



RO THE



THE OFFICE TOWER AT THE RO





THE OFFICE TOWER AT THE RO

A world-class workplace

Within the RO, River Oaks’ 17-acre, mixed-use development featuring:

100,000+ SF
walkable restaurants
and retailers

Two corporate
build-to-suits

The Birdsall, an
Auberge hotel and
private club

10-minute drive to
Uptown, Downtown,
and Medical Center

44 Auberge-branded
residences and 317
luxury apartments

5-minute drive
to River Oaks
and West U

A 250,000 SF, Class AA office tower offering:

Indoor and outdoor
amenities with
ground-floor retail

Private terrace
opportunities

2.75/1000 parking ratio
including below-grade
executive parking with
direct access to office
floors

LOCATION

Greater Houston

4th largest city
in the U.S.

Global energy
capital

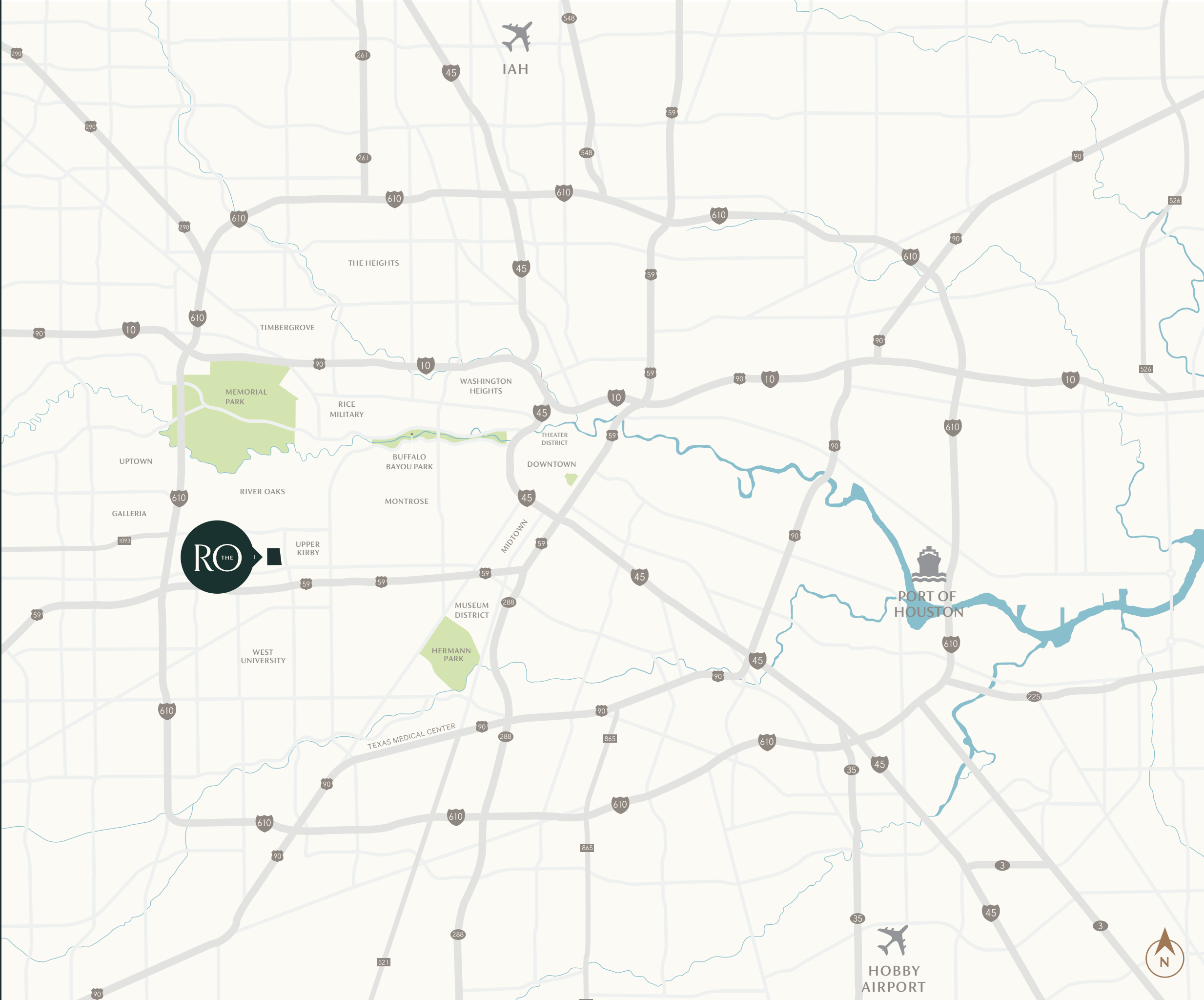
4th lowest
cost of living
in the U.S.

7th largest
metro economy
in the U.S.

Largest medical
complex in the
world

Home to 24 HQs
of Fortune 500
Companies

Top 5 wealthiest
cities in the U.S.



