

THE COLLECTION



SHOP COS.

Hines

THE HINES COLLECTION

Located in Houston's Central Business District at the convergence of the Skyline, Historic, and Theater Districts, sits a collection of retail offerings that will be the anchor of Houston's newest entertainment neighborhood. The curated merchandising is at the forefront of a new district currently in the planning and design stage.

The Collection is a connector linking residents, employees, and visitors to culture, community, and commerce. It will be the new home to an inspired mix of shops, chef driven restaurants, lively bars, and wellness and beauty services.

The Collection serves as a catalyst to an activated larger district spanning from Market Square Tower to 601 Travis. It focuses on creating a vibrant entertainment hub at the heart of the live-work-play evolution in Downtown's entertainment district.

VISION



PG
2

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3

The Hines Collection is a vibrant new district with retail offerings that connects the diverse needs of office workers, residents, and visitors in Downtown Houston with a curated retail environment in five of Hines premiere office and residential towers. With a current walkscore of 97, more than 50 bars and restaurants, 40 million square feet of office space, and multiple cultural institutions in the immediate vicinity. The new district anchors Houston's newest entertainment destination at the convergence of live-work-play.

DETAILS

TEXAS TOWER - 845 TEXAS

4,414 SF Available

717 TEXAS

6,084 SF Available

2,996 SF * In Discussions

BRAVA - 414 MILAM

4,711 SF * In Discussions

2,093 SF * In Discussions

JP MORGAN CHASE TOWER- 600 TRAVIS

3,373 SF Available (Tunnel Space)

3,660 SF Available (Tunnel Space)

