# POST OAK plaza







# HOUSTON

Bigger, bolder and better than ever, Houston is having a moment.

Our newly reimagined Post Oak Plaza, located in the dense heart of

Uptown, is being redesigned with a new retail mix to reap the rewards.

# HOUSTON

A booming metropolis with Texas-size ambitions, Houston lands on virtually every world's best lists as a premier global destination with a well-deserved reputation. Boasting a dynamic cultural beat fueled by its ethnic diversity. Host to one of the best culinary scenes in the world, offering an eclectic mix of groundbreaking food halls, hot spots and top chefs. Attracting everyone from upwardly mobile professionals to multigenerational families.



# HOUSTON IS HOME TO

### A NASA'S JOHNSON SPACE CENTER

A hub of human spaceflight activity for more than half a century

# SPACE CENTER HOUSTON

## III THE TEXAS MEDICAL CENTER (TMC)

4 14 OF THE COUNTRY'S LARGEST COMPANIES

## THE MUSEUM OF FINE ARTS HOUSTON

### THE MENIL COLLECTION

One of the most important privately assembled collections of the 20<sup>th</sup> century

## † 7 DESIGNATED CULTURAL DISTRICTS

6 MAJOR LEAGUE SPORTS TEAMS

**NOTION OF THE PROPERTY OF TH** 

66,600 ACRES OF PARKLANDS, 580 PARKS & OUTDOOR RECREATION



665 SQUARE MILES OF ENERGY, VITALITY & OPPORTUNITY

7M+
Residents

**22.3M+**Annual Visitors (2018)

315K+
College Students

POST OAK

# T Largest City in Texas 92K Hotel Rooms

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Largest City in the US
(on track to become #3 by the late 2020s)

500+
Art Institutions
(2nd only to NYC)

**#11** 

America's 100 Best Cities List (Resonance Consultancy)

Companies in the Fortune 500 (41 in the Fortune 1000)

3.5M+
International Travelers (2017)

National Lists
(Best Places to Travel in 2019)



# CULTURAL CACHET

Greater Houston is the most ethnically diverse metro area in the US. Host to 145 languages and 90 nations.

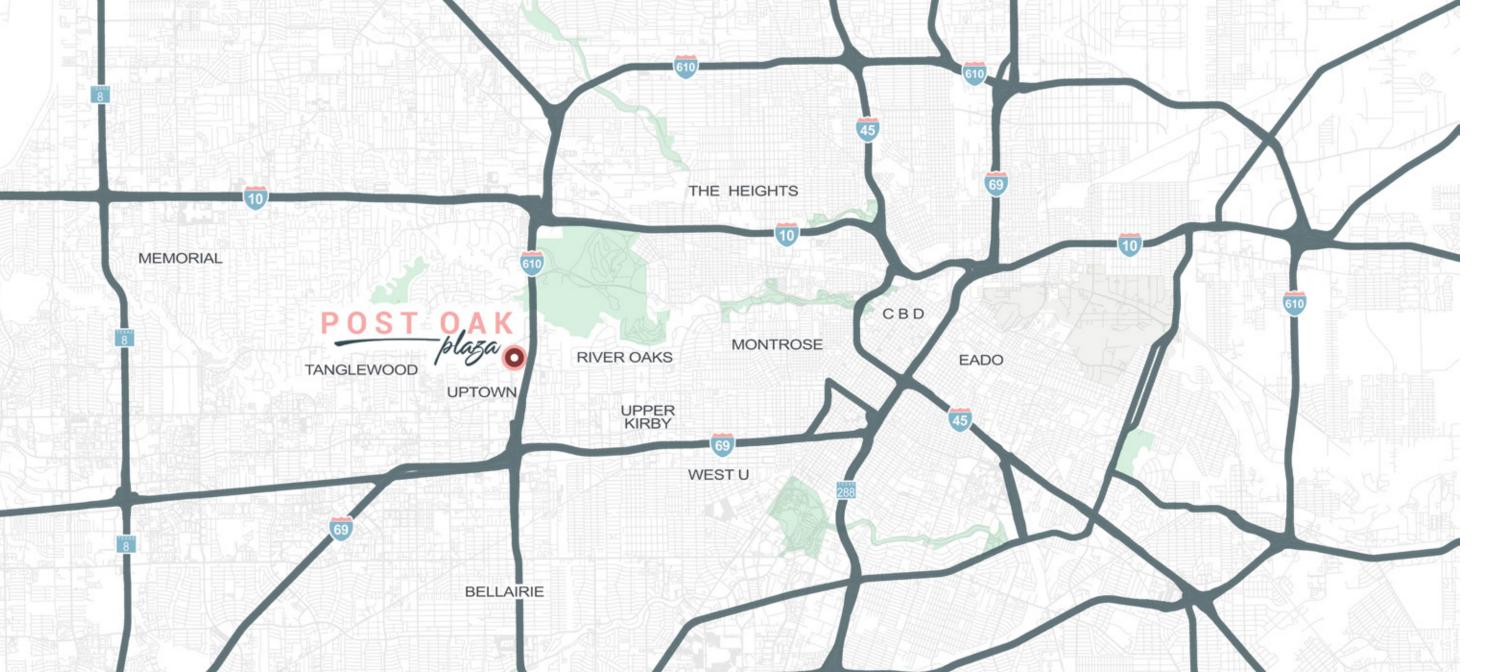
The next GLOBAL FOOD MECCA.

