

Downtown Houston Market Update

Q4

KEY HIGHLIGHTS

948

New residential units opened in Q4

1,168

New hotel rooms opened in Q4

595,000 sf

new office space added in Q4

14

new retailers opened in Q4

Marriott Marquis

opened at
1777 Walker Street

Station Houston

opened its first location
Downtown at 1301 Fannin

Market Square Tower

opened at
777 Preston Street

With preparations for the Super Bowl being finalized, 2016 marked a year of unprecedented construction activity, with a total of 48 new projects (completed, under construction, and planned). Seventeen new projects were completed this year, delivering 1,555 residential units, 1,680 hotel rooms, 595,000 SF of office space, and 26 new restaurants. Another 31 projects are underway or planned, bringing in another 3,259 apartment units and condominiums Downtown, 665 hotel rooms, 5.5 million SF of new office space, over 15 restaurants, a new HISD magnet school, and 2 new parking garages. The completion of the 97,000 SF Avenida Houston, provides Houstonians, conventioners, and tourists with a walkable dining, entertainment and arts destination.

RESIDENTIAL

Residential demand remained strong, with an average occupancy rate of 66% in 2016. The expanding supply of residential units has made average rents highly competitive, with new properties offering significant concessions to attract tenants. Several new properties were fully occupied within a few months of delivery.

OFFICE

The office market has remained resilient despite market conditions. Developers and tenants alike are capitalizing on the energy downturn. Several major renovation projects are underway or completed, including Brookfield's \$48.5 million renovation of Allen Center, the renovation of 1415 Louisiana, and the renovation and rebranding of 712 and 708 Main into The Jones on Main. Tenants are also leveraging competitive and discounted rental rates of Class A and B spaces, arising from increasing sublease space. Several major leasing activities were recorded: United Airlines and 3 major law firms preleased over 50% of Hines' new 1.05 million SF 609 Main office tower. With the increasing demand for co-working space downtown, Station Houston—a technological incubator and co-working space—has expanded into a new 25,000 SF space downtown at 1301 Fannin. Heritage Plaza secured five subtenants occupying a total of 165,000 SF. Downtown's office stock expanded by 595,000 SF with the delivery of Hilcorp's owner-occupied 1111 Travis in Q1 2016 and Houston First's 120,000 SF Partnership Tower.

RETAIL

The retail sector experienced significant growth with the addition of over a dozen new restaurants in the eight-block area around Discovery Green, particularly in the new pedestrian-friendly Avenida Houston. A new CVS fresh food concept is planned at Market Square Tower, in addition to several new restaurants and retail scheduled to open in new residential and hotel buildings. Established Bespoke, a men's custom clothing store is set to open in The Jones on Main, further expanding Downtown's growing soft goods retail.

HOSPITALITY

A record number of 1,680 hotel rooms were added in 2016, with another 665 under construction and planned, to accommodate the growing number of visitors to Downtown Houston, convention attendees, 2017 Super Bowl fans, as well as attendees of the upcoming 2020 World Petroleum Congress. The highly anticipated Marriott Marquis delivered 1,000 rooms in December.

CIVIC & CULTURAL

Several major transportation and streetscape projects were completed. Avenida de las Americas was transformed into Avenida Houston—a new, walkable pedestrian plaza that integrates the convention center with Discovery Green, and features six new restaurants, art installations, and a pedestrian promenade. The \$14 million Allen Parkway improvement project was completed, making it friendlier for pedestrians and cyclists to get across busy Allen Parkway to the Buffalo Bayou trail. New signalized crosswalks at several locations were installed to slow down traffic, and traffic lanes were shifted to create more parking spaces.

Market Overview

RESIDENTIAL HIGHLIGHTS

4,454

residential units

1,805

under construction

1,454

proposed

OFFICE HIGHLIGHTS

49 million sf

office space

5.5 million sf

planned

RESIDENTIAL

Downtown's tallest residential building, **Market Square Tower**, is complete. The first 25 residents moved into the new 40-story, 463-unit luxury apartment tower at 777 Preston St., in late October. The building features Houston's first "sky pool," located on the 40th floor, and is 28 percent leased. ([HBJ](#), [Chronicle](#))

Novare Group Inc. opened **SkyHouse Main** on October 20. The first residents have moved into the 24-story, 338-unit luxury apartment tower, located at 1725 Main Street, just south of SkyHouse Houston, which opened in summer 2014 and is now fully leased. ([HBJ](#))



The completion of **The Hamilton Apartments** at 1800 St Joseph Pkwy, added 149 apartment units to Downtown.