601 TRAVIS

5,571 SF Available

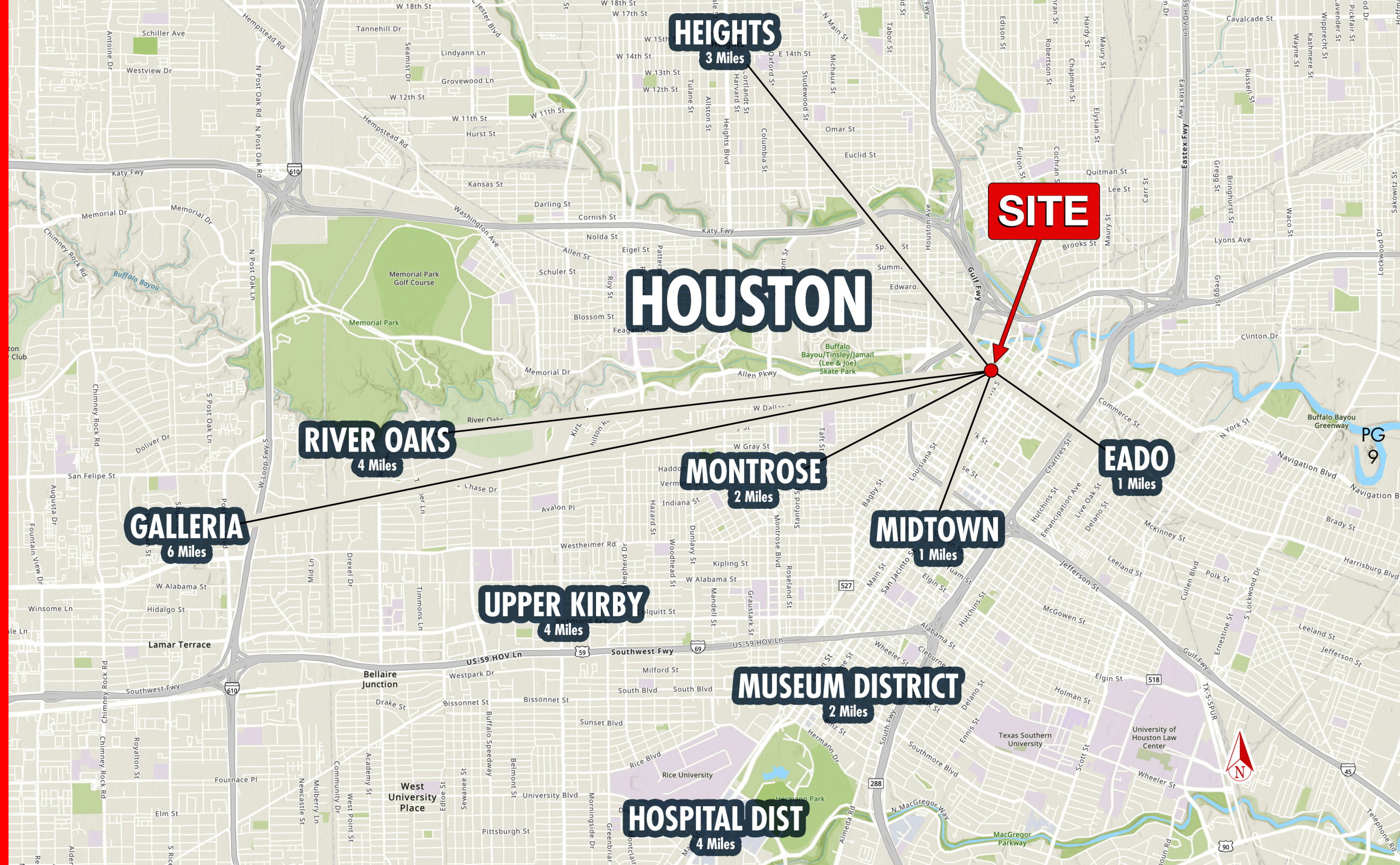
5,644 SF Available

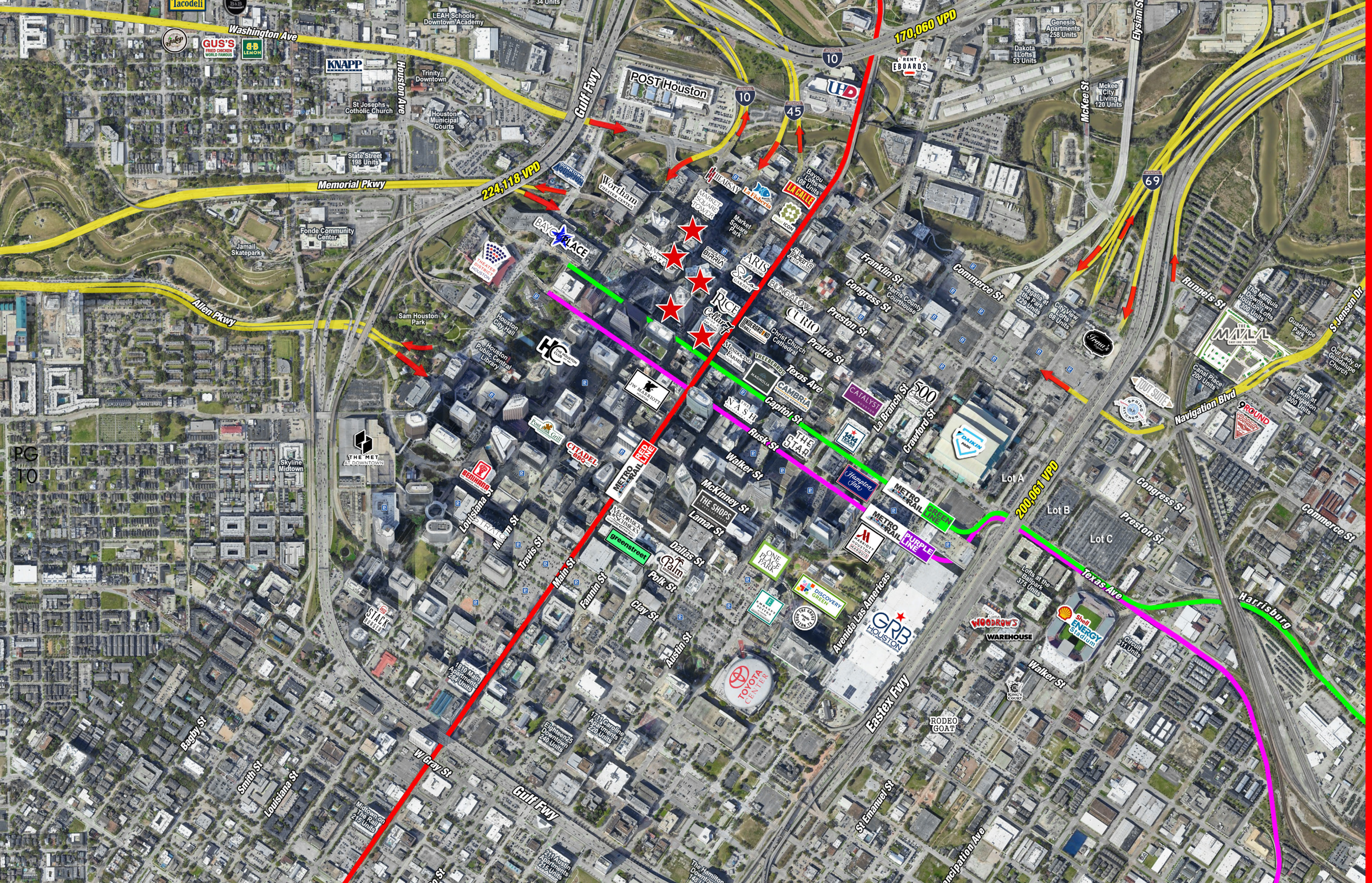
SITE PLAN



DEMOGRAPHICS

- ✓ **4TH** Largest U.S. city
- ✓ 2021 Houston populations **7.21** million people
- ✓ Houston is home to **24** Fortune 500 company headquarters
- ✓ **44** Out of **113** U.S. publicly traded oil and gas companies are located in Houston
- ✓ Houston is currently growing at a rate of **0.88%** annually and its population has increased by **1.40%**
- ✓ **250** People per day were added to Houston in 2020
- ✓ Houston Theatre District ranks **2nd** in U.S. for number of seats in Downtown area





OVERVIEW

DEMOGRAPHICS

	3 MILE	5 MILE
Population	201,825	447,374
Daytime Population	366,843	795,499
Households	94,110	199,929
Avg. HH Income	\$139,525	\$139,540
Medium Home Value	\$434,410	\$429,383