LOCATION

In the center of everything

Conveniently located at Buffalo
Speedway and West Alabama in
Greenway Plaza

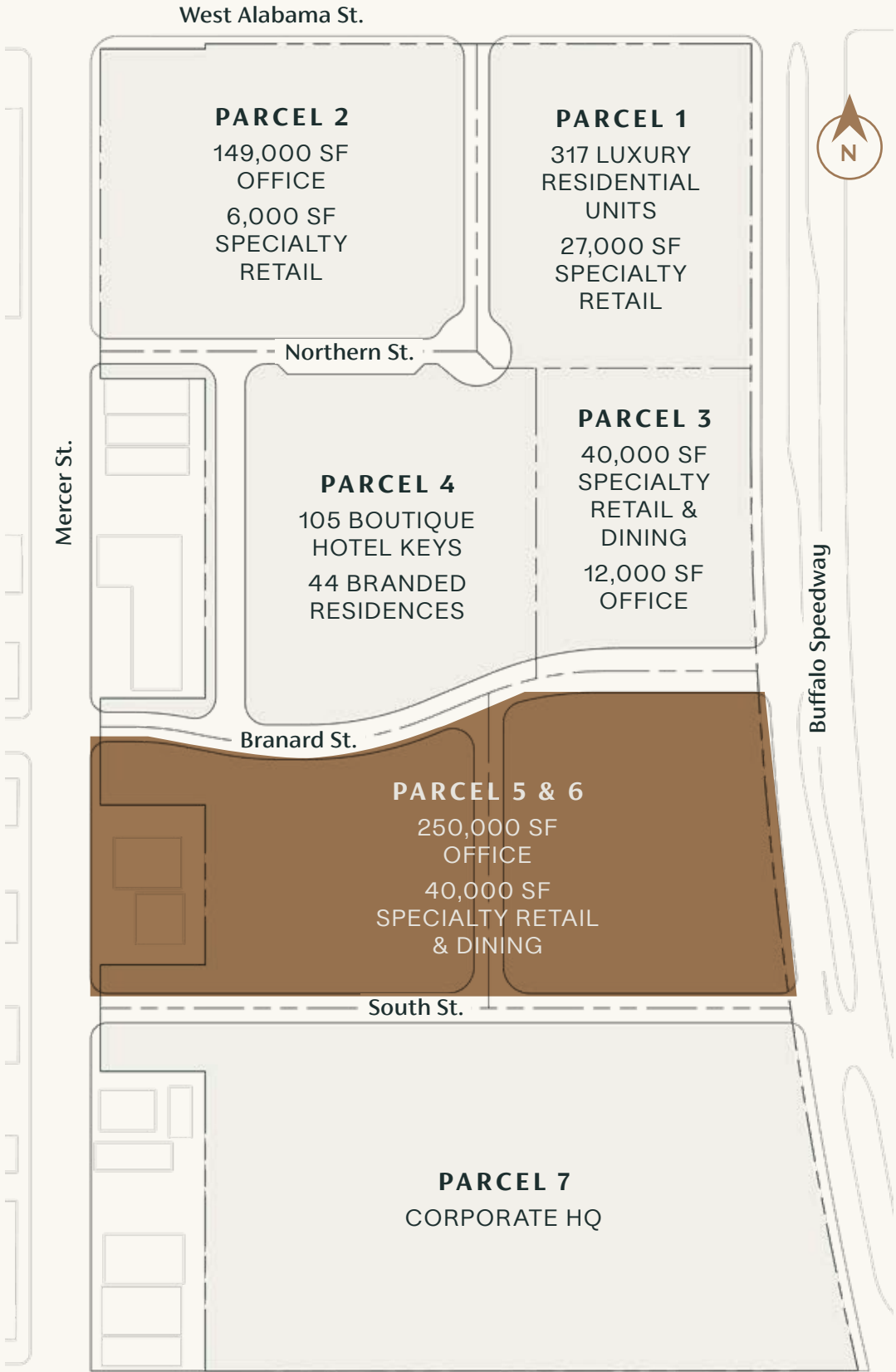
Ready access to Highway 59

Ten minutes from Houston's most
affluent neighborhoods and largest
business districts



THE PROJECT

The RO Master Plan



RO THE

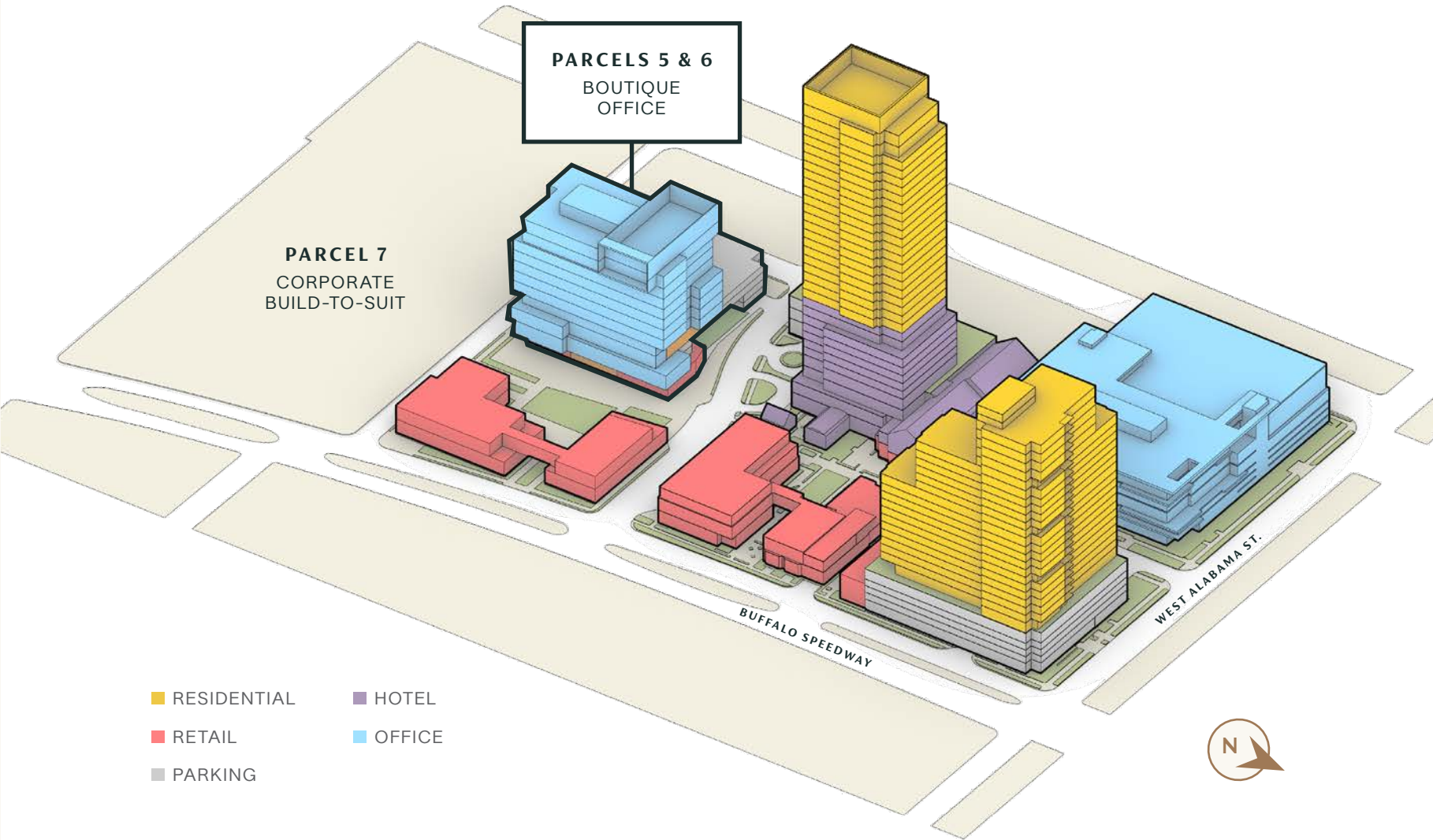
400K
SF OF CLASS
AA OFFICE

317
LUXURY
RESIDENTIAL UNITS

105
BOUTIQUE
HOTEL KEYS

44
BRANDED
RESIDENCES

100K+
SF OF SPECIALTY
RETAIL AND
RESTAURANTS





SHOP & DINE AT THE RO

The RO Retail

An urban village inspired by the architecture and character of its neighborhood, The RO's pedestrian-oriented plan is focused around chef-driven restaurants, boutique stores, and an enchanting setting meant for personal encounters.



VALET FROM BRANARD STREET



CENTRAL LAWN LOOKING WEST

CENTRAL LAWN LOOKING EAST





SOUTHBOUND ON BUFFALO SPEEDWAY



THE NORTHERN PASEO



NORTHERN VALET LOOKING SOUTH



SOUTHERN VALET LOOKING NORTH



THE BIRDSALL, THE HOTEL AT THE RO

STAY AT THE RO

The Birdsall

Auberge Resorts Collection's inspiring portfolio includes one-of-a-kind hotels and resorts across the world. Entrusted with breathing new life into storied properties and adept at curating new ones for discerning global travelers, Auberge places experience at the heart of its offering.

