



401 FRANKLIN ST, HOUSTON, TX 77201

CBRE



FOOD MARKET

51,114
Sq. Ft.



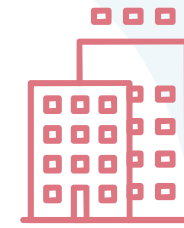
HOTEL

93,850
Sq. Ft.



RETAIL

122,939
Sq. Ft.



OFFICE

100,000
Sq. Ft.



MUSIC VENUE

97,501
Sq. Ft.



7 SPEC SUITES

16,400 SF
Move-in-Ready



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 is 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



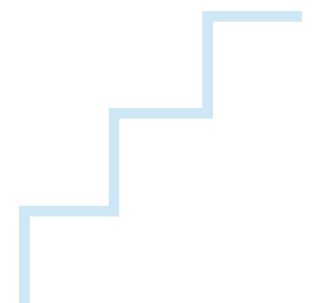
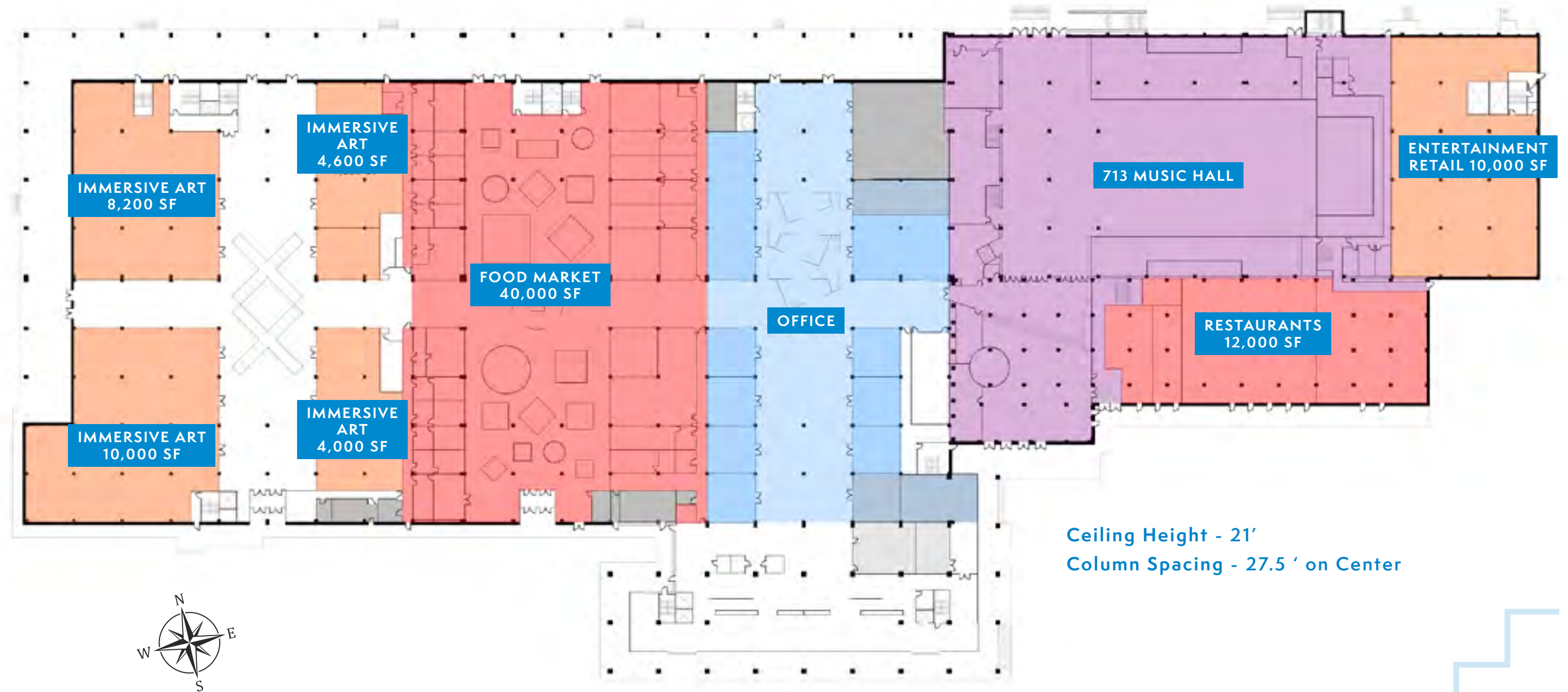
The New Cultural EPICENTER



