

# City Place



SHOP COS.





# City Place

A premier location offering a rare combination of environmental sensitivity, urban convenience and sophisticated planning covering 2,000 acres. With a lakeside plaza with year-round gathering events, a variety of hotels, including a four-diamond Marriott; along with apartments, up to 14 million sf of office space and a tasty mix of restaurants, City Place is the ultimate Live, Work, Play environment. Linked by parks and miles of beautiful trails, City Place is walkable, bikeable and has been designed to support tenants' business success.



## REGIONAL DRAW

**1,670,279**

CURRENT POPULATION

**574,603**

CURRENT HOUSEHOLDS

**1,593,812**

DAYTIME POPULATION

**\$108,770**

AVERAGE HOUSEHOLD INCOME

**\$79,702**

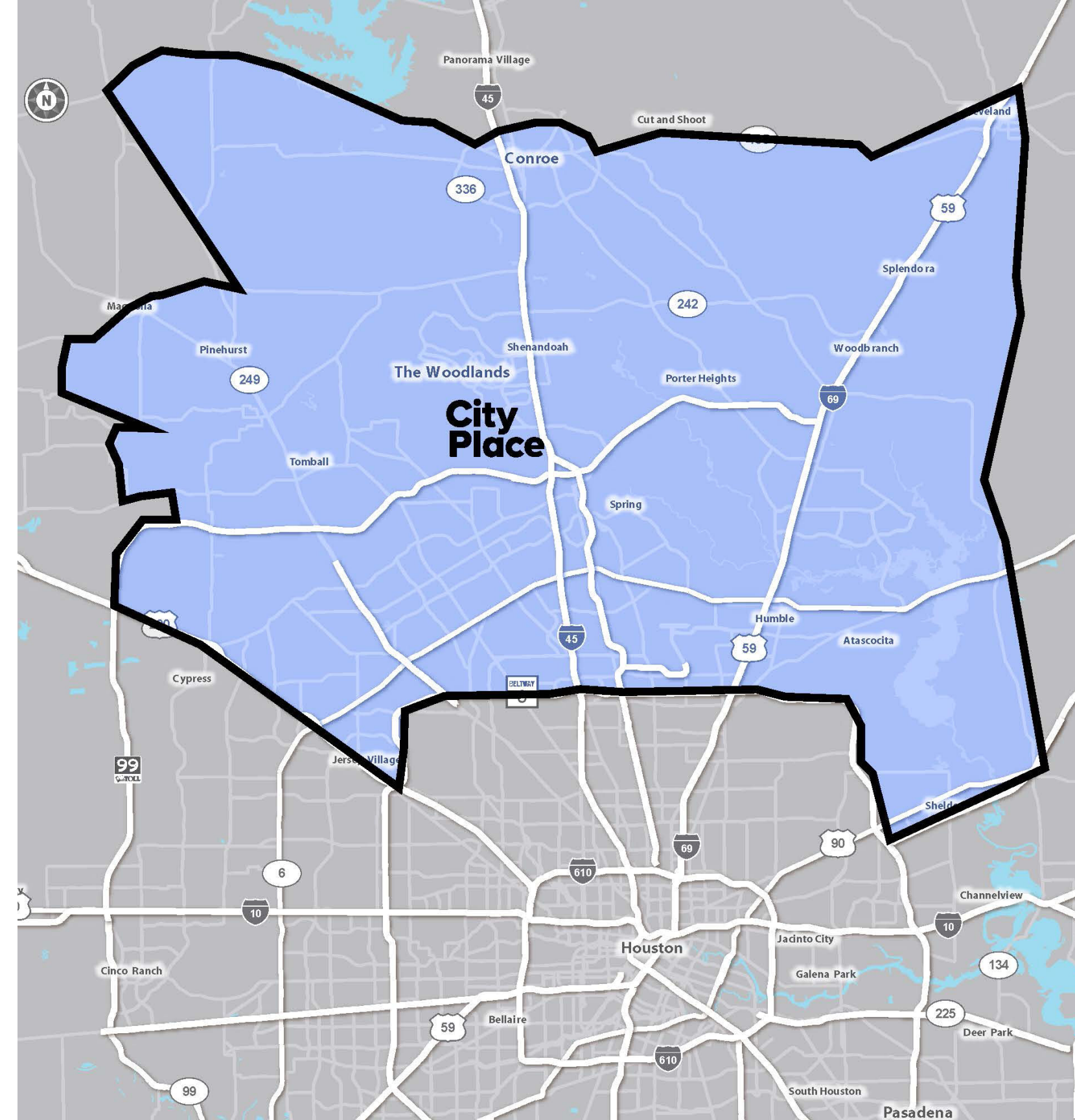
MEDIAN HOUSEHOLD INCOME

**1,573,402**

PEOPLE EMPLOYED

City Place is a 60-acre fully-integrated, mixed-use development and one of Houston's most inspired new master-planned communities. All of the elements of a truly great business environment - location, exceptional design and a vital stimulation setting - are found at City Place.

