

# City Place



SHOP <sup>COS.</sup>



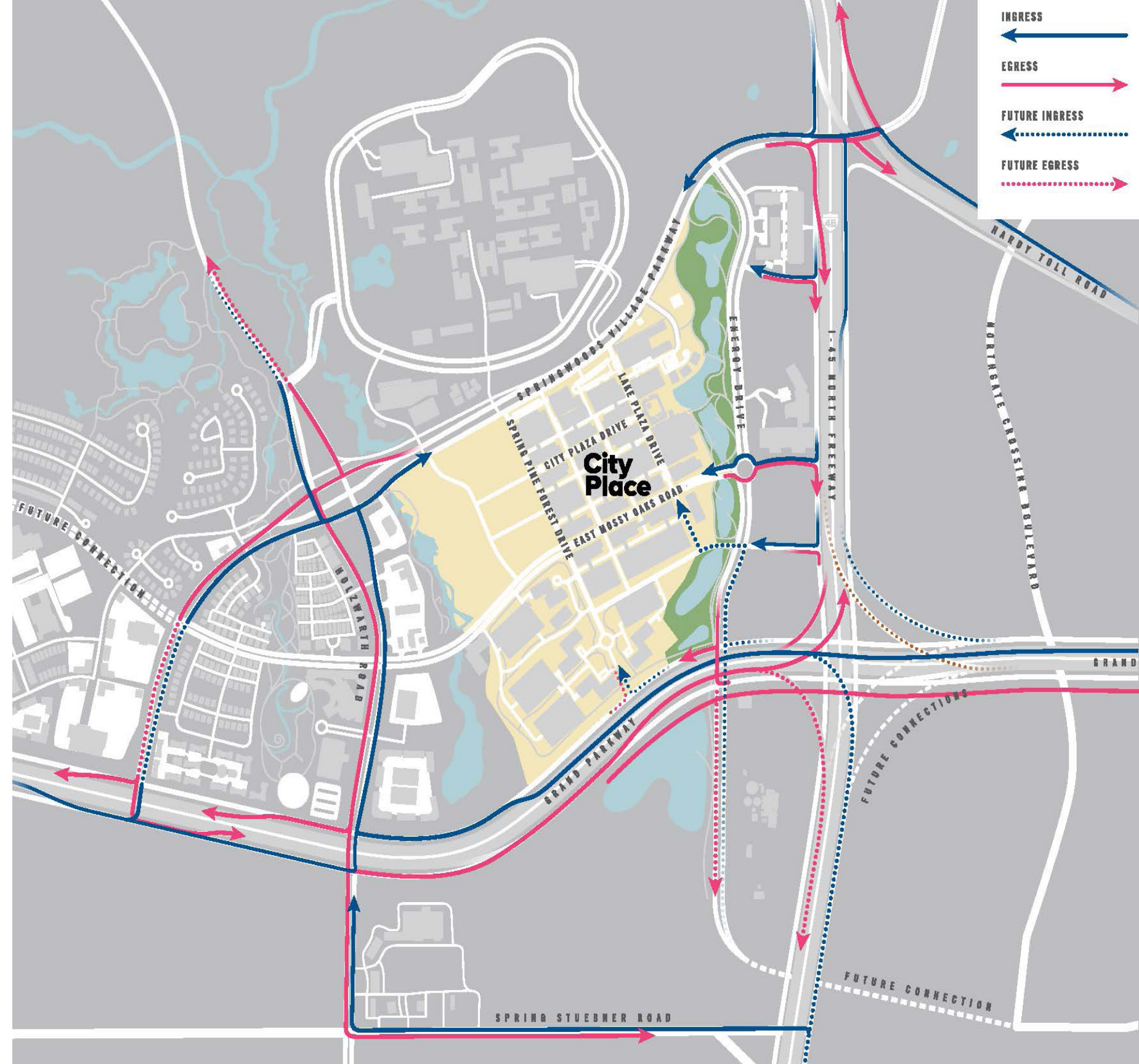