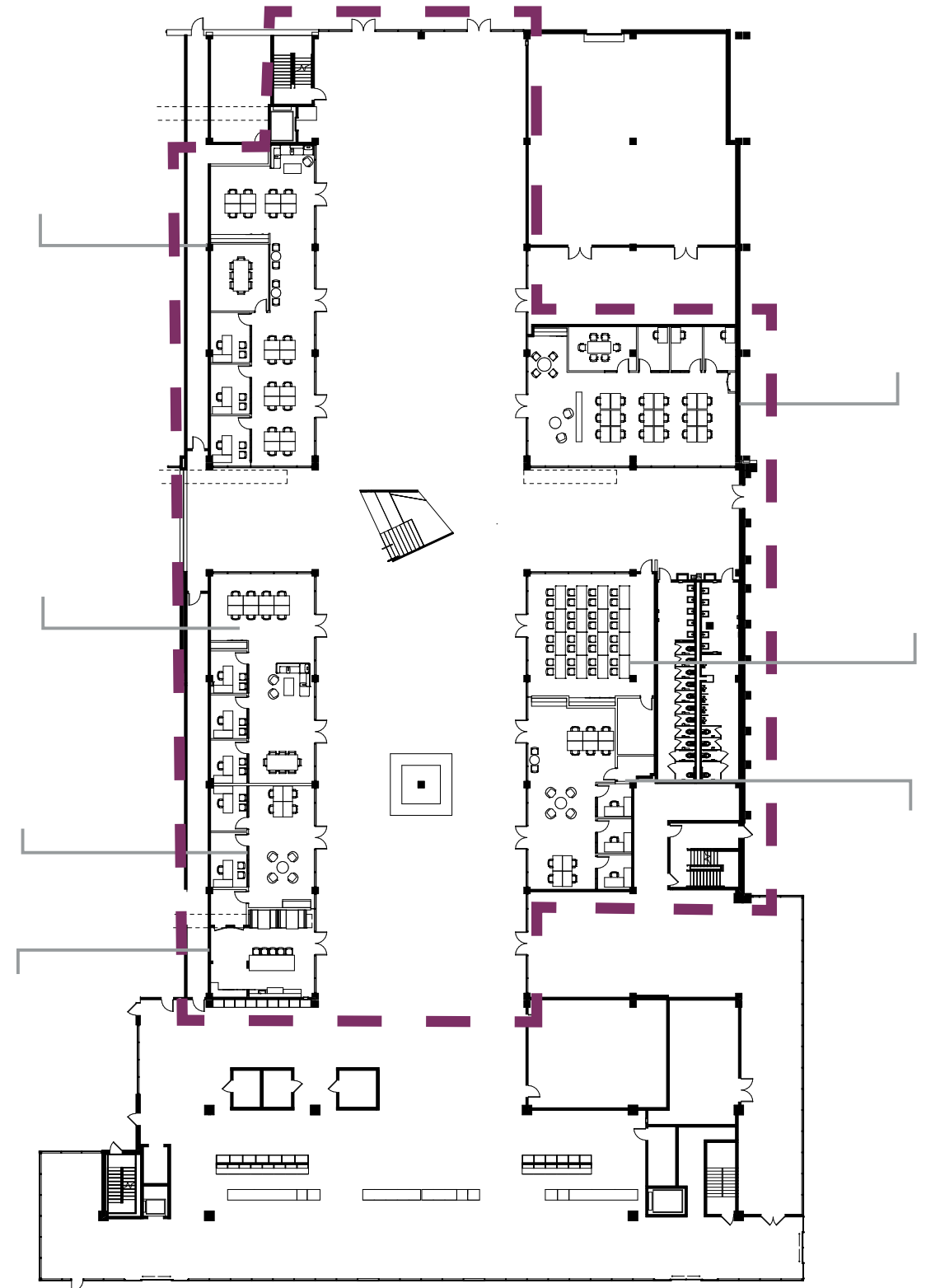
Work Where **the View** Inspires



First Floor Site Plan

