

## UPCOMING RENOVATION!

**1500 MCGOWEN WILL BE CONVERTED INTO AN UPDATED, CONTEMPORARY MIXED USE OFFICE/RETAIL BUILDING OVER THE NEXT FEW MONTHS**



*The new retail portion of the Building will be accented with a metal "skin," a canti-levered awning, new, widened storefronts, and a sizable outdoor restaurant patio.*

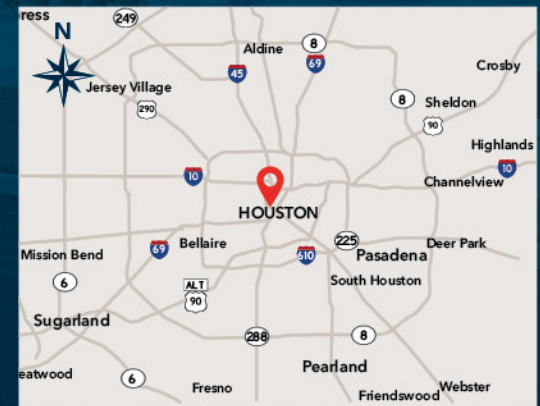


## HIGHLIGHTS

Situated in the vibrant Midtown submarket south of the Houston CBD and St. Joseph Medical Center, 1500 McGowen is surrounded by new multi-family, townhome and retail development.

**THE MIXED-USE MIDTOWN SUBMARKET HAS EVOLVED INTO A MAJOR EPICENTER FOR ARTS, COLLABORATIVES, EATERIES, AND NIGHTLIFE.**

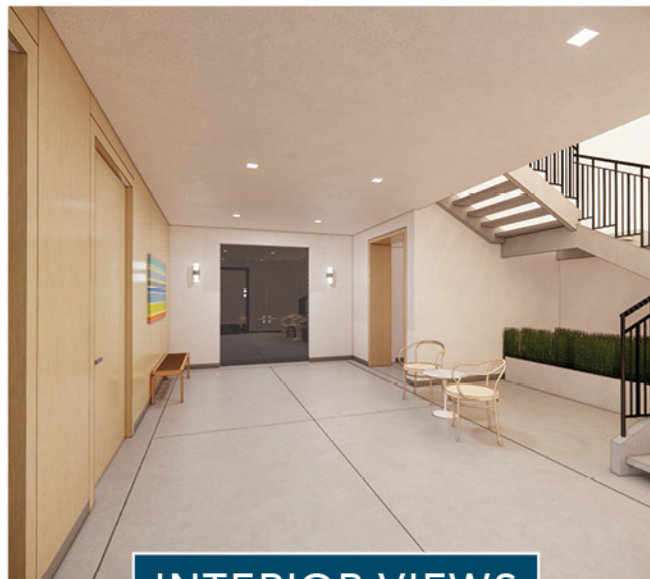
1500 McGowen Street has convenient access to the Hwy 59 entrance ramp and downtown. The METRORail Red Line runs directly through Midtown along Main Street with the McGowen Station just four blocks from the property.





**EXTERIOR VIEWS**





INTERIOR VIEWS



## AMENITIES

- On-site management
- 24/7 Security system with passcode access
- 3:1,000 Parking ratio with on-site, secure parking
- Contemporary office floor plans
- Easily accessible via bus or METRORail
- Close proximity to many popular restaurants, coffee shops, bars, retail and amenities
- COMING SOON ON-SITE! More mixed-use offerings, including dining, coffee, and other shops
- COMING SOON ON-SITE! Contemporary lobby with class a fixtures and furnishings

*Colby Design X 2X Studio (the architects behind Caracol and Pass & Provisions) will convert 1500 McGowen into a contemporary mixed use office building.*





