

**HICKS**  
ventures

eLEVEN 77

*embrace the curves*

AT 1177 WEST LOOP SOUTH

# ELEVEN 77

**18 ENGAGING STORIES**

**360° HIGH-END SUITE OF AMENITIES**

**\$6-MILLION RENOVATION**

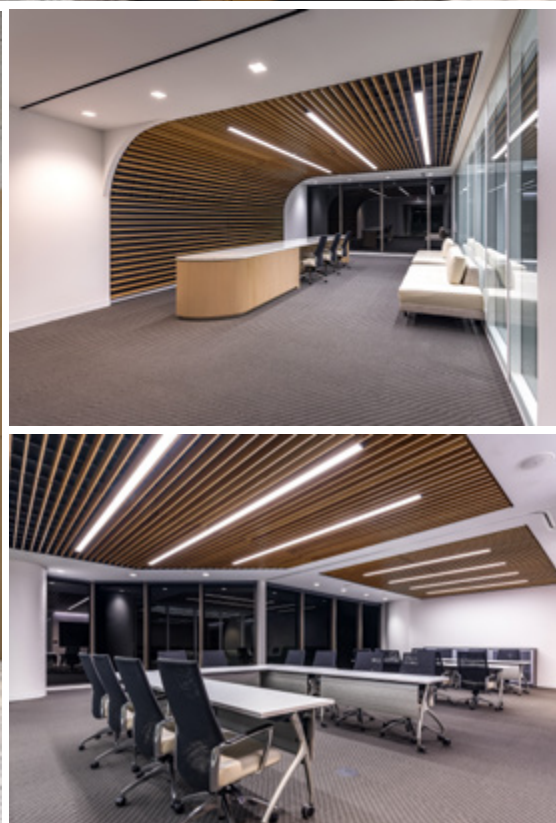


- Exceptional Visibility
- Unparalleled Park Views
- Unobstructed Views with Floor to Ceiling Glass
- State-of-the-Art Conference Center
- High-Performance Fitness Center
- Convenient Onsite Café
- Outdoor Patio
- Ideal Access + Prominent Location
- Onsite Ownership and Management
- 24-hour Security Concierge
- Monument and Building Signage



# renovations

INVESTING IN YOUR EXPERIENCE



ULTRA-MODERN LOBBY

STATE-OF-THE-ART CONFERENCE CENTER

TECH SAVVY AND FLEXIBLE WITH A PREFUNCTION/RECEPTION AREA, THIS SET UP IS DESIGNED TO ACCOMMODATE MULTI-PURPOSE USES WITH A FOCUS ON TRAINING/CLASSROOM LAYOUTS.



HIGH SPEED WIFI



PLUG AND PLAY SET UP



STATE-OF-THE-ART TECHNOLOGY



TWO INTERCONNECTED ROOMS TO MEET YOUR NEEDS

# conference center

FLEXIBLE COLLABORATION AREA



# fitness center

NEXT-LEVEL RENEWAL



**HIGH PERFORMANCE FITNESS FACILITY WITH EQUIPMENT CONNECTED TO TV, WEB AND WIFI. WITH VIEWS OF THE SURROUNDING GREEN SPACE, FITNESS HAS NEVER BEEN SO REJUVENATING.**



