

An architectural rendering of a commercial building complex, identified as Post Oak Plaza. The image is presented in a dark, monochromatic style with a yellow border. The main building is a two-story structure with a flat roof and large windows. On the left, a corner section features two 'Eye On' logos. To the right, a single-story wing contains storefronts for 'TOYS 'R US' and 'FIVE GU'. A tall, modern skyscraper is visible in the background behind the main building.

POST OAK PLAZA



LEVCOR

POST OAK PLAZA

Houston, Texas

Newly refreshed and positioned for success, Post Oak Plaza leverages its coveted location in the heart of Uptown—Houston’s most vibrant and valuable mixed-use region.

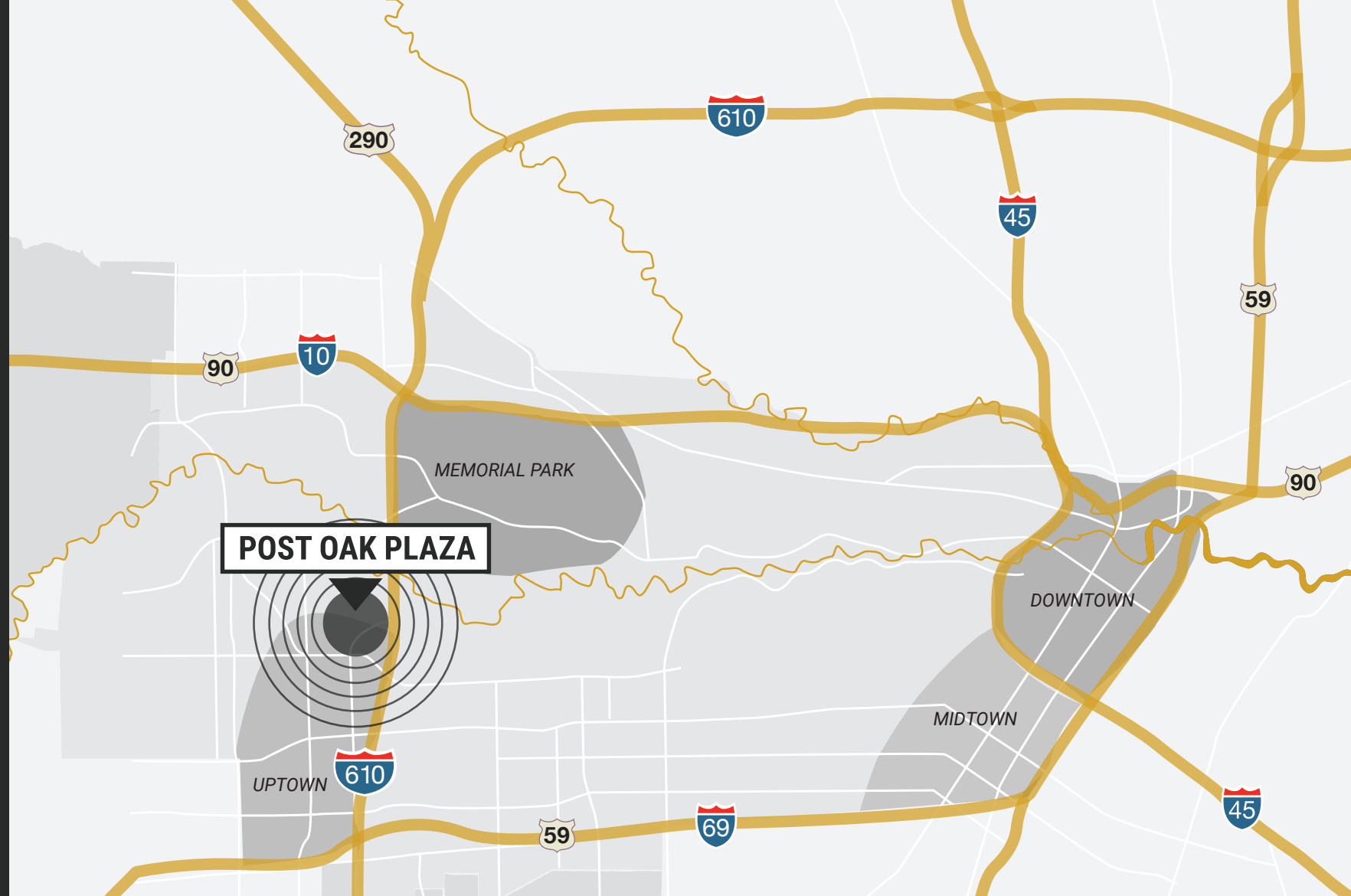


THE UPSCALE HUB FOR UPTOWN HOUSTON

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

Surrounded by the city's most affluent upscale shoppers, diners and spenders. Situated at its most enviable corner, San Felipe Road and Post Oak Boulevard—destined to become “the grandest boulevard in the US.” A few 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—Loop 610 (West Loop), US 59 and I-10—transporting over 986,000 cars daily.

Walkable, welcoming and highly accessible, Post Oak Plaza captures Uptown's urban energy and globally renowned retail reputation in the epicenter of everything.





WHY HOUSTON IS HOT

Houston is bigger and better than ever, earning a place on virtually every prestigious “best of” list as a go-to destination that’s on the rise. The country’s 4th-largest city boasts a vibrant culinary and cultural landscape fueled by its status as America’s most ethnically diverse city. Within its 655 square miles of urban landscape, this booming metropolitan is earning a reputation as a top foodie city with an eclectic mix of high-profile food halls and hot spots.