## PARKING

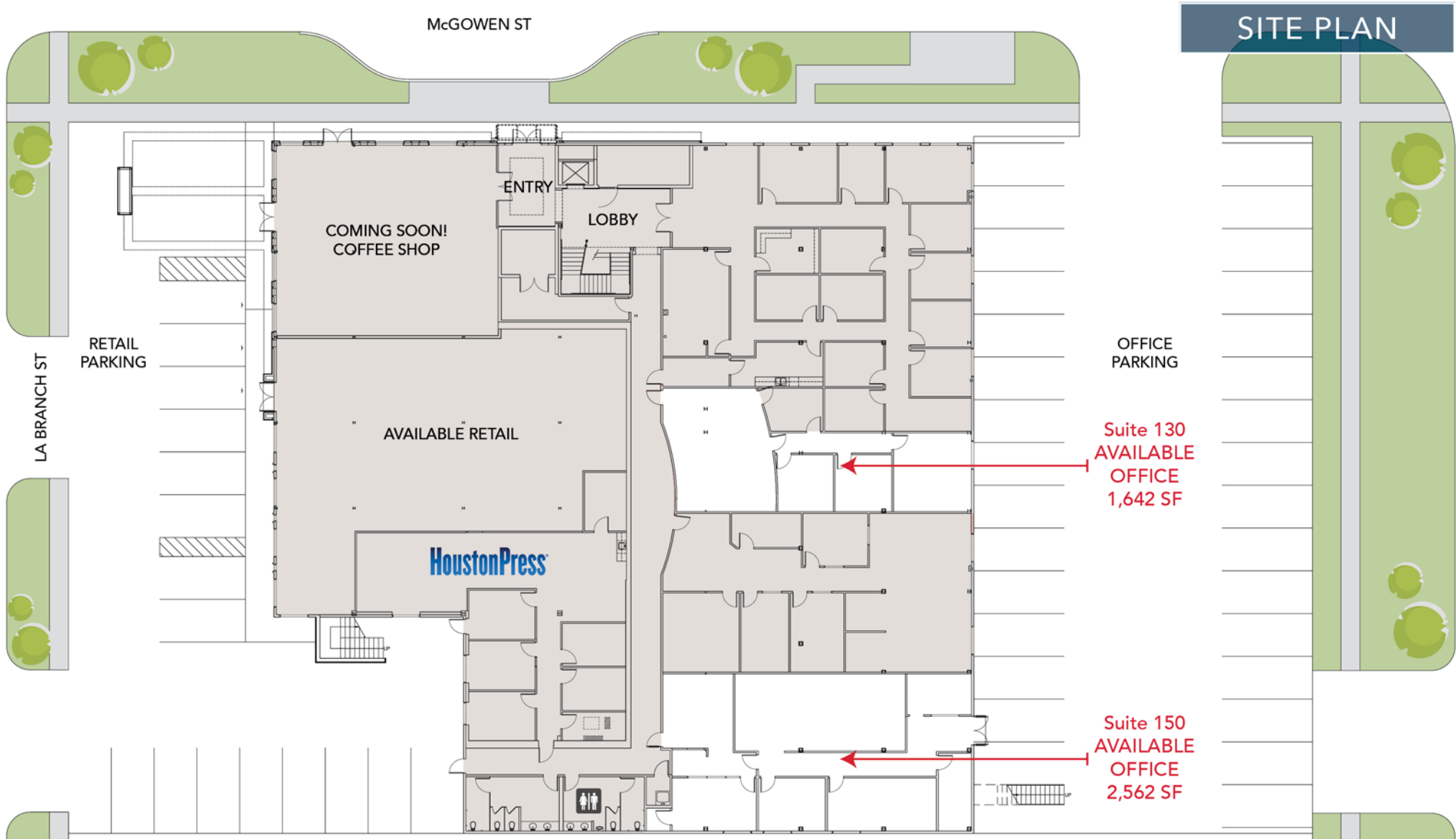
### GATED SURFACE PARKING

1500 McGowen has both gated surface parking and retail parking.

- Lots 1 & 2 are on-site
- Lot 3 is close by (at the corner of Austin & McGowen)

93  
PARKING SPACES

3.1/1,000  
PARKING RATIO



## METRORAIL SYSTEM PLAN



Graphic content from Metro

## GROWING URBAN AREA

MIDTOWN IS A HOT SPOT FOR NEW DEVELOPMENT WITH OVER 50% POPULATION GROWTH SINCE 2012.

The area of Midtown (east of Main St) will be completely transformed over the next 5 years through private and public funds. The Midtown Redevelopment Authority alone is projected to spend \$30+ MILLION creating an URBAN ENVIRONMENT with more walkable and bikeable areas, and a balance of housing, jobs, and transportation choices where people from all walks of life can live/work/play.

## TRANSIT ORIENTED

The U.S. 59 entrance ramp and the METRORail line are conveniently nearby. The METRO Red Line runs along Main St. connecting Downtown, Midtown Houston, the Museum District, and Texas Medical Center. Many bus and bike routes make vital connections to neighboring districts.

## CENTRALLY LOCATED

Midtown is conveniently located between the CBD and the Texas Medical Center.

## LEGEND

- +++++ METRORail Line
- Completed Projects
- Projects in Design/Construction
- Planned Projects

**MAIN STREET CORRIDOR**  
Significant capital projects, including Midtown Park, Main Street Streetscape, and Holman Streetscape, are taking place along the Main Street Corridor. Many are already complete.

**CAROLINE STREET RECONSTRUCTION**  
This \$15 million reconstruction includes safety and convenience enhancements, rain gardens, seasonal displays, dedicated bicycle lane, and custom furnishings. Construction is underway.

## NEW & PLANNED MIDTOWN STREETS & PARKS

### PROJECTS

- Brazos Street Reconstruction
- Main Street Enhancement Project
- Holman Streetscape
- Caroline Street Reconstruction
- Baldwin Park
- Bagby Street Greenroads Project
- Bagby Park
- Midtown Park

Midtown Houston has successfully revitalized the portion of Midtown west of Main Street. Over the next 5 years, East Midtown will get its turn. Enhanced roadways, bike lanes, new parks, traffic lights, and relaxed parking requirements, are all part of Midtown's plan to attract new development to the area, bridge together East Midtown, West Midtown, and Downtown, and create an urban, walkable environment. 1500 McGowen is just one of many mixed use projects coming to the neighborhood.

Graphic content from Midtown Houston

### WHOLE FOODS

The 40,000 sf store will open on the 1st floor of a mixed-use project in Midtown November 2019.

🚗 4 minutes to site



### THE GYPSY POET

Artisan pizza studio.

🚶 4 minutes to site

## MIDTOWN HOT SPOTS



### RETROSPECT

Locally roasted coffee, craft beer, interesting wines, paninis, crepes, muffins and pastries. Vegetarian and vegan.

🚶 12 minutes to site



### INNOVATION HUB

Rice University is transforming the former Sears building in Midtown Houston into The Ion, an innovation hub.

🚗 4 minutes to site



### WEIGHTS + MEASURES

Casual neighborhood restaurant, bakeshop and bar in a 1950s industrial warehouse.

🚶 6 minutes to site