TV + WEB + WIFI



PERSONAL AUDIO AND VISUAL SYSTEMS TO TRACK PROGRESS + GOALS



FULL SERVICE LOCKER ROOMS

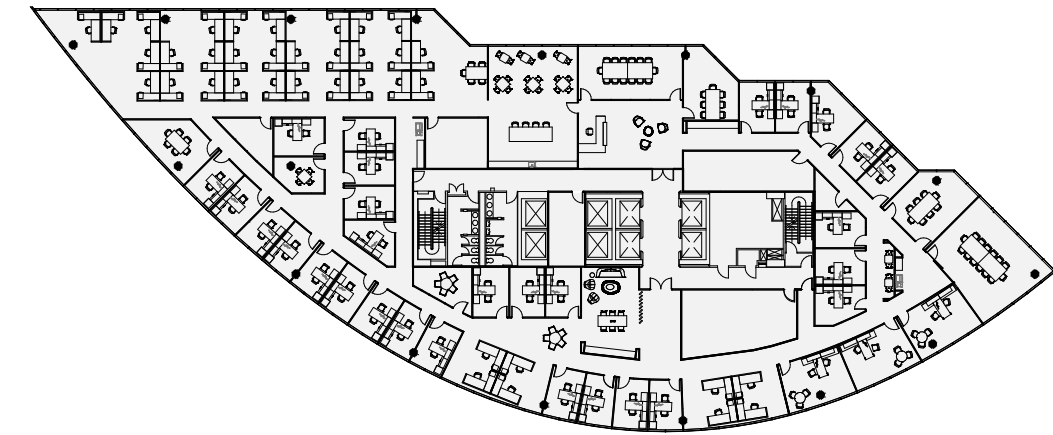
# availability



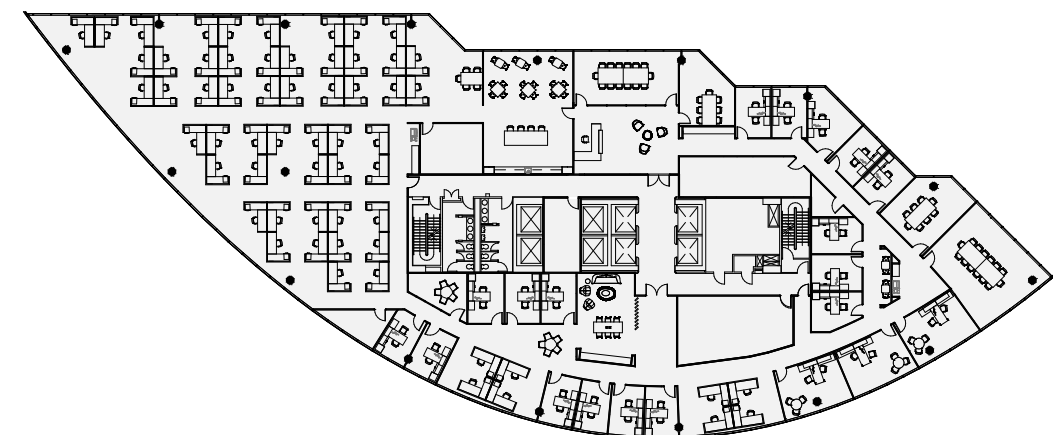
	<b>Suite 1800</b>	17,132 SF
	<b>Suite 1717</b>	1,246 SF
	<b>Suite 1660</b>	1,731 SF
	<b>Suite 1600</b>	5,506 SF
	<b>Suite 1590</b>	6,553 SF
Spec Suite	<b>Suite 1580</b>	2,978 SF
Spec Suite	<b>Suite 1500</b>	3,886 SF
Available 11/30/21	<b>Suite 900</b>	14,453 SF
	<b>Suite 850</b>	6,135 SF
Available 9/1/21	<b>Suite 500</b>	4,843 SF
	<b>Suite 450</b>	16,121 SF
	<b>Suite 300</b>	19,645 SF
	<b>Suite 200</b>	5,833 SF

## HOSPITALITY FEEL WITH INNOVATIVE SOLUTIONS

### TRADITIONAL LAYOUT



### OPEN LAYOUT

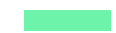


# memorial park

URBAN WILDERNESS



## ADVENTURE AWAITS



Direct Access to Memorial Park

Lush green views of the 1,500 acre park.

**250**  
acre golf  
course

**30+**  
miles of trails

**5+**  
recreational +  
sports areas

**\$205M**  
redevelopment



## 10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.

  
connectivity and  
resiliency projects

  
cultural and  
recreational  
amenities

  
ecological  
restoration

# great access

AT THE CENTER OF IT ALL



## EXPLORE THE NEIGHBORHOOD

just minutes away

With retail, dining, residential and office so close, you'll never want to leave.

