

3410 W Dallas

10,953 SF BOUTIQUE OFFICE BUILDING IN THE HEART OF INNER LOOP HOUSTON



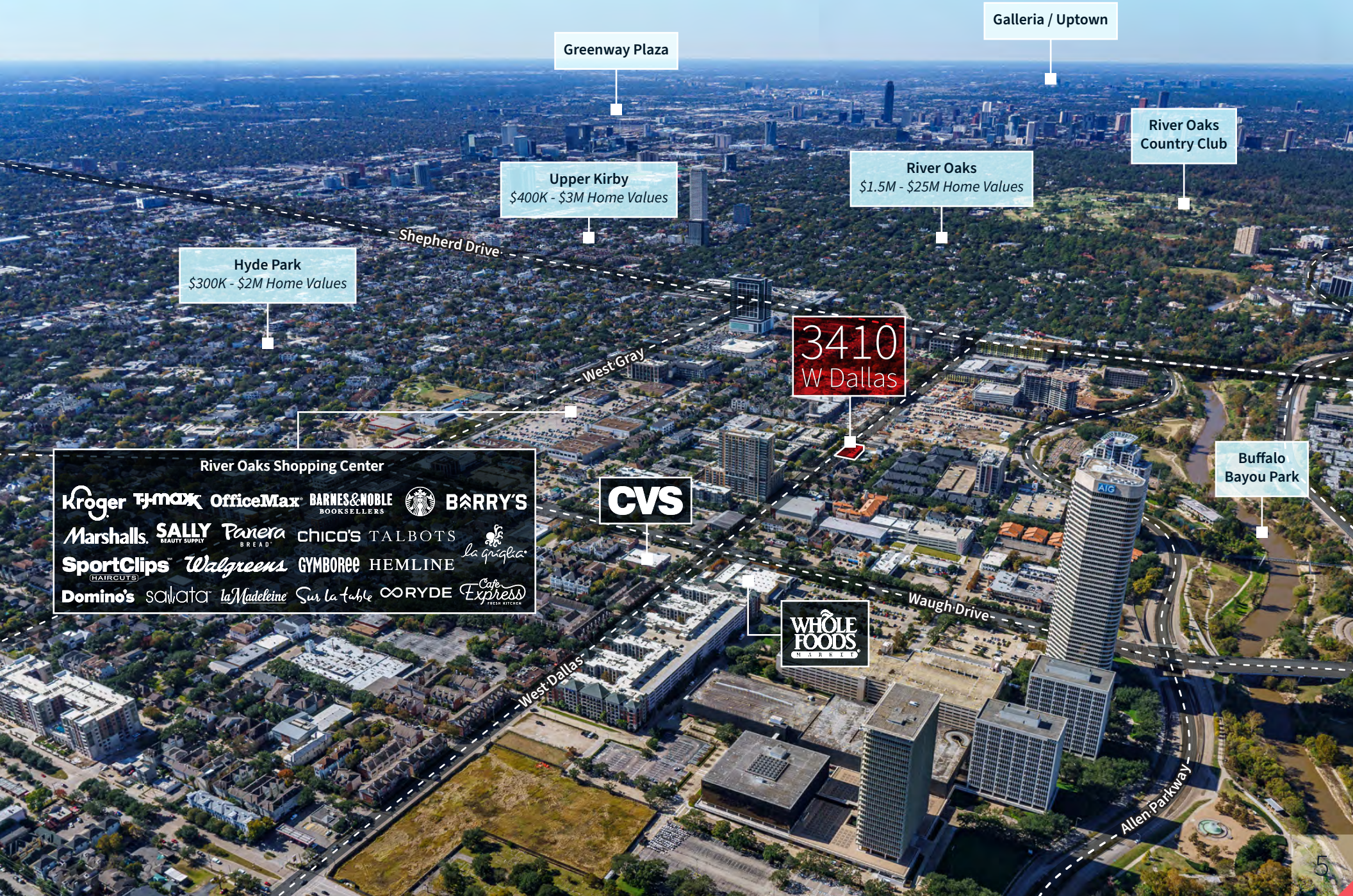
The Opportunity

Jones Lang LaSalle (“JLL”), on behalf of the owner, is pleased to present the opportunity to purchase 3410 W Dallas, the 10,953 square foot former Norwegian Consulate located on 0.5 acres in Houston’s bustling Montrose submarket. The Property is located east of River Oaks, south of the highly acclaimed Buffalo Bayou Park, and just east of two of Houston’s highly anticipated mixed-use developments under construction. 3410 W Dallas allows for easy access across the city of Houston along major thoroughfares including West Dallas, Waugh, Allen Parkway, Shepherd, Montrose Boulevard, and Memorial Drive. The Property is ideal for a user looking to plant a flag in the center of one of Houston’s most affluent and high-growth submarkets.

