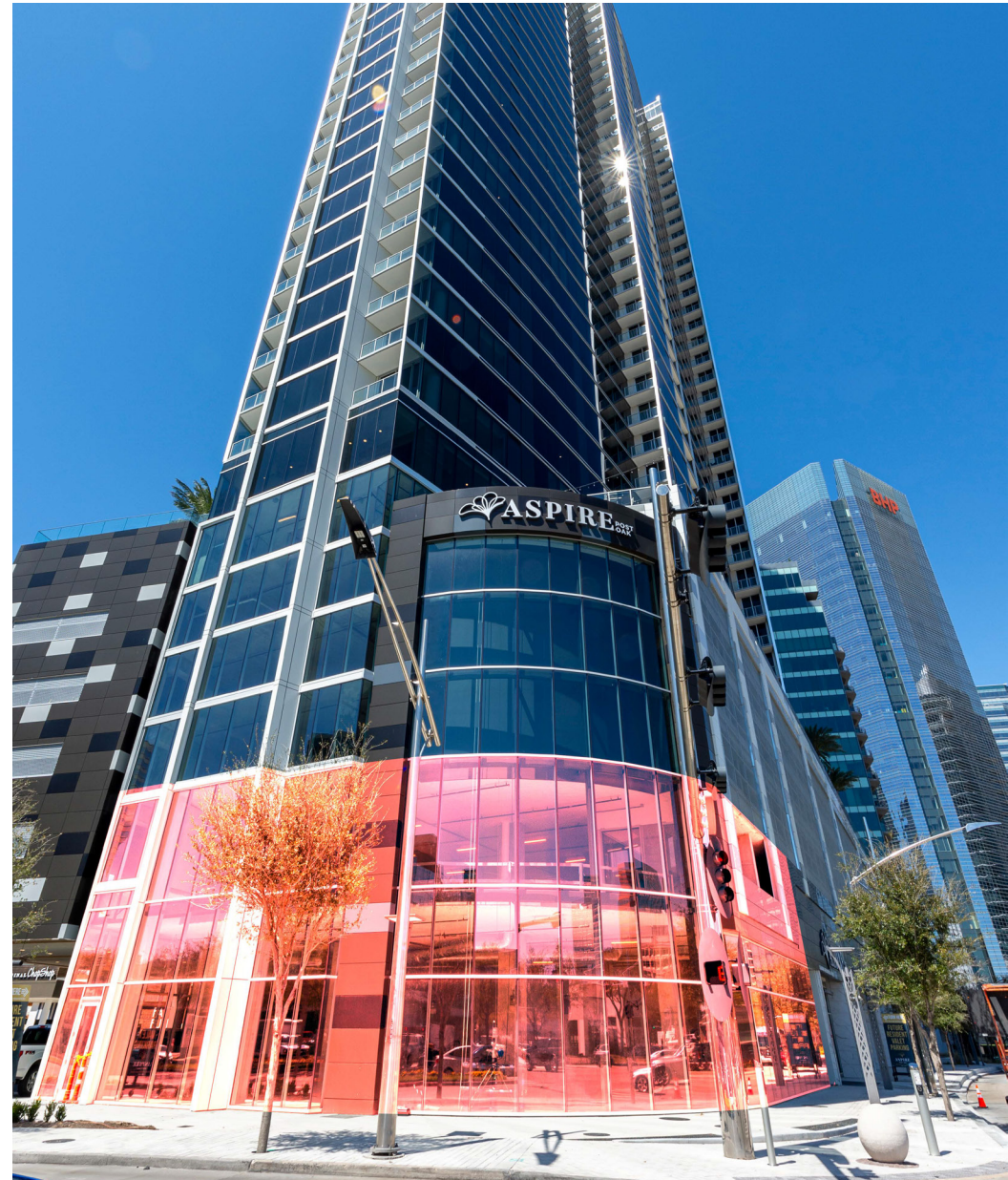
12,213 VPD

2nd Floor

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SHOP^{CO.}

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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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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