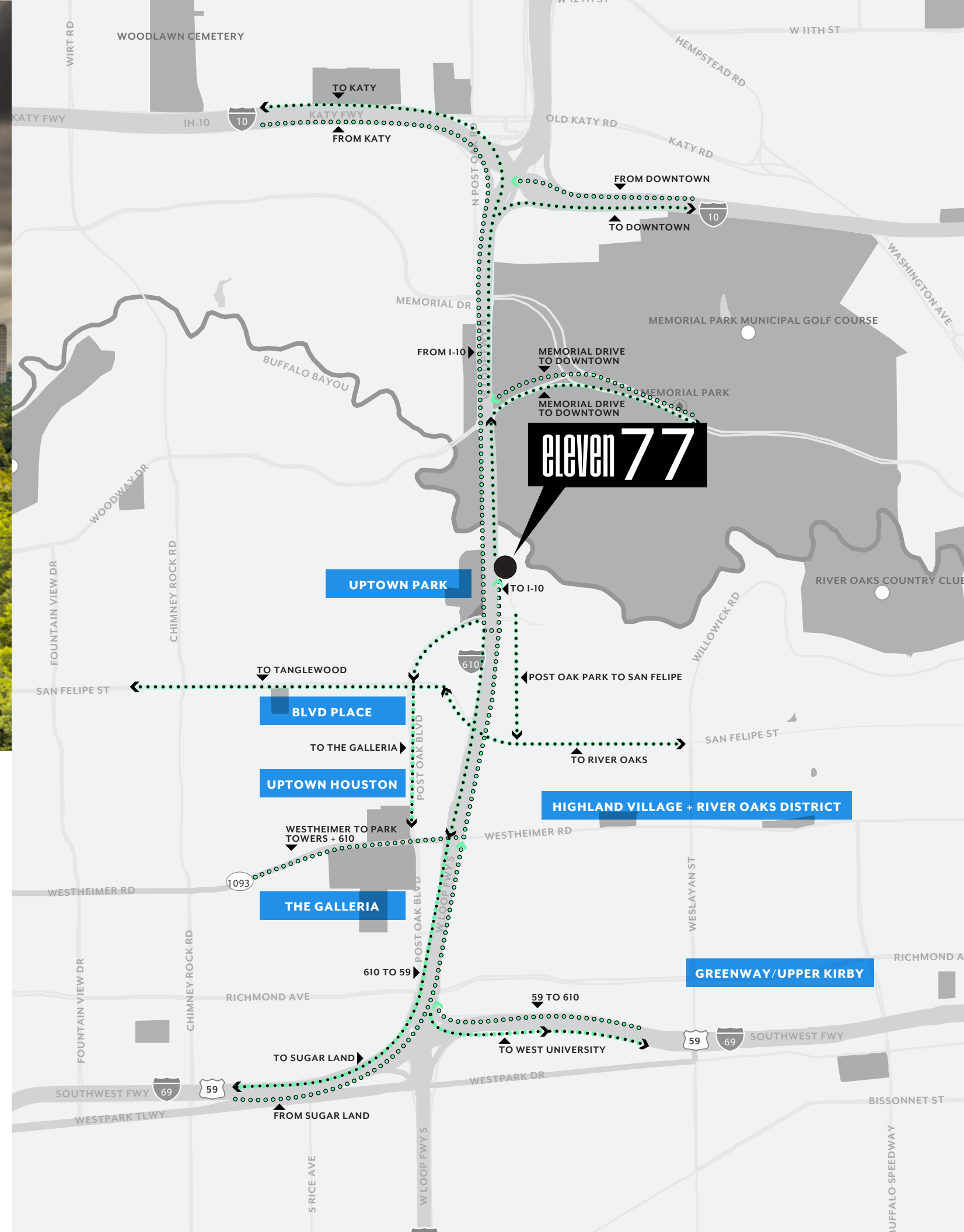
**5**  
minute drive to  
BLVD PLACE

**7**  
minute drive to  
THE GALLERIA

**2**  
minute drive to  
