



CBD Retail spaces for lease

1070 Dallas St., Houston, TX 77002

Availability

± 2,037 SF for lease

± 3,937 SF for lease

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Property Overview



The newly remodeled 223-unit, 21-story luxury boutique hotel, The Laura Hotel, is owned by Host Hotels & Resort. The hotel's sleek finishes, lavish terrace and pool, a rooftop bar with fine dining and sweeping city vistas, and premier meeting and event space are what make the hotel so attractive. Visitors from all over the world come to stay for business or pleasure travel with a conservative rate of \$200-\$500 per night.

The Laura Hotel is in the heart of thriving Downtown Houston at the entrance to Green Street Entertainment District Downtown, which extends 4 city blocks.



Demographics



Estimated population

1-mile	3-miles	5-miles
30,602	200,093	448,722



Number of households

1-mile	3-miles	5-miles
13,279	92,701	199,446



Average household income

1-mile	3-miles	5-miles
\$97,944	\$81,427	\$76,591



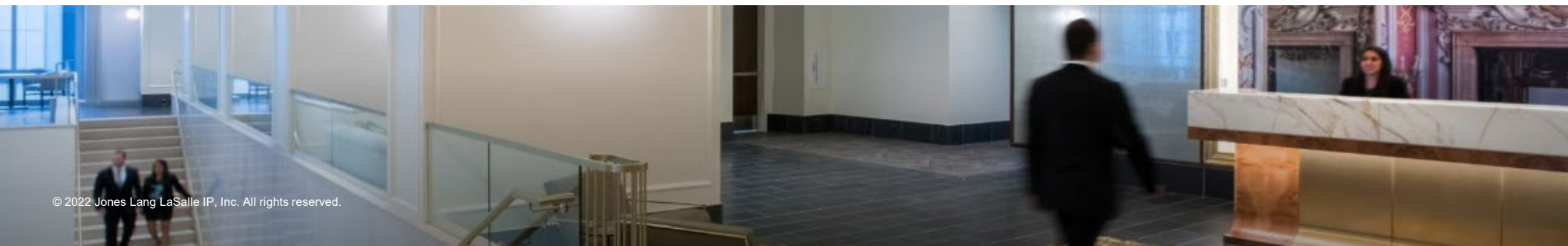
Median age

1-mile	3-miles	5-miles
34.5	34.6	35.4



Area traffic counts

14,611 VPD Fannin St. at Dallas St.	16,628 VPD Polk St. at Fannin St.
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Aerial



The property's westernmost border fronts GreenStreet with phenomenal access to Houston's Metro Rail. As well as other mass transit options in and out of the CBD.

Dallas Street is currently undergoing widening and streetscape improvements as part of the Downtown District's initiative to make Dallas Street the CBD's new "retail corridor".



