

## RETAIL & OFFICE SPACE AVAILABLE IN UPDATED, CONTEMPORARY MIXED-USE BUILDING IN MIDTOWN!



### AVAILABLE

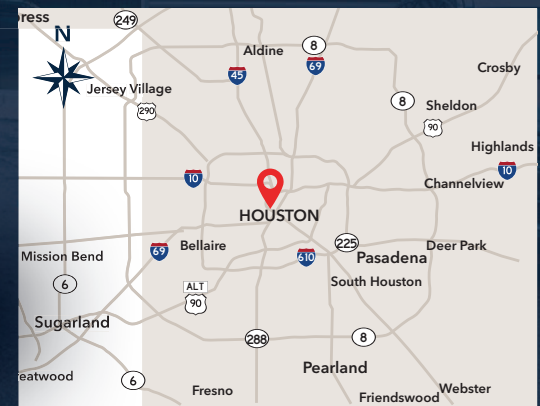
- 4,147 SF OFFICE SPACE - SUITE 100
- 2,437 SF - SUITE 220
- 1,681-3,600 SF RETAIL/OFFICE SPACE WITH 650+ SF PATIO

### HIGHLIGHTS

Situated in the vibrant Midtown submarket south of the Houston CBD and St. Joseph Medical Center, 1500 McGowen is surrounded by new multi-family, townhome and retail development.

**THE MIXED-USE MIDTOWN SUBMARKET HAS EVOLVED INTO A MAJOR EPICENTER FOR ARTS, COLLABORATIVES, EATERIES, AND NIGHTLIFE.**

1500 McGowen Street has convenient access to the Hwy 59 entrance ramp and downtown. The METRORail Red Line runs directly through Midtown along Main Street with the McGowen Station just four blocks from the property.





OFFICE ENTRANCE ON MCGOWEN



EXTERIOR VIEWS

BUSY INTERSECTION ON MCGOWEN & LA BRANCH



**1,681-4,147 SF  
RETAIL/OFFICE  
SPACE WITH  
650 SF PATIO  
AVAILABLE**

INSIDE UPDATED,  
CONTEMPORARY  
MIXED-USE  
BUILDING

CONVENIENT PARKING: 3 ON SITE LOTS



PATIO AREA FOR RETAIL/OFFICE USE





BUILDING ENTRANCE ON MCGOWEN



INTERIOR VIEWS

RETAIL/OFFICE ENTRANCE FROM LOBBY



NEWLY RENOVATED LOBBY



NEARLY FULLY LEASED BUILDING



## METRORAIL SYSTEM PLAN



Graphic content from Metro

## GROWING URBAN AREA

MIDTOWN IS A HOT SPOT FOR NEW DEVELOPMENT WITH OVER 50% POPULATION GROWTH SINCE 2012.

The area of Midtown (east of Main St) will be completely transformed over the next 5 years through private and public funds. The Midtown Redevelopment Authority alone is projected to spend \$30+ MILLION creating an URBAN ENVIRONMENT with more walkable and bikeable areas, and a balance of housing, jobs, and transportation choices where people from all walks of life can live/work/play.

## TRANSIT ORIENTED

The U.S. 59 entrance ramp and the METRORail line are conveniently nearby. The METRO Red Line runs along Main St. connecting Downtown, Midtown Houston, the Museum District, and Texas Medical Center. Many bus and bike routes make vital connections to neighboring districts.

## CENTRALLY LOCATED

Midtown is conveniently located between the CBD and the Texas Medical Center.



93 SPACES AVAILABLE FOR USE AFTER 4:30 PM/5 PM



## PARKING

### GATED SURFACE PARKING

1500 McGowen has both gated surface parking and retail parking.

- Lots 1 & 2 are on-site
- Lot 3 is close by (at the corner of Austin & McGowen)

### PARKING LOT 1

30 SPACES

### PARKING LOT 2

33 SPACES

### PARKING LOT 3

30 SPACES

3.1/1,000

PARKING RATIO



### LEGEND

- +++++ METRORail Line
- Completed Projects
- Projects in Design/Construction
- Planned Projects

**MAIN STREET CORRIDOR**  
Significant capital projects, including Midtown Park, Main Street Streetscape, and Holman Streetscape, are taking place along the Main Street Corridor. Many are already complete.

**CAROLINE STREET RECONSTRUCTION**  
This \$15 million reconstruction includes safety and convenience enhancements, rain gardens, seasonal displays, dedicated bicycle lane, and custom furnishings. Construction is underway.