UPTOWN PARK

**5**  
minute drive to  
RIVER OAKS  
DISTRICT

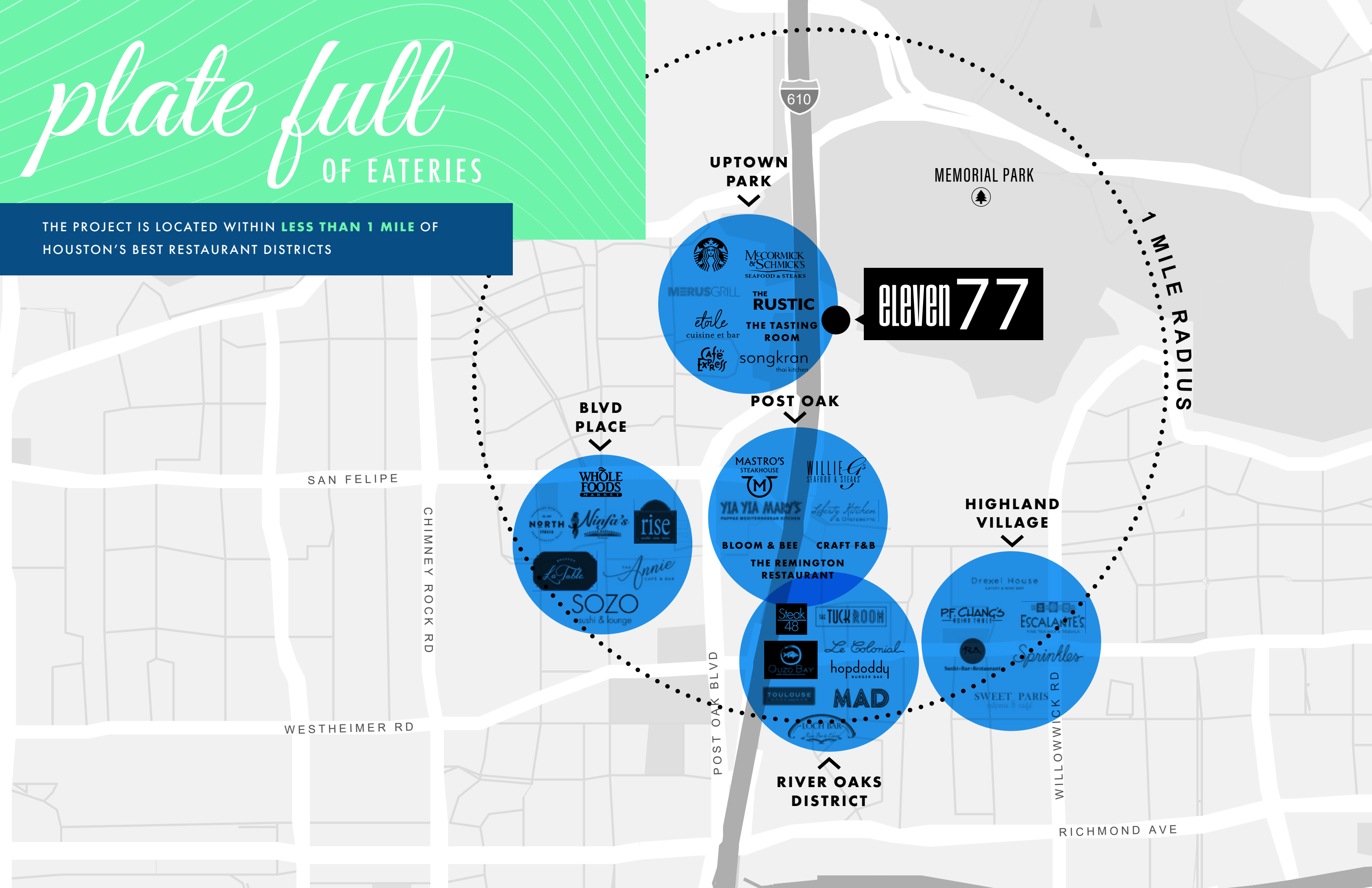
**5**  
minute drive to  
MEMORIAL  
PARK

