

# NRG TOWERS

2616 & 2626 SOUTH LOOP WEST

EXECUTIVE SUMMARY





# INVESTMENT HIGHLIGHTS

ATTRACTIVE BASIS BELOW  
REPLACEMENT COSTS

SMALLER SUITES IN-LINE WITH  
CURRENT LEASING TRENDS

SIGNIFICANT INVESTMENT BY  
OWNERSHIP

WELL-OCCUPIED BUSINESS PARK

ROBUST DEMOGRAPHICS &  
RESIDENTIAL BASE

STRATEGIC LOCATION IN  
PROXIMITY TO EMPLOYMENT AND  
ENTERTAINMENT HUBS

PRIME FRONTAGE ALONG  
LOOP 610 WITH SIGNAGE  
OPPORTUNITIES

TMC | TEXAS  
MEDICAL  
CENTER









# NORTHEAST AERIAL



GREENWAY PLAZA

RICE VILLAGE

UPPER KIRBY

WEST UNIVERSITY PLACE

2626 S LOOP WEST

Main Street







DOWNTOWN HOUSTON

TMC<sup>3</sup>

ICE

TMC  
TEXAS  
MEDICAL  
CENTER

nrg stadium  
HOUSTON  
TEXANS  
HOUSTON Livestock  
Show and Rodeo

TEXANS PRACTICE FACILITY

2616 S LOOP WEST

ASTRODOME

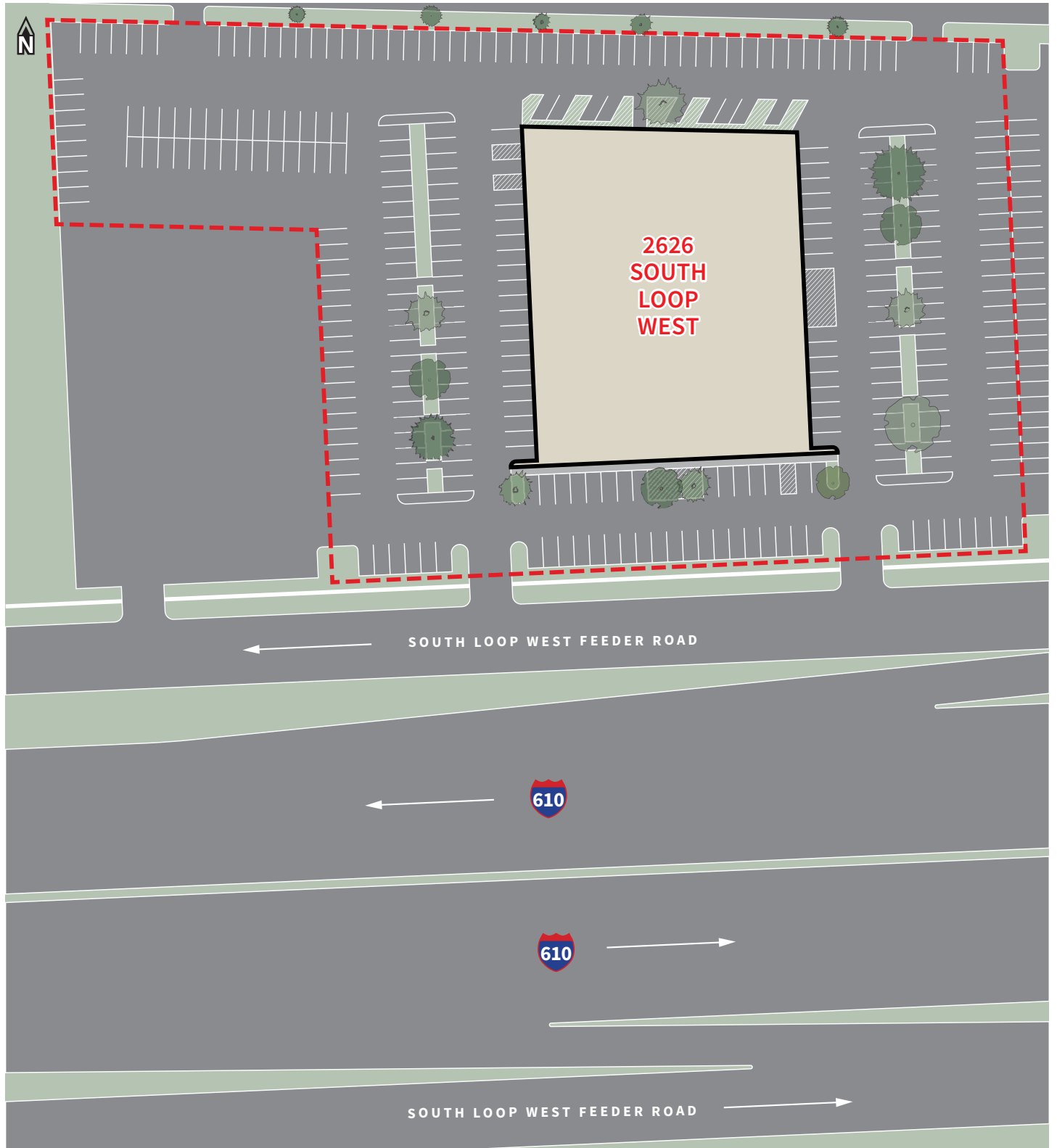
610



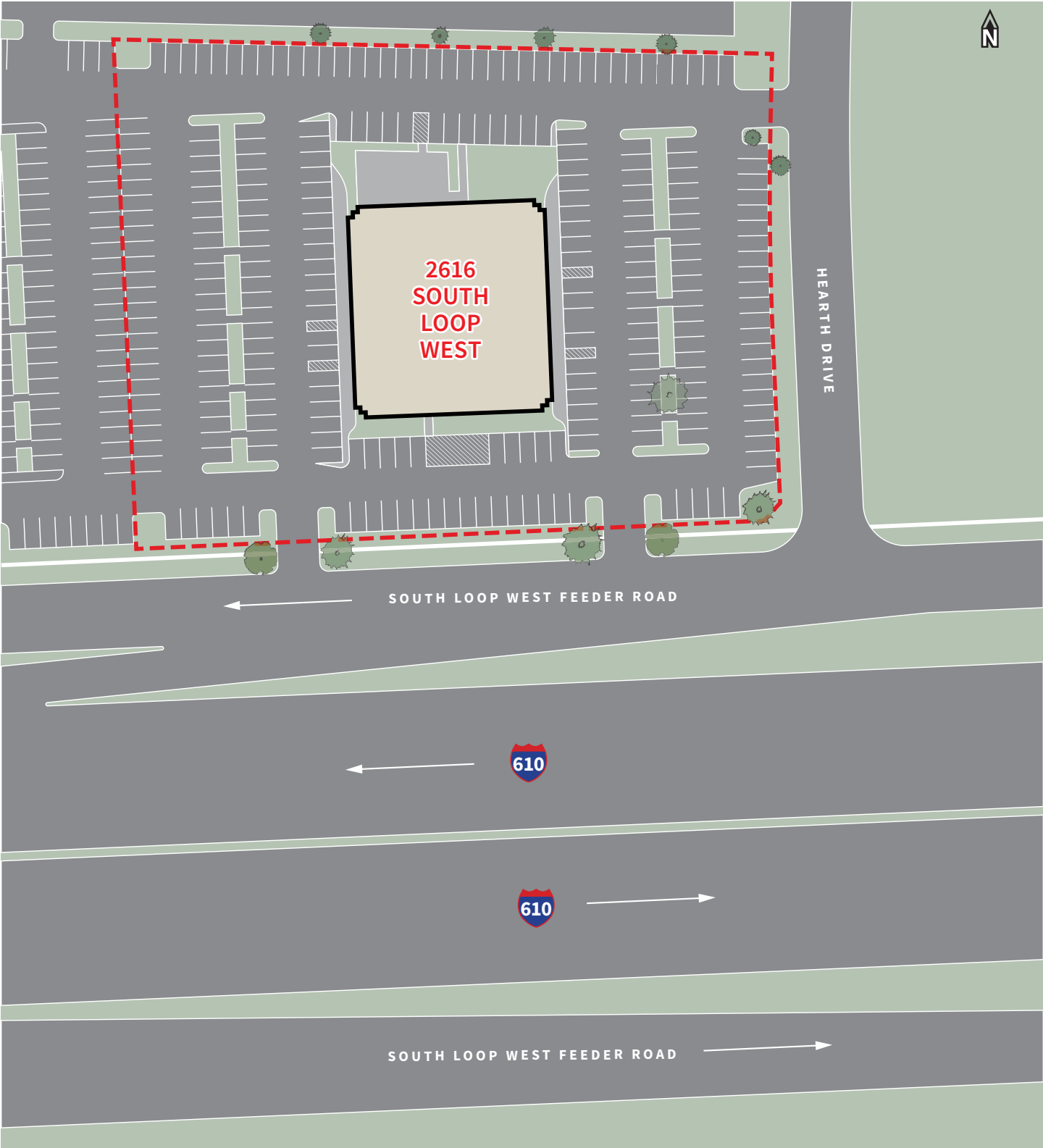


# PROPERTY OVERVIEW

## 2626 SITE PLAN



# 2616 SITE PLAN



# HOUSTON AT A GLANCE

## GEOGRAPHY

**9** COUNTIES  
in the Houston MSA

