

5251 WESTHEIMER RD. & 2620 SAGE RD.
HOUSTON • TEXAS

GALLERIA PARK – RETAIL

– IN THE HEART OF THE GALLERIA

Galleria Park is where work and life come together to create one of Houston's most unique workplace environments. Boasting two, newly renovated Class-A office towers, a stunning, one-acre grand lawn and convenient, on-site retail, all on one sprawling campus directly across from one of the best malls in the world, Galleria Park is designed to further enhance Uptown's vibrant and highly-amenitized experience.

\$15M renovation completed in 2018

On-site management and 24-hour security

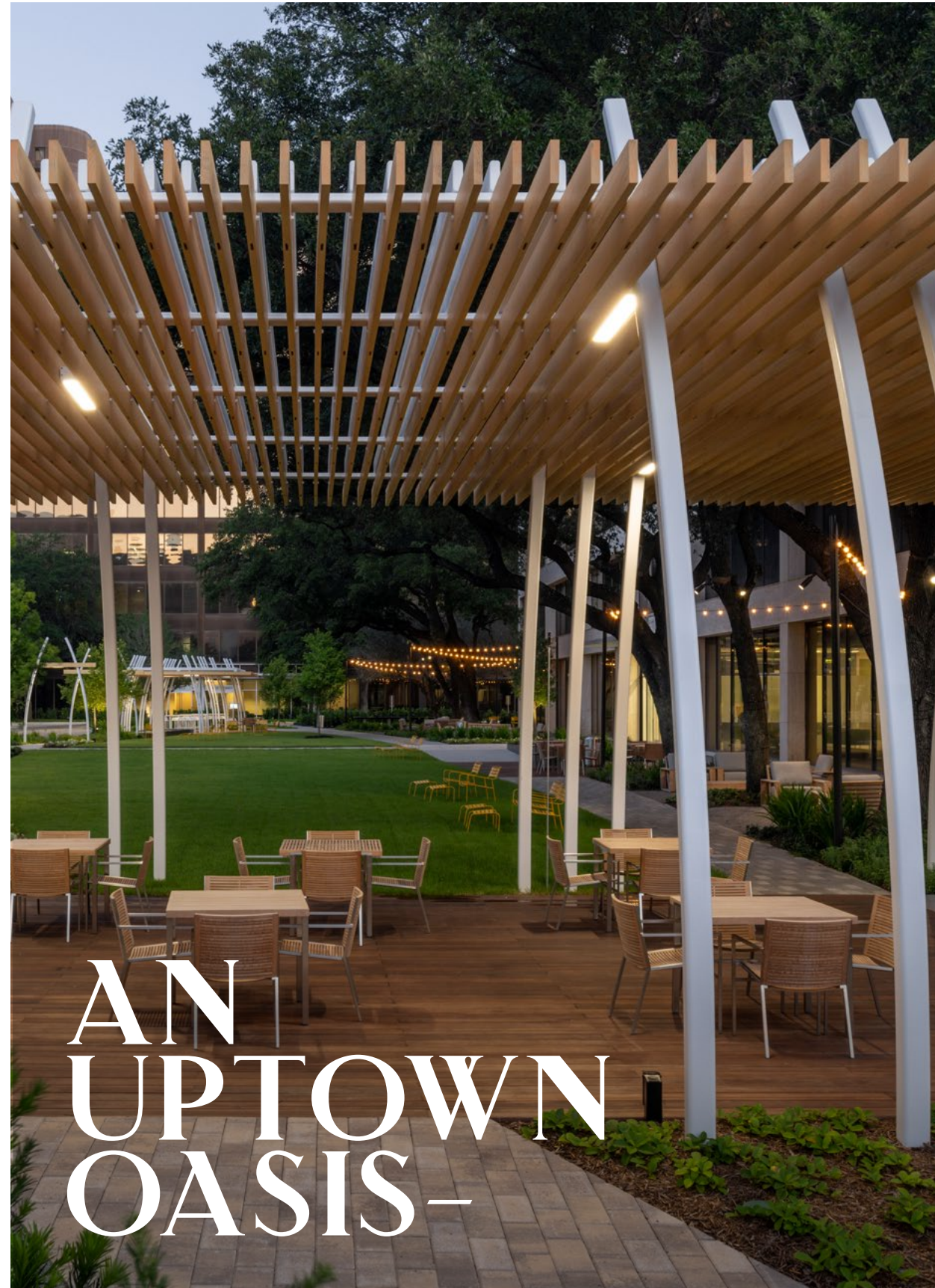
Secure landlord committed to ongoing capital improvements