Marquette Companies' **Catalyst Houston**, a 28-story, 361-unit high-rise luxury apartment tower, topped out on October 31 and is on track for completion in March 2017. The tower will also include 6,500-SF of commercial and restaurant space, and parking for 551 vehicles. ([HBJ](#))

Eighteen25 is on track for completion in Q3 2017. Located at 1825 San Jacinto, the 8-story, 242-unit midrise building will feature 461-SF micro-unit studios to 1,751-SF two-story loft-style townhome units, priced from \$1,394 to \$4,071, and street-level parking. Allied Orion, the developer, is offering 8 weeks of rent concessions during the initial lease-up phase. ([HBJ](#))

Carnan Properties has been hired to market units in **The Marlowe**, a 20-story condo building. The project, being developed by Randall Davis, will consist of 98 units, ranging from 695-SF to 2,967-SF priced from \$375,000 to \$1.6 million. ([Chronicle](#))

In 2016, **1,555 residential units** were added to the Downtown residential market, including **948 units** in Q4 alone.

OFFICE

609 Main is slated for completion in Q1 2017. The 1.05 million SF Class A building is over 50% leased, with United Airlines, 3 law firms, and a leading global search and leadership advisory firm. ([Hines](#))

Station Houston, a co-working accelerator space for technology and software start-ups, opened its new 25,000 SF facility on October 31 on the 23rd and 24th floors of 1301 Fannin. ([HBJ](#), [BusinessWire](#))

Skanska has retained CBRE to begin preleasing **Capitol Tower**, planned at 811 Rusk. Vertical construction at the 35-story, 750,000-SF office tower is on hold until market conditions improve. ([HBJ](#))

Market Overview

HOTEL HIGHLIGHTS

7,300
hotel rooms

480
under construction

185+
proposed



HOTEL

Marriott Marquis, located at 1777 Walker St., opened on December 26. The hotel connects to the Convention Center and has been a catalyst in helping Houston secure more convention business. The 29-story, 1,000-room hotel boasts more than 100,000-SF of meeting space, a Texas-shaped lazy river, an infinity pool, six signature restaurants. Its 39,000-SF ballroom is the largest in Houston. ([HBJ](#))

The transformation of the **George R. Brown Convention Center** is virtually complete. Renovations were aimed at attracting conventions to Houston and leveraging Discovery Green. Avenida de las Americas was significantly transformed into a more walkable street with several new retail offerings, streetside local artwork, common seating areas, and more. The new Avenida Houston will create a more contiguous connection between the convention center, Discovery Green, Marriott Marquis and Hilton Americas. ([HBJ](#))

Brookfield Property Partners acquired the 350-room **Doubletree by Hilton Hotel—Downtown** at 400 Dallas, adjacent to its Allen Center Office complex. The deal closed on November 30, with plans to upgrade the hotel after the Super Bowl. ([HBJ](#), [Chronicle](#), [RNR](#))

AC Hotel by Marriott, a 10-story, 185-room European style luxury hotel is being developed by Newcrest Image. A conversion of the Houston Bar Center at 723 Main, construction on the hotel is expected to commence 1Q 2017 and slated for completion 1Q 2018. ([HBJ](#))



Market Overview

RETAIL HIGHLIGHTS

26

new retailers

14

proposed



RETAIL

Five of the six restaurant and bar offerings opened at the new Marriott Marquis on the hotel's debut on December 26, including **Biggio's**, **Walker Street Kitchen**, **Texas T**, **High Dive**, and **Cueva**. The highly anticipated Biggio's, is a two-level restaurant/sports bar from former Astros All-Star Craig Biggio in partnership with the Marriott. ([Chronicle](#))

The **Ballroom at Bayou Place**, a 15,000 SF multipurpose event center opened on November 1 at 500 Texas. Located on the 2nd Floor of Bayou Place, it provides a full suite of services. ([Website](#))

Benjy Levit's fast-casual sandwich chain, **Local Foods**, is now open Downtown at 420 Main. The 3-story restaurant occupies 10,000-SF, and has a 4,500 SF private event space. ([Chronicle](#))

Grotto opened at 1001 Avenida de las Americas. The Italian restaurant, owned by Landry's Inc., occupies 7,348 SF in the George R. Brown and has one of the largest grappa collections downtown. ([HBJ](#))

ALJ Jazz Bar and Lounge, a jazz and blues club, opened at 711 Franklin (formerly, Red Cat Jazz Cafe).

Dizzy Kaktus has opened in the historic Sweeney, Coombs, and Fredericks Building at 301 Main. The fast casual service restaurant's menu revolves around an extensive taco selection. ([HBJ](#))

Craft Beer Cellar opened its first Houston location in Historic Market Square at 907 Franklin the first week in December. The 5,200 SF storefront in the historic Bayou Lofts building will feature a retail space, a taproom and an open events space. ([HBJ](#), [Chronicle](#))

The Isles IceHouse, formerly Calabash Island Eats, opened at 1515 Pease, 3 blocks from Toyota Center. The sports bars serves wings, burgers and much more.

Brewery Tap reopened at 717 Franklin, in November, after it swapped owners in January and underwent remodeling for 11 months. ([Chronicle](#))

Chupacabra has opened on 208 Travis. The restaurant features a traditional Tex-Mex menu and a wide variety of fresh craft cocktails.