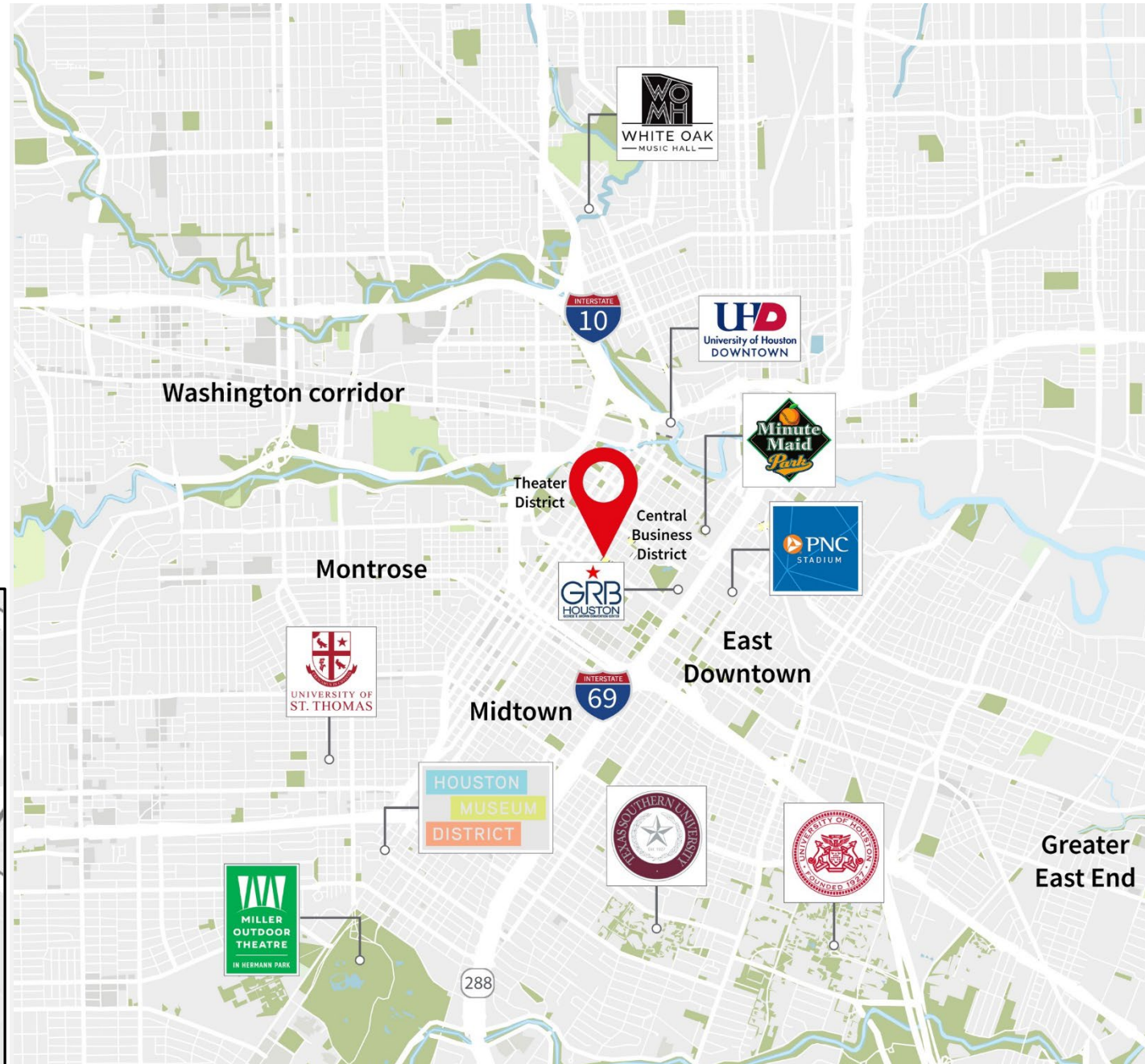
Transit Score



Walk Score



Cycle Score

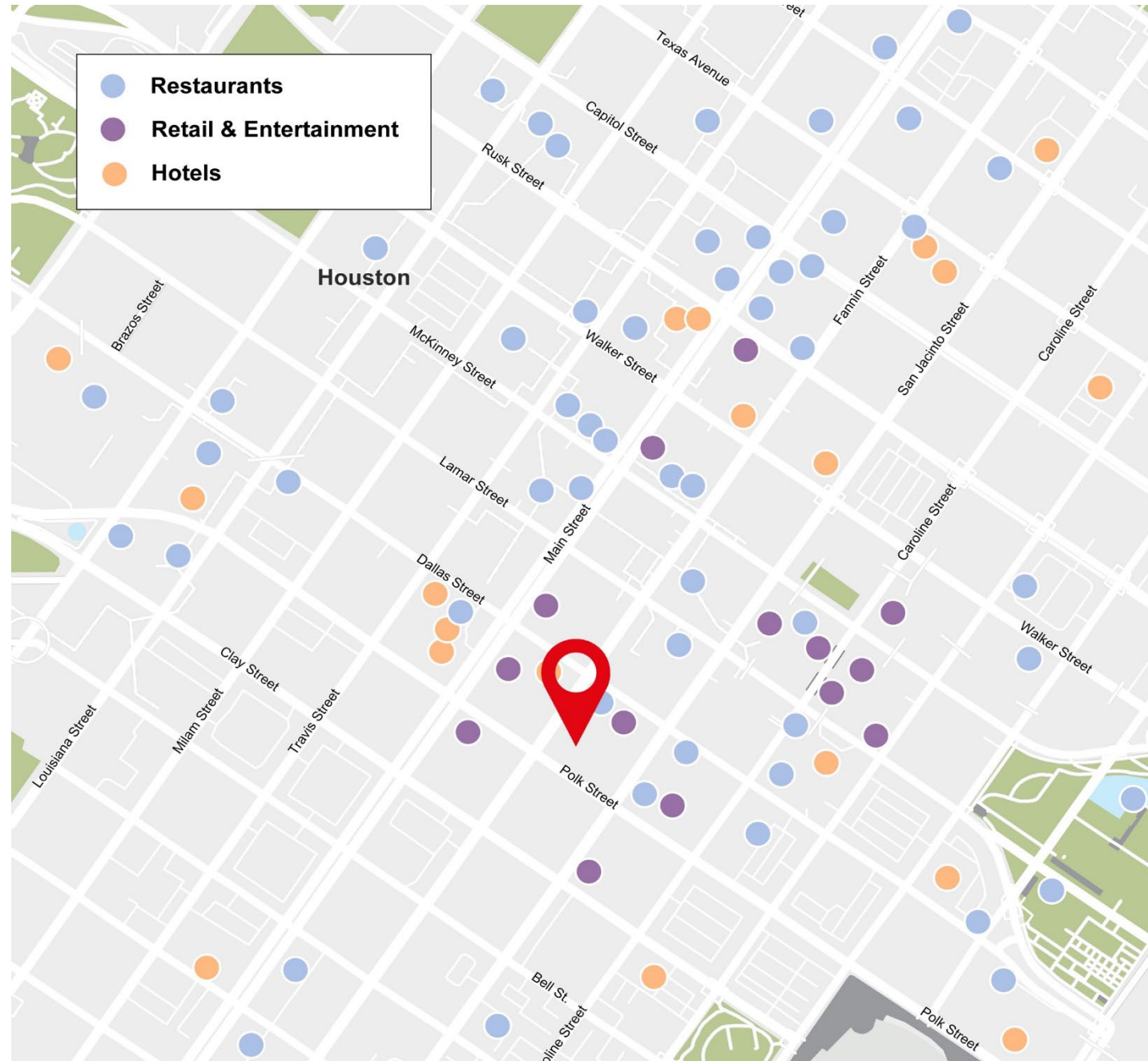


Restaurants, retail & entertainment, hotels

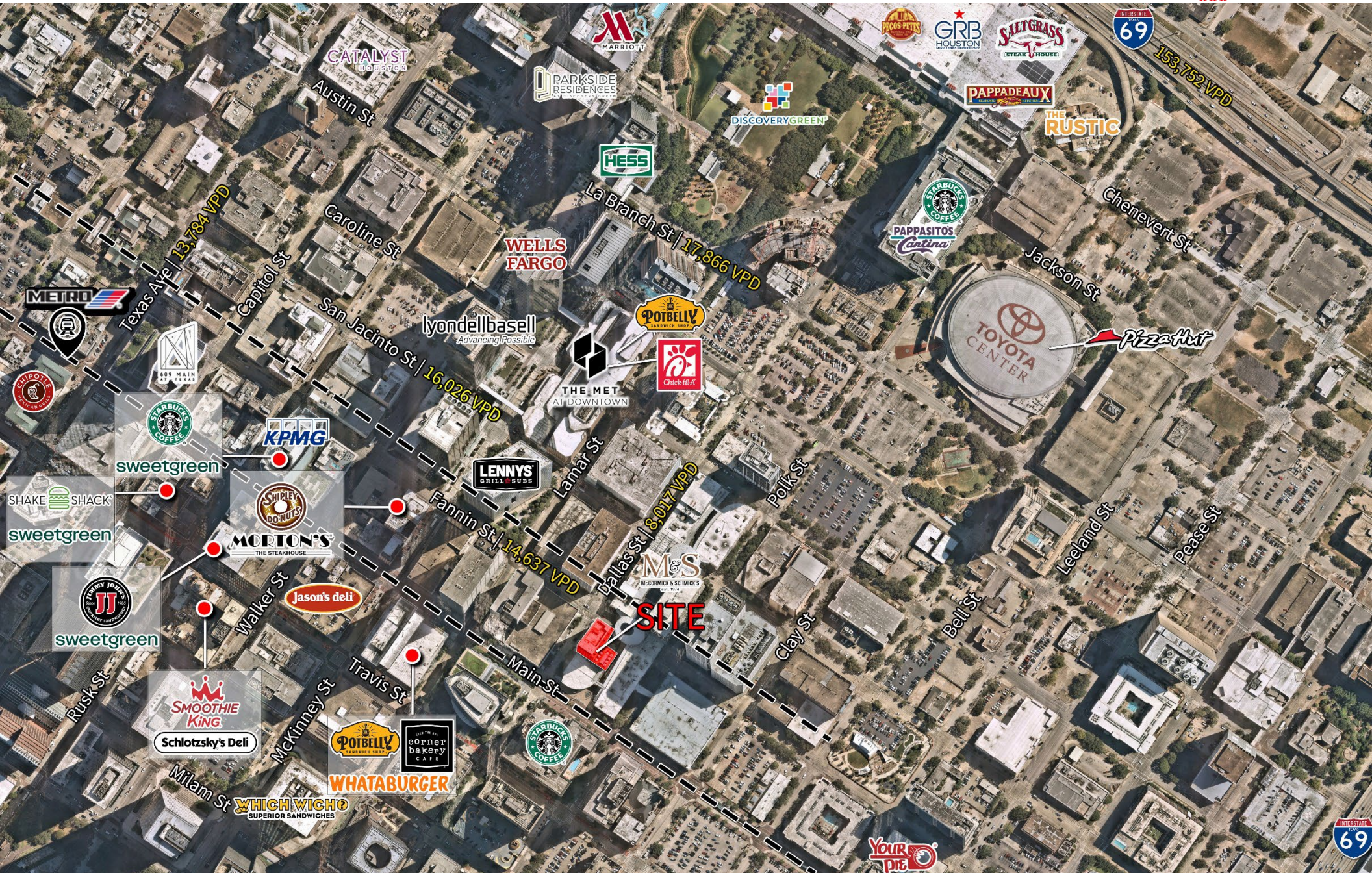


The Laura Hotel is within:

- 5min. walking distance to Discovery Green, Toyota Center, and George R. Brown Convention Center
