



401 FRANKLIN ST, HOUSTON, TX 77201

CBRE

Welcoming Tenants Fall/October 2021



FOOD MARKET

51,114
Sq. Ft.



HOTEL

93,850
Sq. Ft.



RETAIL

122,939
Sq. Ft.



OFFICE

168,455
Sq. Ft.



MUSIC VENUE

97,501
Sq. Ft.



OFFICE PARKING RATIO

2:1000
Surface



ROOFTOP GREENSPACE

5.5
Acres



WALK SCORE

80
Very Walkable

A Landmark Transformed

Built in 1934 as Houston's Grand Central Station, and repurposed as the Barbara Jordan Post Office in the late 1950's, POST aims to reinvigorate the city's Theatre District with an adaptive reuse cultural epicenter linking past and future.



A Uniquely **Historic Addition** to Downtown Houston

POST will be anchored around three distinct districts - **the X, the O and the Z atriums**. These three atriums, excavated from the existing structural grid, will bring light into the depth of the building.

Immersive Art Atrium



“This forward-thinking development is breaking away from the traditional [retail] model by creating a cultural epicenter that brings local and international cuisine, retail, art, music and innovation to our Theatre District”

The Honorable Sylvester Turner,
Mayor of Houston.



Food Market Atrium

Office/Coworking Atrium



The Vision For POST Houston

Dutch architectural firm, Office of Metropolitan Architecture (OMA), is transforming POST into a cultural campus for Downtown Houston. Their designs are bringing life to the former post office turned mixed-used destination.



The New Cultural EPICENTER



WASHINGTON
CORRIDOR

BUFFALO
BAYOU
PARK

SAM
HOUSTON
PARK

DOWNTOWN

MONTROSE

MINUTE
MAID
PARK

DISCOVERY
GREEN

POST

HOUSTON AVE

WASHINGTON AVE

MEMORIAL DR

FRANKLIN ST

TAFT ST

W DALLAS ST

SMITH ST

LOUISIANA ST

CAPITOL ST

RUSK ST

MAIN ST

W GRAY ST

45

10

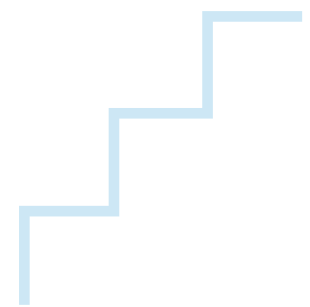
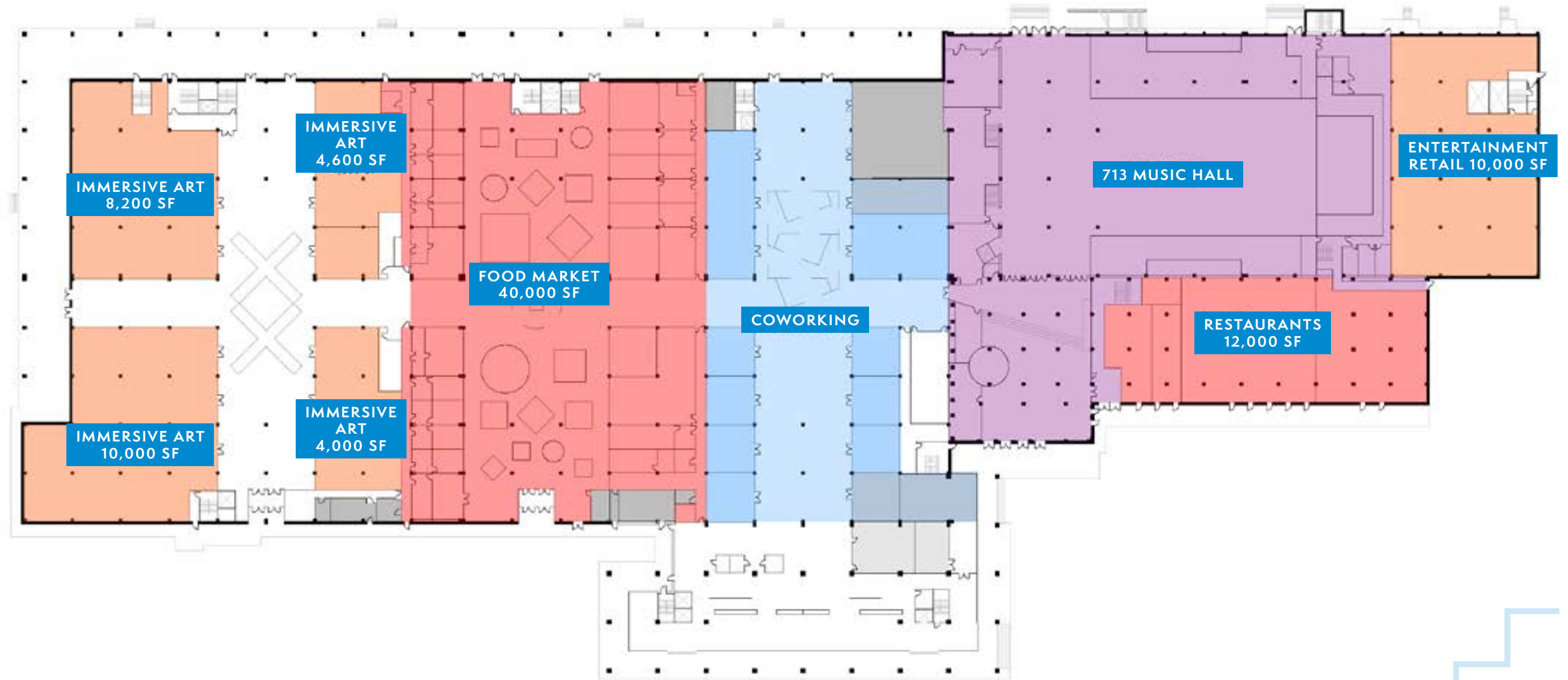
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69