**10,000**  
square miles  
larger than the state of NJ



## POPULATION & DEMOS

**7.2** MILLION  
residents in the Houston MSA

**2.5** MILLION  
residents in the city of Houston



**1 IN 4** Houstonians are foreign-born

**5TH MOST POPULOUS MSA IN THE NATION**

**4TH MOST POPULOUS CITY IN THE NATION**

## CLUTCH CITY



## INTERNATIONAL HUB

**4<sup>th</sup> largest**  
MULTI-AIRPORT SYSTEM  
IN THE U.S.

**58.3 million**  
PASSENGERS GLOBAL HUB FOR  
**AEROSPACE  
TECHNOLOGY**

## ECONOMY

**26<sup>th</sup>**

**LARGEST**

economy in the world  
were an index

**7<sup>th</sup>**

**LARGEST**

U.S. metro economy

**\$472**

**BILLION GDP [2019]**

## CORPORATE HEADQUARTERS

**3<sup>RD</sup> LARGEST**

number of fortune 500  
companies in the world

## TEXAS MEDICAL CENTER

**LARGEST MEDICAL CENTER**

**\$25 billion**

IN LOCAL ECONOMY





the world if Houston  
dependent nation

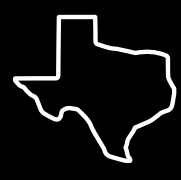


my in the nation

2.1



