

HICKS
ventures

eleven 77

eLEVEN 77

18 ENGAGING STORIES

360° HIGH-END SUITE OF AMENITIES

\$6-MILLION RENOVATION

Exceptional Visibility

Unparalleled Park Views

Unobstructed Views with Floor to Ceiling Glass

State-of-the-Art Conference Center

High-Performance Fitness Center

Convenient Onsite Café

Outdoor Patio

Ideal Access + Prominent Location

Onsite Ownership and Management

24-hour Security Concierge

Monument and Building Signage

imagine the possibilities

AT 1177 WEST LOOP SOUTH



renovations

INVESTING IN YOUR EXPERIENCE



ULTRA-MODERN LOBBY



STATE-OF-THE-ART CONFERENCE CENTER

TECH SAVVY AND FLEXIBLE WITH
A PREFUNCTION/RECEPTION
AREA, THIS SET UP IS DESIGNED TO
ACCOMMODATE MULTI-PURPOSE
USES WITH A FOCUS ON TRAINING/
CLASSROOM LAYOUTS.



HIGH SPEED WIFI



PLUG AND PLAY SET UP



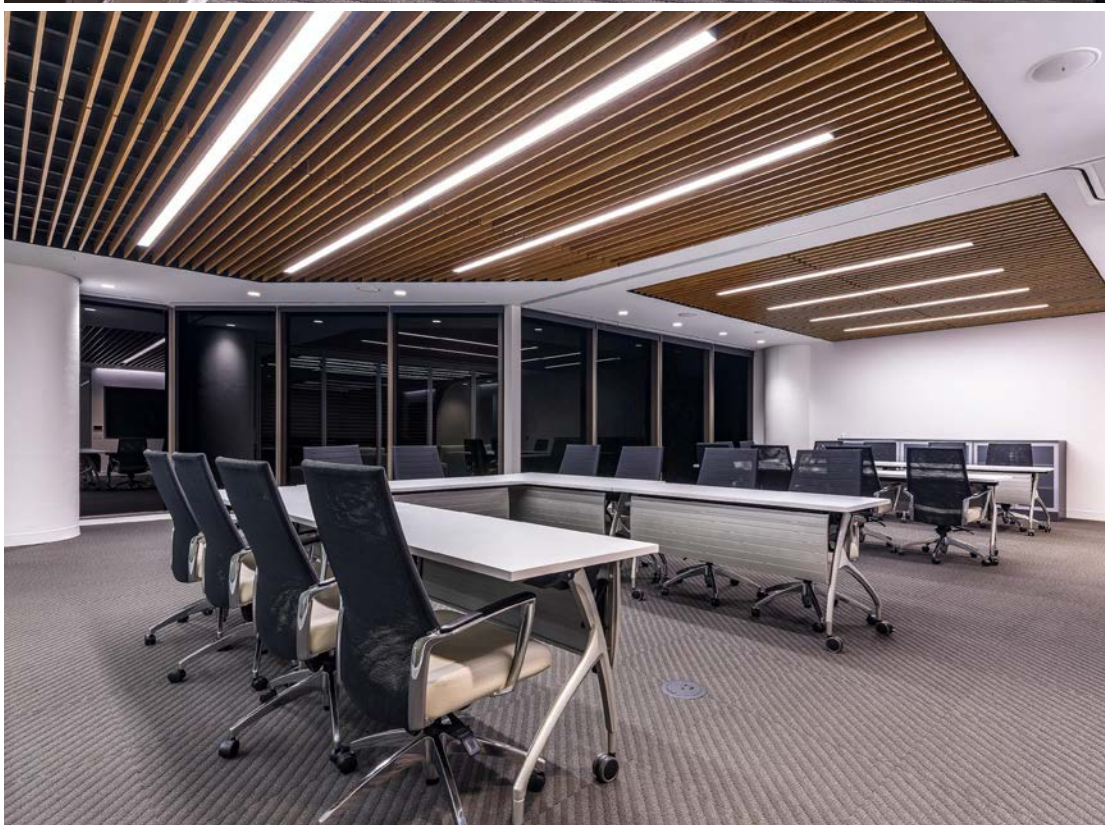
STATE-OF-THE-ART
TECHNOLOGY



TWO INTERCONNECTED ROOMS
TO MEET YOUR NEEDS

conference center

FLEXIBLE COLLABORATION AREA



fitness center

NEXT-LEVEL RENEWAL



**HIGH PERFORMANCE FITNESS FACILITY
WITH EQUIPMENT CONNECTED TO TV,
WEB AND WIFI. WITH VIEWS OF THE
SURROUNDING GREEN SPACE, FITNESS
HAS NEVER BEEN SO REJUVENATING.**