- 3 blocks from Toyota Center and South Texas School of Law
- 4 min. drive to popular bars and restaurants, such as the Truck Yard, just south of Hwy 59 in the hip East Village in a popular area called Eado



Downtown Amenities



Availability



3,937 SF shell space

- Faces LifeTime Fitness in the breezeway between the two buildings
- We encourage using the breezeway as an open café style patio with string lights.

2,037 SF shell space

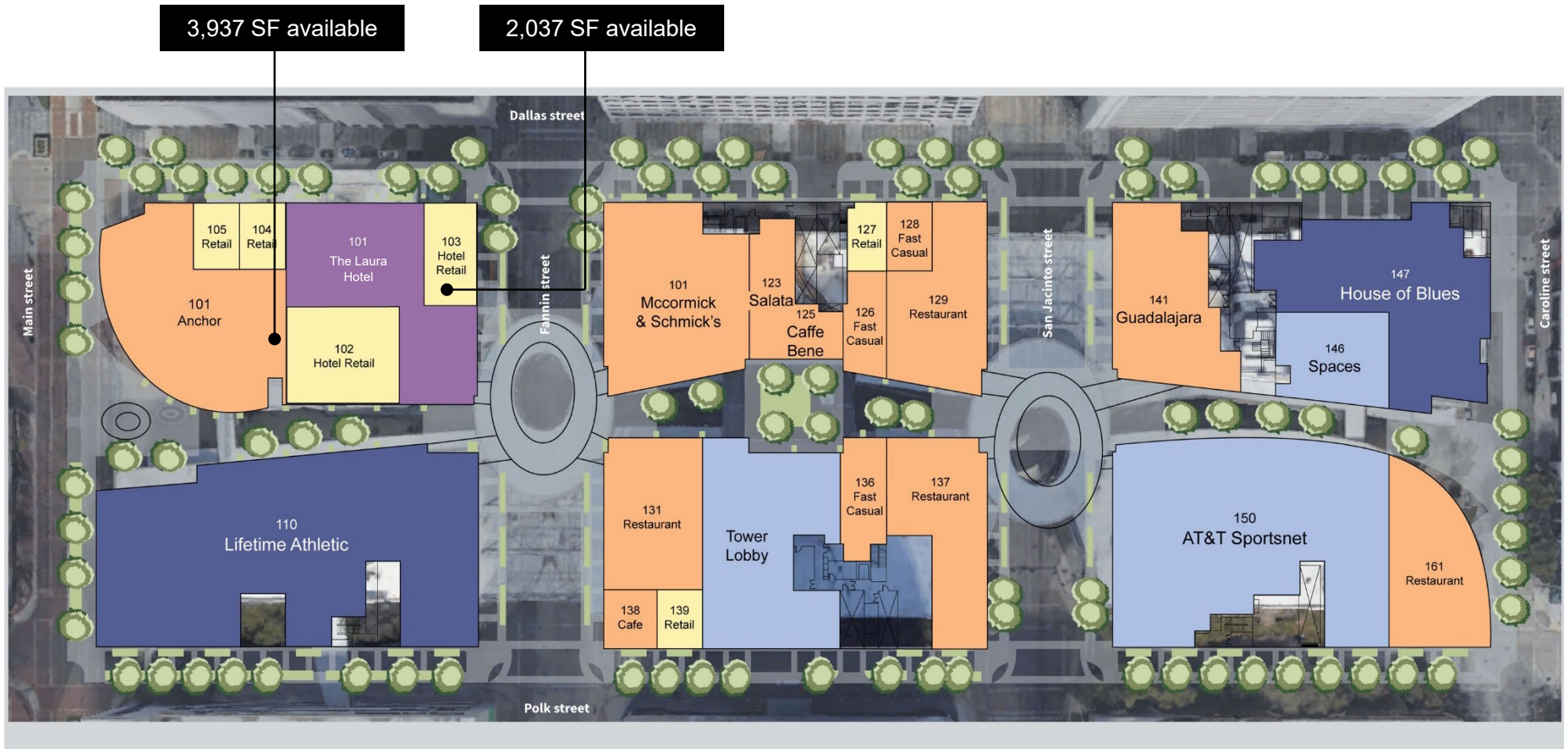
- Faces Dallas St. at a lighted intersection and McCormick & Schmick's off Fannin St.