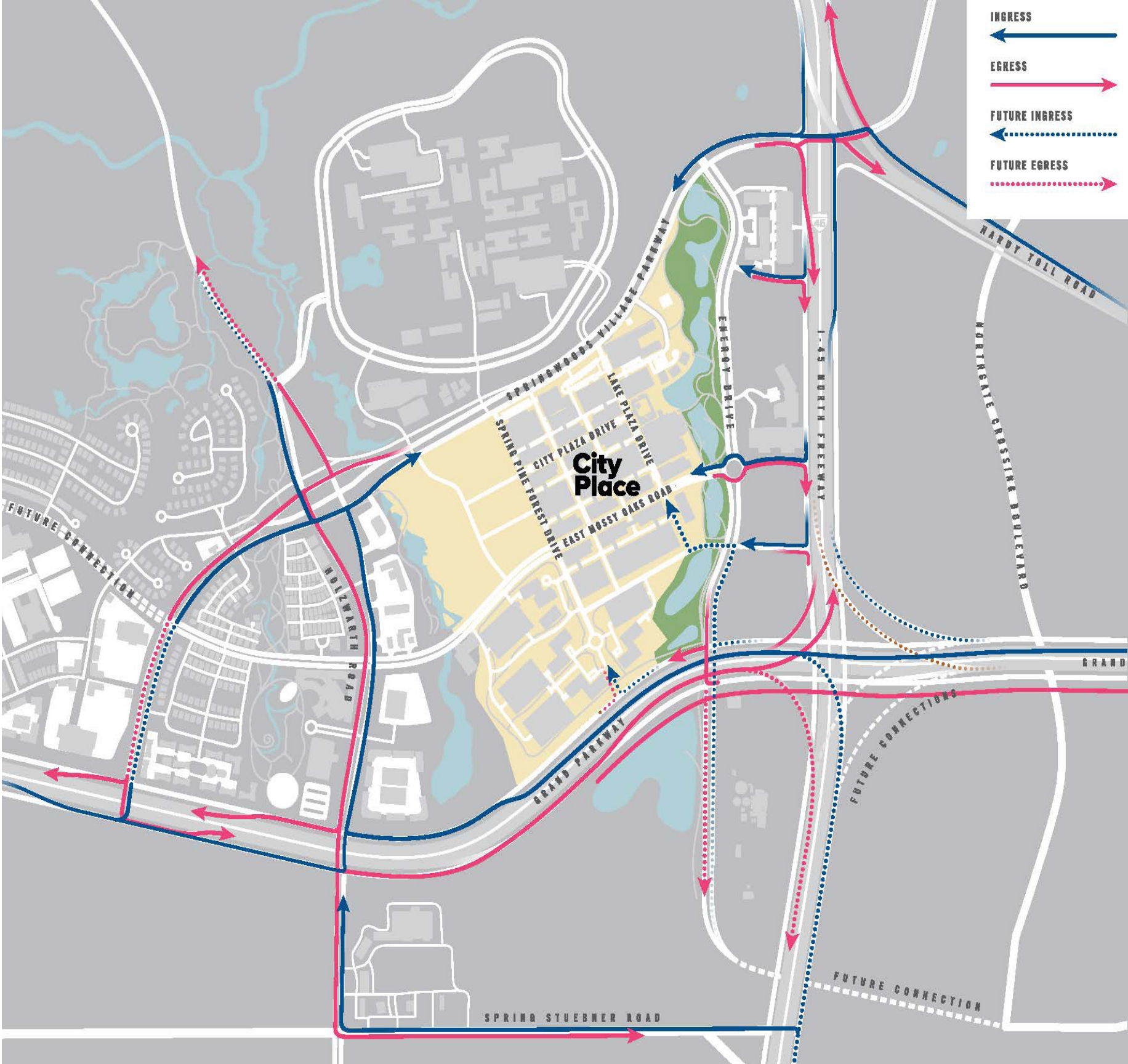
Served by three frontage road connections from I-45 and two interchanges from the Grand Parkway with quick connections to the Hardy Toll Road, City Place's access is **unparalleled**.