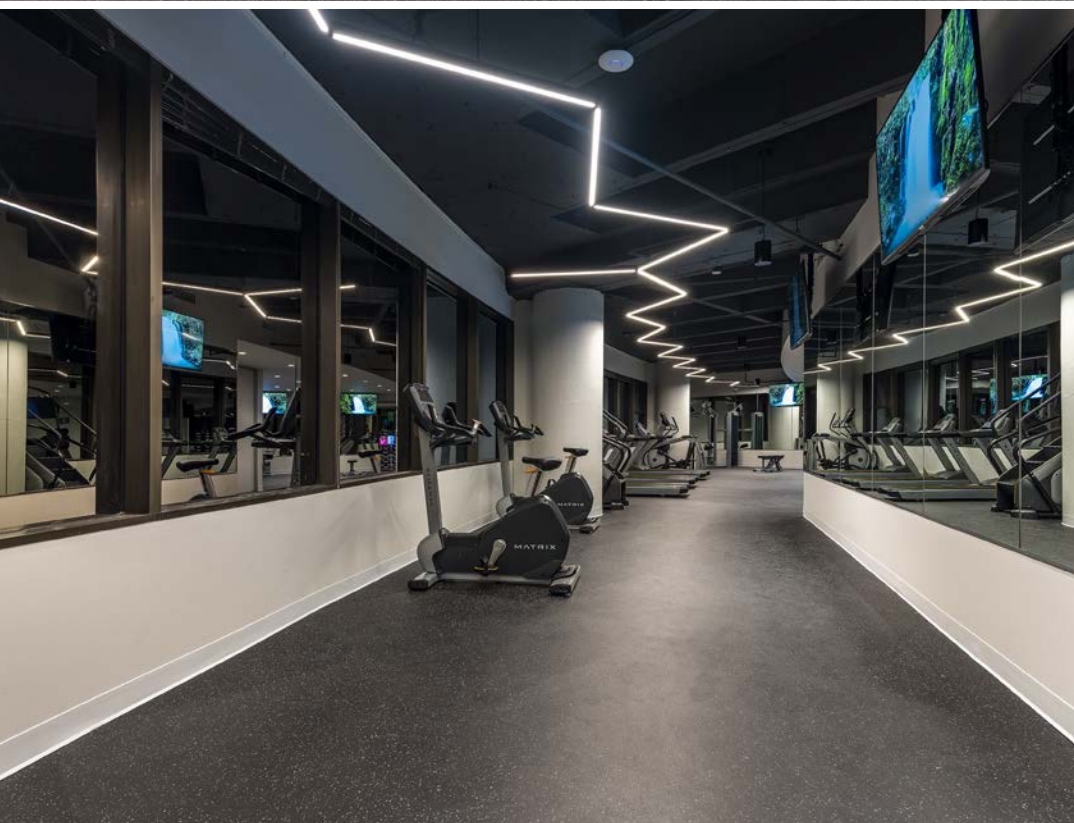
TV + WEB + WIFI



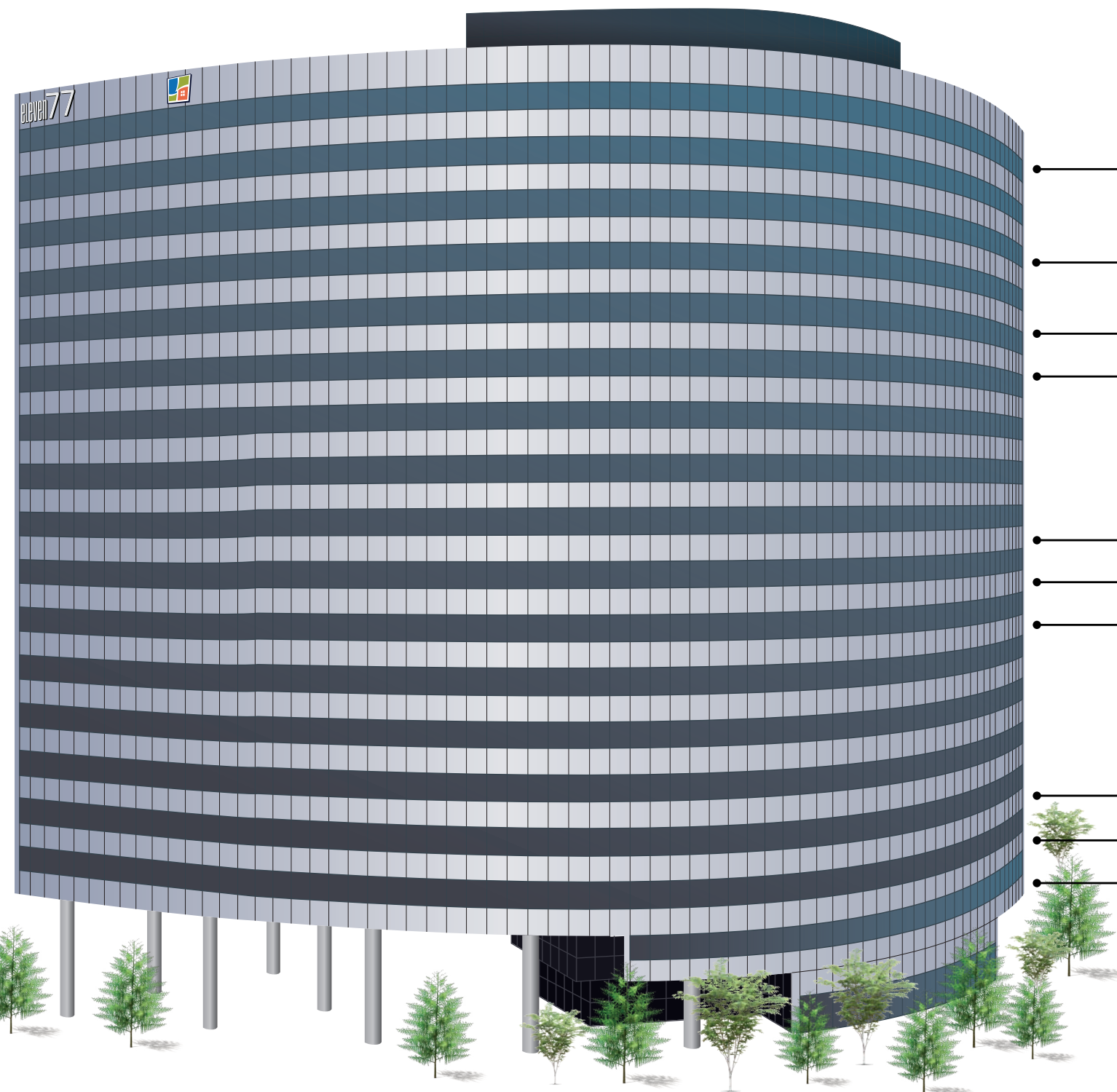
**PERSONAL AUDIO AND
VISUAL SYSTEMS TO TRACK
PROGRESS + GOALS**



**FULL SERVICE
LOCKER ROOMS**



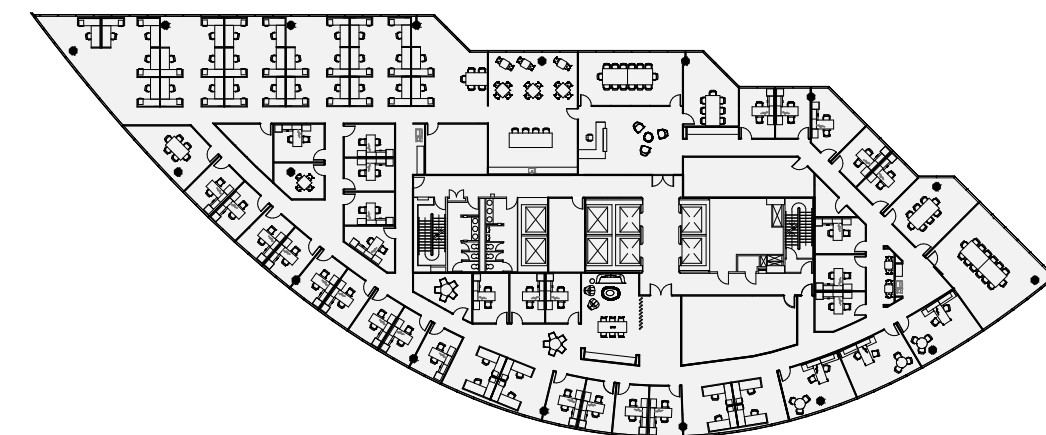
availability