TRAFFIC COUNTS

○ Milam St:	14,259 VPD' 25
○ Texas Ave:	10,917 VPD' 25
○ Travis St:	12,229 VPD' 25



14,422
Total Businesses



267,397
Total Employees



3.6%
Workers 16+ Walked
(ACS 5-Yr)

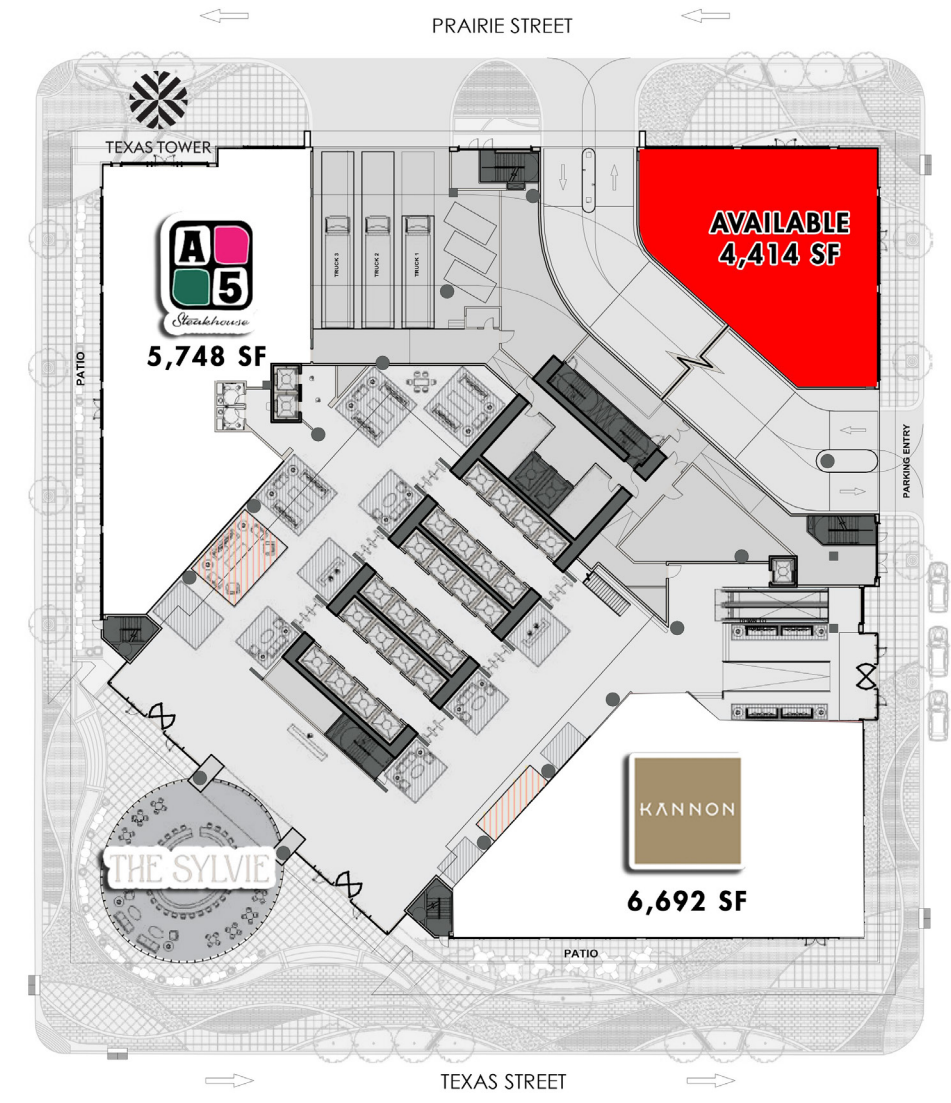
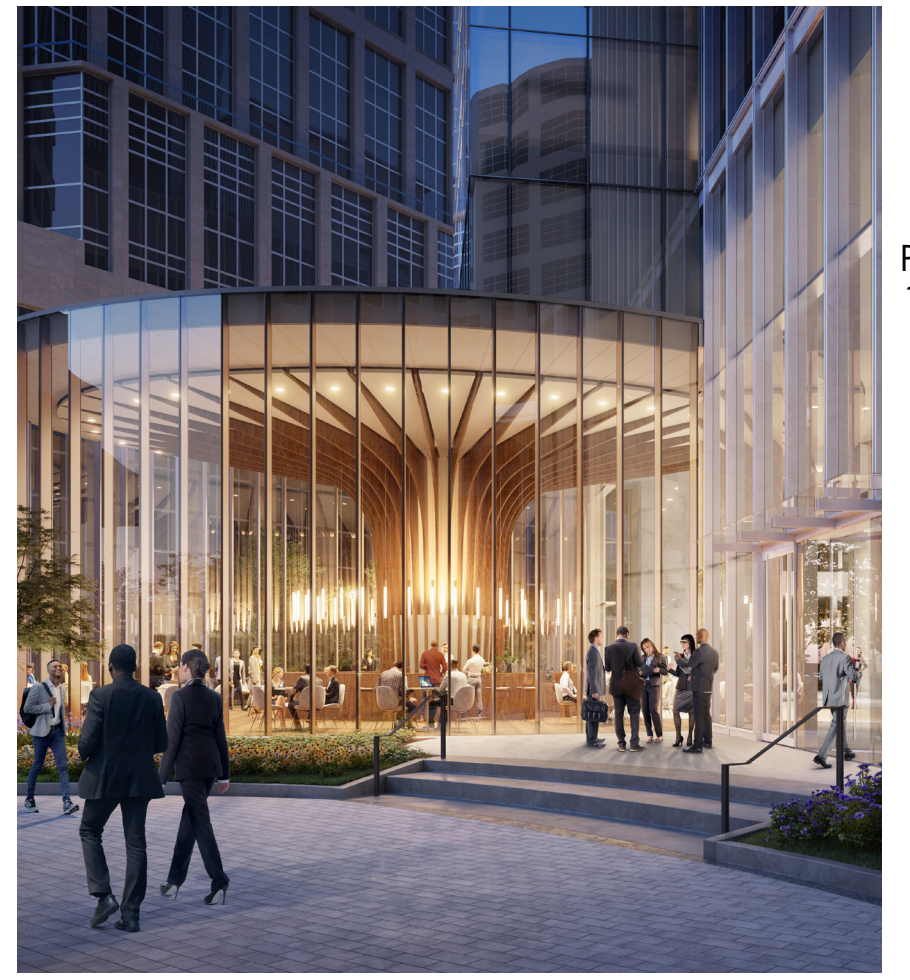