Location	3410 W Dallas Houston, TX 77019
Size	10,953 RSF
Land Size	0.5 AC
Parking	30 Spaces; 2.74 / 1,000 SF
LEED	LEED Gold
Zoning	No Zoning Laws in the City of Houston



Bustling Submarket with Unparalleled Amenities



Greenway Plaza

Galleria / Uptown

River Oaks Country Club

Upper Kirby
\$400K - \$3M Home Values

River Oaks
\$1.5M - \$25M Home Values

Hyde Park
\$300K - \$2M Home Values

3410
W Dallas

Buffalo Bayou Park

CVS

WHOLE FOODS MARKET

- River Oaks Shopping Center
- Kroger
 - TJ Maxx
 - OfficeMax
 - BARNES & NOBLE BOOKSELLERS
 - Starbucks
 - BARRY'S
 - Marshalls
 - SALLY BEAUTY SUPPLY
 - Panera BREAD
 - chico's
 - TALBOTS
 - SportClips HAIRCUTS
 - Walgreens
 - GYMBOREE
 - HEMLINE
 - la griglia
 - Domino's
 - sallata
 - la Madeleine
 - Sur la Table
 - CORRYDE
 - Cafe Express FRESH KITCHEN

High-Growth Submarket with Significant Development Activity

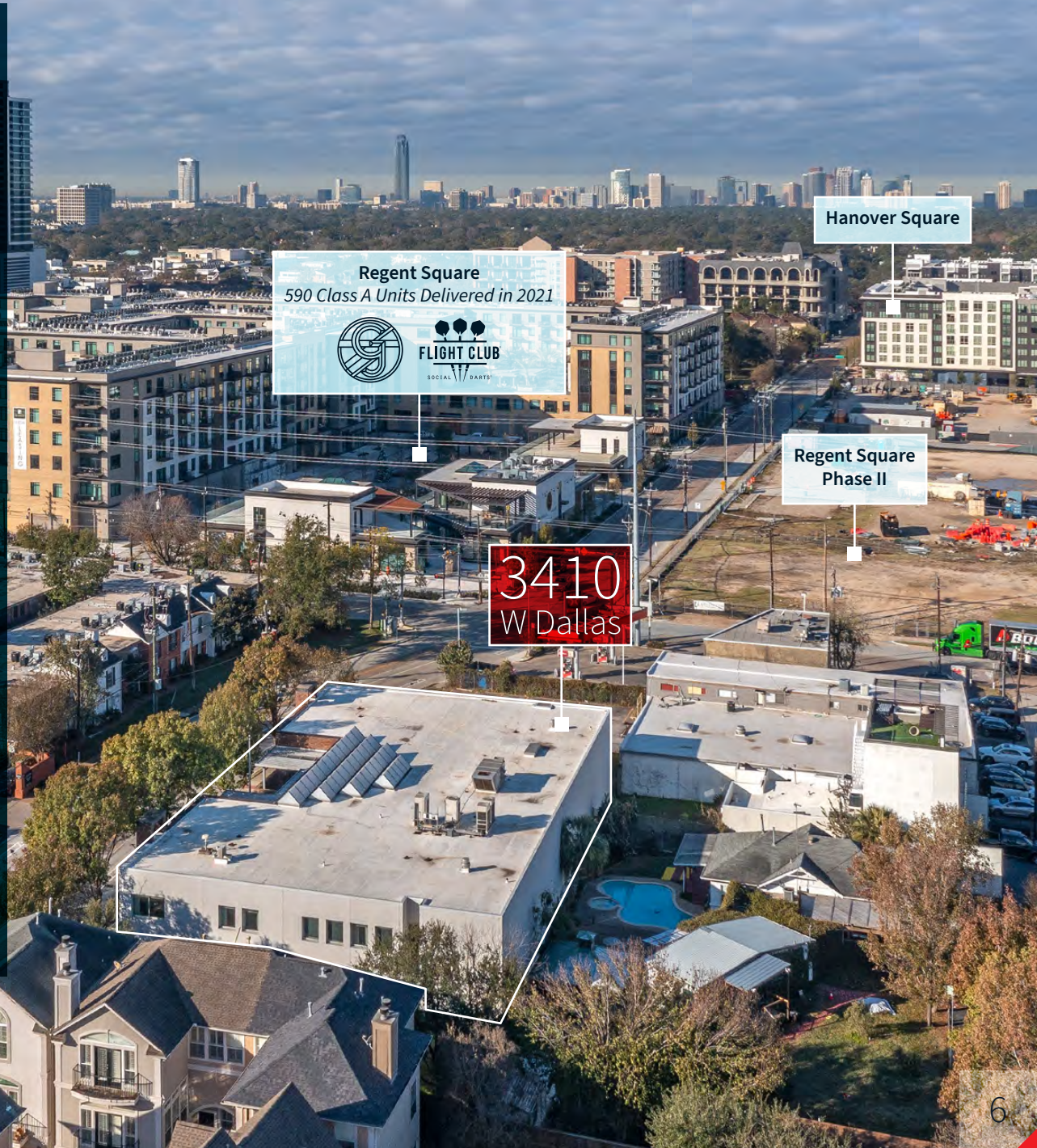
HANOVER SQUARE

Hanover and Lionstone are transforming a 13.6 acre site along Buffalo Bayou into a mixed-use, lifestyle destination. The three-phase masterplan for this “urban village” includes five towers encompassing 1,450 residential units, 350,000 square-feet of Class A office space, and 100,000 square-feet of select retail, encircling the central green space. Phase 1 of the project, two luxury multifamily and retail buildings by Hanover Company totaling 750 residential units, has already been completed. The site will consist of:

- 23-story high rise multifamily consisting of 326 units and 42,488 SF of retail
- High rise multifamily development consisting of 350 units and 7,000 SF of retail.
- 21-story high rise office development, expected to be 350,000 SF with 9,000 SF of retail
- 8-story mid rise multifamily development consisting of 326 units and 22,380 SF of retail
- Future phase hospitality development with details to be determined
- Central Square will be a 1.0 acre park at the center of the development with abundant green space and amenities that will be open to the general public

REGENT SQUARE

GID Development Group’s project is a mixed-use development that will ultimately encompass 24 acres along West Dallas Street. Phase 2 is under construction and occupies 8 acres at the southwest corner of West Dallas and Dunlavy streets and calls for 600 multifamily units and 50,000 square feet of retail space around a pedestrian-friendly central plaza offering green space and water features. For future phases, GID owns an adjacent lot fronting Allen Parkway as well as a lot to the east occupied by the Allen House Apartments. The entire project will consist of 300,000 SF of retail, 200,000 SF of office, 1,500 multifamily units and 4,200 parking spaces.