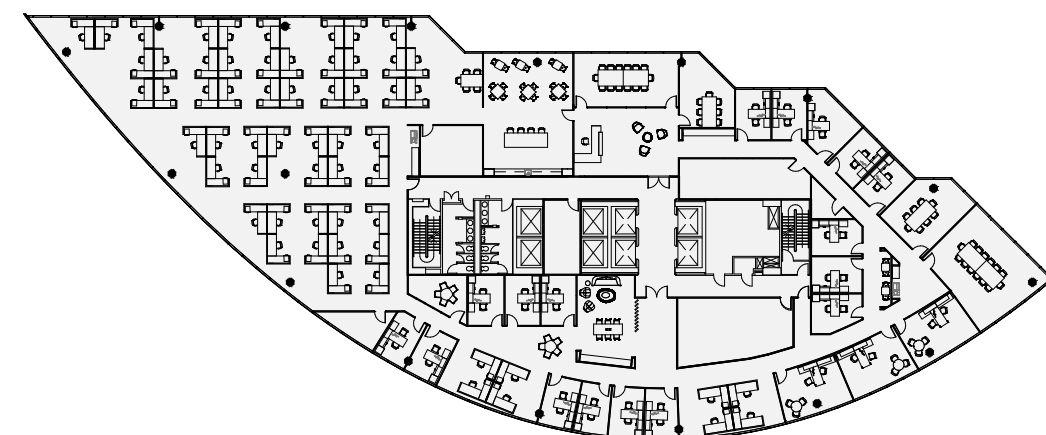
Suite 1800	11,070 SF
Suite 1660	1,731 SF
Suite 1650	2,052 SF
Suite 1625	2,438 SF
Suite 1605	1,887 SF
Suite 1590	6,553 SF
Suite 1475	4,499 SF
Suite 1000	20,732 SF
Suite 950	5,829 SF
Suite 820	3,407 SF
Suite 450	16,121 SF
Suite 300	19,645 SF
Suite 200	5,833 SF

HOSPITALITY FEEL WITH INNOVATIVE SOLUTIONS

TRADITIONAL LAYOUT



OPEN LAYOUT



memorial park



URBAN WILDERNESS

ADVENTURE AWAITS



Direct Access to Memorial Park

Lush green views of the 1,500 acre park.

