

2180 & 2190 NORTH LOOP W

Houston, TX 77008

HIGH PERFORMING NEIGHBORHOOD OFFICE BUILDINGS | POTENTIAL COVERED LAND PLAY

PREMIER URBAN LOCATION
GREATER HEIGHTS | OAK FOREST | GARDEN OAKS

CONFIDENTIAL OFFERING MEMORANDUM



2180 & 2190 NORTH LOOP W

OAK FOREST

GARDEN OAKS



NORTH LOOP FWY.

LAZYPBROOK /
TIMBERGROVE

THE OPPORTUNITY

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire a 100% fee-simple interest in 2180 & 2190 North Loop West (the “Property”), two neighborhood office buildings prominently positioned on a prime 4.77-acre site along the recently renovated and expanded Interstate 610 Loop North (I-610 Loop North) — Houston’s North Loop Freeway. Situated within the Oak Forest / Garden Oaks / Greater Heights multi-family submarket, the Property represents a marquis redevelopment site and is currently comprised of two well-performing office buildings totaling approximately 135,882 square feet and structured parking that provides ample on-site parking.

With a coveted infill location, the Property is ideally situated adjacent to Houston’s premier urban infill neighborhoods and within 10 minutes of the Central Business District (CBD) and the Galleria. The Property also presents a tremendous opportunity for any office investor and/or User seeking out exception access to both key corporate business centers and the surrounding residential population.

2180 & 2190 North Loop W offers investors, owner-users and developers the opportunity to acquire a quality asset situated on a 4.77-acre redevelopment site in close proximity to The Heights in Houston, Texas.

ASSET PROFILE

PROPERTY ADDRESS	2180 North Loop West, Houston, TX 77018	2190 North Loop West, Houston, TX 77018	Total
BUILDING SIZE	±72,813 SF	±63,069 SF	±135,882 SF
SITE SIZE	2.37 Acres	2.4 Acres	4.77 Acres
OCCUPANCY	76.5%	87.9%	81.7%
YEAR BUILT	1979	1977 1992	
STORIES	5	4	
PARKING/RATIO	4 / 1,000 SF	4 / 1,000 SF	4 / 1,000 SF

INVESTMENT HIGHLIGHTS

- ▶ **HIGH-PERFORMING NEIGHBORHOOD OFFICE BUILDINGS**
 - Highly visible location that would be well-suited for new multi-family development.
 - Well-maintained with proactive ownership investment
- ▶ **PRIME REDEVELOPMENT SITE - 4.77 ACRES**
 - No zoning restrictions
 - Site with visibility and frontage to Interstate-610 feeder road
 - Proximity to The Heights, Garden Oaks, Oak Forest, Lazybrook, Timbergrove and Shady Acres
- ▶ **PREMIER URBAN INFILL LOCATION - GREATER HEIGHTS**
 - Historic homes, Class A townhomes and multifamily developments
 - Quaint retail shops, high-end restaurants and cafes
 - Founded in 1891 and incorporated in 1896, the Historic Houston Heights is considered Texas’ first planned-community
- ▶ **DEVELOPMENT BOOM IN SURROUNDING AREA**
 - New and adaptive re-use activity flourishing, maintaining the area’s historic charm with area developments such as Lowell Street Market, Heights Waterworks, Heights Mercantile, H-E-B on North Shepherd, Houston Farmers Market and Heights Central Station
 - High demand for Heights area properties and developments
 - Superior demographics as average housing values in a 5-mile radius are \$597,916 or 58% above the Houston MSA average



Rainbow Lodge



Aladdin Mediterranean Grill



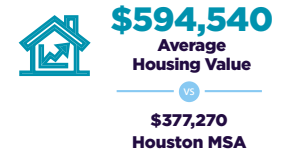
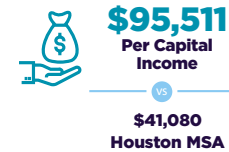
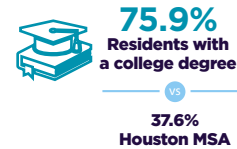
King's Bierhaus



Heights Cigar Lounge

DYNAMIC HEIGHTS LOCATION

- » Easy access to key centers of commerce, including the CBD, Galleria and Washington Avenue — a high-growth corridor connecting The Heights with the CBD.
- » Central location for the entire employment spectrum — comprising executive decision makers and young professionals.
- » The Heights is one of Houston's most sought-after urban enclaves featuring historic single-family homes, popular retail shops, high-end restaurants, and Class A townhomes and multifamily.
- » The Heights' exceptional demographics:



Cedar Creek Bar & Grill



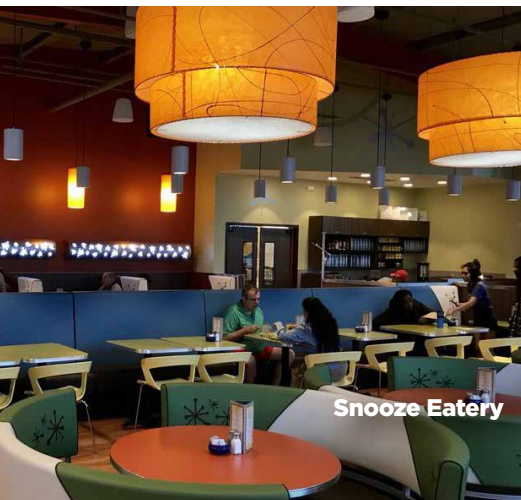
Lululemon



Boomtown Coffee



Eight Row Flint



Snooze Eatery



Jeni's Ice Creams



Moonshine Deck



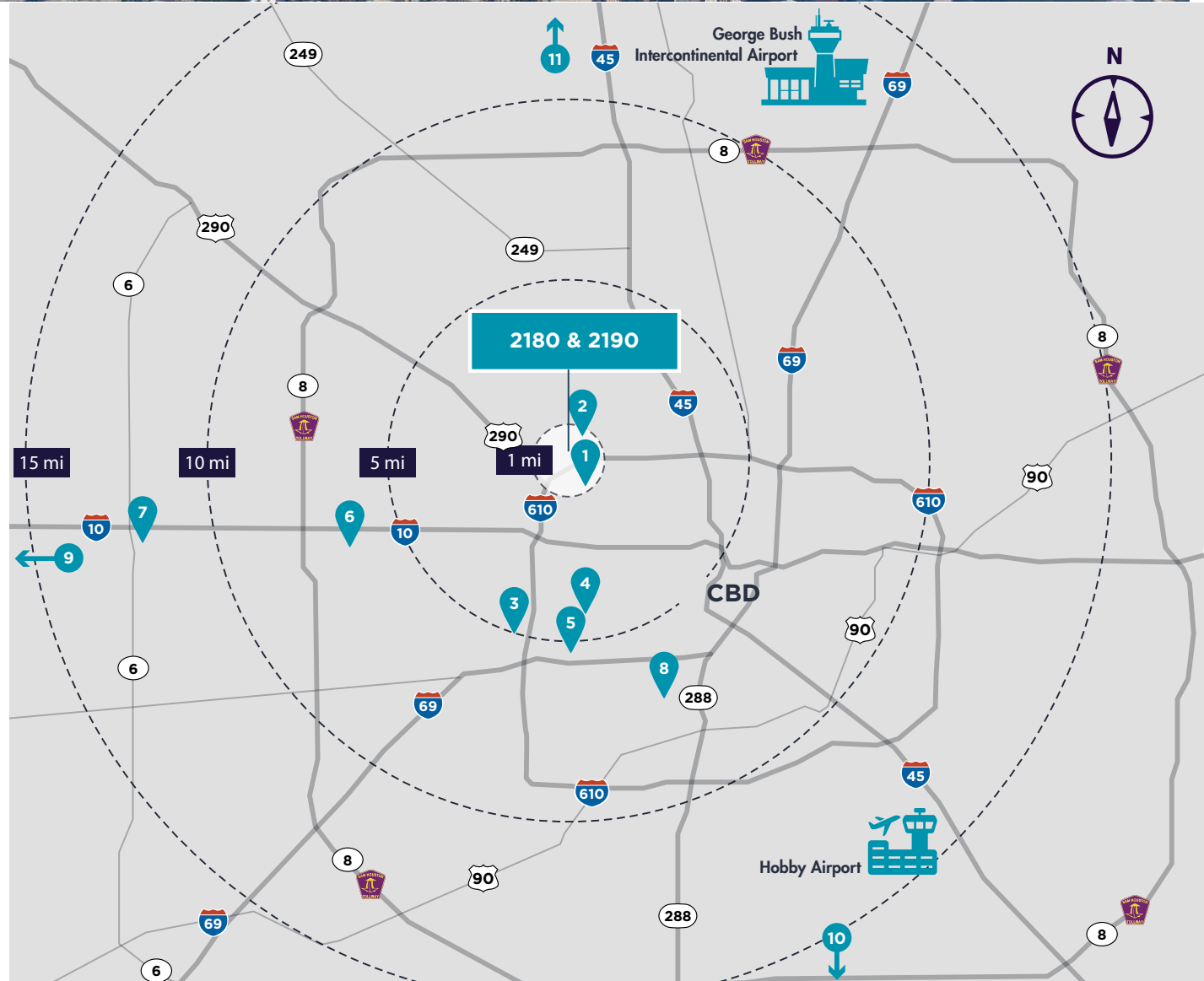
Studio Fitness



SUPERIOR REGIONAL ACCESSIBILITY

- » Prominently positioned along I-610 Loop North, which connects the most central part of Houston.
- » Coveted “Inside the Loop” address with exceptional access to seven major highways and interstates — Interstates 10, 45, and 610, US-59 and US-290, Beltway 8, and the Hardy Toll Road.
- » The newly completed \$2.4-billion reconstruction and expansion of US-290 included an upgraded interchange at I-610 only one mile west of the Property.
- » Recent highway improvements in the area have modernized and improved mobility, directly benefiting this site at 2180 & 2190 North Loop.

	Location	Drive Time (Minutes)	Distance (Miles)
1	The Heights	4	1
2	Oak Forest/Garden Oaks	5	1
3	Galleria/Uptown	8	5.5
4	River Oaks	12	5.5
5	Greenway Plaza	13	7.5
6	Memorial City	13	10
7	Energy Corridor	15	14
8	Texas Medical Center	15	17
9	Katy	25	25
10	Pearland	30	30
11	The Woodlands	36	32



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