The Birdsall brings Auberge's premier service and elegant style to Houston with a hotel, designed by Roman and Williams, that will serve as a private living room for The Birdsall residents, club members and hotel guests. With only 105 guestrooms, The Birdsall will provide true five-star service on a boutique scale, and the ground floor of the hotel will function as a private club.

Situated above the hotel, The Birdsall's collection of forty-four residences will offer an enhanced River Oaks lifestyle as novel as it is familiar. With interiors designed by noted Houston residential architect Dillon Kyle, each private residence offers the seclusion and sense of light and space of a gracious River Oaks home. The community will be managed by Auberge, benefiting from its exceptional service and an enriching blend of amenities and experiences.

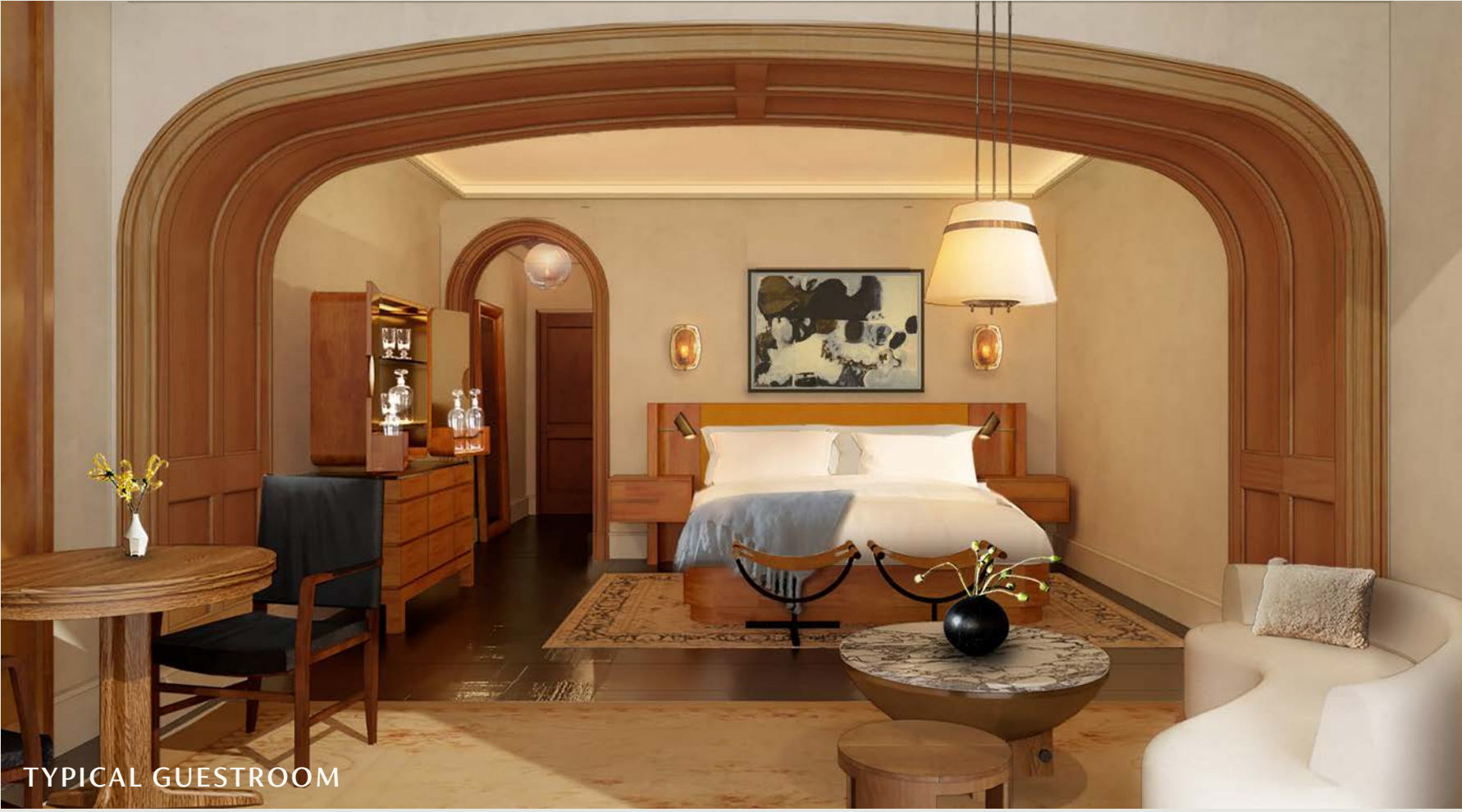




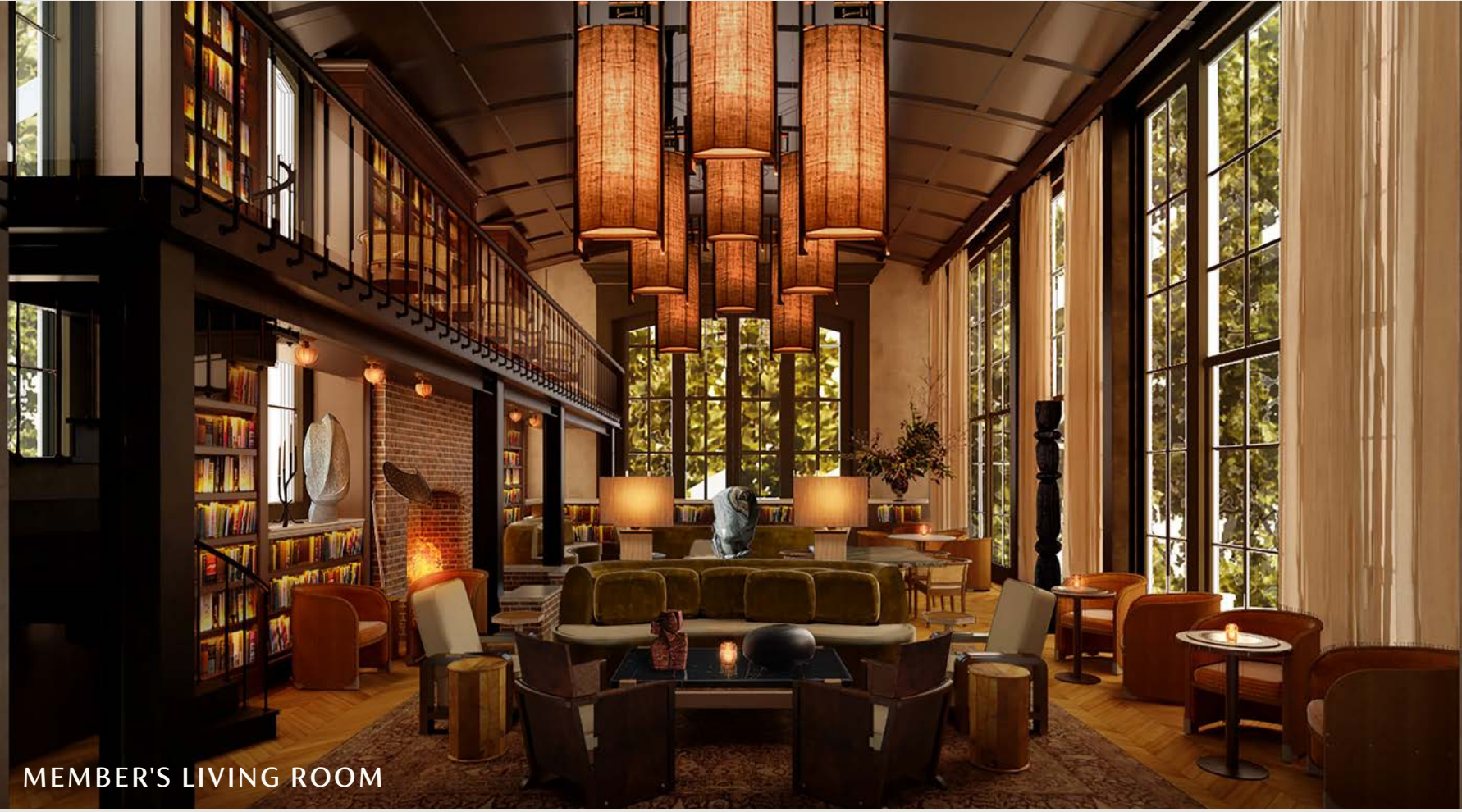