## NEW & PLANNED MIDTOWN STREETS & PARKS

### PROJECTS

- Brazos Street Reconstruction
- Main Street Enhancement Project
- Holman Streetscape
- Caroline Street Reconstruction
- Baldwin Park
- Bagby Street Greenroads Project
- Bagby Park
- Midtown Park

Midtown Houston has successfully revitalized the portion of Midtown west of Main Street. Over the next 5 years, East Midtown will get its turn. Enhanced roadways, bike lanes, new parks, traffic lights, and relaxed parking requirements, are all part of Midtown's plan to attract new development to the area, bridge together East Midtown, West Midtown, and Downtown, and create an urban, walkable environment. 1500 McGowen is just one of many mixed use projects coming to the neighborhood.

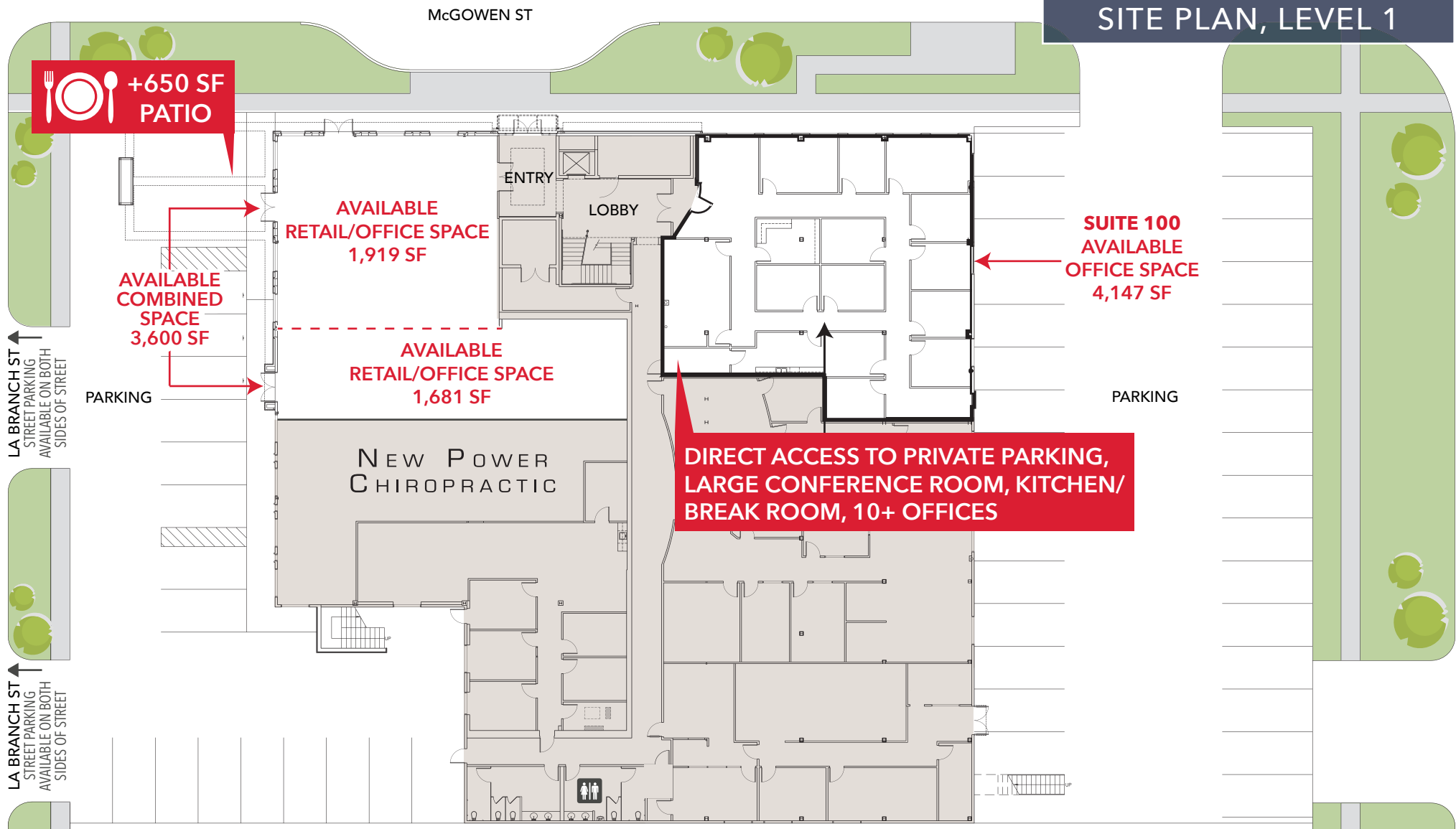
Graphic content from Midtown Houston



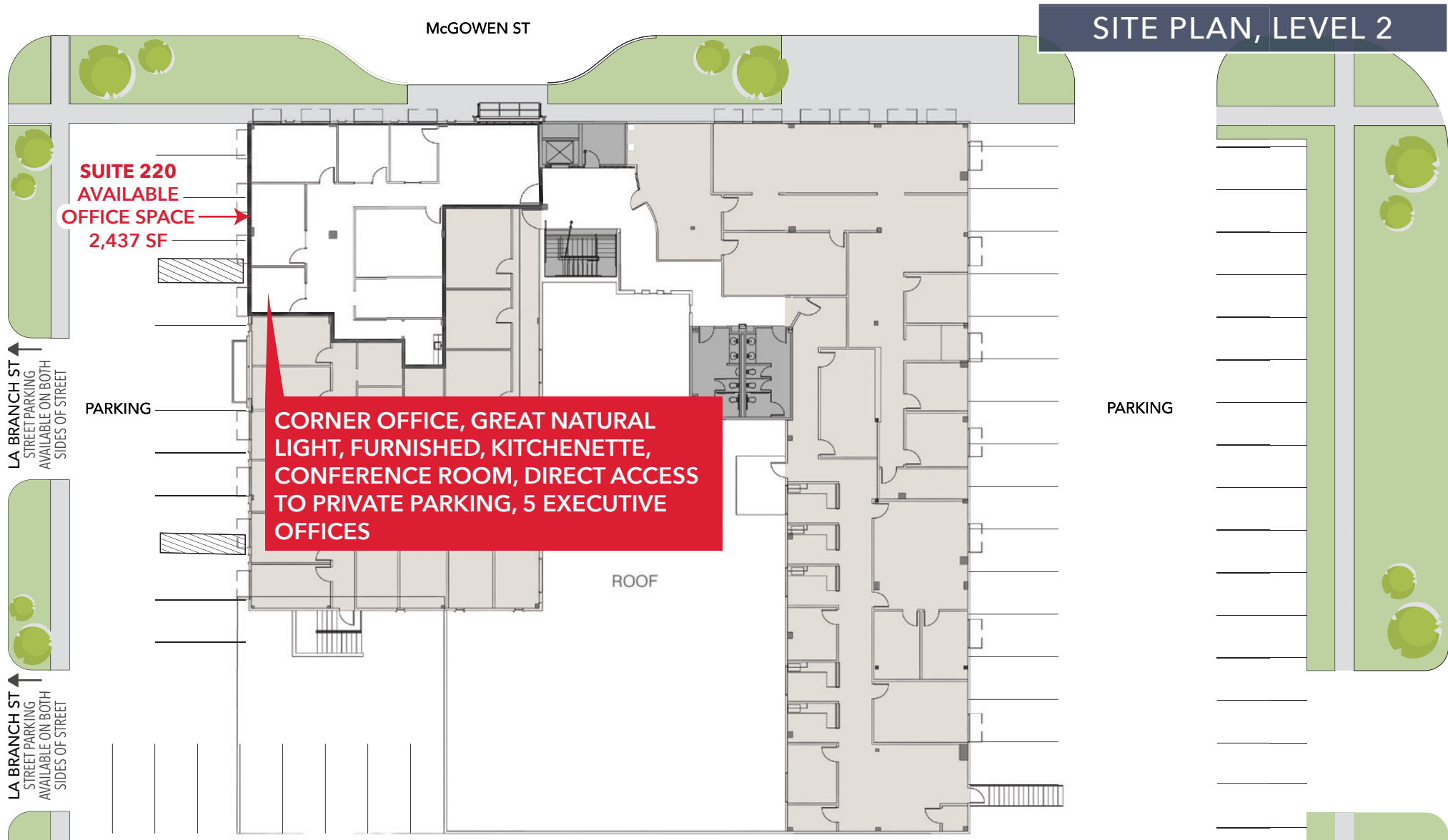




**SITE PLAN, LEVEL 1**









### WHOLE FOODS

The 40,000 sf store will open on the 1st floor of a mixed-use project in Midtown November 2019.

🚗 4 minutes to site



### THE GYPSY POET

Artisan pizza studio.

🚶 4 minutes to site



## MIDTOWN HOT SPOTS

### RETROSPECT

Locally roasted coffee, craft beer, interesting wines, paninis, crepes, muffins and pastries. Vegetarian and vegan.

🚶 12 minutes to site



### INNOVATION HUB

Rice University is transforming the former Sears building in Midtown Houston into The Ion, an innovation hub.