Neighborhoods & Communities

MONTROSE

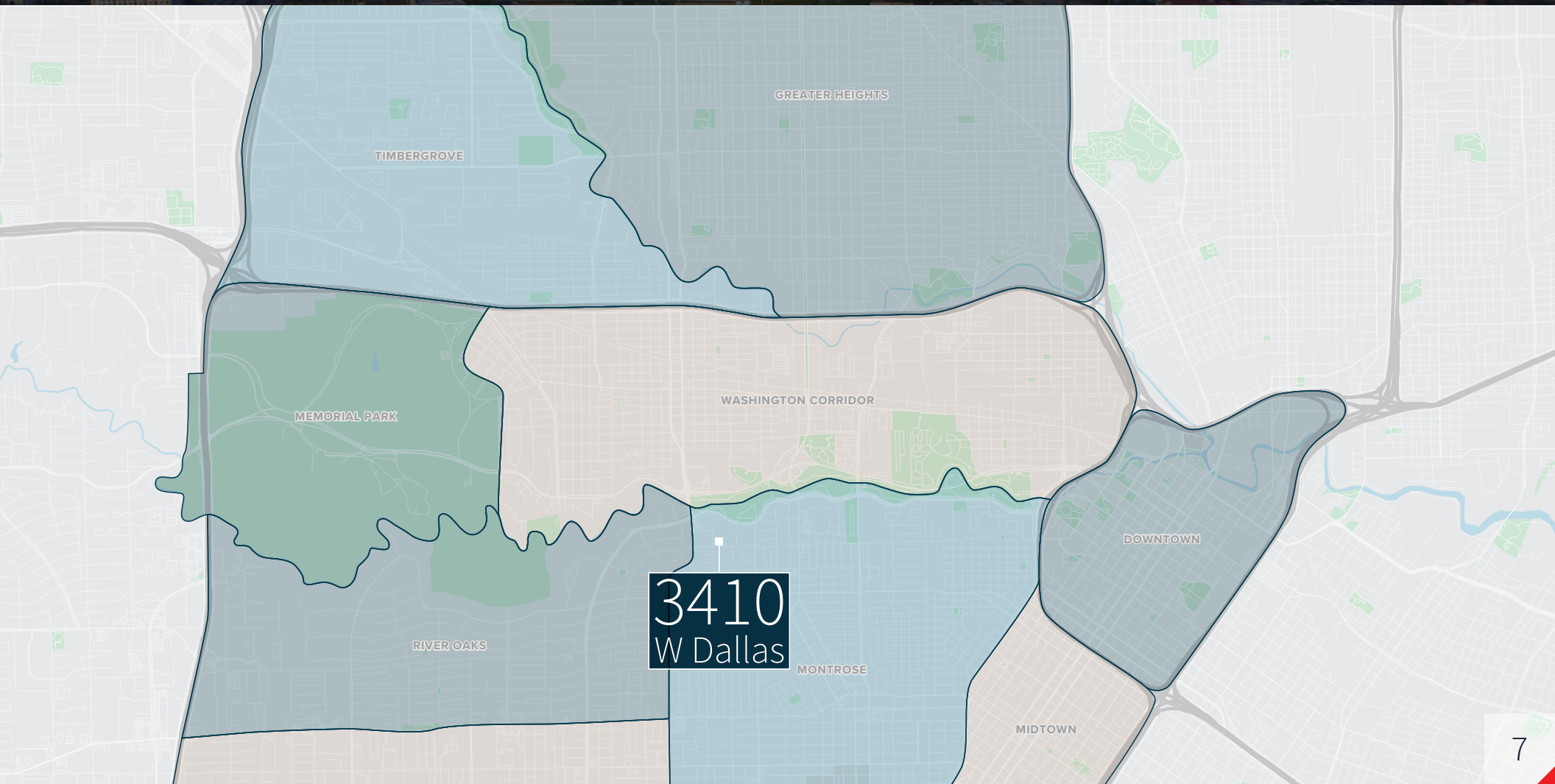
Established in 1911, Montrose is one of the most eclectic areas in all of Houston. It's home to music venues, vintage shopping, and historic residential architecture. The neighborhood is bordered by Allen Parkway to the north, and the Museum District to the south. The Westheimer Curve is a world-famous foodie destination, full of mouthwatering eats from celeb chefs, hole-in-the-wall spots, and chic lounges and dive bars alike.

MEMORIAL PARK / WASHINGTON CORRIDOR

Along Buffalo Bayou near the 610 Loop, just west of Downtown, find stately homes and tons of hike-and-bike trails. Memorial Park, one of the largest urban parks in the country, is popular for golf, running, and cycling. Nearby, the newly gentrified Washington Corridor is now a strip of restaurants, lounges, wine bars, and townhomes. This area offers easy access to 610, I-10 and a straight shot into Downtown via Memorial Drive or Allen Parkway.

RIVER OAKS

Situated along Buffalo Bayou west of Downtown, River Oaks is well known as one of Houston's oldest and most affluent neighborhoods, with white-columned mansions dating from the 1920s and Houston's oldest country club. The median home value in River Oaks is more than \$2 million.



Neighborhoods & Communities



DOWNTOWN

An eclectic mix of historic and contemporary infrastructure, convenient transit options, convention and sports venues, an active cultural and arts scene, fine dining and shopping, a robust office workplace and a growing residential population, Downtown Houston is one of the region's most dynamic and vibrant mixed-use urban centers. The Downtown Core measures 1.84 square miles and is bounded by Interstate I-10 on the north, I-69 on the east and I-45 on the south and west. More than 65,700 people live in and immediately surrounding Downtown Houston.

UPPER KIRBY

Upper Kirby is a cross-section of River Oaks and Montrose, both in terms of location and culture — expect high-end shopping, indie coffee shops, and impressive high-rise condos. Nearby Greenway Plaza is a business hub, with more than 4 million square feet of leasable space.

MUSEUM DISTRICT

Houston's Museum District welcomes nearly 9 million visitors to its 50-plus museums, galleries, and cultural institutions each year. Standouts include the Museum of Fine Arts, the Houston Museum of Natural Science, the newly renovated Holocaust Museum, and the Children's Museum.

WEST UNIVERSITY

The third-most expensive neighborhood in Houston, the tree-lined West U area is comprised of unique bungalows and newly remodeled homes. Upper-echelon families and young professionals love the proximity to Rice University and Rice Village.