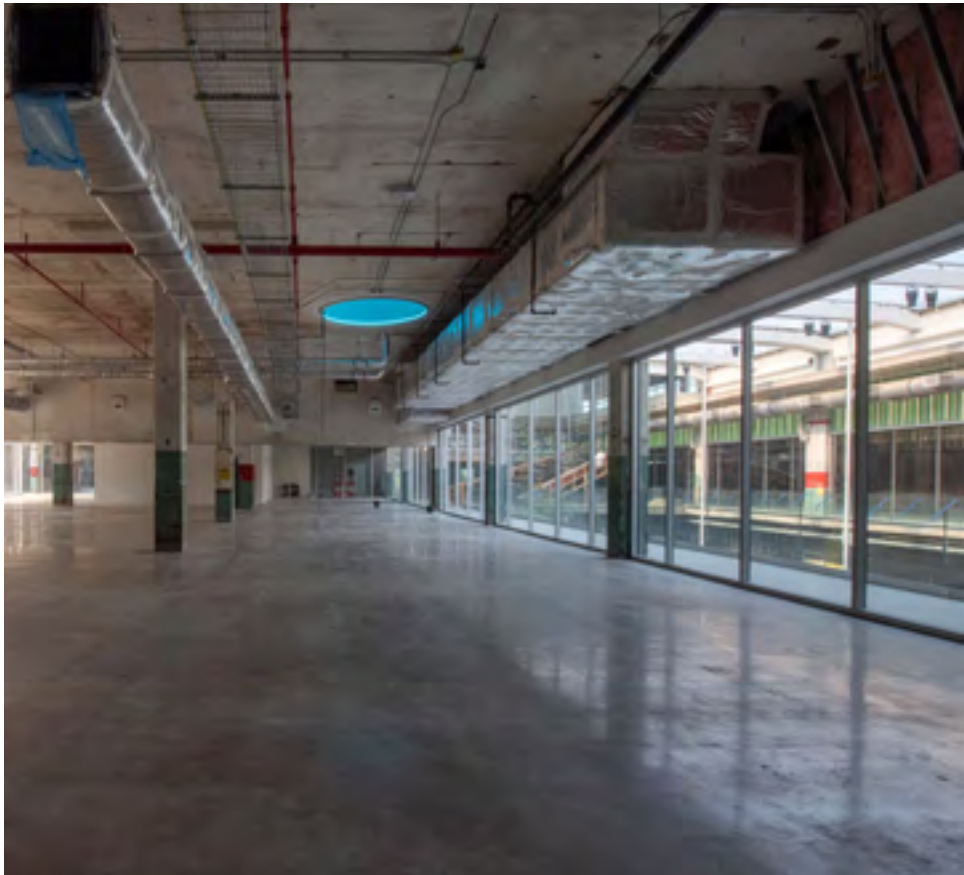
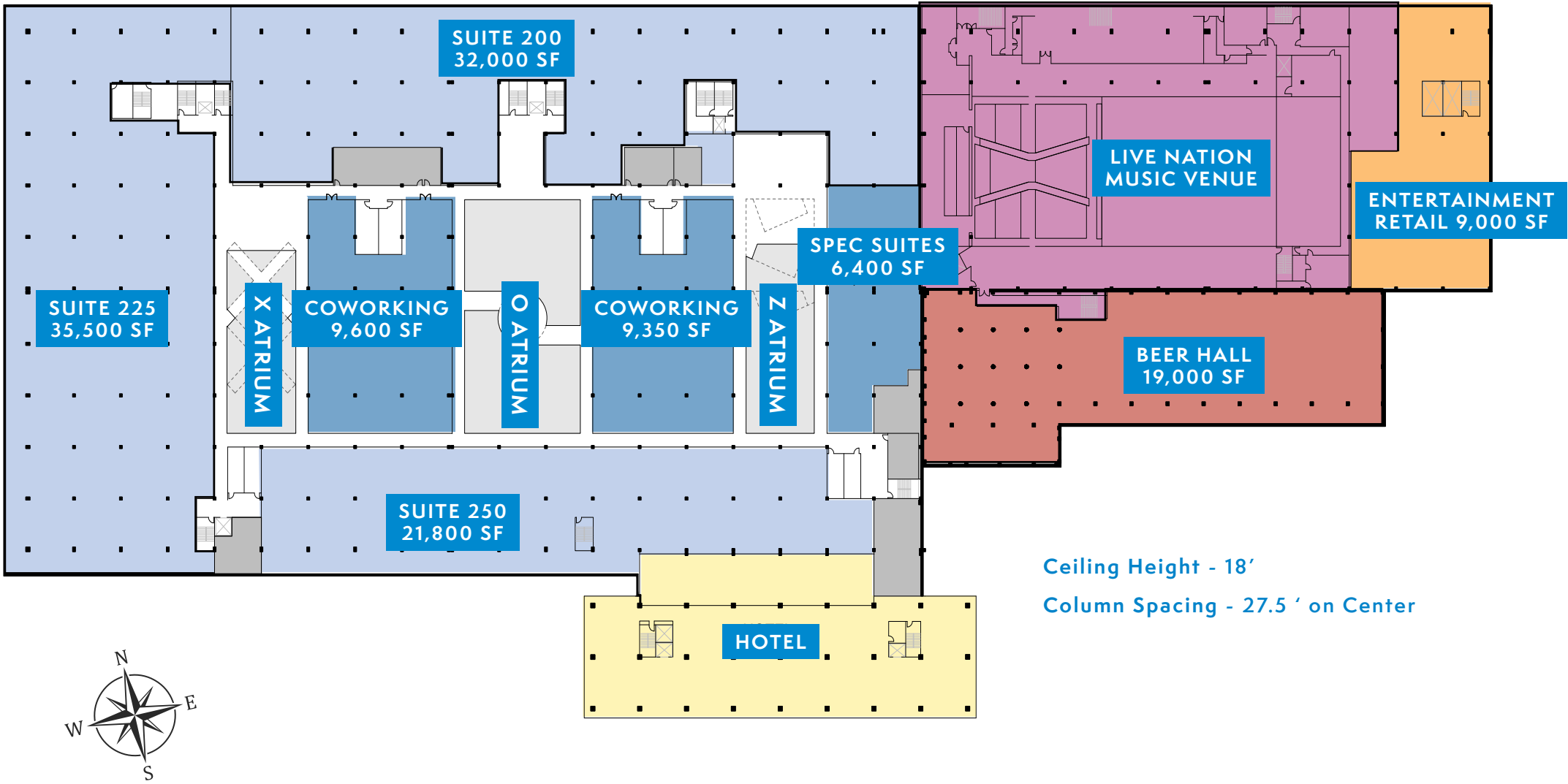