# STRATEGIC LOCATION

Directly North of Downtown Houston, with over **7.2 million** people in the greater Houston area, centrally located near I-45, Grand Parkway, and Hardy Toll Road, City Place is in the heart of one of the country’s fastest growing areas.







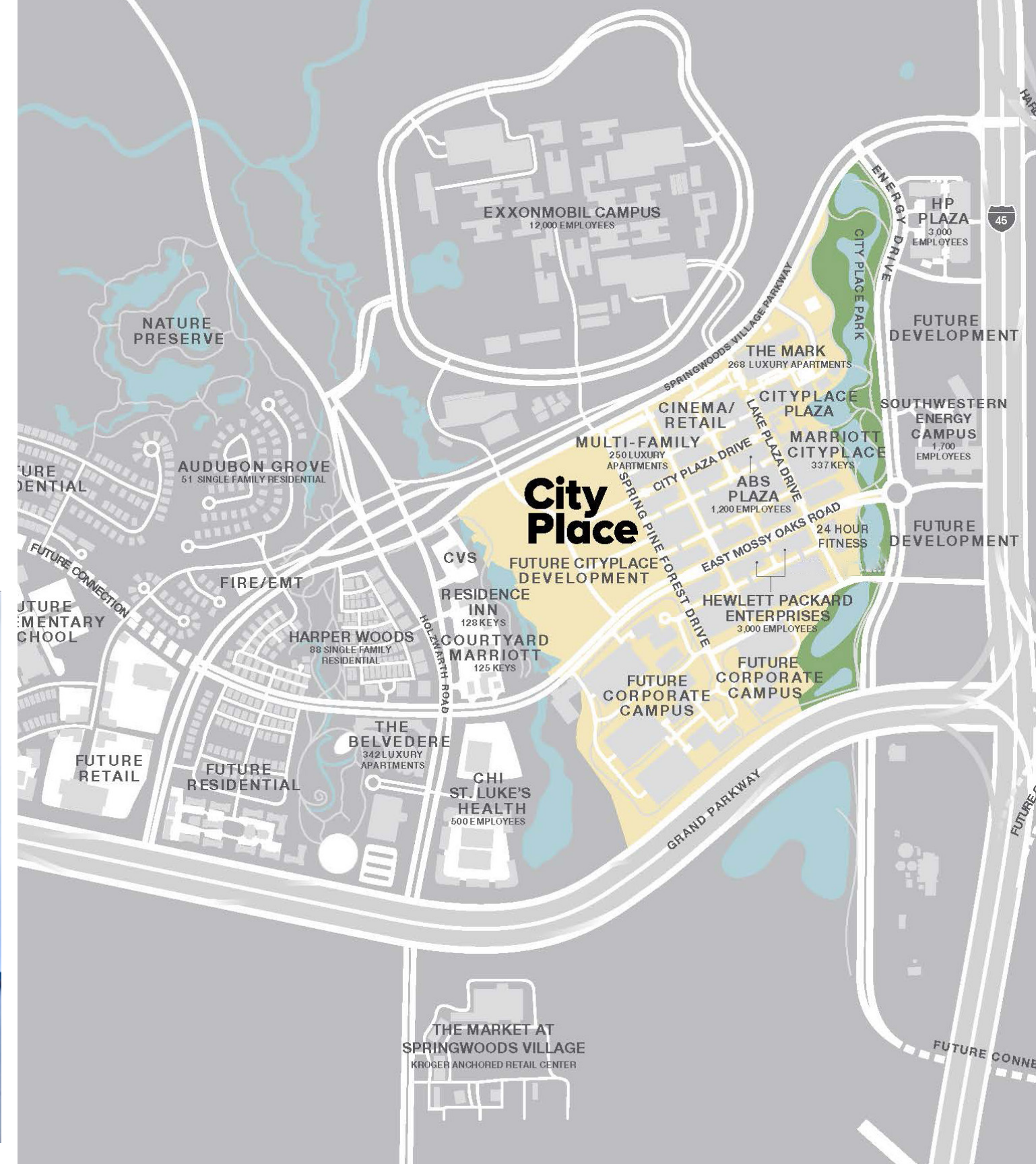
# CLASS A RETAILERS

TOTAL RETAIL 162,200 SF



AVAILABLE 55,200 SF

- |                          |                             |
|--------------------------|-----------------------------|
| Casual Breakfast / Lunch | Upscale Burger              |
| Fine Dining / Wine Bar   | Coffee Bar                  |
| Gastropub                | Several Fast Casual Options |
| Scratch Kitchen & Bar    | Bank                        |
| Mexican Restaurant       | Personal Services           |