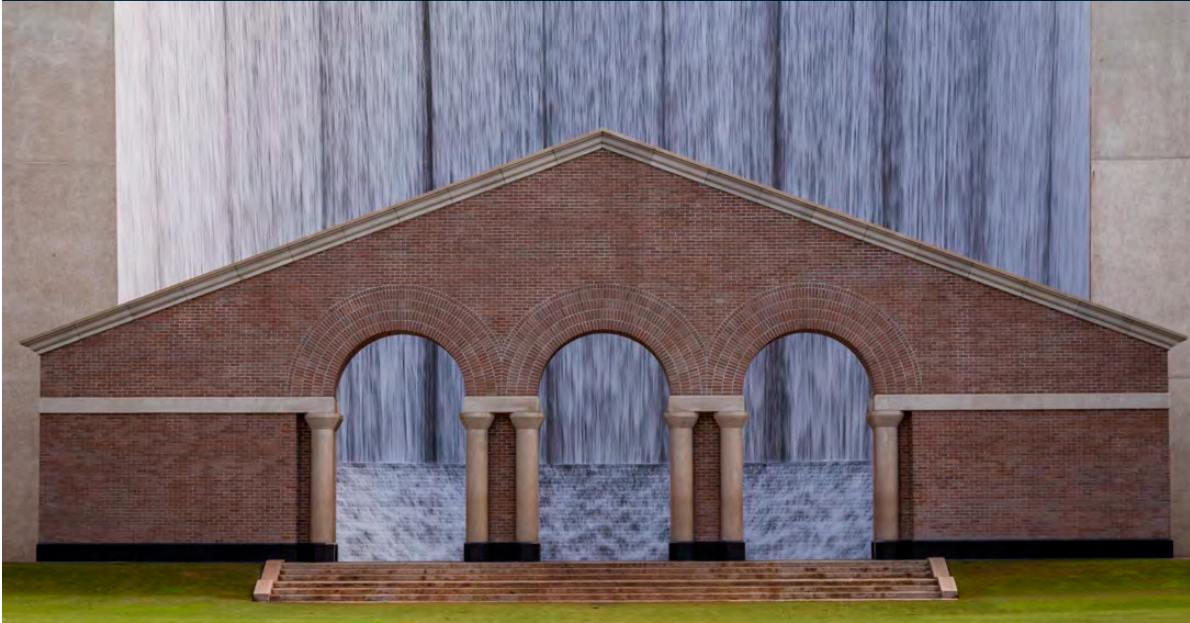
MIDTOWN

Sandwiched between Downtown and the Museum District the trendy and walkable Midtown neighborhood is a popular choice for young professionals. It's packed with high-rise apartments, boutique shopping, art galleries, restaurants and nightlife — and boasts three METRO rail stations for easy access to Downtown, universities, and the Texas Medical Center.

Neighborhoods & Communities

THE GALLERIA

This area exudes urban sophistication and cosmopolitan energy. Centrally located in the city's Uptown district, The Galleria is comprised of hundreds of upscale restaurants and retailers, as well as soaring office towers that see more than 200,000 working professionals and visitors daily. Uptown is also home to many of the city's largest hotels and boasts an array of housing options.