Work Where **the View** Inspires

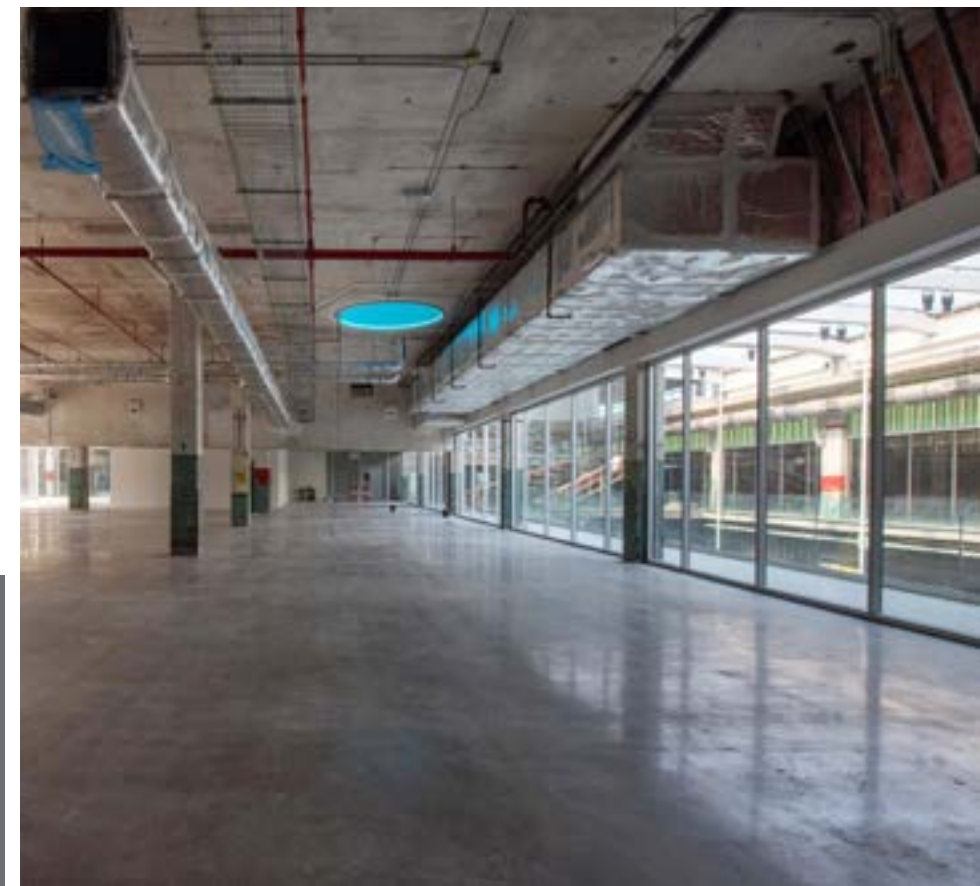
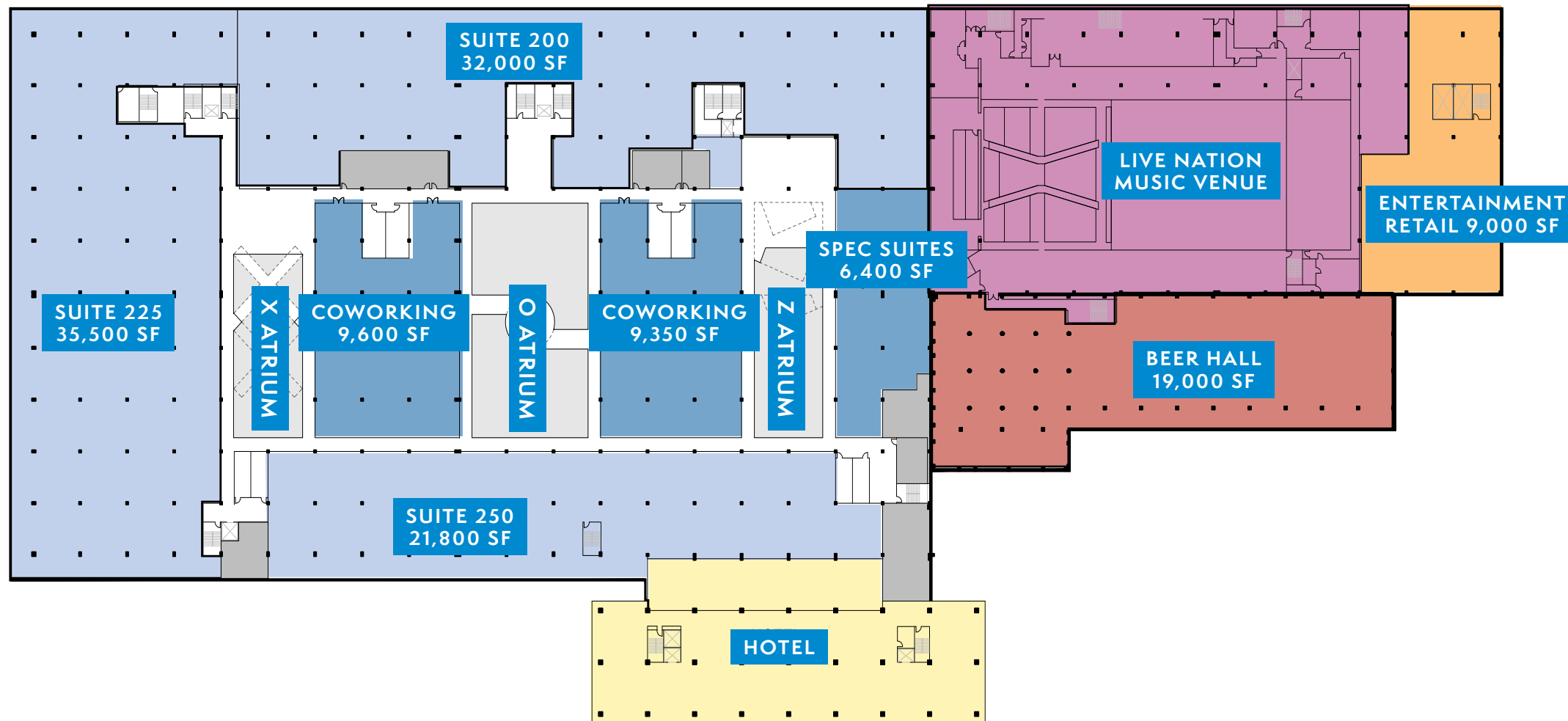


Ground Floor Site Plan



Second Floor Office Site Plan

POST



Large open floor plates allow for flexible office layouts that facilitate collaborative work.

The Z Atriums stair's large platforms and learning stairs are designed to make collaboration easy.