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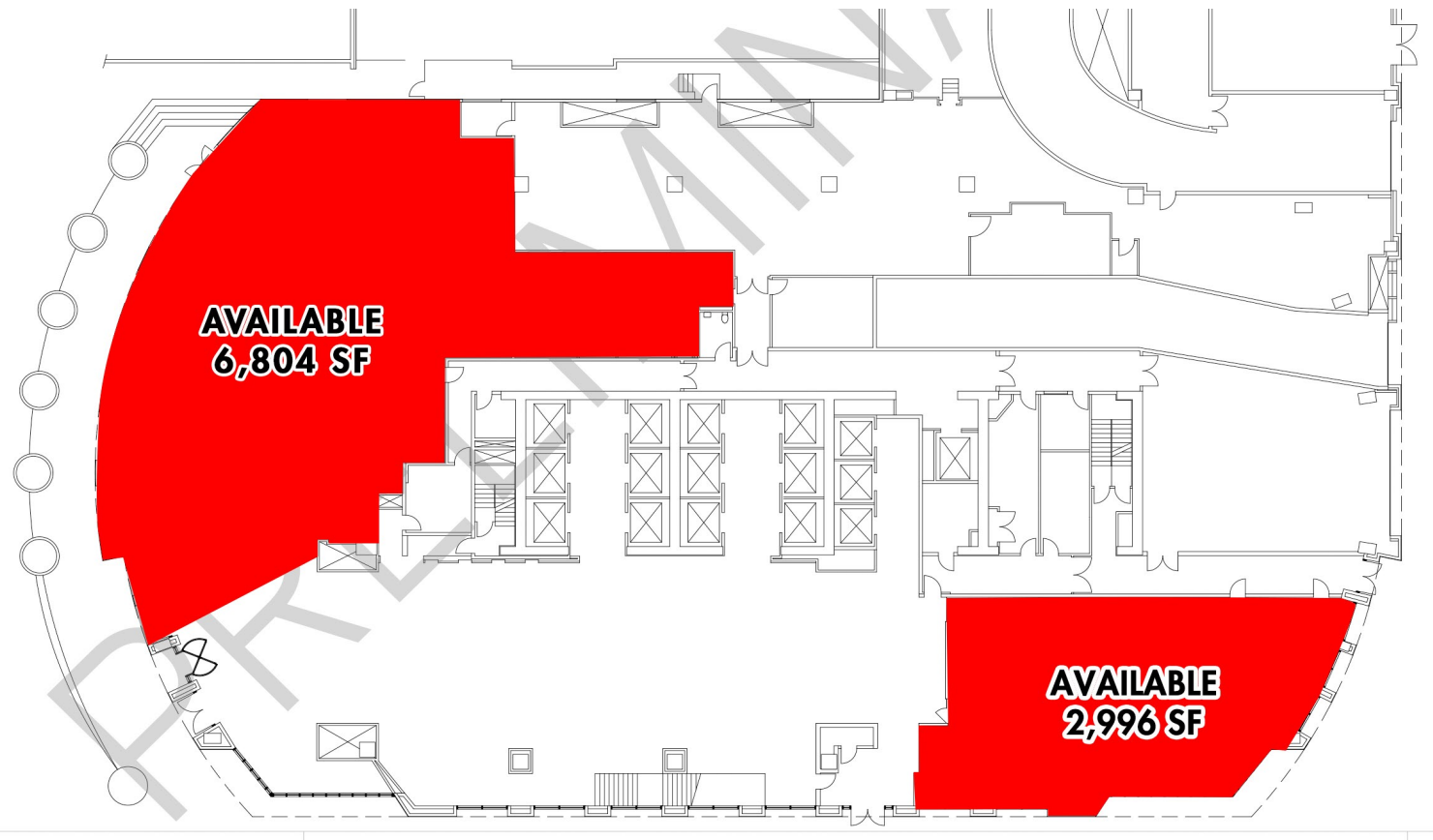


Texas Tower is a prominent architectural landmark that graces the skyline of Downtown Houston. The tower offers flexible physical spaces, tenant-centered amenities, innovative health features, and an unmatched ground-floor experience setting new standards for office. Currently 90% occupied, with 4,000 weekly occupants, and notable tenants being Hines, Cheniere Energy, and Vinson & Elkins. Texas Tower features retail space on the ground floor with access to garage parking and valet services for retail tenants.

