

POST OAK
plaza





HELLO HOUSTON

Bigger, bolder and better than ever, Houston is having a moment. Our newly reimagined Post Oak Plaza, located in the dense heart of Uptown, is being redesigned with a new retail mix to reap the rewards.



WHY HOUSTON IS HOT

A booming metropolis with Texas-size ambitions, Houston lands on virtually every world's best lists as a premier global destination with a well-deserved reputation. Boasting a dynamic cultural beat fueled by its ethnic diversity. Host to one of the best culinary scenes in the world, offering an eclectic mix of groundbreaking food halls, hot spots and top chefs. Attracting everyone from upwardly mobile professionals to multigenerational families.



HOUSTON IS HOME TO

-  **NASA'S JOHNSON SPACE CENTER**
A hub of human spaceflight activity for more than half a century
-  **SPACE CENTER HOUSTON**
Houston's first Smithsonian Affiliate museum
-  **THE TEXAS MEDICAL CENTER (TMC)**
The largest medical center in the world
-  **14 OF THE COUNTRY'S LARGEST COMPANIES**
Only NYC has more
-  **THE MUSEUM OF FINE ARTS HOUSTON**
One of the largest in the US
-  **THE MENIL COLLECTION**
One of the most important privately assembled collections of the 20th century
-  **7 DESIGNATED CULTURAL DISTRICTS**
-  **6 MAJOR LEAGUE SPORTS TEAMS**
-  **WORLD-CLASS SYMPHONY, BALLET, OPERA & THEATER COMPANIES**
-  **66,600 ACRES OF PARKLANDS, 580 PARKS & OUTDOOR RECREATION**



**YOUTH. DIVERSITY. EXPLOSIVE GROWTH.
MEET THE AMERICAN CITY OF THE FUTURE**

**FROM SOUTHERN
CULTURE TO
NATIONWIDE COOL**

Make room Austin. Houston's flourishing arts, cultural, culinary and design scenes are taking Texas by storm. And the whole nation is taking notice.

**665 SQUARE MILES
OF ENERGY,
VITALITY &
OPPORTUNITY**

7M+
Residents

22.3M+
Annual Visitors (2018)

315K+
College Students

#1
Largest City in Texas

92K
Hotel Rooms

#4
Largest City in the US
(on track to become #3 by the late 2020s)

500+
Art Institutions
(2nd only to NYC)

#11
America's 100 Best Cities List
(Resonance Consultancy)

22
Companies in the Fortune
500 *(41 in the Fortune
1000)*

3.5M+
International Travelers (2017)

15
National Lists
*(Best Places to Travel in
2019)*



CULTURAL CACHET

Greater Houston is the most ethnically diverse metro area in the US. Host to 145 languages and 90 nations.

The next GLOBAL FOOD MECCA.

The new SOUTHERN CAPITAL of COOL.

Houstonites eat out more times a week than in any other city in America.

“

HOUSTON IS NAMED 'THE NEW SOUTHERN CAPITAL OF COOL' FOR ITS FOOD AND DIVERSITY IN 2018.

”