250

acre golf
course

30+

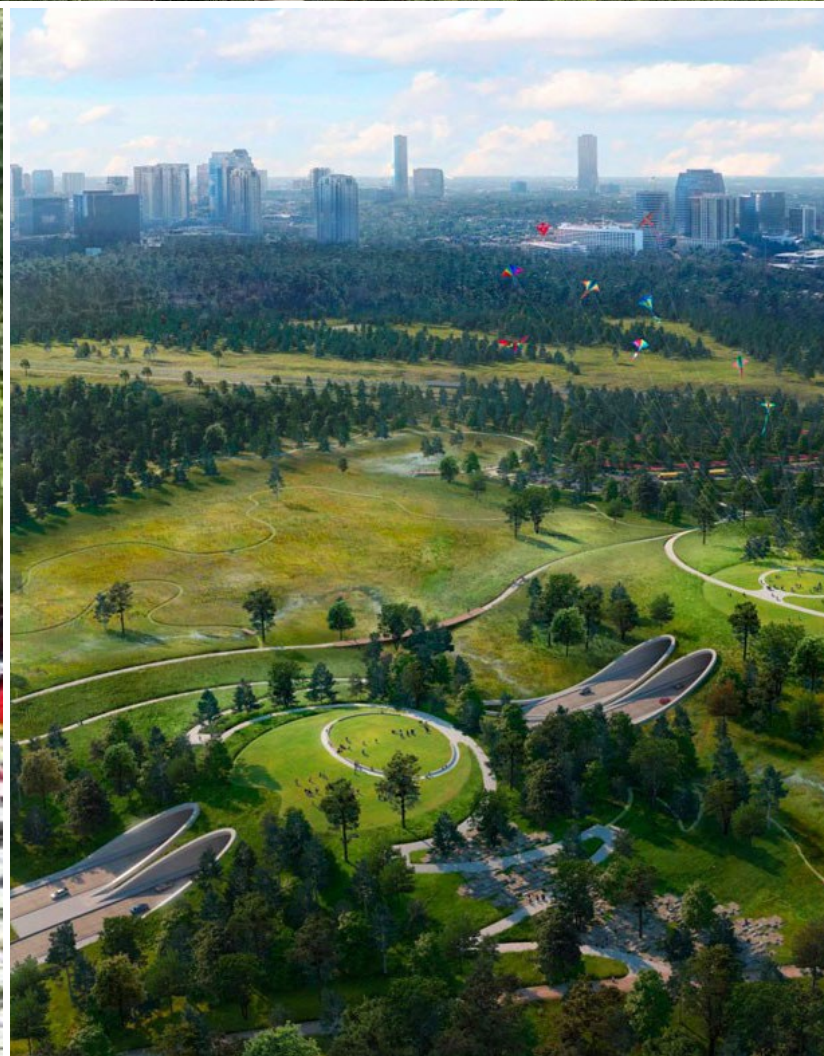
miles of trails

5+

recreational +
sports areas

\$205M

redevelopment



10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



connectivity and
resiliency projects



cultural and
recreational
amenities



ecological
restoration

great access

AT THE CENTER OF IT ALL



EXPLORE THE NEIGHBORHOOD



just minutes away

With retail, dining, residential and office so close, you'll never want to leave.