First Floor Outfitted Suites



Second Floor Office Site Plan

POST



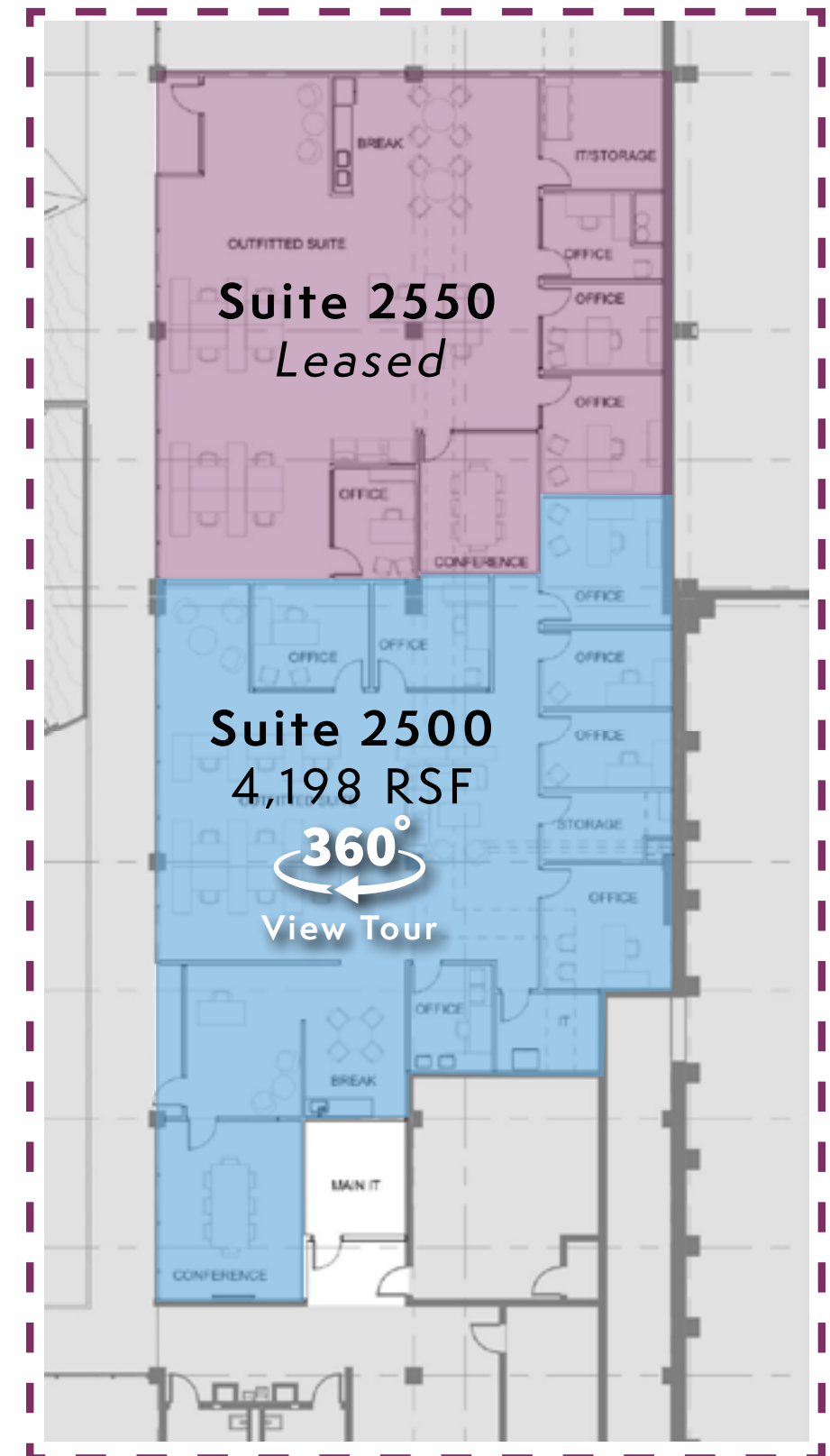