Oaxacan restaurant, **Xochi**, will be opening on the ground floor of the new Marriott Marquis hotel in early January. The restaurant will feature unique Mexican cuisine. ([Houstonia](#))

New York-style pizza joint, Frank's Pizza will be opening an outdoor patio and bar—**Frank's Backyard**—next door to the Pizzeria, at 413 Travis. It is slated to open before the Super Bowl. ([Crains](#))

RETAIL (CONTINUED)

Established Bespoke, a men's luxury custom clothing store, will be opening in a 664-SF store in The Jones on Main, in spring 2017. The store relocated from West University Place to leverage Downtown's growing residential population and workforce. ([HBJ](#), [Chronicle](#))

Shake Shack and **Torchy's Tacos** are headed to Minute Maid Park in Spring 2017. Each will have concession stands in the newly renovated center field area, with Shake Shack on the main concourse and Torchy's on the mezzanine level. ([HBJ](#))

Justin Yu is closing his top-ranked Oxheart restaurant and re-opening as a new **a la carte restaurant** in May 2017. The restaurant will reopen in the same space on Nance Street, with walk-in availabilities and a redesigned space. ([HBJ](#), [Chronicle](#))

Pappadeux Seafood Kitchen will be opening in the southwest corner of Avenida Houston, occupying almost 9,000-SF. The restaurant's 30-year-old Cajun concept will have two floors of dining, including patio space and counter seating. ([HBJ](#))

Owners of acclaimed French restaurant Etoile are opening **Brasserie du Parc**, a French restaurant, in a 2-level 5,500-SF space at One Park Place. Projected to open in January 2017, the restaurant will feature a formal dining area, and a crepe concept with a walk-up window to order crepes to-go. ([HBJ](#))

Two Downtown Italian restaurants will be opening on the ground floor of 500 Crawford in early January. Financed by Astro's owner, Jim Crane, the restaurants will open with new names inspired by Crane's children: **Potente**, the high-end restaurant and **Osso and Kristalla**, the casual concept. ([HBJ](#), [Chronicle](#))

The Four Seasons is opening **Bayou & Bottle**, the new lobby bar and restaurant is part of the hotel's ongoing multimillion-dollar renovations. The concept opens in January 2017, will offer an upscale menu and a Topgolf Swing suite, and boasts the longest bar in Texas (27-feet). ([HBJ](#), [Chronicle](#))

A new **Breakfast Klub Foods Concept** will be opening Downtown at 648 Polk. ([Houston Food Finder](#))

The new owners of the 15,625-SF site of the former First Church of Christ Scientist building at 1720 Main plan to convert it into **Spire Houston**, a mostly electronic dance nightclub. The club is scheduled to open before the Super Bowl. ([HBJ](#), [Chronicle](#))

California-based fast-casual pizzeria chain, **Persona Wood Fired Pizzeria**, signed a lease to open downtown at The Shops at Houston Center in early 2017. It offers Neapolitan-style pizzas made to order in Chipotle-type style. ([HBJ](#), [Chronicle](#))

Vic & Anthony's Steakhouse made OpenTable's "100 Best Steakhouses in America for 2016." ([HBJ](#))

Pappas Bros. Steakhouse's downtown Houston location won the Best of Award of Excellence in 2016 from the Wine Spectator Magazine's Restaurant Awards (for Texas).

Market Overview

OTHER DEVELOPMENTS

132

new parking spaces
along Allen Parkway



OTHER DEVELOPMENTS

HISD's board of trustees voted to accept a \$7.5 million donation from the Kinder Foundation and rename the HSPVA the **Kinder High School for the Performing and Visual Arts** when it opens in the third quarter of 2018. ([HBJ](#))

The \$14 million **Allen Parkway** improvement project was completed on November 17. Financed by the Downtown Redevelopment District, improvements have made it easier for pedestrians and cyclists to get across busy Allen Parkway, to get to the Buffalo Bayou trail. ([Houston Public Media](#))

There are new signalized crosswalks—at Park Vista, Gillette, and Taft, slowing down traffic. Traffic lanes were also shifted to create **132 new parking spaces**. ([Houston Public Media](#))

SuperBowl LI will bring a free virtual reality space flight to Mars—**Future Flight**—to Discovery Green during the fan fest week from January 28 through February 5. ([HBJ](#), [Chronicle](#))

Hines has broken ground on the new **810-car parking garage** that will connect the Lyric Centre and Alley Theatre through a new tunnel under Prairie Street. The 327,315-SF, 8-story parking structure will have ground-level retail space. ([Chronicle](#))

Houston's Central Library plaza will be renovated and re-named the **Barbara Bush Literacy Plaza**. It will feature two reading gardens, a cafe with outdoor seating, a jumbo screen for public movie screenings, and an art lawn for rotating exhibits. ([Chronicle](#))

Houston Law School changed its name to **South Texas College of Law Houston** at the end of 2016. The new name is designed to avoid confusion with the University of Houston's Law Center. ([Chronicle](#))