## MAJOR EMPLOYERS

ExxonMobil

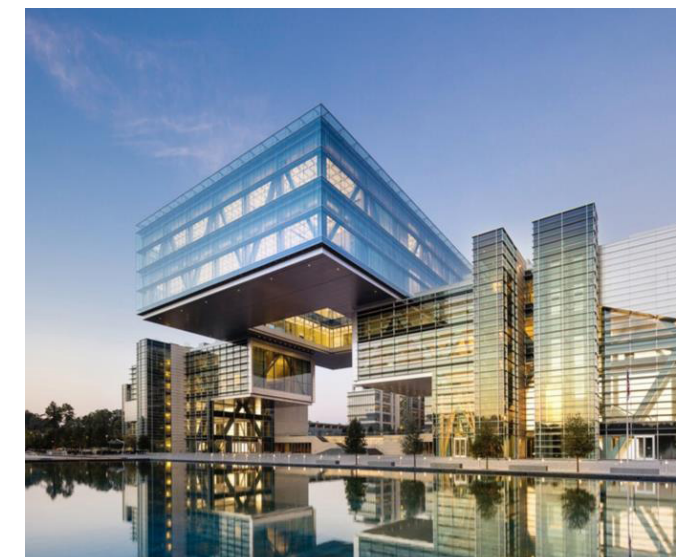
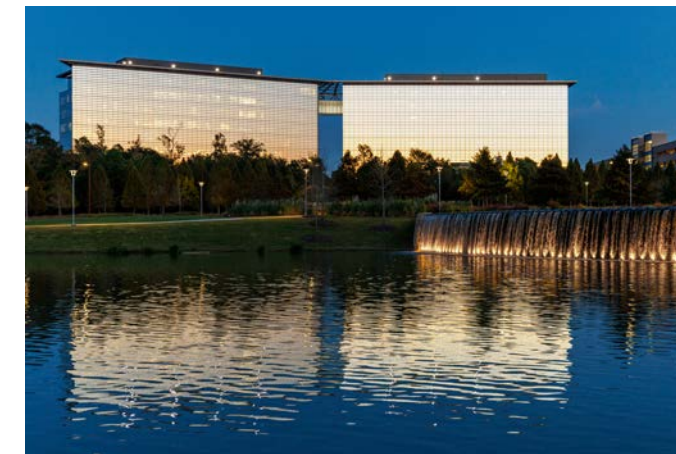