The new SOUTHERN CAPITAL of COOL.

Houstonites eat out more times a week than in any other city in America.



-MAYOR SYLVESTER TURNER





# UPSCALE HUB FOR UPTOWN HOUSTON

Spanning over 6M square feet of retail space, Uptown is Houston's premier shopping, dining, business and entertainment district. Post Oak Plaza puts you in the heart of it all.

# **A Prime Location**

- Surrounded by Houston's most affluent upscale shoppers, diners and spenders
- On the city's most enviable corner San Felipe Road and Post Oak Boulevard
- Blocks from the famed Galleria the largest shopping destination in Texas
- Fueled by the region's thriving urban growth, nonstop new home construction and rising consumer incomes
- With instant access to three major freeways I 610 (West Loop), US 59 and I-10
- Within easy reach of over 986,000 cars daily
- Surrounded by nearly 20 million square feet of Class A office space



# UPTOWN RISING

Highly affluent neighborhoods. High-paying jobs. High-rent residential towers. Less than 8 miles from Downtown Houston, Uptown holds its own among local markets like Houston Heights, Montrose, The Memorial Villages, River Oaks and West University Place.

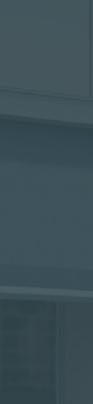
Not to mention national shopping, dining and entertainment districts like Preston Center and Knox District (Dallas), The Domain (Austin), Scottsdale Fashion Square, Buckhead Atlanta and Newbury Street (Boston).



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# INCOMES OF \$1.2M TO \$160,000 DRIVE

TO POST OAK PLAZA.







\$4B+ Annual Gross Retail Sales (2019)

1K+ Shops & Boutiques

11%+ Of Houston's Taxable Retail Sales



100+ Cafes, Wine Bars & Restaurants

4 of 7 Houston's AAA Ranked "4 Diamond Restaurants"

**WORK** 



**22%**Of Houston's Class A Office Space

**28M SF** Commercial Office Space

2K Companies



**26M**Annual Visitors

**39**Hotels (more than any district)

8.4K+ **Hotel Rooms** 

**\$295M**Hotel Revenue (2019)
Highest RevPAR in Houston

LIVE



Residents Within a 3-Mile Radius

\$160K+ Average HH Income

37 Average Age







# HOUSTON'S ULTIMATE RETAIL HAVEN

From international fashion powerhouses, groundbreaking culinary hotspots and luxury retreats to titans of business and architecture, Uptown is one of the top shopping, dining, working and spending districts on earth.



# IN THE NEIGHBORHOOD

- Post Oak Boulevard red-carpet pedestrian gateway of tree-lined streets
- The Galleria 5th largest retail complex in the US with 1M SF of mega-luxury retailers, including Chanel, Louis Vuitton and Versace, plus 30M shoppers a year

# **STAYING POWER**

- The Post Oak Hotel Houston's only Forbes Five-Star hotel and AAA Five-Diamond destination
- The Westin Galleria Houston AAA Four-Diamond hotel
- The Westin Oaks Houston AAA Four-Diamond hotel

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# POST OAK PLAZA

CAPTURES
UPTOWN'S URBAN
ENERGY AND GLOBAL
RETAIL REPUTATION
IN THE EPICENTER OF
EVERYTHING.