The former Barbara Jordan Post Office at 401 Franklin Street is being renovated into a mega mixed-use complex called **Post HTX**. The first floor is being converted into a 150,000 SF event center. Post HTX will host a popup "mall" targeting Super Bowl visitors and locals, and will feature food stations and installations by local artists. ([Chronicle](#), [CultureMap](#))

Downtown Houston will be hosting one of the world's major sporting events—two Confederation of North, Central American and Caribbean Association Football (**CONCACAF**) **2017 Gold Cup** games in July 2017, organized by FIFA. ([HBJ](#))

2016 Overview

RESIDENTIAL INVENTORY

RESIDENTIAL UNITS	BEFORE 2000	SINCE 2000	CURRENT INVENTORY	UNDER CONSTRUCTION	PROPOSED	TOTAL WHEN COMPLETE
Market Rate Rental	952	2,563*	3,445	1,705	1,454	6,604
Condos	266	456	722	100	0	822
Single-Family Homes	2	0	2	0	0	2
Affordable	186	99	285	0	0	285
TOTAL	1,406	3,118	4,454	1,805	1,454	7,713
Estimated Population**	1,507	4,365	5,425	2,888	2,617	10,930

* Club Quarters (70 units) was converted to hotel in 2005

**Estimated Population = # of units x Average Household size x Occupancy rate

Source: Central Houston, Inc.; CoStar

MAJOR OFFICE LEASES AND SALES

OFFICE LEASES

TENANT	BUILDING	ADDRESS	SQUARE FOOTAGE
Q4 Breitburn Energy Partners	Heritage Plaza	1111 Bagby	109,476
4 Sub-tenants	Heritage Plaza	1111 Bagby	55,524
Thompson & Knight	BG Group Place	811 Main St	60,655
Q3 United Airlines	609 Main	609 Main St.	225,000
Kirkland & Ellis	609 Main	609 Main St.	105,000
Halcon Resources	Wells Fargo Plaza	1000 Louisiana St.	75,378
Orick, Herrington and Sutcliffe	609 Main	609 Main St.	56,806
Hogan Lovells	609 Main	609 Main St.	43,000
The Mitchell Group	The Jones on Main	708 & 712 Main St.	3,989
Q2 Tudor, Pickering, Holt & Co.	Heritage Plaza	1111 Bagby St.	89,000
Q1 BNY Mellon	601 Travis	601 Travis St.	62,000
Pattern Energy Group	1201 Louisiana	1201 Louisiana St.	34,901
Mitsubishi Motors	1221 McKinney	1221 McKinney St.	22,290
Mosbacher Energy Co.	712 Main	712 Main St.	19,474
Angelo Gordon & Co.	712 Main	712 Main St.	11,447

REAL ESTATE SALES

BUYER/SELLER	PROPERTY NAME	ADDRESS	SIZE
Q1 Choice Hotels International, Inc./ Todd Interests	The Great Southwest Building	1314 Texas Ave.	147,867
Newcrest Image/Boxer Property	Houston Bar Center	723 Main St.	92,883

Source: CoStar; JLL, Q4 2016 – Office Leasing Activity Report; JLL, Q4 2016 – Office Sales Activity Report; Broker quarterly update reports – Colvill, 2016

2016 Overview

RELOCATIONS & EXPANSIONS

TENANT	TYPE	TO	FROM	INITIAL SF
Hilcorp	Relocation into corporate-owned building	1111 Travis	Total Plaza	406,600
United Airlines	Relocation	609 Main (in 2017)	1600 Smith & 600 Jefferson	225,000
Kirkland & Ellis, LLP	Relocation	609 Main (in 2017)	600 Travis	105,000
Thompson & Knight LLP	Relocation	BG Group Place	3 Allen Center	60,655
Orick, Herrington & Sutcliffe	Relocation	609 Main (in 2017)	1301 McKinney Ave.	56,806
Freeport LNG Development LP	Expansion	3 Allen Center	N/A	53,072
Orick, Herrington & Sutcliffe	Expansion	1301 McKinney Ave.	New to Houston	48,000
Hogan Lovells US LLP	Relocation	609 Main (in 2017)	Bank of America bldg	43,072
Edison, McDowell & Hetherington LLP	Relocation/ Expansion	1001 Fannin	3200 SouthWest Fwy	28,067
Hughes Watters Askanase	Relocation	Total Plaza	3 Allen Center	24,253
Encap Flatrock Mainstream	Expansion	1100 Louisiana	New to Houston	23,536
Bradley Arant Boult Cummings LLP	New	JPMorgan Chase Tower	N/A	22,082
Mosbacher Energy Co	Expansion	712 Main	712 Main	19,474
Quintana Minerals Corp.	Relocation	1415 Louisiana	601 Jefferson	17,465
HNTB Corp.	Relocation/ Expansion	1301 Fannin	Brookhollow Central Bldg	14,000
Angelo Gordon & Co.	Relocation	712 Main	4 Houston Center	11,477
Amegy Bank	Expansion	Esperson Building	n/a	11,348
Canyon Midstream Partners LLC	Relocation	4 Houston Center	Three Allen Center	11,217
Architecture Center Houston	Relocation	Bayou Lofts	315 Capitol St.	8,100
Lugenbuhl, Wheaton, Peck, Rankin & Hubbard	Expansion	801 Travis	Esperson Building	5,000
The Advocates	New	440 Louisiana	Denver, CO	TBD

Sources: Quarterly Reports – CBRE; PMRG; JLL; NAI Partners; Cushman Wakefield; HFF; Houston Business Journal; Central Houston, Inc.