Houston is home to NASA’s Johnson Space Center, the Texas Medical Center (world’s largest medical center) and 14 of the country’s largest companies (only New York City has more). On the arts side, there’s the newly expanded Museum of Fine Arts Houston, the world-class Menil Collection and five renowned cultural districts. Acres of parks and recreational pursuits, pro sports teams, live theater performances and year-round events attract everyone from upwardly mobile millennial professionals to multigenerational families.

20M+

Annual Visitors (2016)

#1

Largest City in Texas

Diverse Large City in America

#4 Largest City in the US

3.5M+

International Travelers (2017)

6.9M Residents

315,000 College Students

80,000 Hotel rooms

500 Art Institutions

Second Only To New York City



Houston is named ‘the new southern capital of cool’ for its food and diversity in 2018.

–GQ Magazine



THE CITY'S ULTIMATE 24/7 URBAN EPICENTER



Spanning over 6 million square feet of retail space, Houston's Uptown District is a dynamic urban destination unto its own. Each year, Uptown draws a diverse mix of visitors from all over the globe along with proud locals in search of the city's best places to shop, dine, sip, stay and be entertained. And it keeps getting better.

Uptown Park's newly reimagined shopping district is only ¼-mile away. Post Oak

Boulevard, on the plaza's doorstep, is being transformed into a red-carpet pedestrian gateway of tree-lined streets. The Galleria's newly completed \$300 million mega-luxury renovation offers 400 iconic options, from Chanel to Versace. The new Post Oak Hotel, the city's only AAA Five-Diamond destination, attracts savvy business and leisure travelers alike. Post Oak Plaza's popular dining and retail mix is the perfect complement to the neighborhood.

Nearby trendy neighborhoods, like Uptown, The Memorial Villages, Tanglewood, River Oaks and West University Place boast median income levels of \$1200,000 to \$160,000, driving major buying power to Post Oak Plaza. The Uptown Business District is renowned for its high-rent residential towers and prestigious retailers—even more than Downtown Houston and the Texas Medical Center.

SHOP



\$3.63B

Annual Gross Retail Sales (2014)