# **HOW POST OAK PLAZA DELIVERS**

With a strategic location on every retailer's radar—plus plenty of reasons for customers to return, again and again—Post Oak Center is a dynamic destination that's ready for business.

LIVABILITY – Surrounded by daily needs that drive traffic
VISIBILITY – Great sight lines to San Felipe and Post Oak
ACCESSIBILITY – Easy access from all points Houston
PARKABILITY – Abundant parking, steps from your front door

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# POST OAK PLAZA NEXT

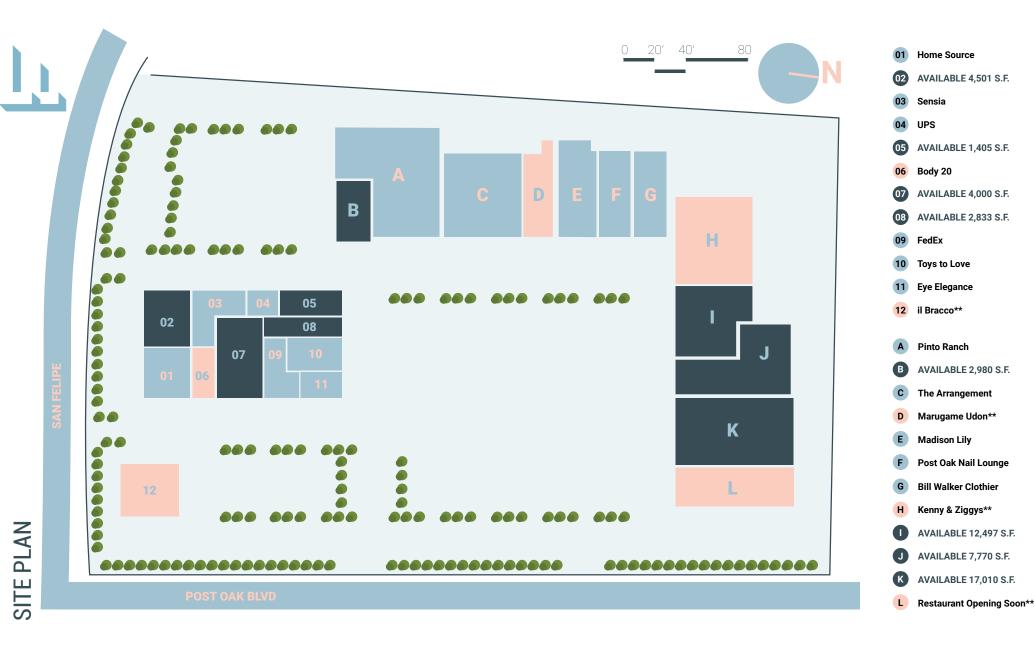
Redefined for new generations, Post Oak Plaza is transforming the retail experience through a series of modernizations to attract more affluent customers and upscale tenants.

# THE MAGNET FOR A NEW BEST-IN-CLASS TENANT MIX

- Redesigned exteriors for a more contemporary, Houston-inspired aesthetic
- Renovated façades to create individualized storefronts and visible signage
- Newly opened central gathering space for pop-ups and one-of-a-kind concepts
- Enhanced landscape design to encourage longer stays
- Better connectivity for walkability
- Due for a Q4 grand debut



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# A COVETED ADDRESS WITH EASY ACCESS & CONNECTIVITY

# **POST OAK PLAZ**

Post Oak Boulevard & San Felipe Road Houston, TX

OTAL LAND AREA	503,395 S.F.
OTAL BUILDING AREA (GLA)	137,022 S.F.
ENSITY	27.2%

### RKING REQUIREMENTS

TAIL	97,514 S.F.	390 SPACES	
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4 SPACE/1,000 S.F.)

STAURANT	27,426 S.F.	110 SPACES
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SPACE/1,000 S.F.)

(RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS)

RESTAURANT 7,657 S.F. 062 SPACES

PACE/1,000 S.F.)

(RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)

AL PARKING REQUIRED	599 SPACES
AL PARKING PROVIDED	687 SPACES
AL H.C. PARKING REQUIRED	013 SPACES

(RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)

TOTAL H.C. PARKING PROVIDED 018 SPACES



# DRIVING SUCCESS ACROSS THE SOUTHWEST

LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.



# **POST OAK PLAZA**

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