CO-WORKING SPACES/INCUBATORS DOWNTOWN

PROPERTY NAME	ADDRESS
Station Houston	1301 Fannin
Level Office	405 Main; 720 Rusk
The Office Concept	GreenStreet
Regus	1001 Texas Ave; 1200 Smith St; 700 Milam
Servcorp	700 Louisiana Street
Boxer Property	708 Main; 1300 Main
Rec Room	100 Jackson

COMING SOON

Serendipity Labs	Esperson Building (808 Travis)
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Sources: Central Houston, Inc.

2016 Overview

TOTAL COMPLETED

1,555

Residential Units

1,468

Hotel Rooms

595,000

Office Sq. Ft.

16

Total Projects

NEW DEVELOPMENT: COMPLETED

RESIDENTIAL	ADDRESS	DEVELOPER	FLOORS	UNITS	COMPLETION DATE
Q4 Market Square Tower	777 Preston St.	Woodbranch Tower, LLC	40 floors	463 units	December 2016
The Hamilton	1800 St. Joseph Pkwy	Resolution Real Estate	5 floors	149 units	December 2016
Q3 SkyHouse Main	1725 Main St.	Novare Group	24 floors	336 units	September 2016
Q2 Block 334	1515 Main St.	Alliance Residential Company	5 floors	207 units	June 2016
Q1 500 Crawford	500 Crawford St.	The Finger Companies	7 floors	400 units	January 2016

HOTEL	ADDRESS	DEVELOPER	FLOORS	ROOMS	COMPLETION DATE
Q4 Marriott Marquis Houston	1777 Walker St.	RIDA Development Corporation	29 floors	1,000 rooms	December 2016
Aloft Hotel—Houston Downtown	820 Fannin St.	William R. Franks	10 floors	168 rooms	October 2016
Q1 Hampton Inn	710 Crawford St.	American Liberty Hospitality	14 floors	173 rooms	March 2016
Homewood Suites	710 Crawford St.	American Liberty Hospitality	14 floors	127 rooms	March 2016

OFFICE	ADDRESS	DEVELOPER	FLOORS	SF	COMPLETION DATE
Q3 Partnership Tower	701 Avenida de las Americas	Houston First Corporation	7 floors	120,000 SF	September 2016
Q2 Hilcorp Tower	1111 Travis	1110 Main Partners, LP.	23 floors	475,000 SF	March 2016

MIXED USE/OTHER	ADDRESS	DEVELOPER	DESCRIPTION	COMPLETION DATE
Q4 GRBCC Interior/ Exterior Enhancements	1001 Avenida de las Americas	Houston First Corp	Renovations to lobbies, retail/western facades; improvements to ADIA	December 2016
Ballroom at Bayou Place	500 Texas	N/A	Event space	November 2016
Q3 Capitol Tower Parking Garage	800 Capitol	Skanska	7-story, 26-space parking garage	September 2016
Sunset Coffee Building at Allen's Landing	1019 Commerce St.	Buffalo Bayou Partnership	Renovation of the 3-story, 1910 building	August 2016
Rec Room HTX	100 Jackson	N/A	Theater/Performing arts space	July 2016

RETAIL OPENINGS

opened in 2016

ALJ Jazz Bar	711 Franklin
Biggio's	1777 Walker
Boots 'n Shoots	506 Main
Brewery Tap HTX	717 Franklin
Caffé Bene	GreenStreet
Chupacabra	208 Travis
Conservatory	1010 Prairie
Craft Beer Cellar	907 Franklin
Cueva	1777 Walker
Dizzy Kaktus	301 Main
Edgar's Hermano	1700 Smith
Grotto	1001 Avenida de las Americas
High Dive	1777 Walker
HTX Fan Tavern	1800 Texas
Instep Pilates	804 William St.
La Fisheria	213 Milam
La Calle	909 Franklin
Lilly & Bloom	110 Main
Live Sports Bar & Grill	407 Main
Luisa's Pasta	Shops at Houston Center
Makers at Main	108 Main St.
Myth Kafe	1730 Jefferson
Part & Parcel	1700 Smith
Texas T	1777 Walker
The Isles Ice House	1515 Pease
Verizon Wireless	930 Main
Walker Street Kitchen	1777 Walker

2016 Overview

TOTAL UNDER CONSTRUCTION & PLANNED

3,259

Residential Units

665

Hotel Rooms

5.5 million

Office Sq. Ft.