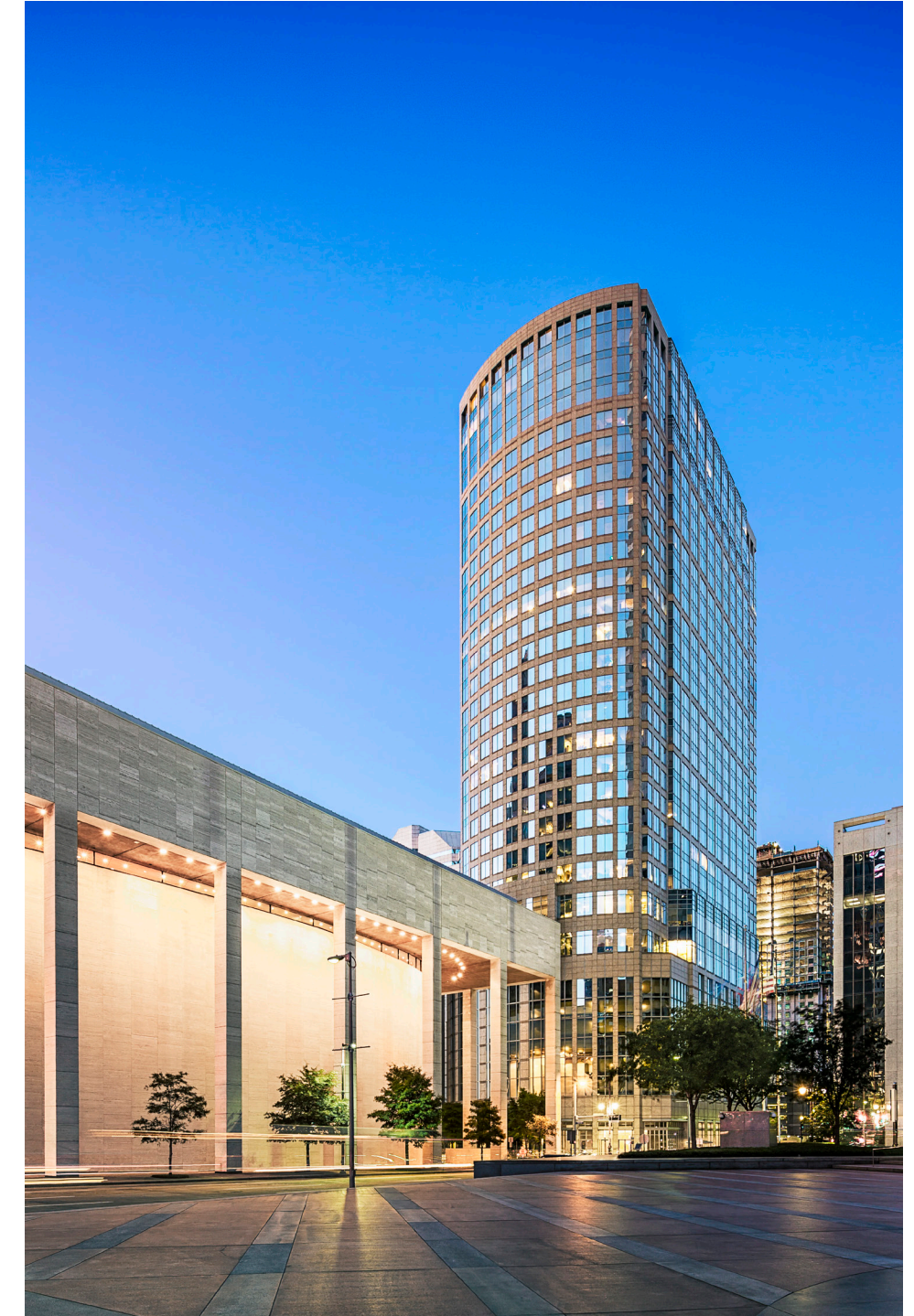
TEXAS TOWER



717 Texas is a 33-story LEED Platinum office tower in Downtown Houston situated near the vibrant Houston Theatre District. The \$12 million renovation includes a newly designed lobby that serves as the heart of the building, offering inviting spaces for gatherings, collaboration, and retail. Spanning 700,000 square feet, the building is 92% leased to a variety of energy, legal and financial services companies. 717 Texas has tunnel access, nine levels of visitor parking on-site, and car charging stations. 717 Texas presents an ideal location for a diverse array of uses catering to both daytime and nighttime clientele.