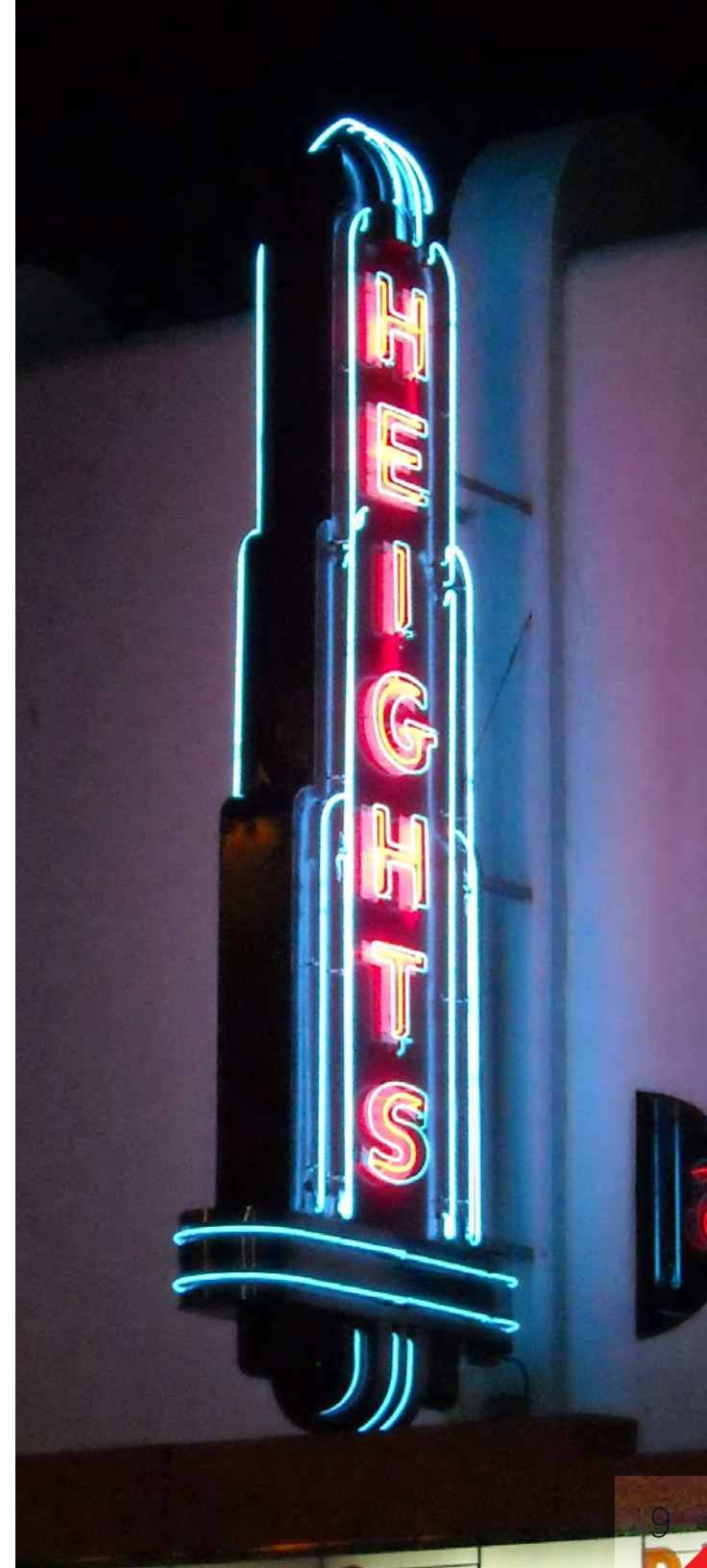


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