23

Total Projects

FUTURE DEVELOPMENT: UNDER CONSTRUCTION & PLANNED

RESIDENTIAL	U/C, PROPOSED	ADDRESS	DEVELOPER	FLOORS	UNITS	ESTIMATED COMPLETION
The Star	Under Const.	1111 Rusk	Provident Realty	16 floors	323 units	1Q_2017
Eighteen25	Under Const.	1825 San Jacinto St.	Allied Orion Group	8 floors	242 units	1Q_2017
Catalyst	Under Const.	1423 Texas Ave	Marquette Companies	28 floors	361 units	1Q_2017
1711 Caroline	Under Const.	1711 Caroline	Leon Capital Group	5 floors	220 units	1Q_2017
Aris Market Square	Under Const.	Travis at Preston	Hines	32 floors	274 units	2Q_2017
Alexan Downtown	Under Const.	1410 Texas	Trammell Crow Residential	8 floors	285 units	3Q_2017
Marlowe	Under Const.	1311 Polk St.	Randall Davis	20 floors	100 condos	4Q_2018
1810 Main	Planned	1810 Main	Fairfield Residential	10 floors	286 units	4Q_2018
Planned Residential	Planned	N/A	Marquette Companies	24 floors	304 units	1Q_2019
Planned Residential	Planned	N/A	Trammel Crow	40 floors	314 units	1Q_2019
Planned Residential	Planned (Phase 1)	N/A	Camden Property Trust	20 floors	275 units	2Q_2020
Planned Residential	Planned (Phase 2)	N/A	Camden Property Trust	20 floors	275 units	2Q_2023

HOTEL		ADDRESS	DEVELOPER	FLOORS	ROOMS	ESTIMATED COMPLETION
Hotel Alessandra	Under Const.	GreenStreet	Midway Companies	21 floors	225 rooms	3Q_2017
Le Meridien	Under Const.	1211 Walker	Services Group, Inc.		255 rooms	3Q_2017
AC Hotel by Marriott	Planned	723 Main	NewcrestImage	10 floors	185 rooms	1Q_2018

OFFICE		ADDRESS	DEVELOPER	FLOORS	SF	ESTIMATED COMPLETION
609 Main at Texas	Under Const.	609 Main	Hines	48 floors	1.05 million	1Q_2017
800 Bell Redevelopment	Planned	800 Bell	Shorenstein Properties	45 floors	1.4 million	N/A
6 Houston Center	Planned	1222 Rusk	Crescent	30 floors	600,000	N/A
Capitol Tower	Planned	800 Capitol	Skanska	35 floors	750,000	N/A
Chevron Office Tower	Planned	1600 Louisiana	SF Office Tower	50 floors	1.7 million	N/A

MIXED USE/OTHER		ADDRESS	DEVELOPER	DESCRIPTION	ESTIMATED COMPLETION
Franklin/Milam Garage	Under Const.	Franklin/Milam	Stanton Road Capital	10-story parking garage	2Q_2017
High School for the Performing and Visual Arts	Under Const.	Caroline/Austin	HISD	New HISD magnet school	4Q_2018
Parking Garage	Planned	Crawford/Texas	N/A	300-car parking facility for Incarnate Word Academy/ Annunciation Catholic Church	N/A

RETAIL: PLANNED

planned for 2017

Brasserie du Parc	One Park Place
Bayou & Bottle	Four Seasons
Breakfast Klub Foods Concept	648 Polk
Established BeSpoke	Jones on Main
Frank's Backyard	413 Travis
Justin Yu's a la carte restaurant	1302 Nance Street
Potente	500 Crawford
Xochi	Marriott Marquis
Osso & Kristalla	500 Crawford
Pappadeux Seafood Kitchen	Convention Center
Persona Pizzeria	Shops at Houston Center
Shake Shack	Minute Maid Park
Spire Houston	1720 Main
Torchy's Tacos	Minute Maid Park

Featured Projects

RESIDENTIAL



Eighteen25

Allied Arion Group developer, **UNDER CONSTRUCTION**

A few blocks from the Toyota Center, and a 2-block walk from the Metro Rail line, this residential development will bring 242 units in an 8-story building, further diversifying Downtown's residential property mix.



Catalyst

Marquette Companies developer, **UNDER CONSTRUCTION**

Slated for completion in Q1 2017, this 361 residential-unit property combines an 8-story luxury high-rise and a 4-story mid-rise building, creating even more vibrancy within the growing residential community around Minute Maid Park.



Aris Market Square

Hines developer, **UNDER CONSTRUCTION**

Overlooking Market Square, this 32-story multifamily development, located in the heart of Downtown's Historic District, will have 278 luxury boutique-style residences, and about 9,000 SF of ground-level retail and restaurant space.



Marlowe

Randall Davis developer, **UNDER CONSTRUCTION**

The first condominium project in over 10 years, this 20-story, 100-unit condo tower across the street from House of Blues, in the heart of Downtown's business district, will meet the growing need for for-sale units Downtown.