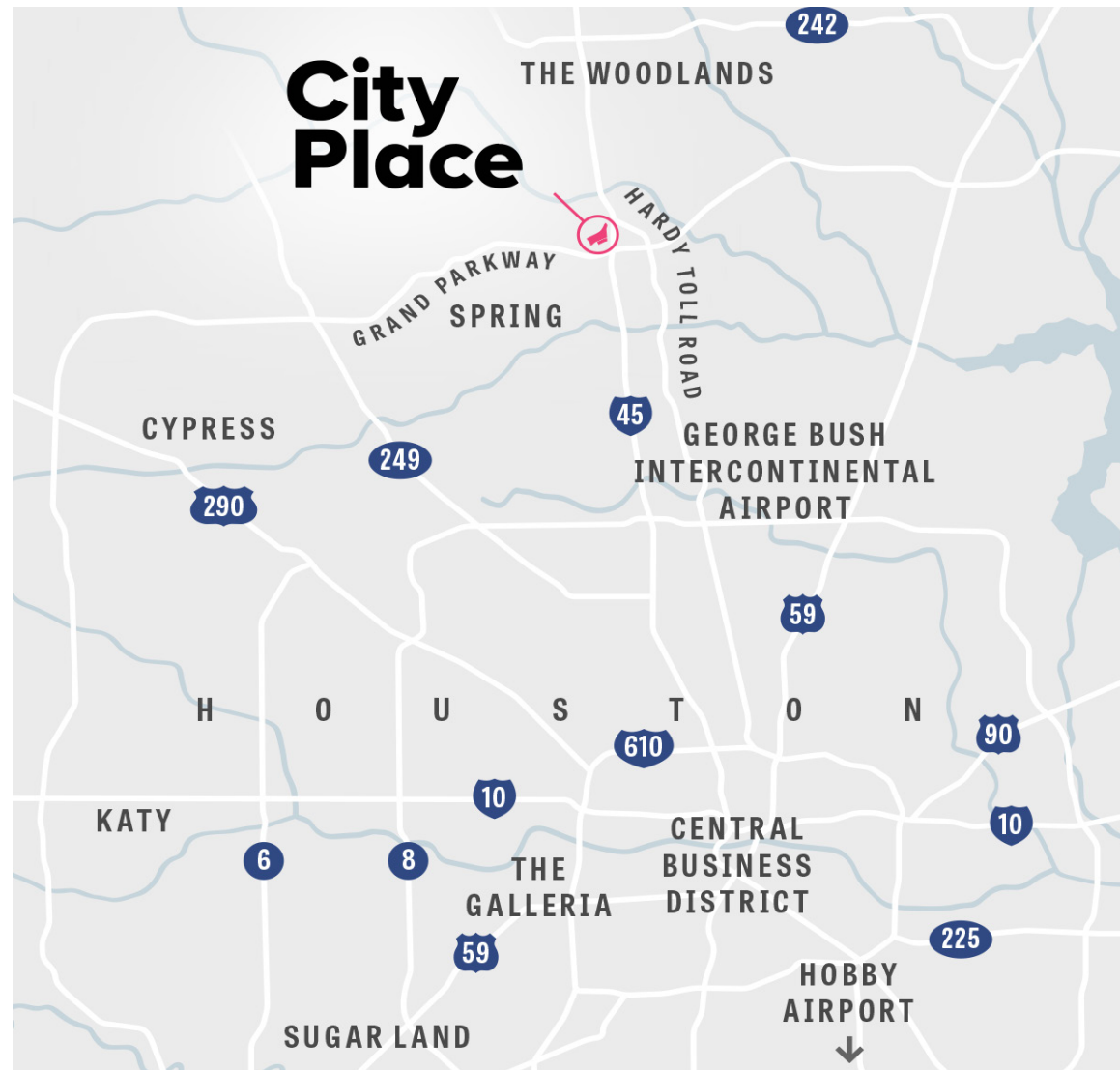
# City Place