Marriott  
HOTELS & RESORTS



Hewlett Packard  
Enterprise

SWN  
Southwestern Energy

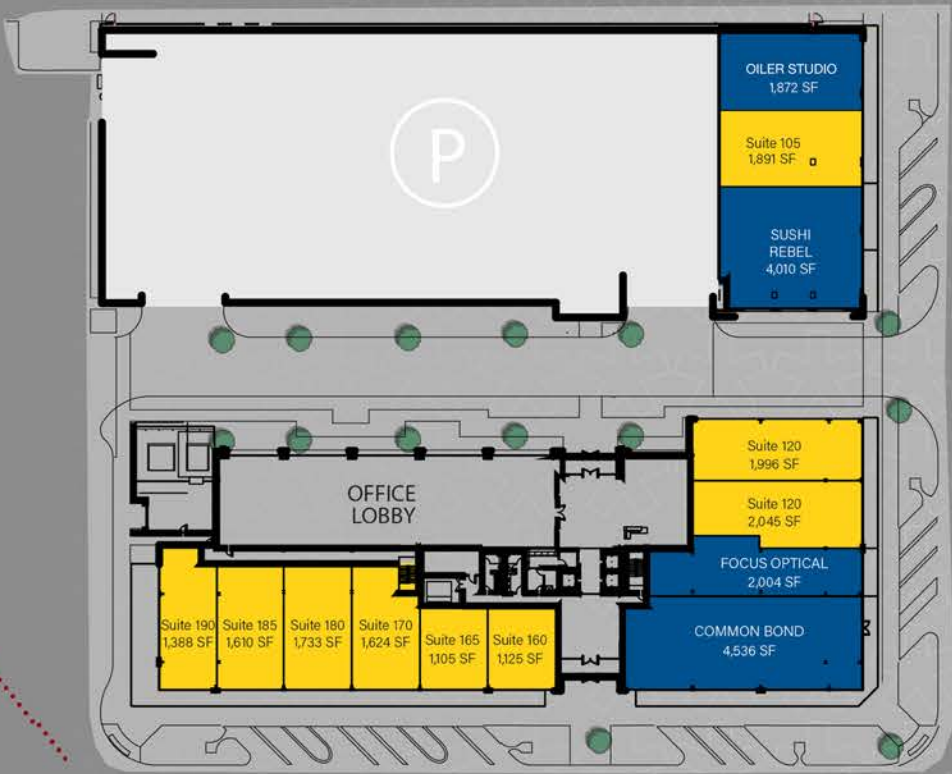


Several Fortune 500 Companies, thousands of jobs and one livable, walkable, foodie-topia later, City Place is flourishing. And there's so much more to come, too. New homes and community life, developed with an Inner Looper's eye for art and architecture that evokes the diverse charme of city streets. A vital health care complex, Curated food, drink and entertainment. Programmed greenspaces and a network of parks and trails linking everything together. All mere steps or pedals away from leading-edge, energy effecient office buildings and retail space alike.



# City Place 1

- Five stories
- 149,500 SF
- Built atop a one-story retail base and crafted from brick, natural stone and reflective glass
- LEED Silver Certified