609 Main
Hines developer
UNDER CONSTRUCTION

Hines' newest signature landmark, this 48-story, 1.05 million SF Class A office tower, nearing completion, features cutting-edge technology and is rich with amenities, including a 7,000 SF fitness center, an 8,000 SF conference center, and parking for 1,700 cars in an internal 13-level garage.

Featured Projects

HOTEL



Hotel Alessandra

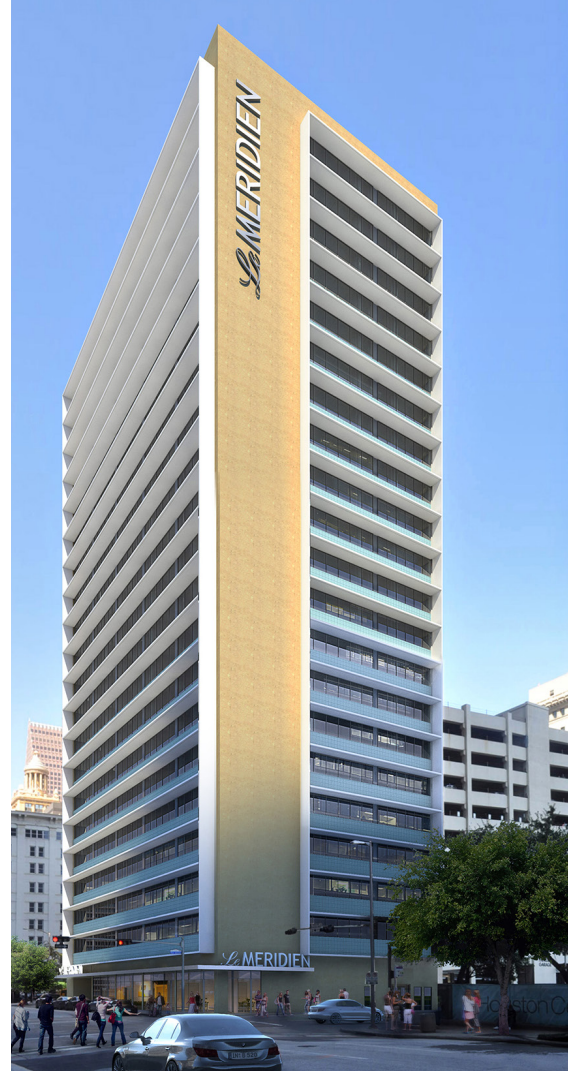
Midway Companies developer
UNDER CONSTRUCTION

This contemporary 21-story, 225-key, full-service luxury hotel slated to open in summer of 2017, located next to Forever 21, will join GreenStreet's bustling mixed-use destination for retail, dining and entertainment.

Le Meridien

Services Group, Inc. developer
UNDER CONSTRUCTION

The re-development of the 21-story Melrose Building, recently listed in the National Register of Historic Places, into a 255-room hotel is well underway. This upscale hotel will have a European focus, and include amenities such as 8,000 SF of meeting space, a rooftop pool, and a ground floor restaurant.



Spotlight on Downtown Houston

LOCAL MEDIA

December 30, 2016

THE SWAMPLLOT AWARDS FOR HOUSTON REAL ESTATE, 2016: THE WINNERS!

Award winner, Neighborhood of the Year: Downtown. "... Downtown could win every year through 2017 because of its incredible ongoing transformation. The energy and new development is setting up an incredible background for the Super Bowl next year (which I think will blow people away – both visitors and local folk who have generally avoided the area)."

Award winner, Special Achievement in Parking: Parkside Parking on Allen Pkwy., Downtown Redevelopment Authority. "The nomination: ...Parking added to Allen Pkwy. has been a game-changer—the redo swapped out the eastbound de facto freeway frontage for a new west-bound stretch of 175 extra-long spots along Buffalo Bayou Park." —Swamplot

December 27, 2016

HOW HOUSTON'S NEWEST SKYSCRAPERS MEASURE AGAINST THE CITY'S TALLEST

"Nothing shows a city is growing more than new skyscrapers added to its skyline. In 2016, several Houston skyscrapers were completed. The tallest to be erected was the Market Square Tower, at 777 Preston Street. The 40-story building has turned heads for having a pool that extends 10 feet beyond the rooftop. The Market Square Tower is 498 feet tall, excluding it from the list of Houston's 30 tallest skyscrapers by roughly 5 feet." —Houston Chronicle

December 26, 2016

NEW HOTEL MAKES VERY TEXAS GRAND OPENING

"The opening of the 1,000 room hotel is just another piece of the puzzle as Houston tries to add a little shine to the nation's fourth largest city as it dances toward hosting the Super Bowl...[T]he Marquis' Texas shaped "Sky River" is already famous, an iconic pool that's sure to grace postcards and Instagram accounts in the years to come. '... The attracting of larger and more convention businesses is really the key to the economic impact of Houston,' said Jay Marsella, the hotel's Director of Sales and Marketing." —ABC13