Oversized frosted glass skylights generously light the workspaces below.

Common Desk will offer flexible, all-inclusive coworking and office space memberships.



Experiential retail and shopping

One –stop retail destination that can accommodate all fashion styles and ages, from prestigious brands to upscale boutiques to local artisans. Draw Inspiration from our curated collection of fashion and design retailers. Plus, flexible Programming in the atrium will serve as a unique backdrop for a variety of events.



Capture the Wow Factor



Houston's Largest Food Market

The market hall in Atrium O offers flexible options for a range of dining concepts, from 200 SF food stalls to seated restaurants, offering tenants and visitors a variety of diverse, curated culinary options for breakfast, lunch and dinner. Plus, ample space to host company luncheons and parties



Chef-curated market featuring over 40k SF of international and local cuisine options

Restaurants Announced



The Butcher's Burger



Taco Fuego



Soupreme



Salt & Time Butcher Shop



Lea Jane's Hot Chicken Shop



Gelu Italian Ice



Blendin Coffee Club



Golfstrommen Seafood Market



Saison Cellar



Hawker Street Food Bar



East Side King



Soy Pinoy



Thai Kun



ChopnBlok



Andes Café



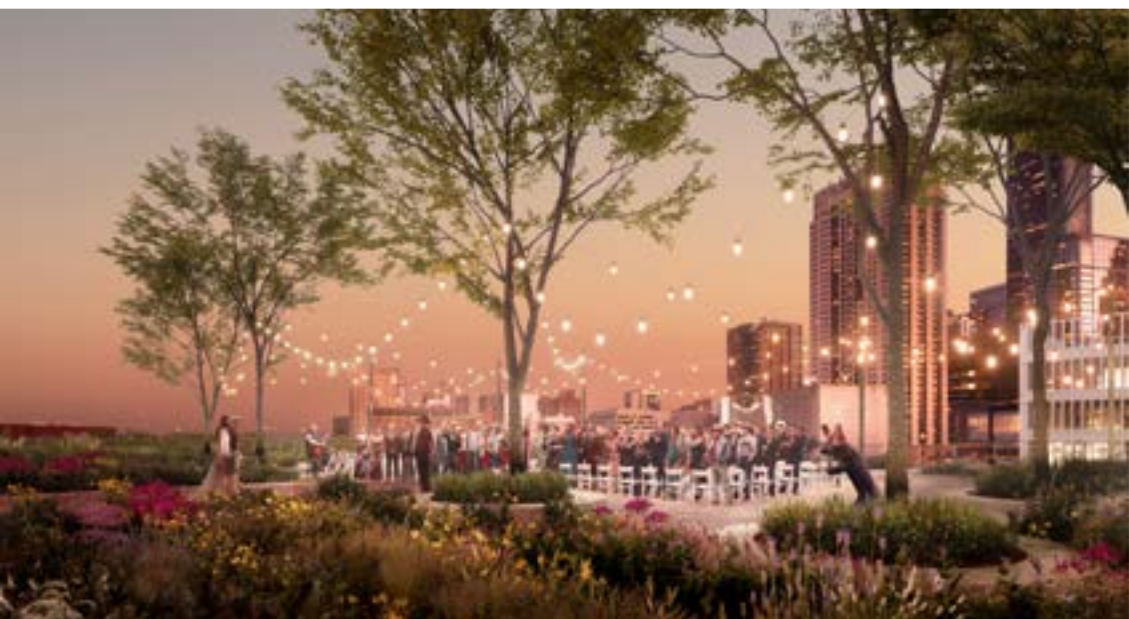
Abu Omar Halal



Sweets with L&L

Skylawn Rooftop Park

- ▶ 5.5 acre footprint
- ▶ Organically grown produce for roof-to-table dining experience
- ▶ Restaurant, bars and open-air market options
- ▶ Open lawn spaces and recreational areas
- ▶ Outdoor events can be staged for various activities



*The largest rooftop green space **in the world***



713 MUSIC HALL

*Live Nation's newest flagship
venue in downtown Houston*

- ▶ 5,500 capacity venue
- ▶ 100 shows per year
- ▶ Inspired by Berlin's industrial night clubs
- ▶ Designed by OMA

FOR ADDITIONAL

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COMMERCIAL

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