



21

POST OAK

20

DM DEISO MOSS

TRANSWESTERN





WELCOME TO 2120 POST OAK

# WHERE THE LINE BETWEEN WORK AND PLAY IS BLURRED.

2120 Post Oak's location in the Uptown-Galleria area places it one of the main employment hubs of Houston where office workers access upscale high-rise residences and a plethora of shops, entertainment options and restaurants. For residents, the location plus the project's high-end finishes and amenities are expected to create a luxury experience.

43

Story Mixed-Use  
Development

25

Thousand Square Feet  
Retail/Restaurant Space

120

Thousand Square Feet  
Office Space

29

Floors of Residences

348

Luxury Rental Units

5

Parking Levels



21  
POST OAK  
20

ANYTHING BUT ORDINARY

# A MONUMENT TO LUXURY AND LIFESTYLE

GROUNDBREAKING IN MARCH 2023 WITH  
DELIVERY IN JULY 2025.

Office integrated within a broader mixed-use development

Best-in-class building amenities

10' floor to ceiling glass

Floor Plates Provide maximum efficiency

One of a kind outdoor greenspace on the 9th floor, that  
allows you to connect with natural surroundings

Unobstructed panoramic views of the Galleria, Uptown and  
Memorial

A podium parking garage ensures easy access to and from  
the project



A LUXURY OASIS

# YOU'LL NEVER WANT TO LEAVE.

Life at 2120 Post Oak is convenient and comfortable with restaurants and retailers within the contemporary lifestyle developed for the residents and the tenants at 2120 Post Oak.



FITNESS CENTER



ROOF TOP POOL



CABANAS



SAUNA



PUTTING GREEN



CYCLE ROOM



CONFERENCING CENTER



## HOUSTON

# INNOVATIVE. ICONIC. INCOMPARABLE HOUSTON.

The nation's fourth-largest metropolis is many things to many people. Close to 7 million individuals call the greater Houston area home—most drawn to this international mecca's wealth of exquisite museums, fine restaurants, fashionable shops, hotels, arts and nightlife that contribute to the city's economic powerhouse.





FORTUNE FAVORS YOU

# WHERE BUSINESSES THRIVE

The nine-county Houston metro area covers more than **9,400 squares miles** along the Gulf Coast region in Southeast Texas.

Houston is home to 24 Fortune 500 Companies, 3rd Highest Concentration in the U.S. and is considered by many to be the **Energy Capital of the world**.

Houston has a highly diversified industry base and is a leader in numerous industries including oil and gas, healthcare, manufacturing and trade. It is a dynamic, international city offering a low cost of living and high quality of life for residents.

The metro is a **beacon of economic strength** with the Port of Houston, Texas Medical Center and two major passenger/cargo airports located in the greater Houston area.

In addition to a healthy business environment, Houston is home to multiple professional sports teams, world-class museums, year-round performance arts, a thriving restaurant scene and a variety of outdoor recreational opportunities.

4TH

Most Populous City

5TH

Largest Metro

6.5M

People Living in Metro





PERFORMANCE AT ITS PEAK

# GULF COAST'S CULTURAL CAPITAL

As the Gulf Coast's cultural capital, Houston is a dream for those who enjoy the finer things in life. Along with its dynamic Theater District and thriving Art Market, Houston boasts one of the most sought-after culinary scenes in the country. The city's allure has never been hotter.



Houston boasts a dynamic culinary scene with over 11,000 restaurants in the metro area including 5,000 in the city. Houstonians dine out more than residents of any other city - 4.1 times per week, compared with the national average 3.1.



The New York Times called Houston "one of the country's most exciting places to eat" as reported by Business Insider.



Houston Livestock Show and Rodeo – a month long affair which celebrates all things Texan - attracts more than 2,400,000 people annually.

Top corporate destination city in 2020 - Houston Allied Van Line (as reported by Houston Business Journal) – Jan 2021

U-Haul - Top U.s. Destination Cities In 2019 - Houston U-Haul – May 2020

2021'S Most Diverse Cities In America- Houston Wallet Hub – April 2021

One of only four American cities that boasts a world-class ballet, opera, symphony and theater.

Host to the country's fourth largest museum district which encompasses 19 separate and unique culture centers.







## DEMOGRAPHICS

2120 Post Oak is centrally located in the upscale mixed-use Uptown district, out of the traffic congestion of the Galleria. Uptown is a sophisticated urban community anchored by Post Oak Blvd. and home to prestigious business and residential addresses, world class shopping, top-rated restaurants, hotels and entertainment venues.