### EMPLOYMENT



**3.0** MILLION JOBS IN THE HOUSTON MSA  
more that 35 states and nearly a quarter of Texas' entire employment base

**168,400 JOBS RECOVERED AS OF MARCH**

**140,000**

**NEW JOBS CREATED YEAR-OVER-YEAR (MAY 2021)**

**80,000**

**NEW JOBS FORECASTED IN 2021**

### QUARTERS

**24** FORTUNE 500  
companies call Houston home

**1<sup>ST</sup>** number of fortune 500  
companies in the nation

**3<sup>RD</sup> LARGEST**  
number of fortune 500  
companies in the nation

### GLOBAL TRADE CITY

**73**

**FOREIGN-OWNED FIRMS**

**1<sup>ST</sup> IN IMPORT AND EXPORT**

**1<sup>ST</sup> GULF COAST CONTAINER PORT**

### LARGEST GULF COAST CONTAINER PORT

**1<sup>st</sup>**  
**IN FOREIGN WATERBORNE TONNAGE**

### CENTER

**AL COMPLEX IN THE WORLD**



**10 billion** **8<sup>th</sup> largest**

**AL GDP** **BUSINESS DISTRICT IN THE U.S.**

**10 million**

**PATIENT ENCOUNTERS PER YEAR**

**106,000+**

**EMPLOYEES AT TMC**



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# CONTACTS

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