


1900 WEST LOOP SOUTH

Houston, Texas

Executive Summary







THE OFFERING

Jones Lang LaSalle is pleased to offer for sale 1900 West Loop South (the “Property”), a Class A office tower prominently located in the Galleria submarket of Houston, Texas. Originally developed by Hines, the Property is situated on a 6.1-acre site and includes an attached six-level concrete parking garage.

With its distinctive brushed stainless-steel and reflective glass curtain-wall, 1900 West Loop South is a recognizable Galleria-area landmark along Houston’s most traveled highway - Loop 610 at its intersection with San Felipe. This highly visible and strategic location offers tenants convenient access across the region as well as direct access to two of Houston’s most prestigious residential neighborhoods – River Oaks and Tanglewood, and walkability to an array of surrounding hotels and restaurants. The Property’s timeless architecture, central location, outstanding views and amenities all contribute in making this a highly desirable investment.



THE OPPORTUNITY

1900 West Loop South represents a rare opportunity to own a recognizable, Class A office tower prominently located in an urban infill, walkable location within Houston's most highly amenitized submarket. The Property provides investors with strong in-place cash flow and a loyal tenant base, which are both best exemplified through the building's 88.8% occupancy rate and 16.1-year average tenure. 1900 West Loop South offers significant value creation potential through leasing up the remaining 46,231 square feet of vacancy as well as the opportunity to renew the three largest tenants in the building, who have a weighted average tenure at the Property of 20.4 years. 1900 West Loop South has unrivaled accessibility in the Galleria, providing direct access to three major thoroughfares: IH-610, San Felipe, and Post Oak Blvd. The Property's historical performance illustrates the asset's ability to consistently outperform the market overtime even during periods of market cycles.

PROPERTY SUMMARY

Address:	1900 West Loop South, Houston, TX 77027
Rentable Area:	411,243 SF
Year Built (Renovated):	1979 (2001/2014)
Number of Floors:	21
Occupancy:	88.8%
Site:	6.1 acres
Parking:	1,304 spaces (3.2:1,000 SF ratio)
WALT:	4.2 years from January 2022
Interest Conveyed:	Leasehold

INVESTMENT HIGHLIGHTS

- Class A+ product
- Recognizable landmark asset
- Stabilized cash flow with embedded upside
- Urban infill walkable location within highly amenitized submarket
- Superior Accessibility & mobility
- Outstanding Branding Opportunity via Building Signage
- Loyal tenant base with significant tenures
- Consistently outperforms market
- Significant discount to replacement cost
- Within Pro-business Uptown Houston District
- Resilient Houston Economy
- Recent capital improvements totaling ~\$10 million



ACCESSIBILITY OVERVIEW

In addition to Houston's extensive highway network, 1900 West Loop is easily accessible to the exclusive residential neighborhoods of River Oaks, West University, Tanglewood and the Memorial Villages without having to get on a highway. This is a significant selling point to decision makers that live in these close-in suburbs. In addition, both River Oaks and Houston Country Clubs are also easily accessible from 1900 for breakfast/lunch meetings or golf outings.



Texas Medical Center

Greenway Plaza

River Oaks Neighborhood

Highland Village Neighborhood

River Oaks District

1900
WEST
LOOP
SOUTH

Post Oak Hotel

IH-610

4 Oaks Place

The Galleria/Uptown District, and more specifically the area immediately surrounding 1900 West Loop, represents one of the few authentic “live-work-play” environments in Houston due to its numerous retail, residential, hotel and dining options, and its overall “walkability”. 1900 West Loop is considered “very walkable” with a total score of 80 out of 100, meaning that most errands can be accomplished on foot. There are more than 75 restaurants and 5 hotels within a fifteen minute walk with plans to add more of both to an already amenity-rich area of Houston.



West University Neighborhood

Williams Tower

Afton Lofts Neighborhood

IH-610

The Galleria District

KENNY & ZIGGY'S

FIVE GUYS

BAJA GRILL MANTINA
BERRYHILL

Panera
BREAD

SAN FELIPE

BLVD Place

TRUE FOOD KITCHEN
THE EYE GALLERY

WHOLE
FOODS
MARKET



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