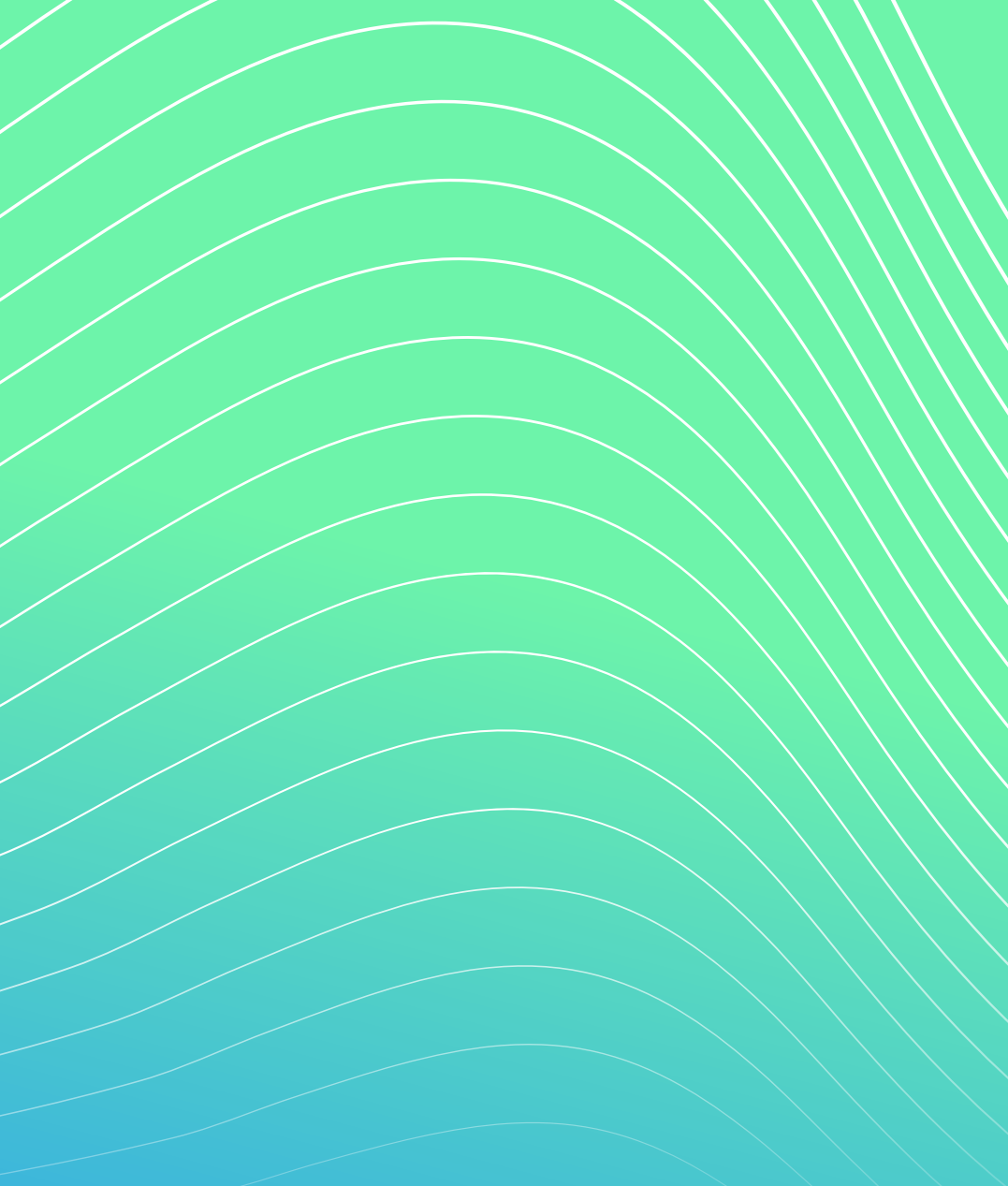




# plate full OF EATERIES

THE PROJECT IS LOCATED WITHIN **LESS THAN 1 MILE** OF HOUSTON'S BEST RESTAURANT DISTRICTS





## FOR LEASING INFORMATION

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