DINE



100+

Cafés, Wine Bars & Restaurants

STAY



30M

Visitors Per Year

WORK



90%

Class A Occupancy Rate

LIVE



180,000+

Residents Within a 3-Mile Radius

HOME TO HOUSTON'S BIG SPENDERS

POST OAK PLAZA

Post Oak Boulevard & San Felipe Road
Houston, Texas

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

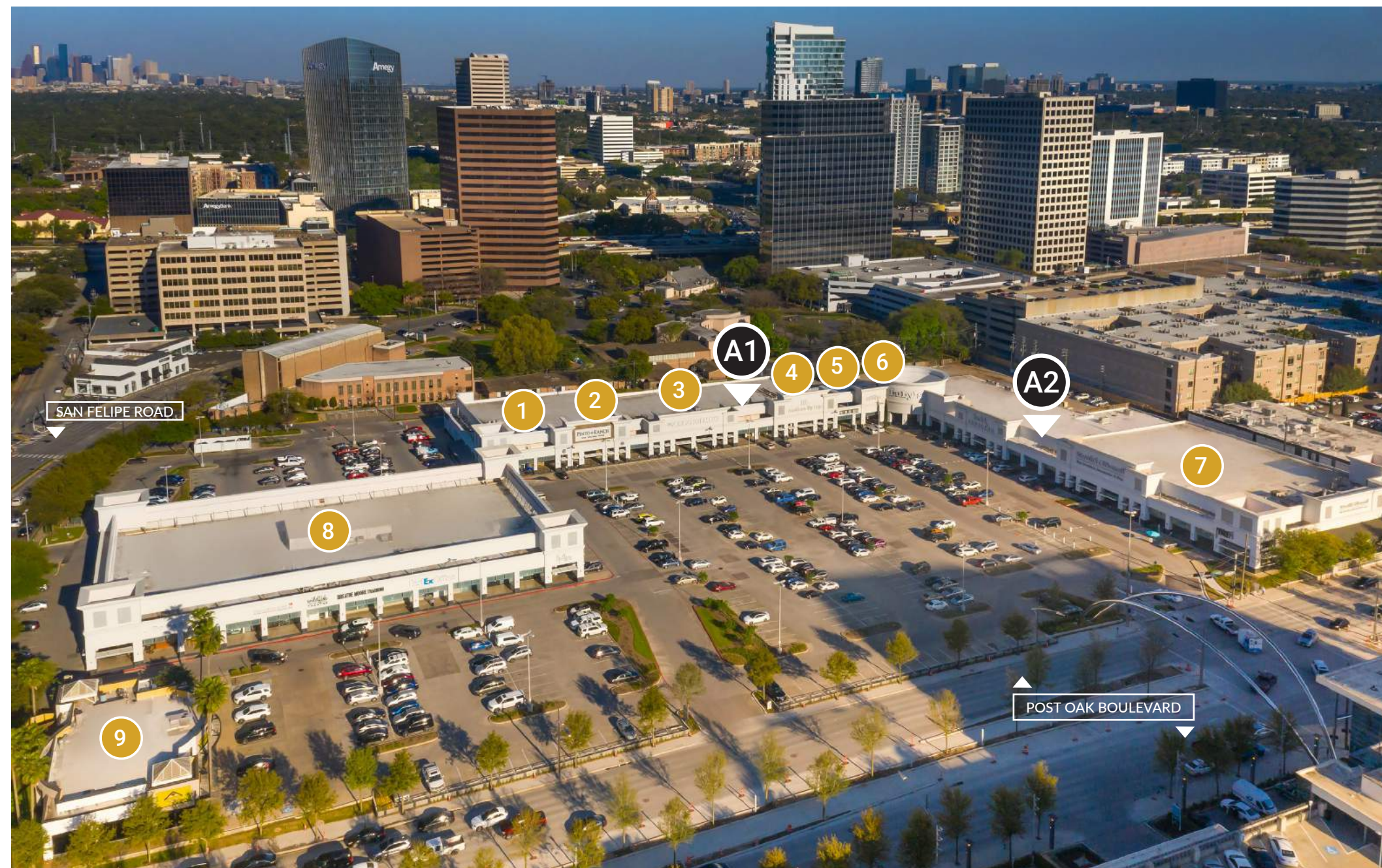
PARKING REQUIREMENTS

RETAIL (4 SPACE/1,000 S.F.)	97,514 S.F.	390 SPACES
RESTAURANT (4 SPACE/1,000 S.F.) (RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS)	27,426 S.F.	110 SPACES
RESTAURANT (8 SPACE/1,000 S.F.) (RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)	7,657 S.F.	62 SPACES