HOTEL ENTRY



HOTEL RESTAURANT AND BAR



TYPICAL GUESTROOM



MEMBER'S LIVING ROOM

RESIDENTIAL ARRIVAL AT THE BIRDSALL







LIVE AT THE RO

The Clayton

Within a two minute walk from the office, The Clayton offers 317 luxury apartments that are amongst the finest Houston has to offer. For employees living at the Clayton, the shaded walk to and from the office provides convenient access to a variety of restaurants, shops, and services, in addition to the amenity-rich offering available to residents within.

THE CLAYTON, THE RESIDENTIAL TOWER AT THE RO





SOUTH VIEW OF THE CLAYTON, THE RESIDENTIAL TOWER AT THE RO

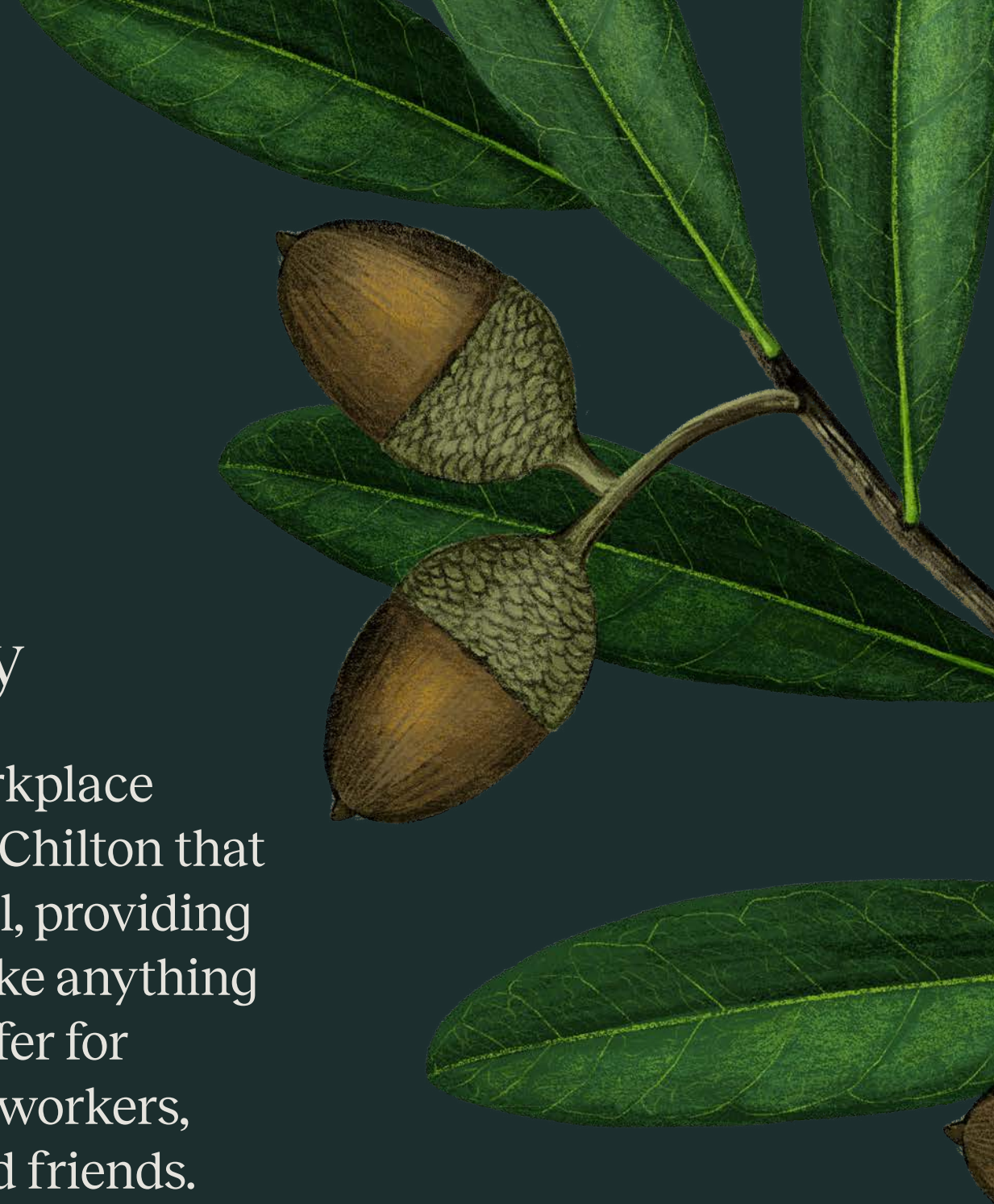


THE OFFICE TOWER AT THE RO

WORK FROM THE RO

Enhancing the workday

A world-class workplace designed Pickard Chilton that is walkable to it all, providing a destination unlike anything Houston has to offer for gathering with coworkers, clients, family, and friends.