### POPULATION

529,000

Total Population

772,614

Daytime Population

### INCOME

\$133,385

Average HH income

\$77,529

Median HH income

### HOUSEHOLDS

240,444

Households

61.5%

Residents have bachelors degree or higher

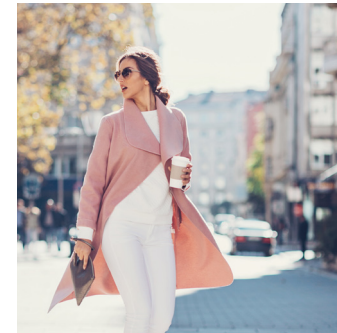
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography. All in a 5 mile radius



UPTOWN

# SUN UP TO SUN DOWN

The project is located within less than 1 mile to Houston's world-class dining and entertainment, featuring highly acclaimed chefs and award winning restaurants.



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135+

Restaurants + Bars

609+

Retailers

22+

Entertainment

30M+

Visitors per year

8,100

Hotel Keys

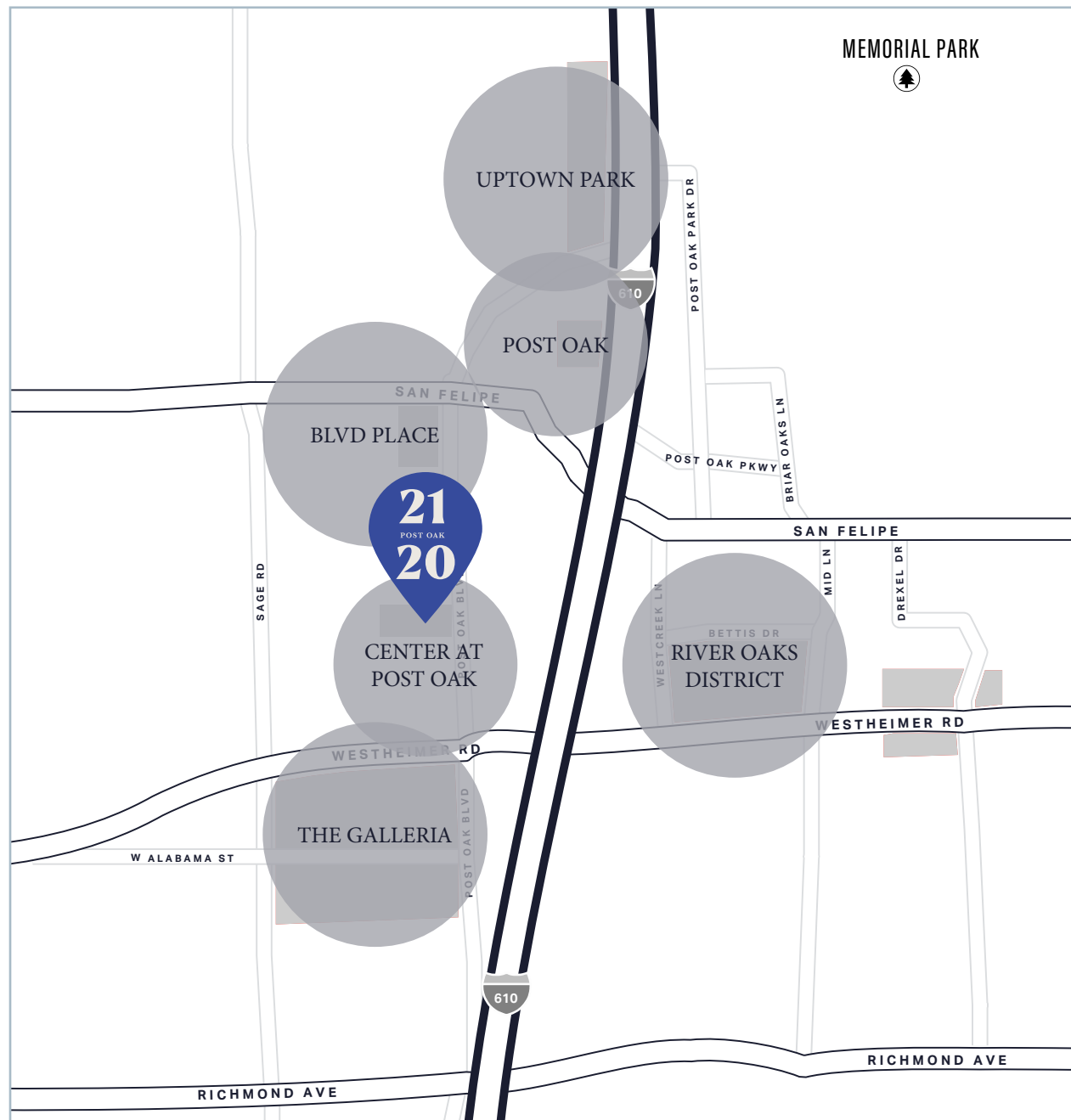
\$300M

Annual Hotel Revenue