-GQ MAGAZINE

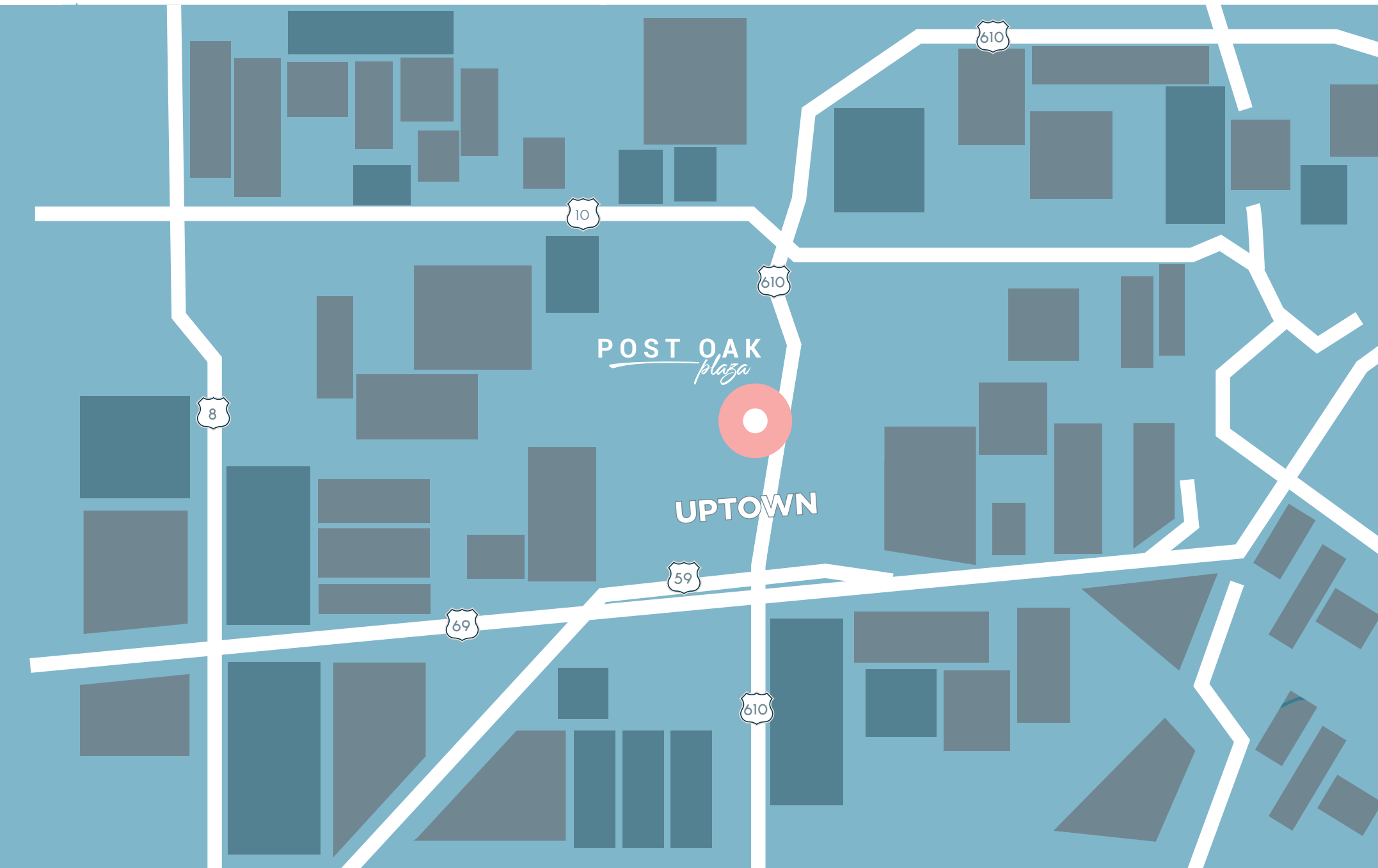
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I BELIEVE OUR CITY CAN COMPETE WITH ANY CITY AROUND THE WORLD WHEN IT COMES TO BUSINESS AND LEISURE TRAVEL.

”

-MAYOR SYLVESTER TURNER





THE
UPSCALE
HUB
FOR
UPTOWN
HOUSTON

Spanning over 6M square feet of retail space, Uptown is Houston's premier shopping, dining, business and entertainment district. Post Oak Plaza puts you in the heart of it all.

A Prime Location

- Surrounded by Houston's most affluent upscale shoppers, diners and spenders
- On the city's most enviable corner – San Felipe Road and Post Oak Boulevard
- Blocks from the famed Galleria – the largest shopping destination in Texas
- Fueled by the region's thriving urban growth, nonstop new home construction and rising consumer incomes
- With instant access to three major freeways – I 610 (West Loop), US 59 and I-10
- Within easy reach of over 986,000 cars daily
- Surrounded by nearly 20 million square feet of Class A office space



UPTOWN RISING

Highly affluent neighborhoods. High-paying jobs. High-rent residential towers. Less than 8 miles from Downtown Houston, Uptown holds its own among local markets like Houston Heights, Montrose, The Memorial Villages, River Oaks and West University Place.

Not to mention national shopping, dining and entertainment districts like Preston Center and Knox District (Dallas), The Domain (Austin), Scottsdale Fashion Square, Buckhead Atlanta and Newbury Street (Boston).