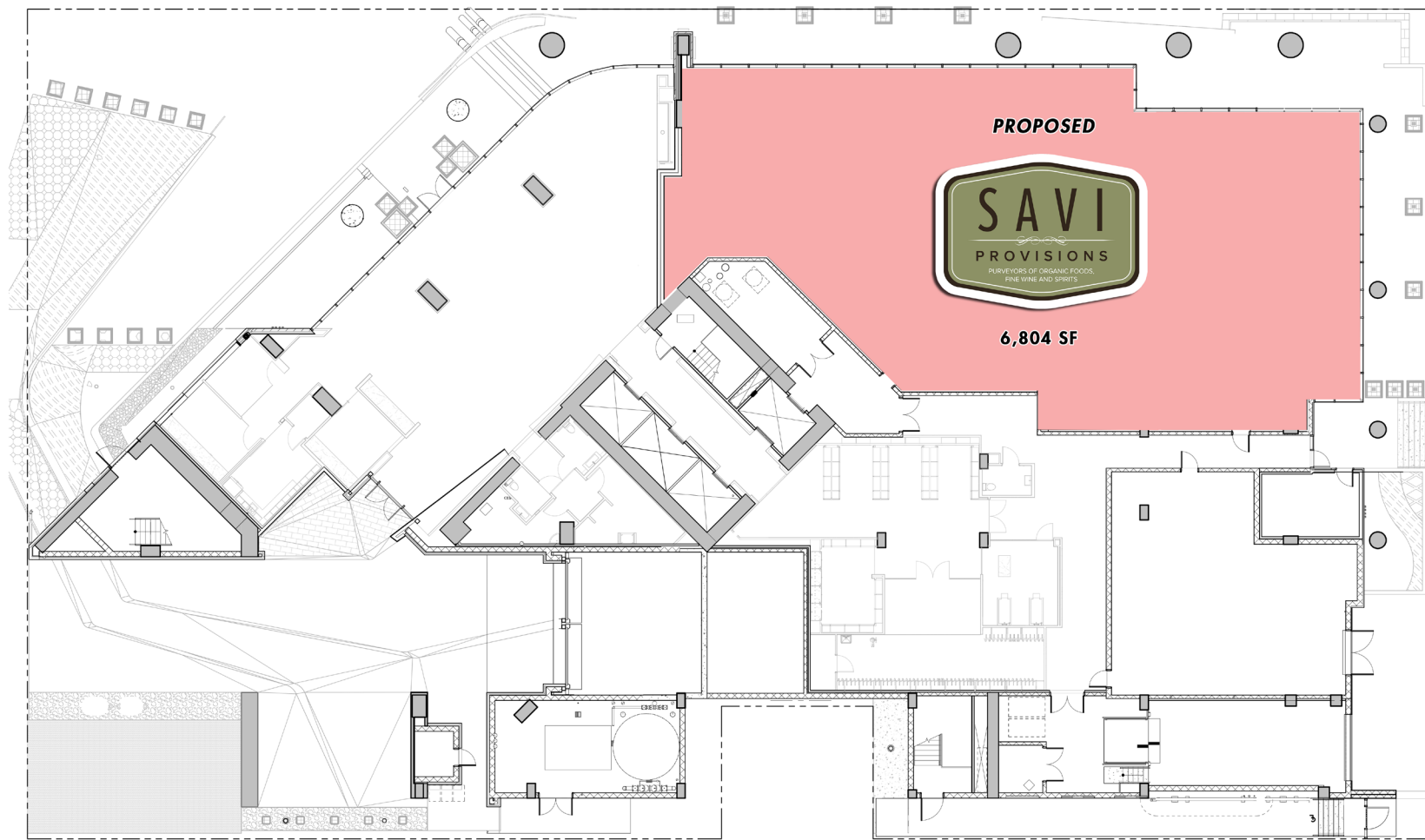
717 TEXAS





BRAVA

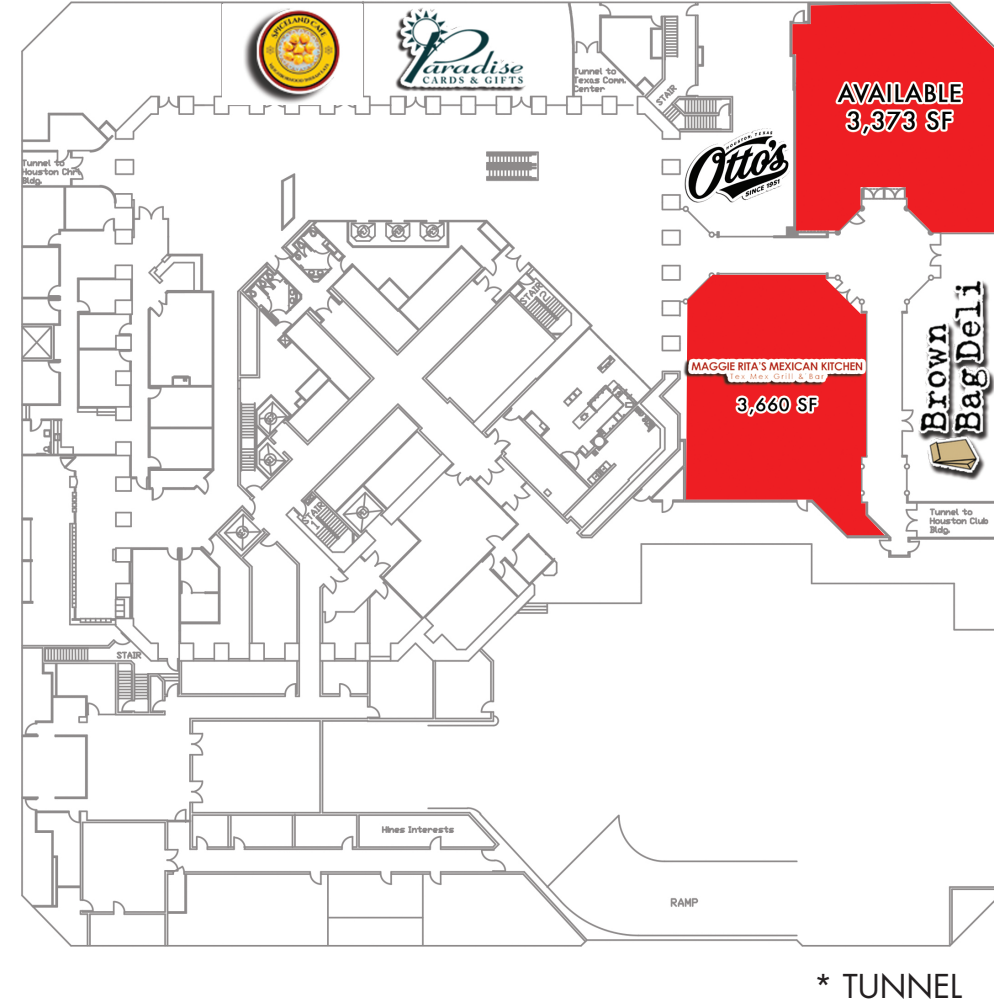
Brava is a remarkable 47-story, 373 unit luxury apartment highrise, currently 97% occupied, with ground floor retail in Downtown Houston. Located at the nexus of Houston's Theater District, Historic District and CBD, Brava's sleek design is canted diagonally on the block with the front door opening to the buzzing Market Square Park. Brava showcases a blend of artistry and functionality that contributes to the vibrant entertainment district and evolution of live-work-play.



JPMorgan Chase Tower is the tallest building in Texas encompassing 1.7 million square feet over 75 floors, and at 86% occupancy, has over 4,000 workers in the building every weekday. With its prime location, the JPMorgan Chase Tower represents a reawakening in the heart of Houston's bustling urban landscape. The building features an irreplaceable and unparalleled urban plaza and the building's tunnel level is a primary artery of the downtown tunnel system.