5
minute drive to
BLVD PLACE

7
minute drive to
THE GALLERIA

2
minute drive to
UPTOWN PARK

5
minute drive to
RIVER OAKS
DISTRICT

5
minute drive to
MEMORIAL
PARK

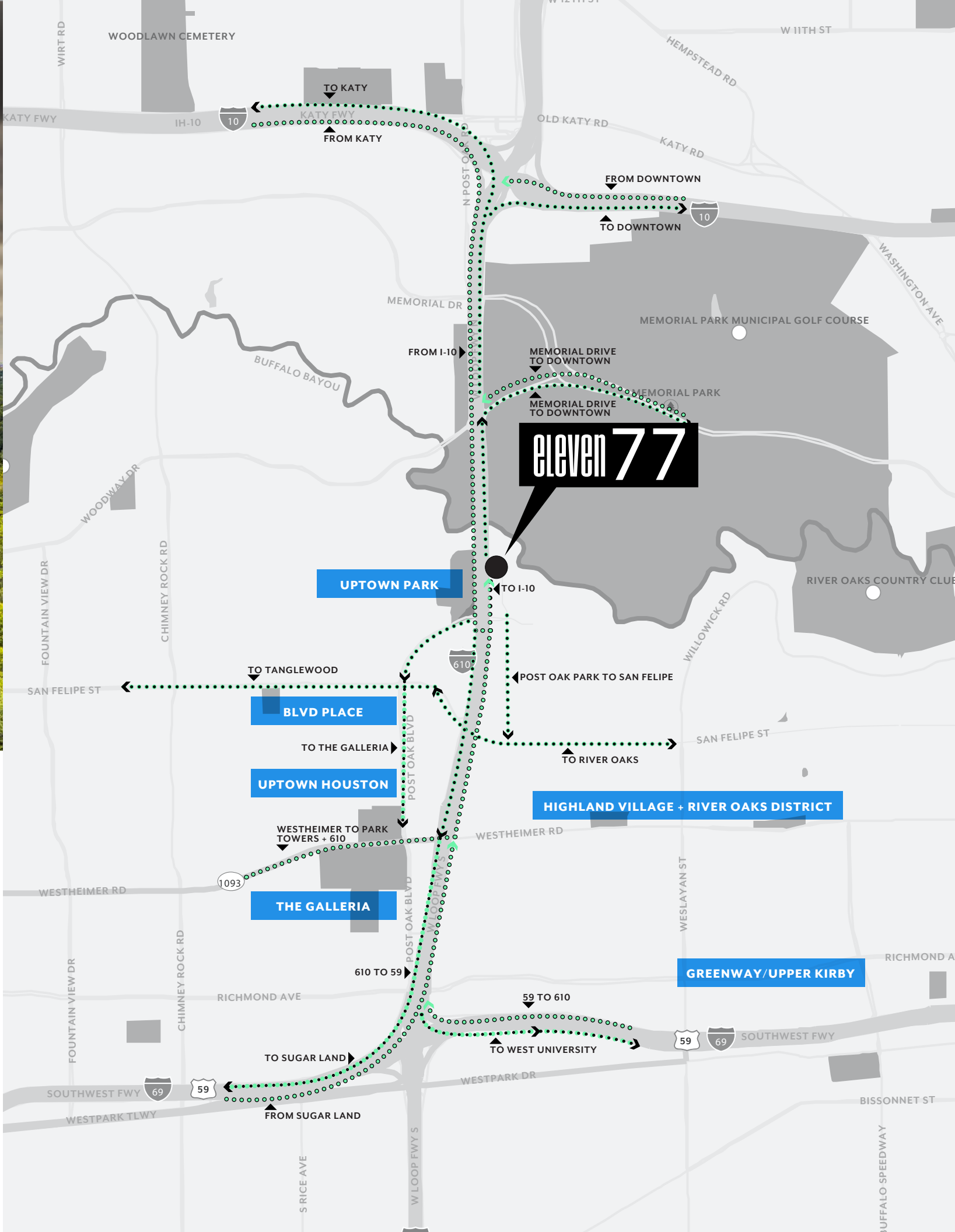
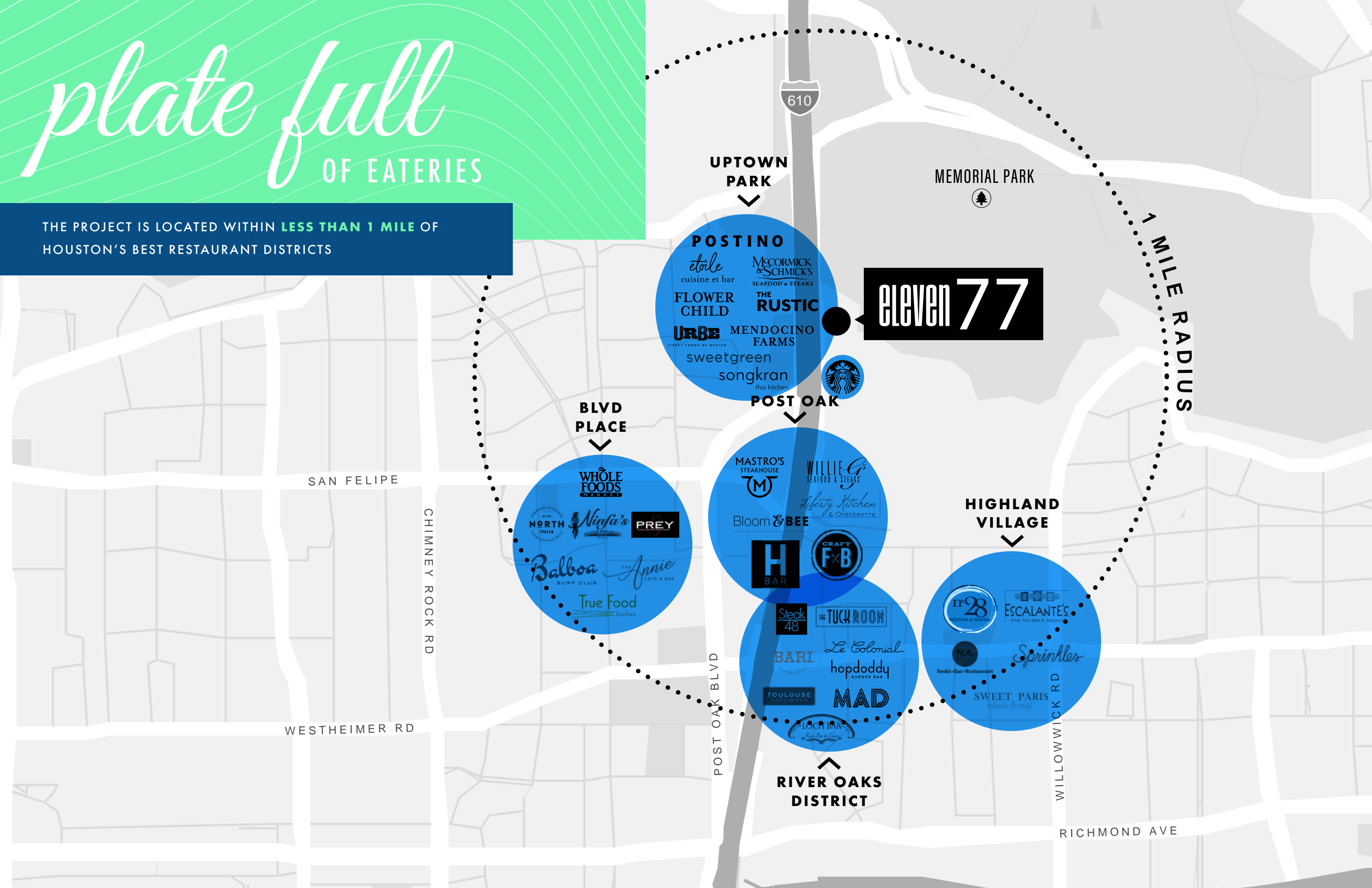


plate full OF EATERIES

THE PROJECT IS LOCATED WITHIN **LESS THAN 1 MILE** OF
HOUSTON'S BEST RESTAURANT DISTRICTS



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 **TRANSWESTERN** REAL ESTATE SERVICES