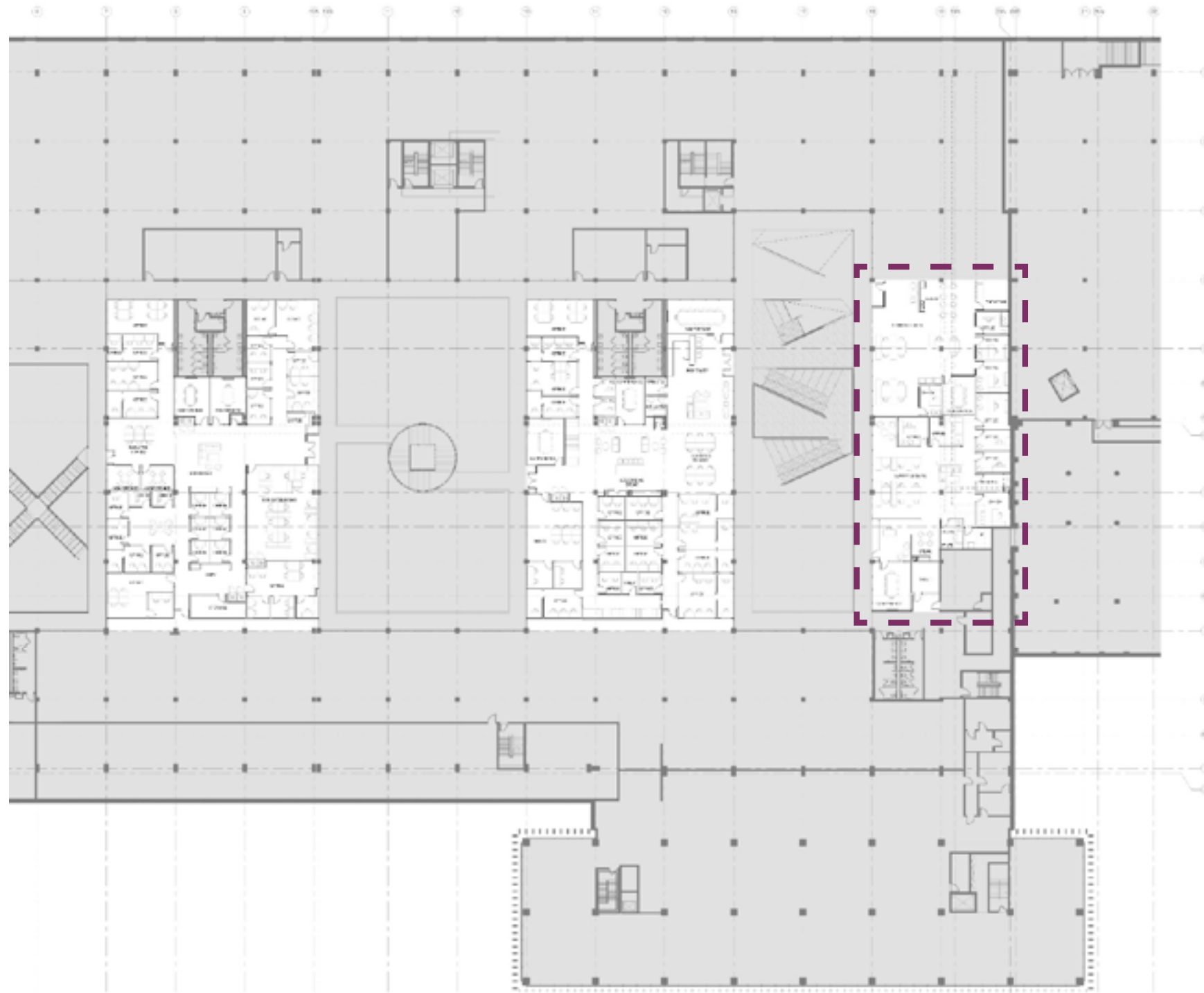
Large open floor plates allow for flexible office layouts that facilitate collaborative work.