Underground garage access with 3.5/1,000 SF parking

Monument and building signage opportunities available

Unbeatable walking access to hundreds of shops, restaurants and hotels around the Galleria.

Quick access to I-610 and I-69 and other major roadways



AN UPTOWN OASIS–

THE EPICENTER OF LUXURY RETAIL

The top retail destination in the Southwest, Uptown Houston draws more than 35 million visitors a year.

Patrons come from near and far to experience 7 million SF of sophisticated retail, international cuisine, high fashion and attractions that include the Houston Galleria, the Water Wall, one of the nation's busiest Starbucks and much more.

At the corner of Sage & Westheimer Rd, in the heart of this mecca of retail, Galleria Park enjoys impressive daily activation from some of the state's most affluent residents and Uptown professionals who make up the largest non-CBD business district in the U.S.

UPTOWN DEMOGRAPHICS

within 1 mile of Galleria Park

28,068

TOTAL POPULATION

16,176

TOTAL HOUSEHOLDS

\$89,069

MEDIAN DISPOSABLE INCOME (net income)

\$167,904

AVERAGE HOUSEHOLD INCOME

129

OVERALL WEALTH INDEX (vs. national avg. of 100)

54.1%

OF POPULATION BETWEEN AGES 25-58

35+

MILLION ANNUAL VISITORS

85%

EMPLOYMENT INCLUDES WHITE COLLAR JOBS

39.1

MEDIAN AGE



THE UPTOWN CONNECTION

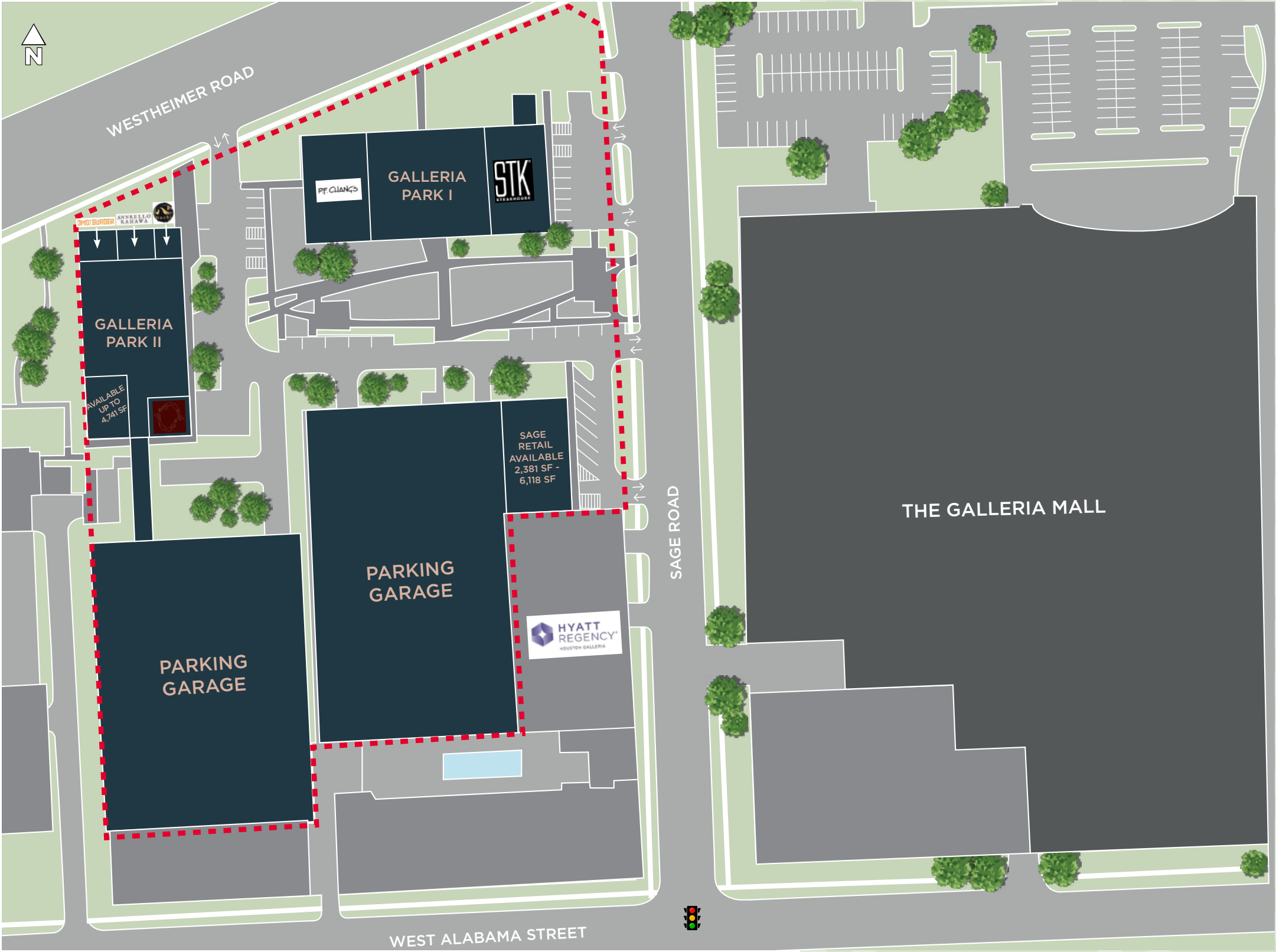
Galleria Park offers tenants great accessibility to consumers all over the Houston region. Set just 10 minutes from the city’s most traveled roadways, including I-610, Beltway 8, I-10 and I-69, the property also sits “Houston walking distance” to Houston’s new METRO Rapid Silver Line, which has dedicated lanes that run exclusively through the Uptown district.

TRAVEL TIMES

within 1 mile of Galleria Park	METRORAPID SILVER LINE 3 minute walk
	INTERSTATE 610 5 minutes
	INTERSTATE 69 5 minutes
	BELTWAY 8 10 minutes
	INTERSTATE 10 10 minutes
	DOWNTOWN HOUSTON 20 minutes
	TEXAS MEDICAL CENTER 20 minutes
	HOBBY AIRPORT 25 minutes
	GEORGE BUSH INTERCONTINENTAL AIRPORT 40 minutes



MERCHANDISE PLAN



FLOOR PLANS

GALLERIA PARK II

GROUND FLOOR

SUITE 125 - 4,741 SF (Demisable)