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.



# 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
- Fine Dining / Wine Bar
- Gastropub
- Scratch Kitchen & Bar
- Mexican Restaurant

- Upscale Burger
- Coffee Bar
- Several Fast Casual Options
- Bank
- Personal Services





## MAJOR EMPLOYERS

ExxonMobil

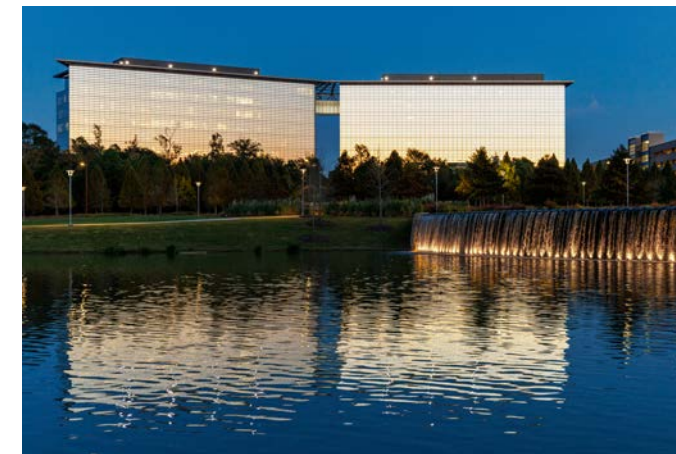


Marriott  
HOTELS & RESORTS



Hewlett Packard  
Enterprise

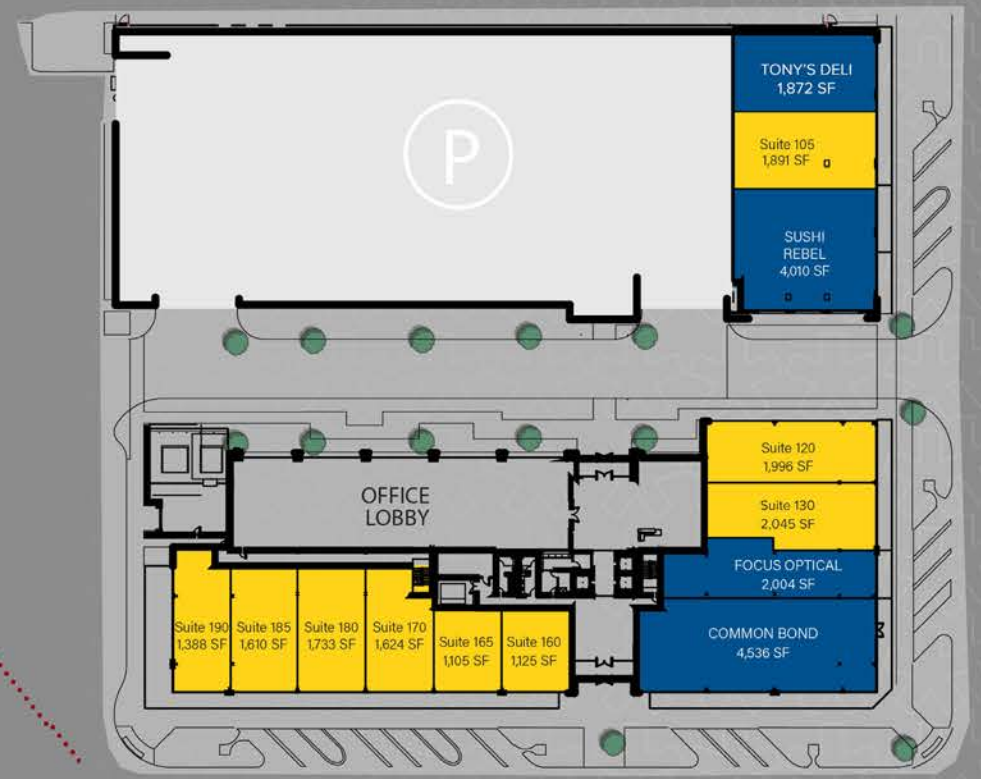
SWN  
Southwestern Energy



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



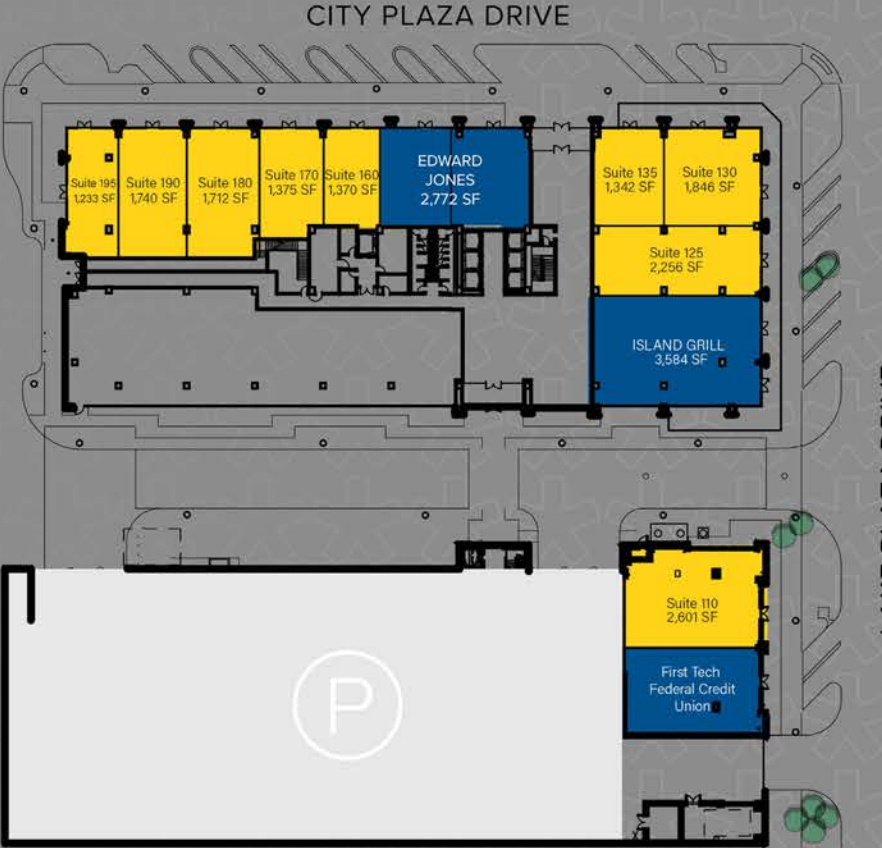
14,517 SF of Available Retail Space



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