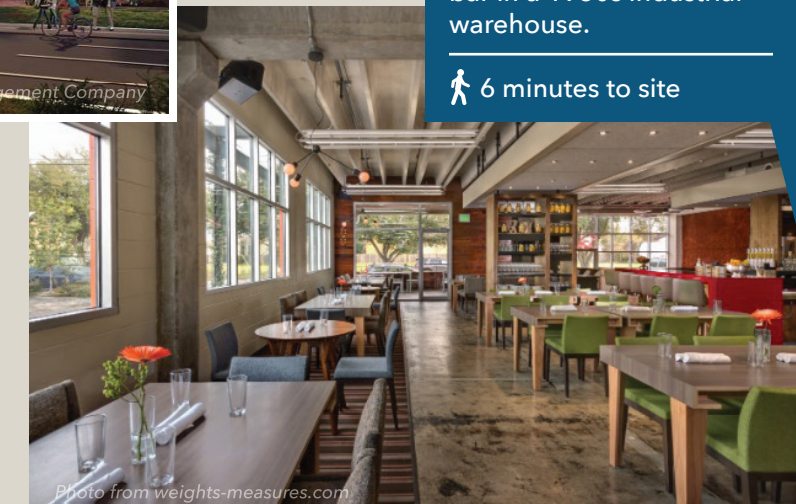
🚗 4 minutes to site



### WEIGHTS + MEASURES

Casual neighborhood restaurant, bakeshop and bar in a 1950s industrial warehouse.

🚶 6 minutes to site





**VENTANA AT MIDTOWN**  
4001 Fannin  
Year Built: 2001  
Units: 254

🚗 3 minutes to site

**SAN JACINTO**  
3817 Fannin  
Year Built: 1940  
Units: 37

🚗 5 minutes to site

**1624 HOLMAN**  
Year Built: 1938  
Units: 56

🚶 12 minutes to site

**PROPOSED & CATTY  
CORNER TO SITE:**  
**ATMA AT MCGOWEN**  
1403 McGowen  
Year Built: 2022  
Units: 71

🚶 1 minute to site

## MIDTOWN APARTMENTS

**EAST OF  
MAIN STREET:**

**THOUSANDS OF  
APARTMENT UNITS  
OPEN, PLANNED &  
UNDER  
CONSTRUCTION**



**WALK SCORE®**  
**VERY WALKABLE (77)**



**TRANSIT SCORE®**  
**EXCELLENT TRANSIT (78)**



**682 ADDITIONAL APARTMENT UNITS  
ARE SCHEDULED TO OPEN BY 2022**

**MIDTOWN GROVE**  
3603 Chenevert St  
Year Built: 2012  
Units: 51

🚶 15 minutes to site

**DREWERY PLACE**  
2850 Fannin  
Year Built: 2019  
Units: 357

🚶 9 minutes to site

**2111 AUSTIN**  
Year Built: 2020  
Units: 214

🚶 7 minutes to site

**KOWLES-TEMENOS**  
1719 Gray  
Year Built: 2009  
Units: 43

🚶 9 minutes to site



## DEMOGRAPHICS

### TRADE AREA BY BLOCK GROUPS



### RADIUS

### 1 MILE

### 2 MILE

### 5 MILE

|  |                                 |        |        |         |        |         |
|--|---------------------------------|--------|--------|---------|--------|---------|
|  | <b>2020 Daytime Employees</b>   | 39,449 |        | 196,920 |        | 593,846 |
|  | Travel time to job: <30 minutes | 10,684 | 78.74% | 38,554  | 75.65% | 161,613 |



### Population

|                               |        |         |         |
|-------------------------------|--------|---------|---------|
| 2010                          | 16,991 | 80,526  | 404,073 |
| 2020                          | 23,700 | 102,581 | 474,376 |
| 2025 Projection               | 25,253 | 107,893 | 494,354 |
| Growth 2010 - 2020            | 3.9%   | 2.7%    | 1.7%    |
| Growth 2020 - 2025 Projection | 1.3%   | 1.0%    | 0.8%    |



### 2020 Population by Age

|            |      |      |      |
|------------|------|------|------|
| Median Age | 37.8 | 36.7 | 35.7 |
|------------|------|------|------|



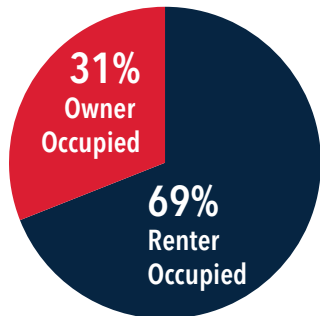
### 2020 Population by Education

|                           |     |     |     |
|---------------------------|-----|-----|-----|
| Bachelor Degree or Higher | 52% | 45% | 43% |
|---------------------------|-----|-----|-----|



### 2020 Income

|                      |           |           |           |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$101,161 | \$106,264 | \$103,147 |
|----------------------|-----------|-----------|-----------|



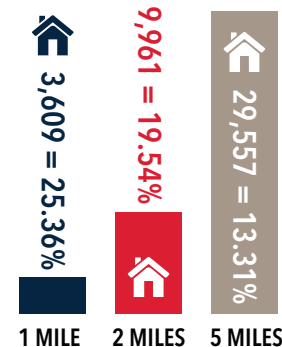
**2 MILE 2020  
OCCUPIED HOUSING**



**2020  
MEDIAN HOME VALUE**



**2020  
HOUSING UNITS**



**2020 HOUSING UNITS  
BUILT 2010+**