EASTERN OFFICE FACADE FROM BUFFALO SPEEDWAY

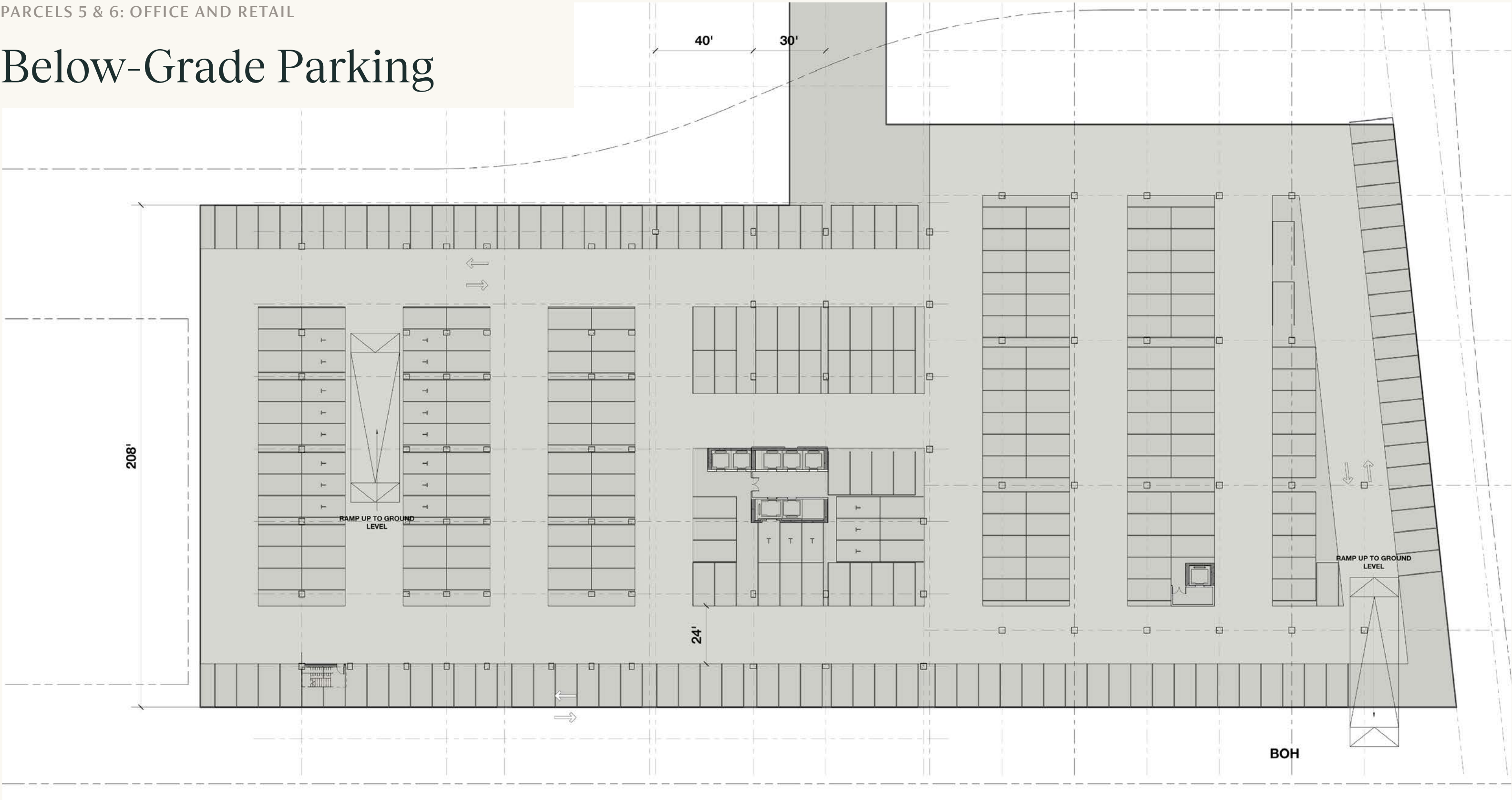


PARCELS 5 & 6: OFFICE AND RETAIL

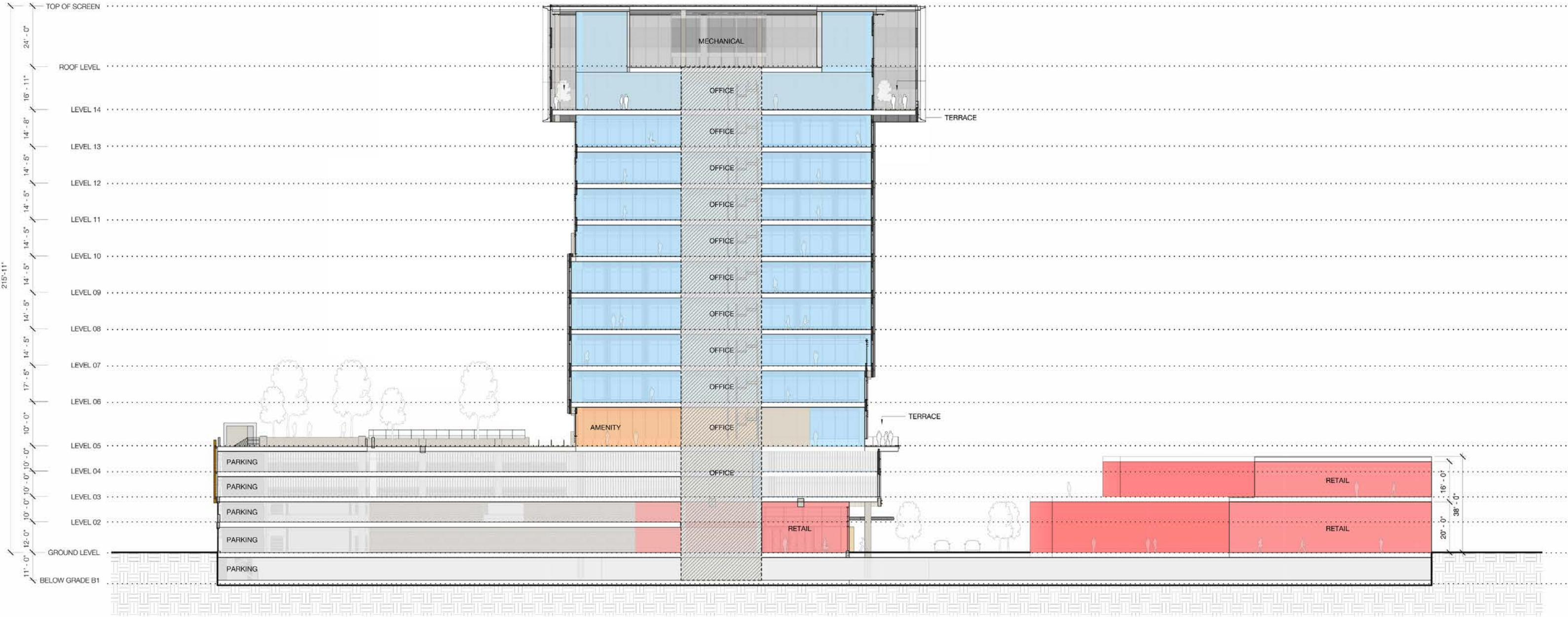
Ground-Level Site Plan



Below-Grade Parking

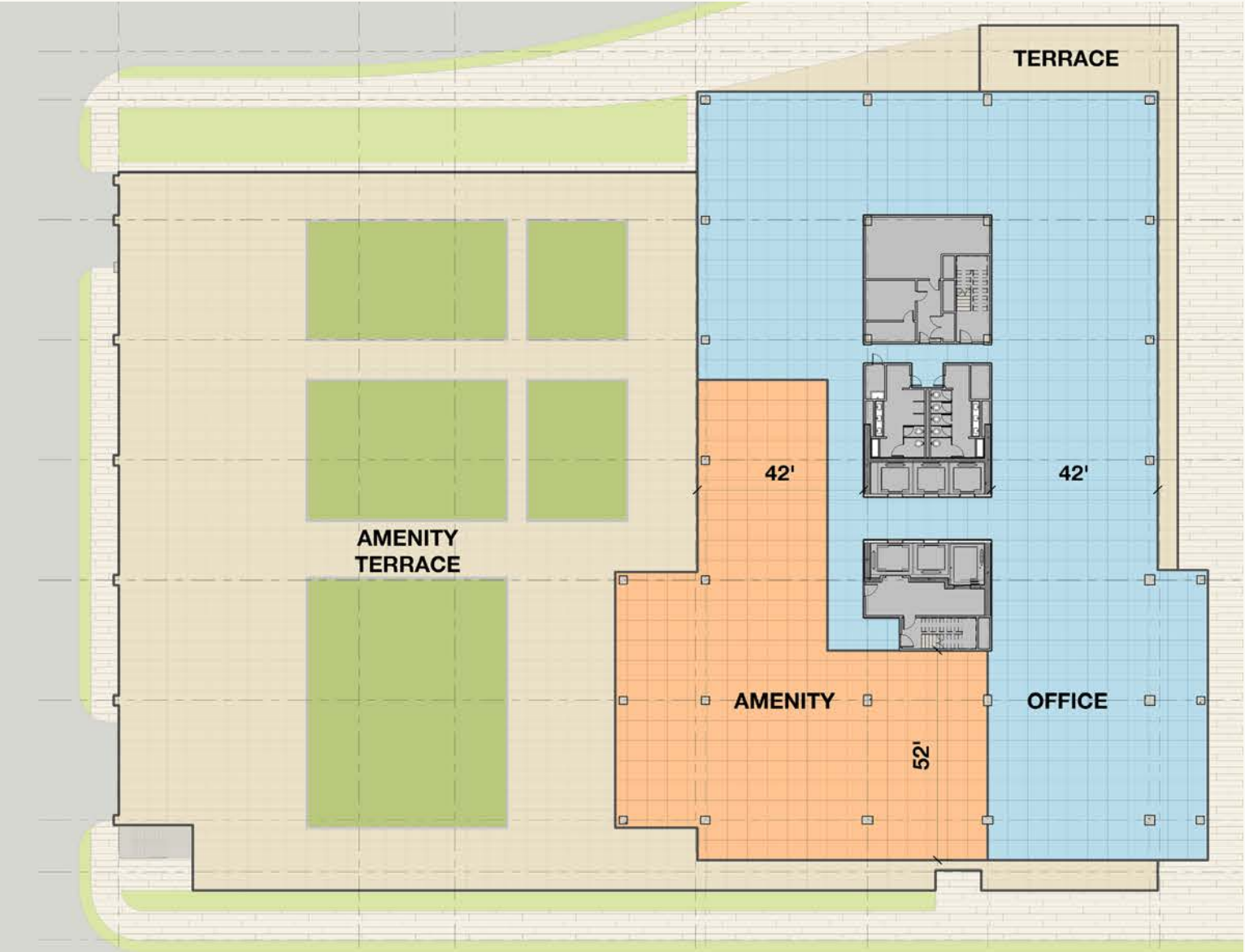


Building Sections

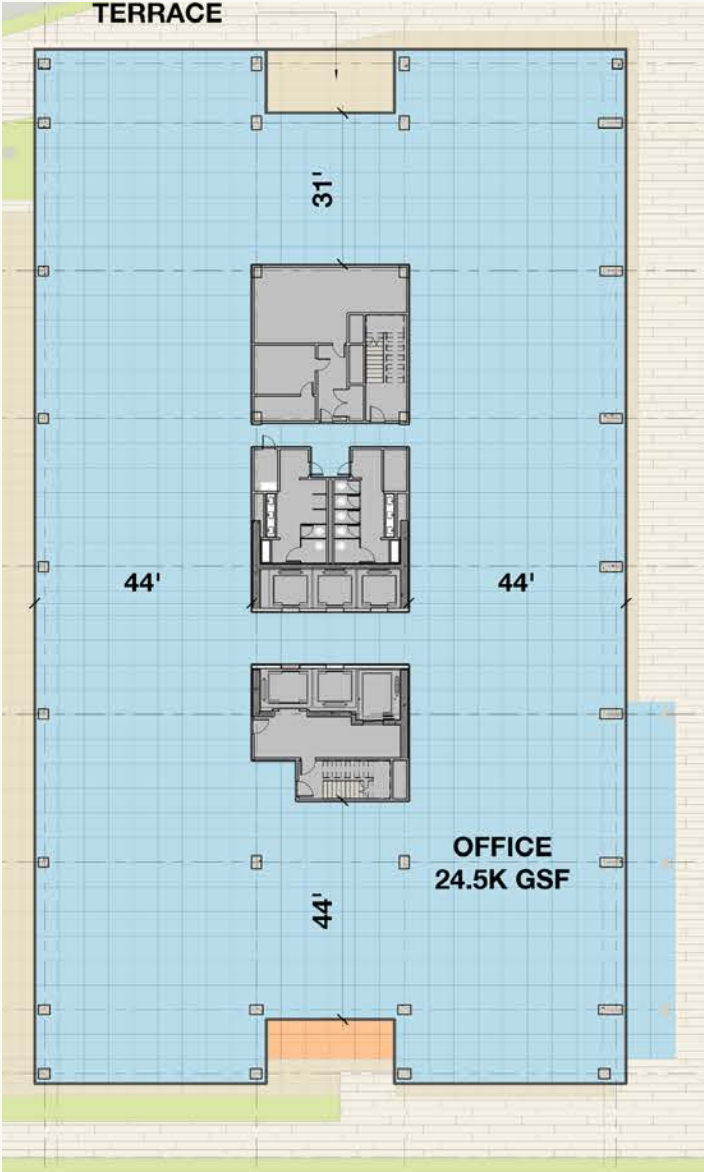


Office Floorplans

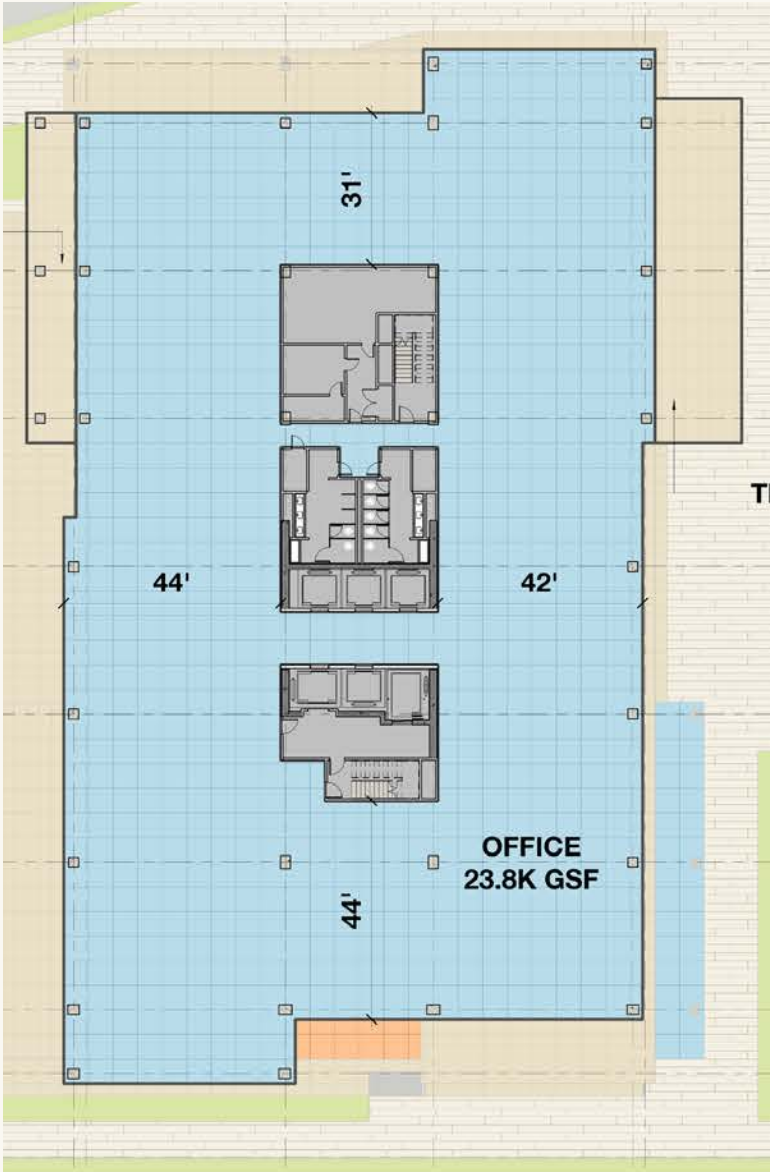
Level 5
Amenity Floor



Level 8
24,500 GSF



Level 16
23,800 GSF

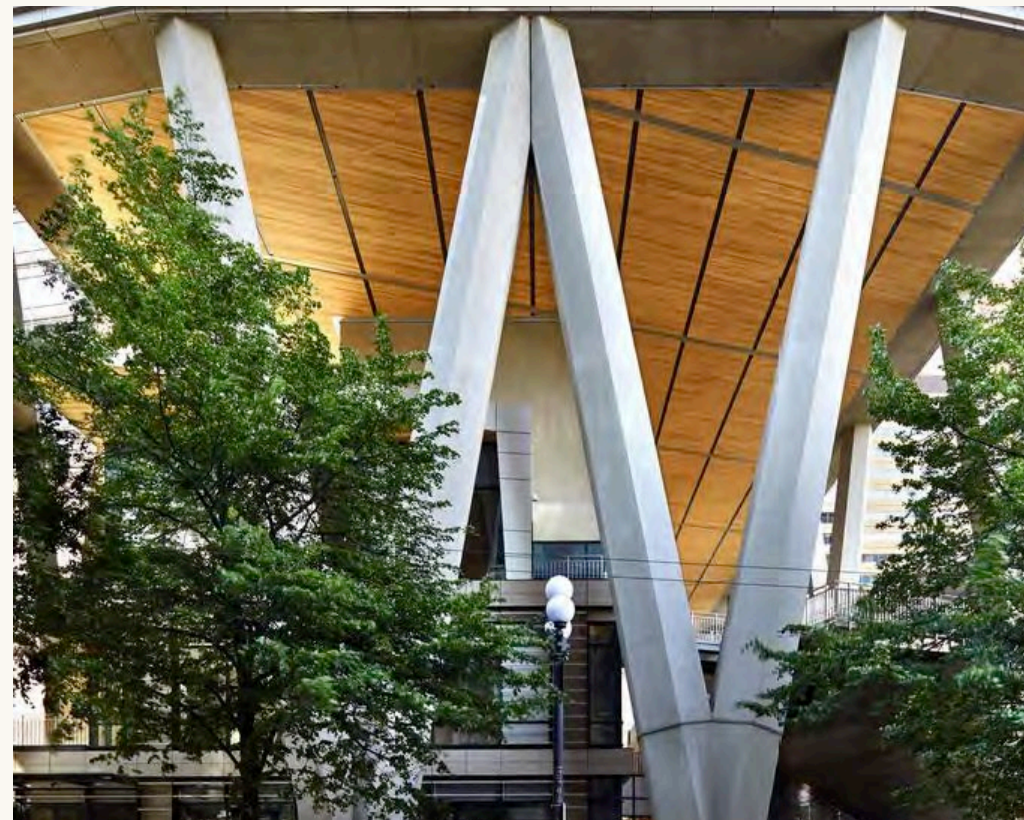


COLLABORATORS

Master planning, office, and residential: Pickard Chilton

As master planner and design architect for the multi-family and office components, Pickard Chilton has created an organic plan that extends the site's urban context, and has designed buildings that are both beautiful and responsive to their surroundings.

Pickard Chilton is a global architecture studio that designs innovative buildings and transformative environments that deliver value and inspire community. Founded in 1997, the New Haven, Connecticut based, 50-person studio provides design services to public and private sector clients internationally. The senior principals have a strong understanding of Houston based on prior work designing some of the city's most notable recent projects, including Exxon Mobil's global headquarters campus and 609 Main Street. Some of the firm's recent work with mass timber and more organic forms has been brought to bear at The RO.