14,157 SF of Available Retail Space

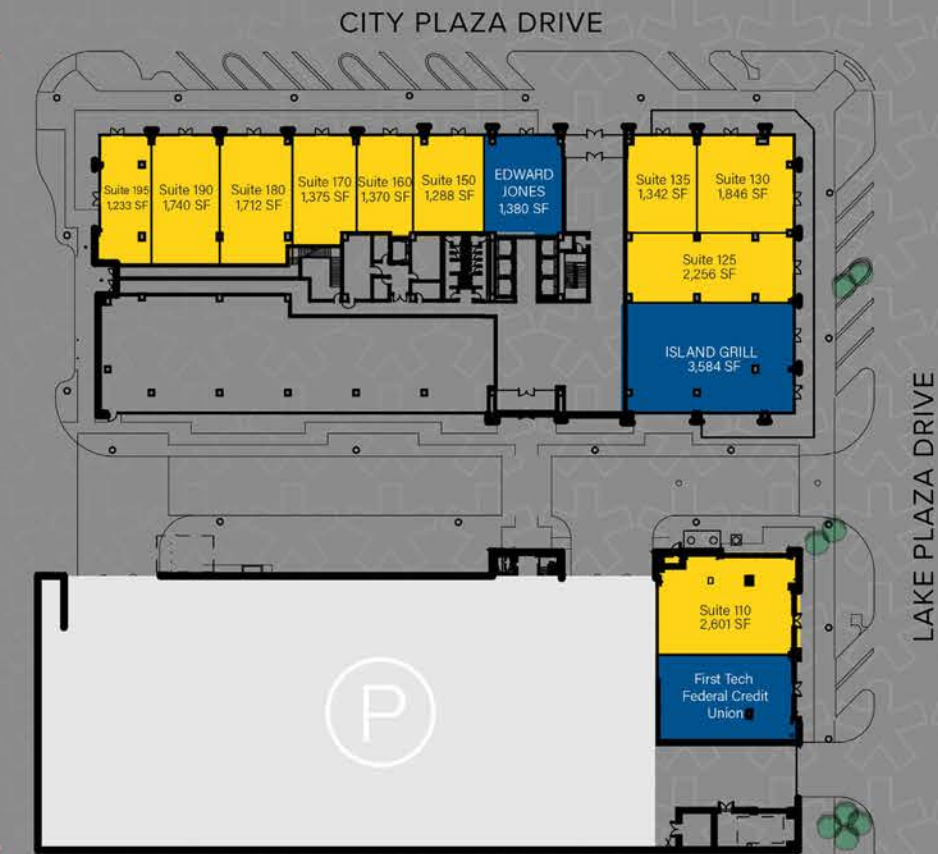


- Executed lease
- Lease in progress
- LOI in progress
- Available



# City Place 2

- Ten stories
- 303,000 SF
- 1-story parking garage
- LEED Silver Certified



17,835 SF of Available Retail Space

- Executed lease
- Lease in progress
- LOI in progress
- Available









# 1495 Lake Plaza Drive

SPRINGWOODS VILLAGE PARKWAY



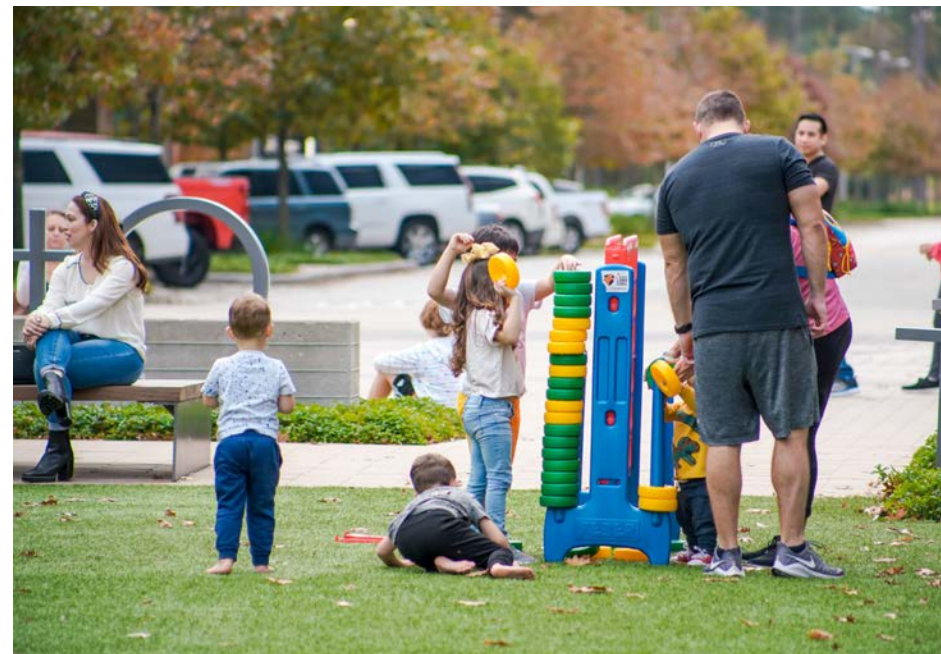
3,317 SF of Available Retail Space





# LIVE

Walk to work, happy hour, a whole new perspective... Everything's mere steps away at City Place. From homes to restaurants to Fortune 500 Companies. A lakeside plaza with year-round, crowd-gathering events. Apartments and homes for everyone on your organizational chart - with many more on the way. All linked by parks and miles of beautiful trails that make home and work a walkable, bikeable destination.







# WORK

City Place is attracting world-class talent and becoming a living laboratory for innovative companies like HPE, HPI, ExxonMobil, Southwestern Energy and American Bureau of Shipping, that are exploring radically better solutions to improve quality of work and life. City Place is also home to the AAA Four Diamond 337-room Marriott Hotel and over 24,000 SF of Convention Center. City Place is already home to over **21,000 employees**.





# PLAY

City Place is the creation of a healthy and inspiring work-life balance that fosters productivity and nurtures this lifestyle desired by today's brightest talent. On the ground floor is a selection of dining options, shops and business-oriented retail. Class A retailers such as Common Bond, Island Grill, Bread Zeppelin, Focus Optical, Star Cinema, 24 Hour Fitness, alongside refined office buildings clad in natural stone, wood accents and airy 15-foot ceilings with access to multiple parking options, make for a Premier Mixed-Use destination at City Place.







MARRIOTT HOTEL & CITY PLACE PLAZA



COMMON BOND



SWITCHHOUSE



ISLAND GRILL



FOCUS OPTICAL

## A Proven Development Team

The vision of City Place represents a long-standing collaboration between Patrinely Group, a national leader in commercial office buildings and build-to-suit corporate headquarters, and USAA Real Estate, an independent, world-class investment manager. For over 30 years, Patrinely Group and USAA Real Estate have partnered to develop innovative, successful projects for their clients.

These firms joined forces with CDC Houston, Inc., a subsidiary of Coventry Development Corporation, New York, an experienced land developer of mixed-use urban communities. CDC Houston has owned the property for more than 50 years. Together, this partnership has successfully positioned City Place and Springwoods Village as an established major employment center in a high-quality, mixed-use environment.



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