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.

Second Floor Outfitted Suites





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

20+ Restaurant Offerings



Andes Café



Arabella Mediterranean Cuisine



Blendin Coffee Club



ChopnBlok



East Side King



Gelu Italian Ice



Golfstrommen Seafood Market



Hawker Street Food Bar



Lea Jane's Hot Chicken Shop



Ramen Moto



Robertas



Soupreme



Soy Pinoy



Thai Kun



Taco Fuego



Sweets with L&L



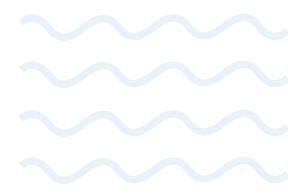
Whisk Crepes Cafe

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***



Sustainable Impact



LEED - LEED Gold Certified

Powered by Renewable Energy - Green-e® Energy sourced clean energy for the project, addressing 40% reduction of GHG emissions associated with total energy use in shared spaces for 10-years.



Heat Island Reduction – A combination of plant life and high reflective surfaces minimizes heat island effects on microclimates and human and wildlife habitats

Indoor Water Use Reduction – 41% water use reduction and annual savings of 1.2 million gallons of water

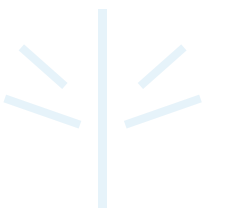
Cooling Tower Technology – Annual savings of 6.5 million gallons of water

Building Life-Cycle Impact Reduction: Reuse of 12% wood, 99% concrete, 60% steel, 3% glass, 100% brick, and 2% drywall of the building shell

Construction and Demolition Waste Management – 75%+ diversion of construction waste from landfills

Low-Emitting Materials – Use of low emitting plants, adhesives, sealants, flooring, and composite wood

Local Food Production – 26,000 SF of food-producing garden





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

information, please contact:

RUSSELL HODGES

Executive Vice President

713.577.1725

russell.hodges@cbre.com

PARKER DUFFIE

First Vice President

713.577.1613

parker.duffie@cbre.com

JENNY SEALY

Senior Associate

713.577.1730 | C 713.582.6690

jenny.sealy@cbre.com



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