December 20, 2016

HOUSTON TO HOST ANOTHER MAJOR INTERNATIONAL SPORTING EVENT

"Houston scored another big sporting event. The Confederation of North, Central American and Caribbean Association Football, or CONCACAF, selected 14 stadiums in 13 cities to host the 2017 Gold Cup, a soccer tournament that's held every two years. Two matches have been scheduled at Houston's BBVA Compass Stadium [located in Downtown Houston] on July 11." —HBJ

December 9, 2016

HOUSTON'S NEW RESTAURANT ROW

"The face of downtown Houston—specifically, the eight-block area around Discovery Green—is changing dramatically as more than a dozen new restaurants rush to open before ... Super Bowl LI.' '...The whole Avenida is going to change the landscape of downtown and change the focal point of downtown." —Houston Chronicle

December 7, 2016

HOUSTON HOTEL EXPERT: 'WHAT I SEE IN DOWNTOWN IS A METAMORPHOSIS'

"A few of the new hotels pegged for downtown are the 1,000-room Marriott Marquis that's poised to help Houston land bigger conventions and the Aloft Houston Downtown that delivered earlier this fall. [Randy] McCaslin, [CBRE Hotels managing director] cited the roughly 5,000 residential units added through the Downtown Living Initiative, the new retail added to Dallas St. through Houston Downtown Management District initiatives and the George R. Brown Convention Center improvements as evidence of the submarket's transformation." —HBJ

Spotlight on Downtown Houston

December 6, 2016

DOWNTOWN LIBRARY'S PLAZA TO BE NAMED FOR BARBARA BUSH

"Houston's Central Library plaza will be named the Barbara Bush Literacy Plaza to recognize the former first lady's efforts to boost literacy, Mayor Sylvester Turner announced... The renovation should make the plaza more of a downtown destination. Already, more than 650,000 people pass through the plaza each year to go to the library, and hundreds of thousands more visit the plaza during special events downtown." —**Houston Chronicle**

October 31, 2016

PHOTOS: CHECK OUT STATION HOUSTON, DOWNTOWN'S NEWEST TECH HUB AND CO-WORKING SPACE

"Station Houston, a new co-working accelerator, opened its doors Oct. 31 in downtown Houston at 1301 Fannin St. The new space is more than 25,000 square feet...Client companies can reserve dedicated desk space for \$400 a month. Several investors, serial entrepreneurs and business organizations will also take office space in Station." —**HBJ**

March 4, 2016

HOUSTON BUSINESSES RANK AMONG FORTUNE'S 'BEST COMPANIES TO WORK FOR' 2016

"Three Houston-based companies have made Fortune's "100 Best Companies to Work For" 2016 list ... Hilcorp Energy Co. [located in Downtown Houston] was the final Houston company to make the list." —**HBJ**

REGIONAL & GLOBAL MEDIA

November 2016

THE NEXT GLOBAL FOOD MECCA IS IN... TEXAS?



"When you think of 'places I'm dying to eat,' Houston may not be the first (or the 20th place) that comes to mind. It wasn't for David Chang, either—until he went there to taste it for himself...Two chefs at the forefront of all things Houston are Justin Yu of Oxheart and Chris Shepherd of Underbelly. Oxheart, [in Downtown Houston] in the Warehouse District, has one of the country's most original tasting menus... It's the kind of restaurant everyone wants to eat in now: amazing food and flawless service, but also a zero-pretense attitude—and a shock to the palate every time you sit down."

November 9, 2016

CRAZIEST SWIMMING POOL IN TEXAS

San Antonio Express-News

"Market Square Tower's "Sky Pool," on the 42nd floor of the Houston apartment complex, features a glass-bottom, infinity pool... Downtown Houston's Market Square Tower...[is] already drawing attention for one unique amenity... The "Sky Pool," which extends 10 feet beyond the side of the building... has an 8-inch-thick plexiglass floor that allows swimmers to look directly down 40 stories—or 500 feet—onto Preston Street."

September 2016

THE TEXAS-SHAPED WORLD

The New York Times

"In downtown Houston, a swarm of people have been designing, building and tinkering with the Texas-shaped lazy river at the Marriott Marquis Houston, which opens in November. The 140,000-gallon river forms the outline of a rooftop terrace shaped like Texas. The terrace and river cost roughly \$10 million to build."

June 2016

REINVENTING PLACE: ART BLOCKS AWAKEN MAIN STREET SQUARE

ARTS+CULTURE

"The Downtown District Public Art Committee...plan[s] to change that through Art Blocks Houston, a collaborative project aimed at covering the area around Main Street Square with public art ... adding a bit of much needed animation to downtown Houston...The changes to the area will include four new public art installations by artists Patrick Renner + Flying Carpet (Houston), Jessica Stockholder (Chicago), and YesYesNo (New York)..."

Please contact Central Houston or the Downtown District with any questions you may have:

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