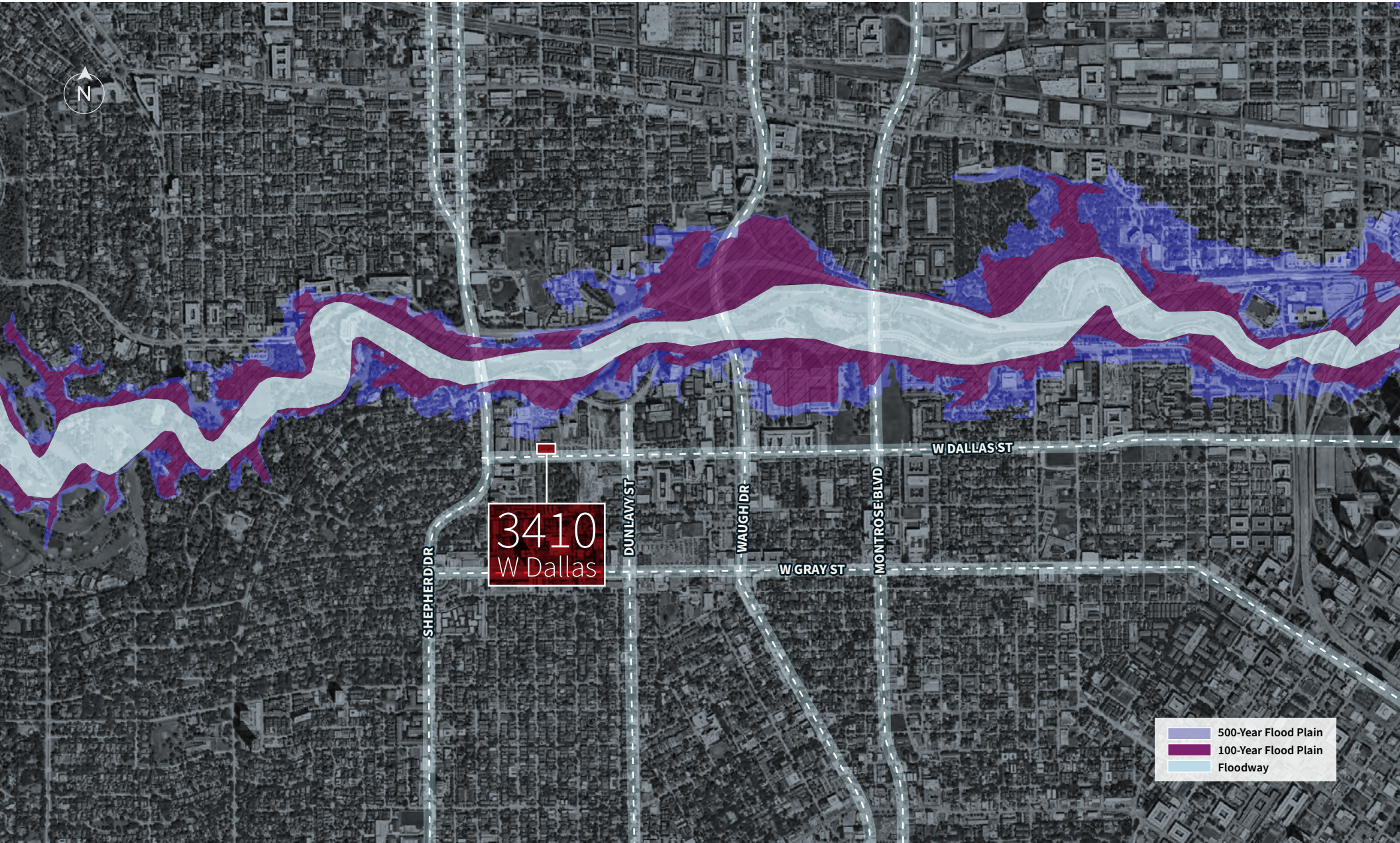
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GREATER HEIGHTS