**INCOMES OF \$1.2M
TO \$160,000 DRIVE
MAJOR
BUYING
POWER
TO POST OAK PLAZA.**

SHOP



\$4B+
Annual Gross Retail Sales
(2019)

1K+
Shops & Boutiques

11%+
Of Houston's Taxable Retail
Sales

DINE



100+
Cafes, Wine Bars & Restau-
rants

4 of 7
Houston's AAA Ranked "4 Diamond
Restaurants"

WORK



22%
Of Houston's Class A Office Space

28M SF
Commercial Office Space

2K
Companies

STAY



26M
Annual Visitors

39
Hotels (*more than any district*)

8.4K+
Hotel Rooms

\$295M
Hotel Revenue (2019)
Highest RevPAR in Houston



185K+
Residents Within a 3-Mile Radius

\$160K+
Average HH Income

37
Average Age

**ONE OF THE
LARGEST
BUSINESS DISTRICTS
OUTSIDE A CBD
IN THE US.**



**HOME TO HOUSTON'S
BIG SPENDERS**



HOUSTON'S ULTIMATE RETAIL HAVEN

From international fashion powerhouses, groundbreaking culinary hotspots and luxury retreats to titans of business and architecture, Uptown is one of the top shopping, dining, working and spending districts on earth.



IN THE NEIGHBORHOOD

- Post Oak Boulevard – red-carpet pedestrian gateway of tree-lined streets
- The Galleria – 5th largest retail complex in the US with 1M SF of mega-luxury retailers, including Chanel, Louis Vuitton and Versace, plus 30M shoppers a year

STAYING POWER

- The Post Oak Hotel – Houston's only Forbes Five-Star hotel and AAA Five-Diamond destination
- The Westin Galleria Houston – AAA Four-Diamond hotel
- The Westin Oaks Houston – AAA Four-Diamond hotel



POST OAK PLAZA

CAPTURES
UPTOWN'S URBAN
ENERGY AND
GLOBAL RETAIL
REPUTATION IN
THE EPICENTER OF
EVERYTHING.



POST OAK
plaza

HOW POST OAK PLAZA DELIVERS

With a strategic location on every retailer's radar—plus plenty of reasons for customers to return, again and again—Post Oak Center is a dynamic destination that's ready for business.

- LIVABILITY** – Surrounded by daily needs that drive traffic
- VISIBILITY** – Great sight lines to San Felipe and Post Oak
- ACCESSIBILITY** – Easy access from all points Houston
- PARKABILITY** – Abundant parking, steps from your front door



POST OAK PLAZA NEXT

Redefined for new generations, Post Oak Plaza is transforming the retail experience through a series of modernizations to attract more affluent customers and upscale tenants.

THE MAGNET FOR A NEW BEST-IN-CLASS TENANT MIX

- Redesigned exteriors for a more contemporary, Houston-inspired aesthetic
- Renovated façades to create individualized storefronts and visible signage
- Newly opened central gathering space for pop-ups and one-of-a-kind concepts
- Enhanced landscape design to encourage longer stays
- Better connectivity for walkability
- Due for a Q4 grand debut





A COVETED ADDRESS WITH EASY ACCESS & CONNECTIVITY



POST OAK PLAZA

Post Oak Boulevard & San Felipe Road
Houston, TX

TOTAL LAND AREA	503,395 S.F.
TOTAL BUILDING AREA (GLA)	137,022 S.F.
DENSITY	27.2%

PARKING REQUIREMENTS

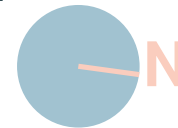
RETAIL (4 SPACE/1,000 S.F.)	97,514 S.F.	390 SPACES
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RESTAURANT (4 SPACE/1,000 S.F.) (RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS)	27,426 S.F.	110 SPACES
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RESTAURANT (8 SPACE/1,000 S.F.) (RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)	7,657 S.F.	062 SPACES
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TOTAL PARKING REQUIRED	599 SPACES
TOTAL PARKING PROVIDED	687 SPACES
TOTAL H.C. PARKING REQUIRED (RESTAURANT AREA OVER 20% AT MIXED USE BLDGS)	013 SPACES
TOTAL H.C. PARKING PROVIDED	018 SPACES

0 20' 40' 80'



- 01 Home Source
- 02 Local Foods
- 03 AVAILABLE - 2,684 SF
- 04 UPS
- 05 Bluestone Lane
- 06 Body 20
- 07 Saatva
- 08 Tacodeli
- 09 FedEx
- 10 Toys to Love
- 11 Eye Elegance
- 12 il Bracco
- A Pinto Ranch
- B Nando's Peri Peri
- B2 Rakkan Ramen
- C Bassett
- D Kohler
- E Madison Lily
- F Post Oak Nail Lounge
- G Bill Walker Clothier
- H Kenny & Ziggys
- I Bosch
- K Arhaus
- L Balboa Surf Club

SITE PLAN



DRIVING SUCCESS ACROSS THE SOUTHWEST

LEVCOR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.