JPMCC TOWER



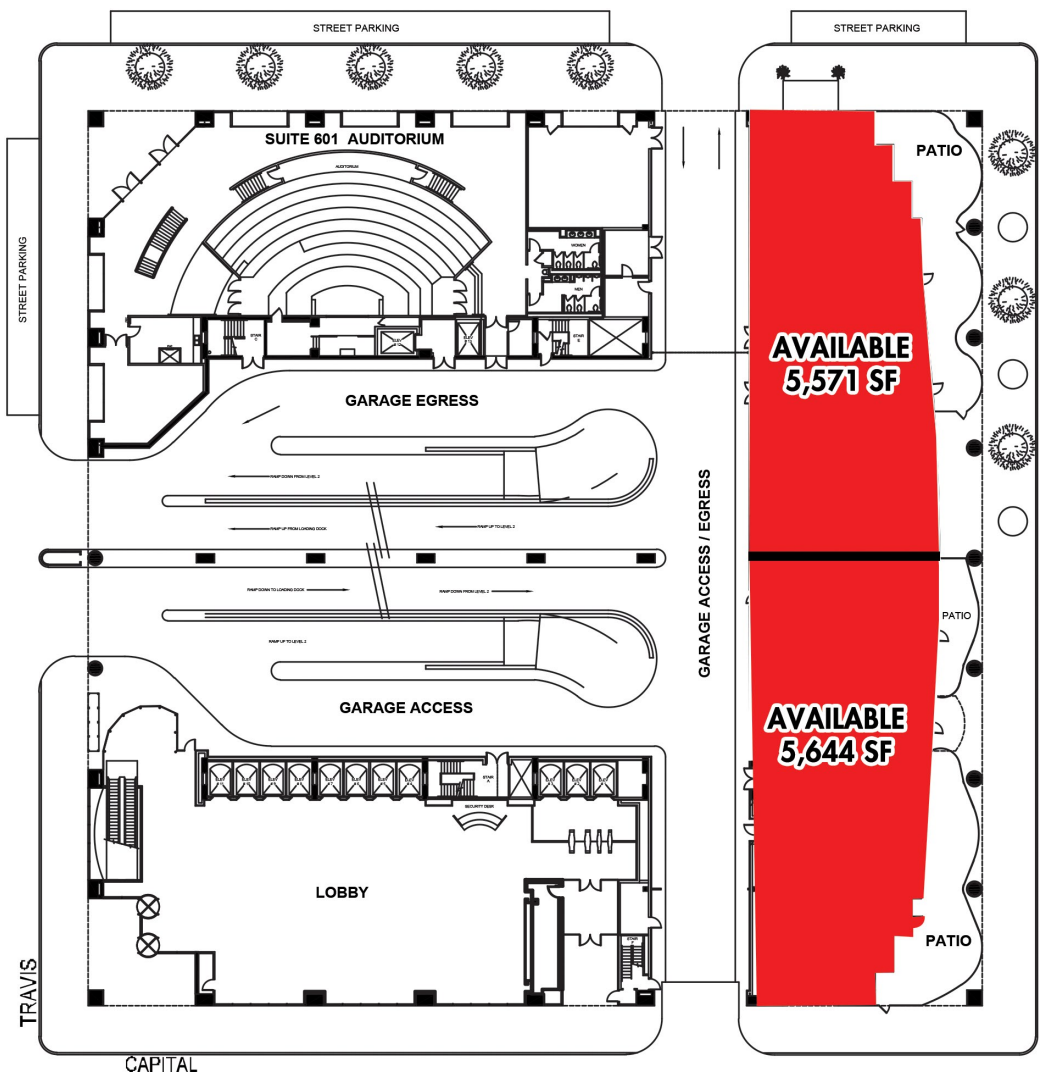


601 Travis is a 20-story class A building spanning 400,000 square with abundant parking. Restaurant spaces cater to pedestrians along Main Street contributing to the urban vitality of the area surrounding 601 Travis with direct access to the Houston Light Rail and twelve floors of onsite visitor parking.

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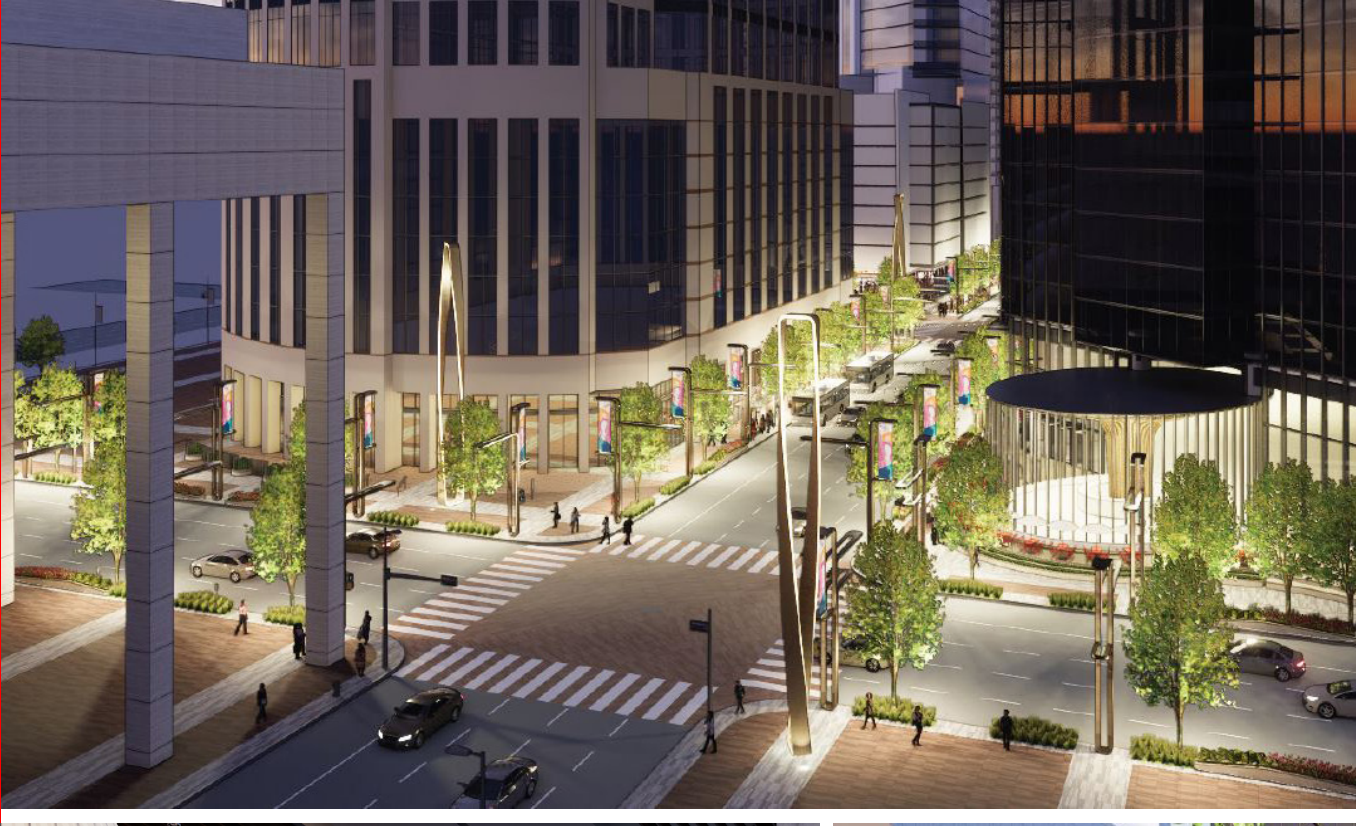


601 TRAVIS





VISION



VISION





SHOP^{COS.}

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