TOTAL PARKING REQUIRED	599 SPACES
TOTAL PARKING PROVIDED	687 SPACES
TOTAL H.C. PARKING REQUIRED (RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)	13 SPACES
TOTAL H.C. PARKING PROVIDED	18 SPACES



BIG, BUSTLING AND **READY** FOR BUSINESS



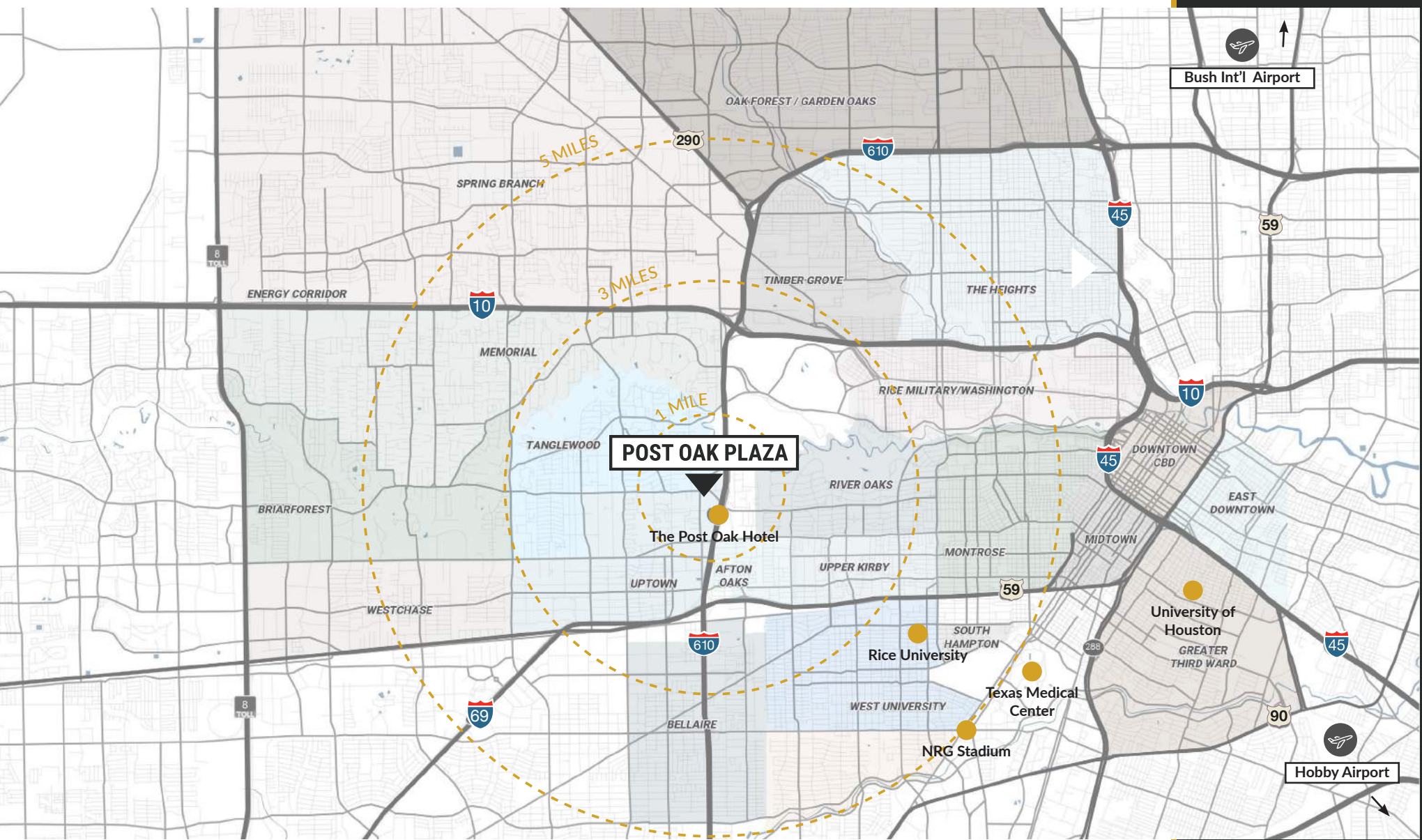
- 1 BERRY HILL
- 2 PINTO RANCH
- 3 THE ARRANGEMENT
- 4 MADISON LILY RUGS
- 5 POST OAK NAIL LOUNGE
- 6 KID TO KID

- 7 MASRAFF'S. MEREDITH O'DONNELL. ZADOK JEWELERS. LUBY'S.
- 8 HOME SOURCE. PANERA BREAD. SENSIA DAY SPA. UPS. MERCHANT CAFE. THE LITTLE BIRD. BREATHE MOORE TRAINING. FIVE GUYS. FEDEX. TOYS TO LOVE. EYE ELEGANCE.