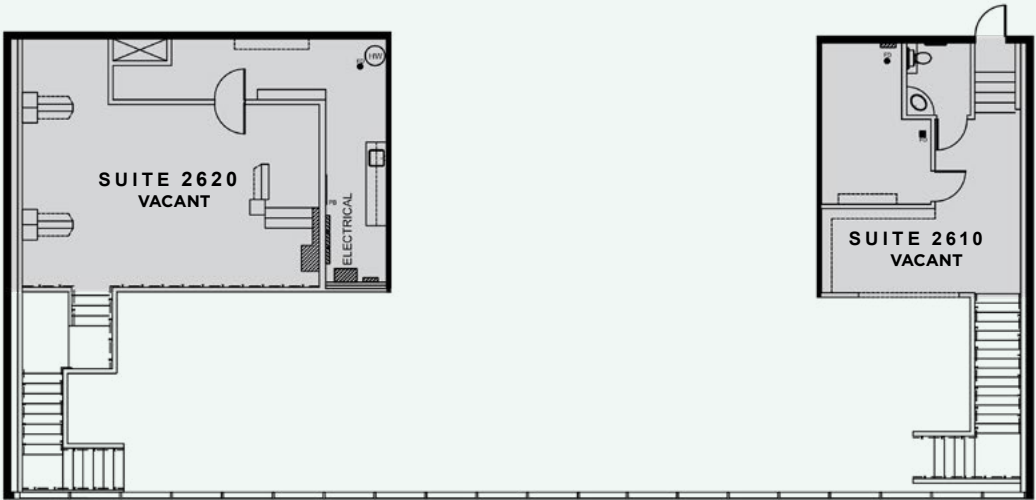


A VIBRANT MIXED-USED CAMPUS

2620 SAGE RD.

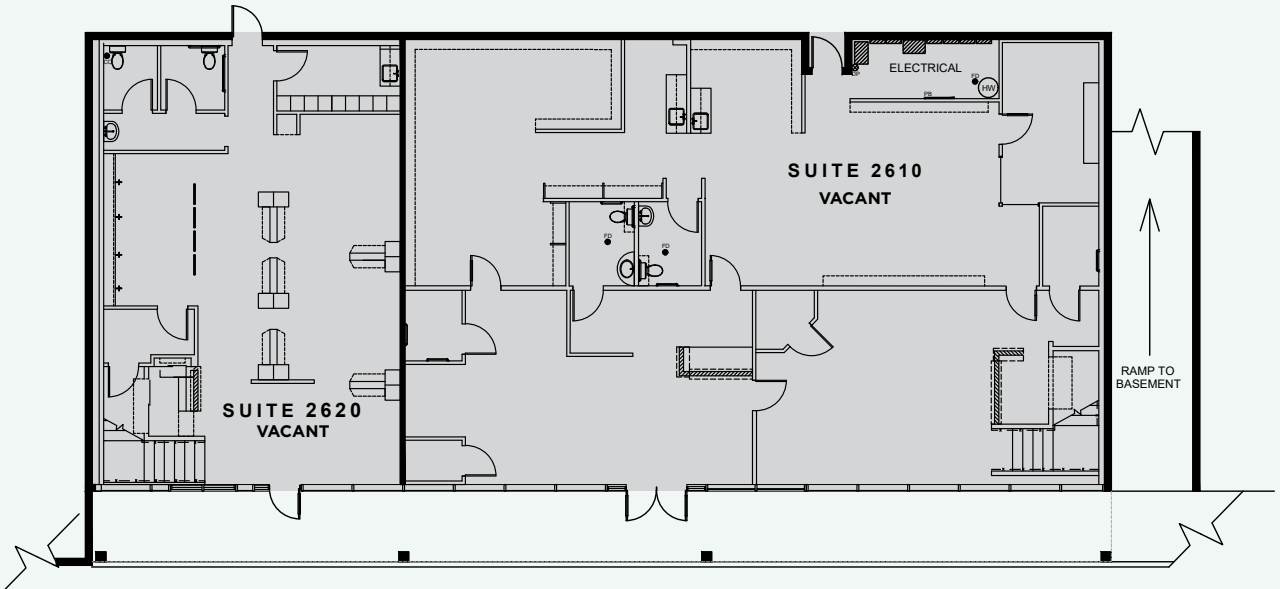
LEVEL 2

SUITE 2620 - 969 SF | SUITE 2610 - 549 SF



GROUND FLOOR

SUITE 2620 - 1,412 SF | SUITE 2610 - 3,188 SF



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THE GRAND LAWN



In a campus packed with modern, class-A business amenities, the stunning, one-acre grand lawn presents Galleria Park's most distinct offering, to promote work and wellness outside the walls of the office.

One acre of sprawling native landscaping with live oaks and rich, green grass

WiFi-enabled promenades and pavilions

10,000 SF of recreation and event space

Ground-level retail and restaurants with patio seating

Outdoor activities include ping pong tables and cornhole

Sculptural exterior garage elevator clad in wood and staggered LED lighting





STK Steakhouse



Sushi Hachi



Sushi Hachi





FOR MORE INFORMATION, PLEASE CONTACT:

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