UPTOWN/GALLERIA

# UPSCALE DINING AND EXPERIENCES



## UPTOWN PARK

17 EATERIES | 18 SHOPS + LIFESTYLE STORES



## POST OAK



## CENTER AT POST OAK



## RIVER OAKS DISTRICT

10 EATERIES | 38+ SHOPS + LIFESTYLE STORES



## BLVD PLACE



## THE GALLERIA

40+ EATERIES | 400+ SHOPS + LIFESTYLE STORES







ACCESSIBILITY

3-8

MINUTES

Tanglewood  
Galleria  
River Oaks

9-20

MINUTES

The Heights  
Midtown  
Downtown  
EADO

30

MINUTES

IAH International Airport  
Hobby Airport

TRAFFIC COUNTS

27K

Post Oak Blvd

250K

I-610



OFFICE SPACE

# SINGLE TENANT 20,000 SF



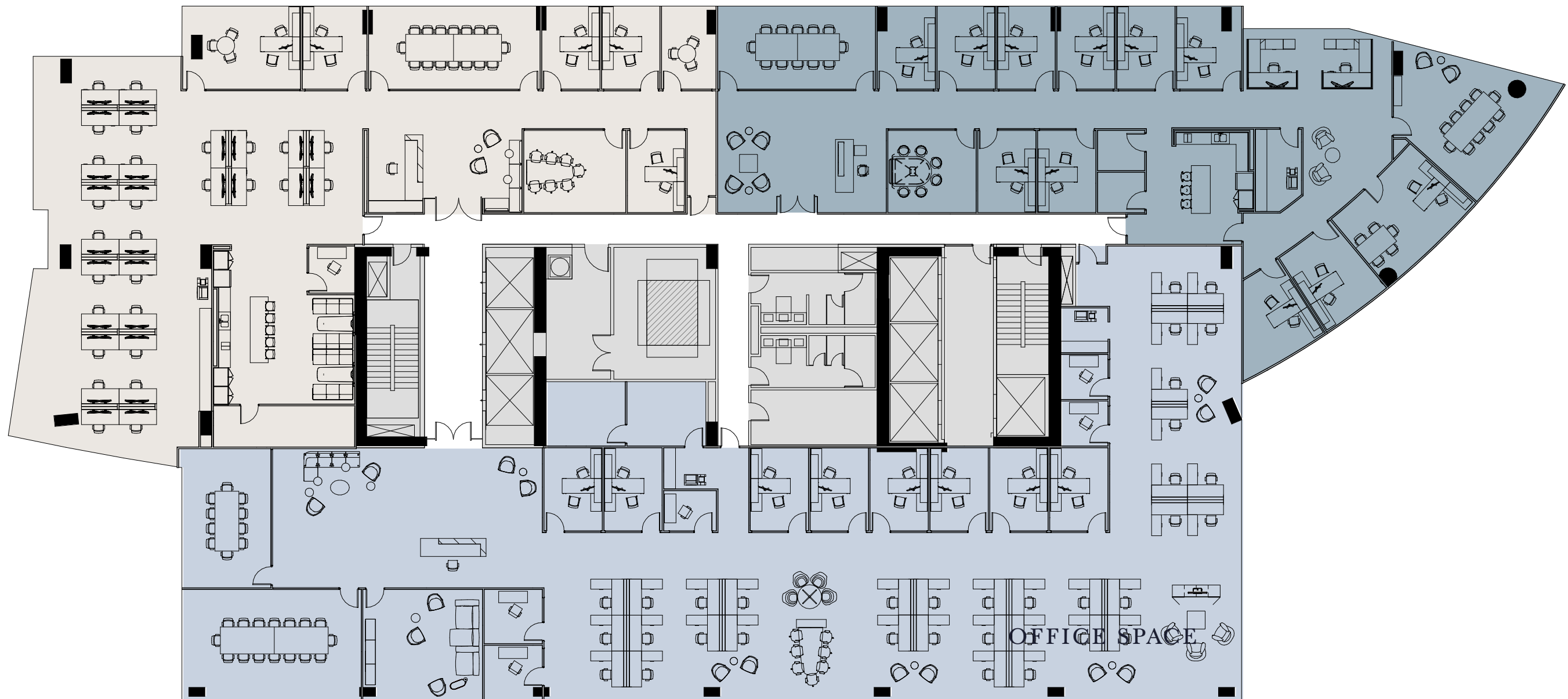


OFFICE SPACE

# MULTI TENANT

5,970 SF

5,080 SF



OFFICE SPACE

8,950 SF



## RETAIL LEASING

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