- 9 CALIFORNIA PIZZA KITCHEN
- A1 AVAILABLE SPACE 4,011 SF
- A2 AVAILABLE SPACE 7,770 SF



A COVETED ADDRESS WITH EASY ACCESS & CONNECTIVITY



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2018 Estimate	18,801	181,385	504,219
2023 Projection	19,794	192,934	533,586
2010 Census	15,621	159,245	448,772
Projected Annual Growth 2018-2023	1.1%	1.3%	1.2%
Daytime	21,135	132,459	475,691

Estimated Household

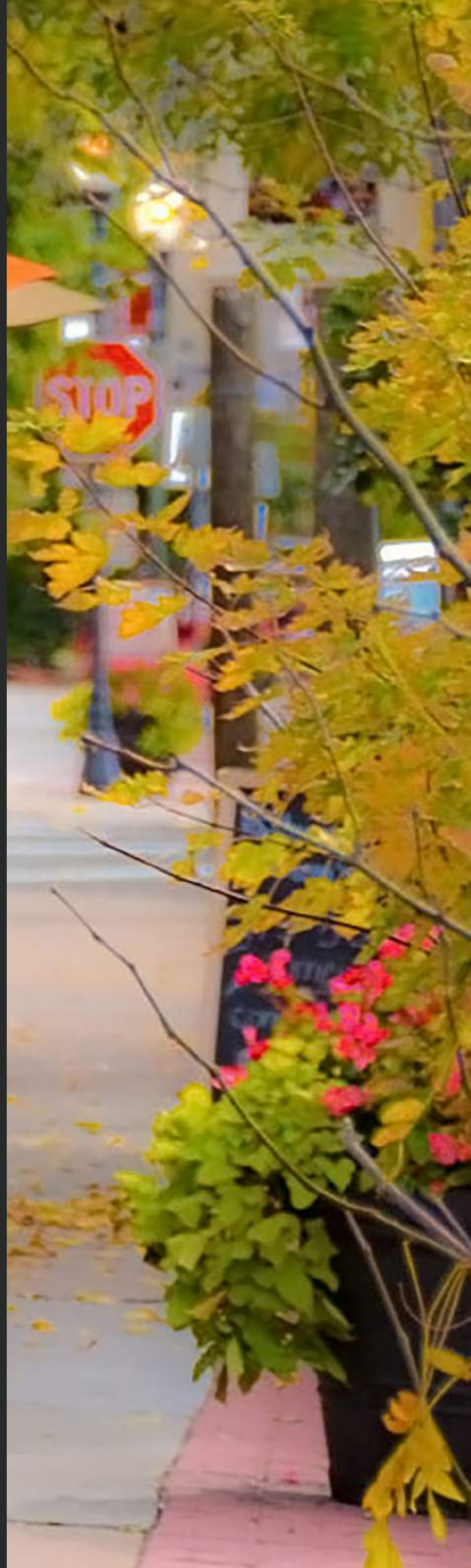
Income	1 mile	3 miles	5 miles
2018 Average HH Income	\$152,610	\$149,955	\$139,113
2018 Median HH Income	\$113,337	\$101,701	\$96,226

Household	1 mile	3 miles	5 miles
2018 Estimate	11,520	91,427	238,072
2023 Projection	12,386	99,171	257,674
2010 Census	9,088	77,299	202,984
Projected Annual Growth 2018-2023	1.5%	1.7%	1.6%

Traffic Counts	Cars per day
San Felipe Rd.	40,000
Post Oak Blvd.	33,000

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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