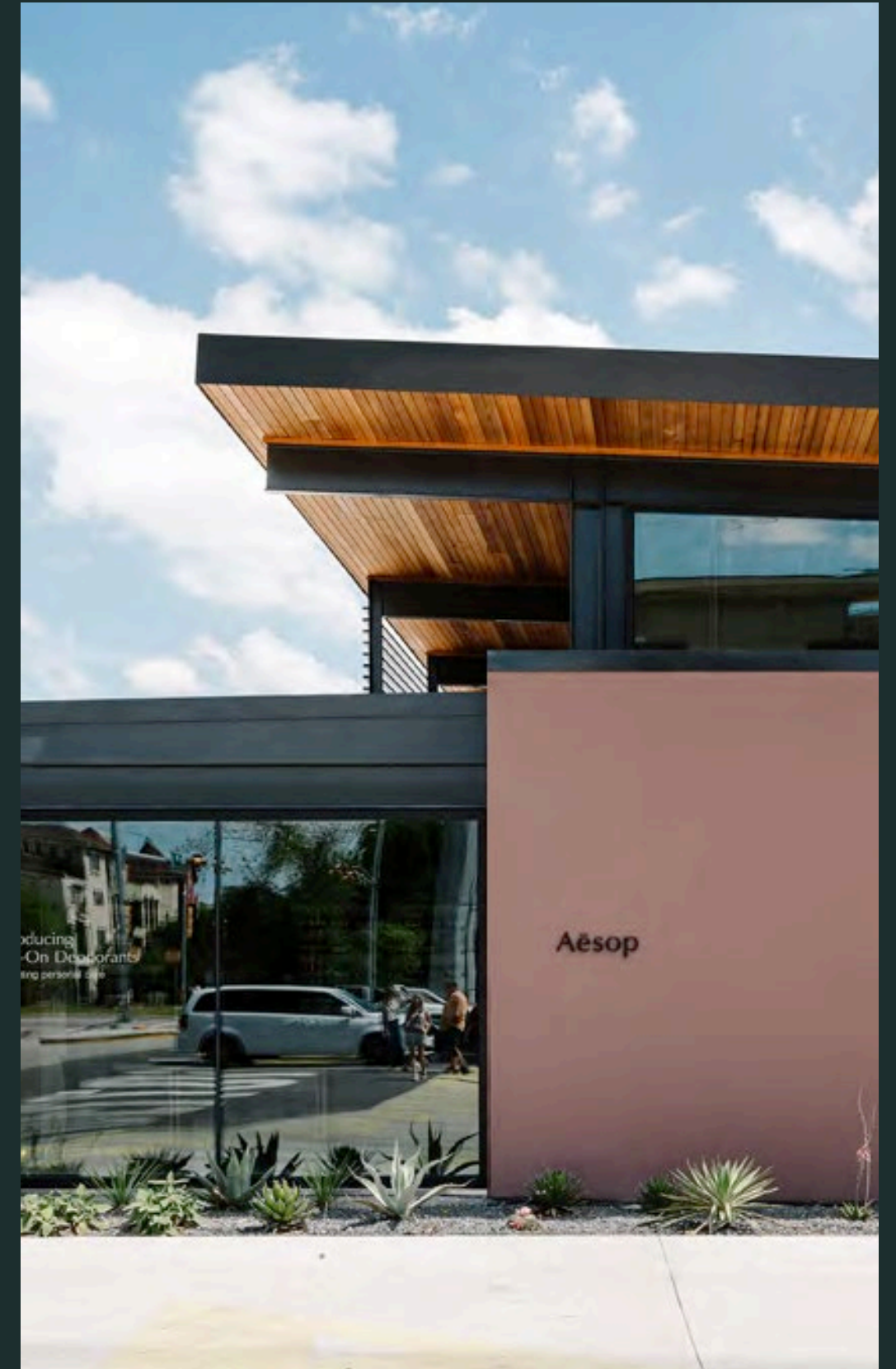
COLLABORATORS

Retail: Michael Hsu Office of Architecture

The Michael Hsu design team has created a plan and distinctive aesthetic for the retail portion of The RO that stands on its own while being responsive to the overarching desire for the entire project to integrate seamlessly into its location.

Michael Hsu Office of Architecture is an award-winning architecture and interior design practice founded by Michael Hsu in 2005. The Austin-based firm's work is rooted in hospitality and encompasses mixed-use, adaptive reuse, restaurants, hotels and workspaces. It has made a name for itself with its unique designs that relate culture and emotion to place and nature.

The RO's low-rise retail buildings are a modern interpretation of classic forms utilizing masonry, steel, wood, and other materials that relate to buildings constructed in the River Oaks area decades ago.



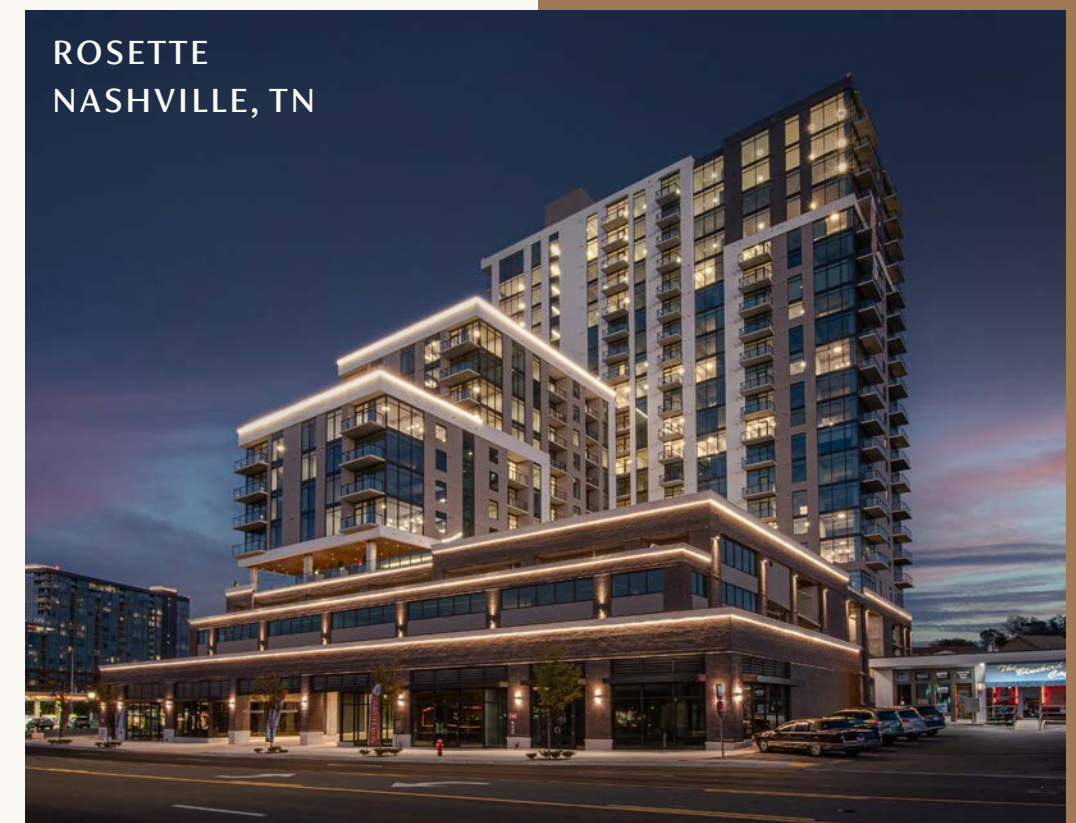
COLLABORATORS

Development: TDC

TDC is responsible for the conceptualization, design and development management, and capitalization of The RO and its project components.

Transwestern Development Company (TDC) is part of a diversified family of companies operating under Transwestern. Transwestern was founded in Houston in 1978 and operates nationwide in numerous sectors of real estate including development, commercial services, investment management and hospitality. TDC is a diversified developer with offices in nine cities and completed projects from southern California to northern New Jersey.

During the last ten years, TDC has completed or commenced development of over \$8 billion worth of projects including office, residential, mixed-use, industrial and healthcare.





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