# City Place 2

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



15,475 SF of Available Retail Space



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

# 1401 Lake Plaza Drive

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



**9,320 SF of Available Retail Space**

# 1495 Lake Plaza Drive

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



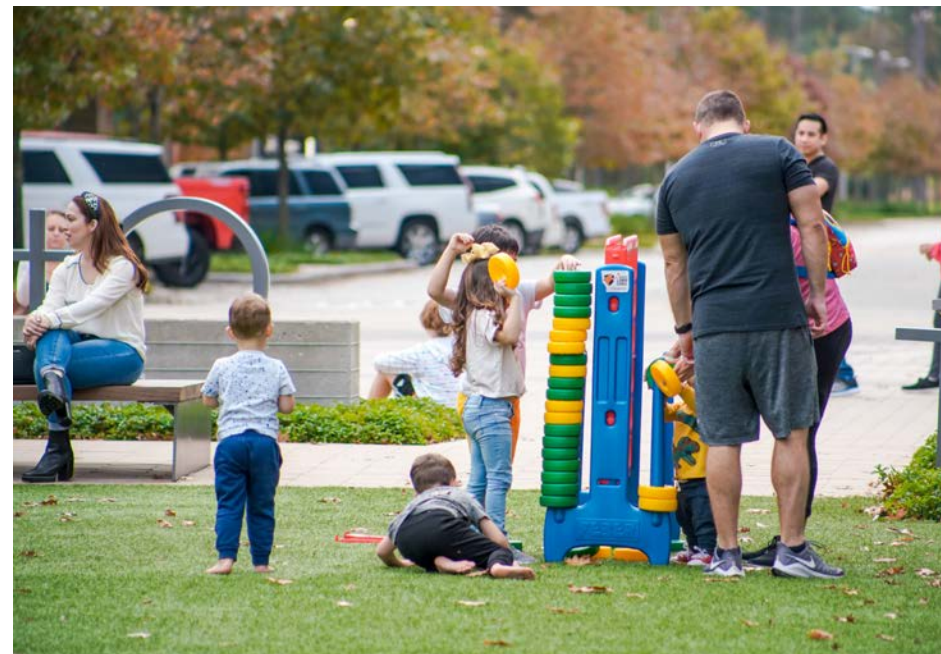
## SPRINGWOODS VILLAGE PARKWAY



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.



# SHOP <sup>COS.</sup>

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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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