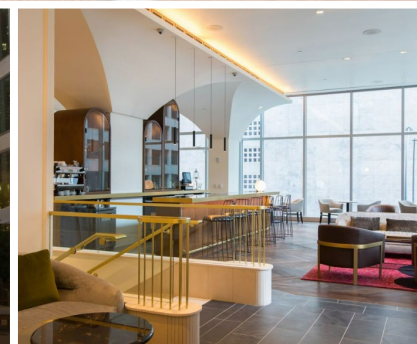
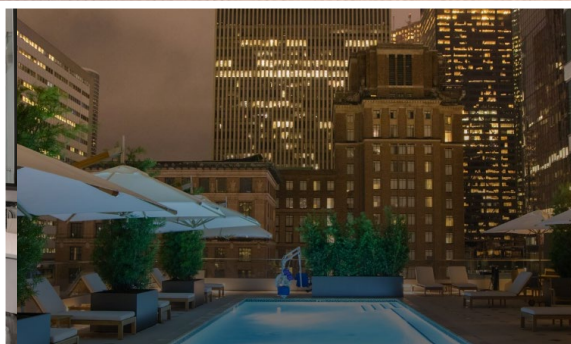
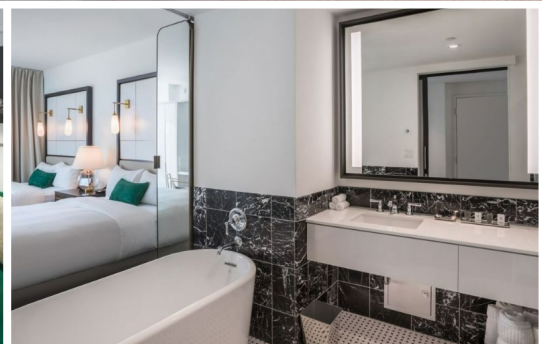
Site Plan



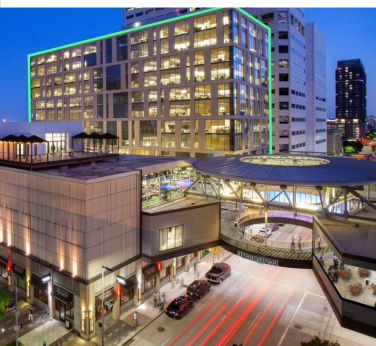
GreenStreet Entertainment District is amenity-rich with tenants including The Palm, 810 Billards & Bowling, 9th Wonder Brewery, House of Blues, Foundation Room, and more.



Hotel Rear Entrance



Meet Downtown Houston



The background of the top half of the image is a city skyline at sunset, divided into five vertical panels. The sky is a mix of orange, yellow, and blue, with silhouettes of various skyscrapers. The bottom half of the image shows a dark, reflective surface that mirrors the skyline above.

Thank You

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