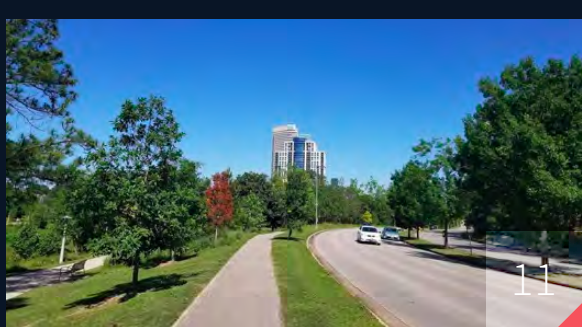
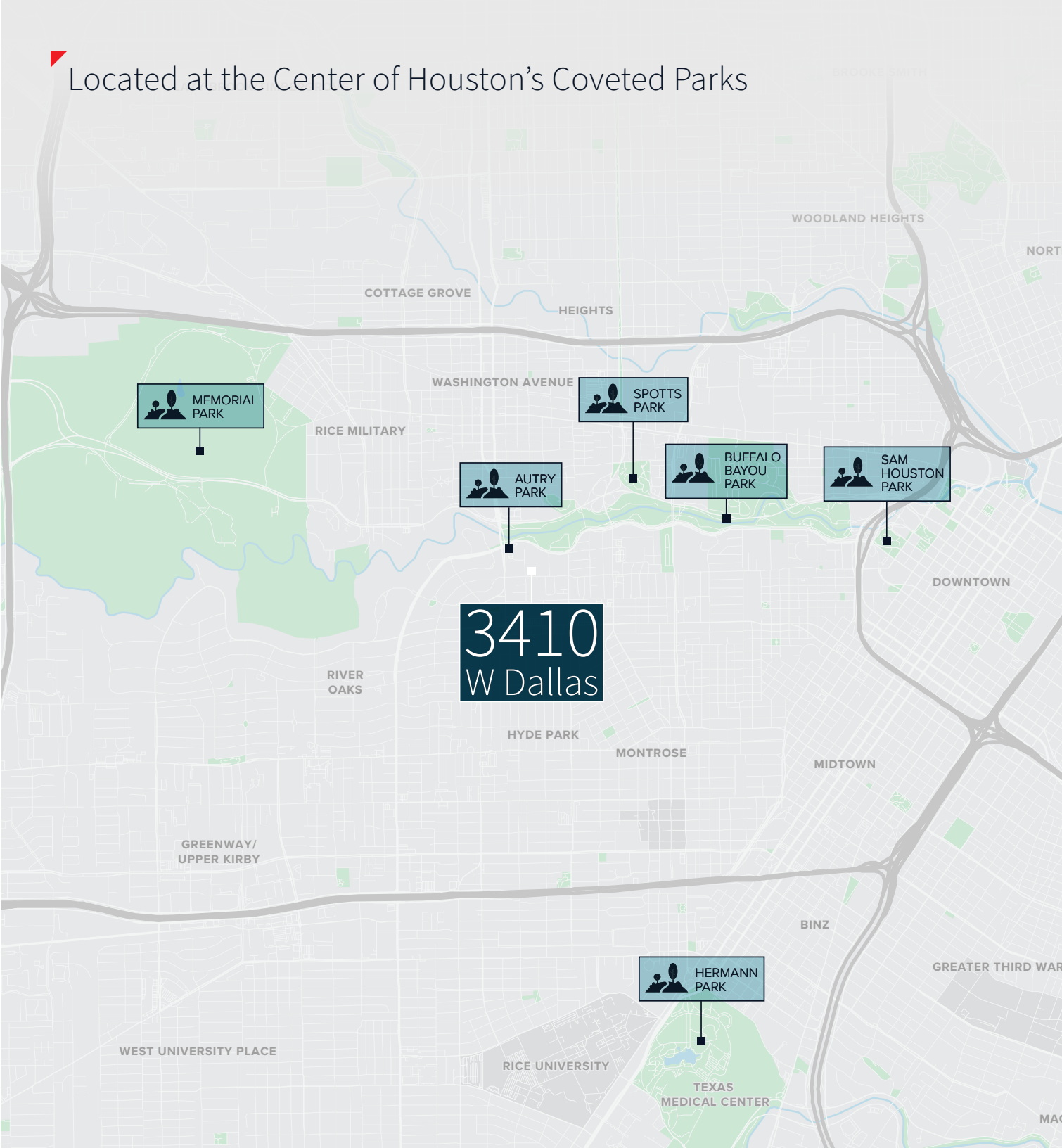
In Houston's historic Heights, updated turn-of-the-century homes stand next to newly constructed Victorian-style cottages with large, wrap-around porches; expect more high-rise condos in the coming years. The 19th Street business district boasts antique shops, art markets, and funky cafes. Neighboring areas include Timbergrove and Shady Acres.



Location Outside Both 100- and 500- Year Flood Plain

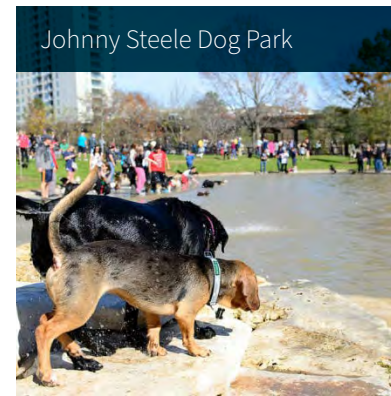
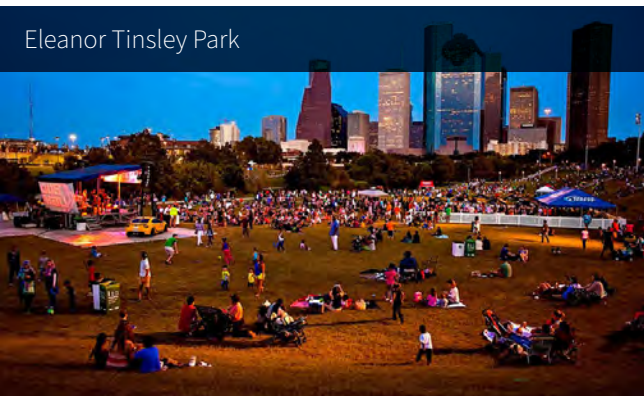
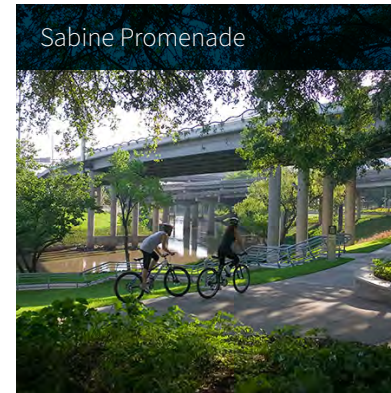
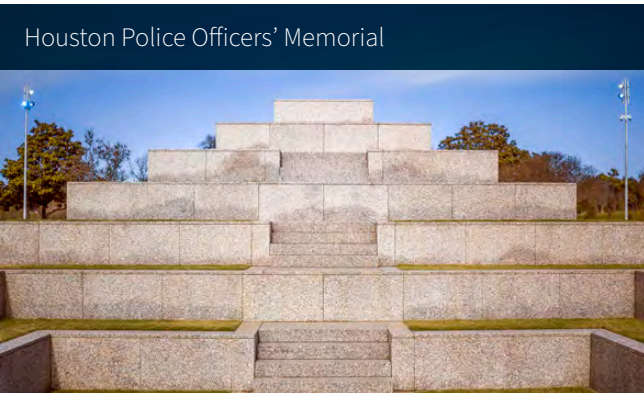
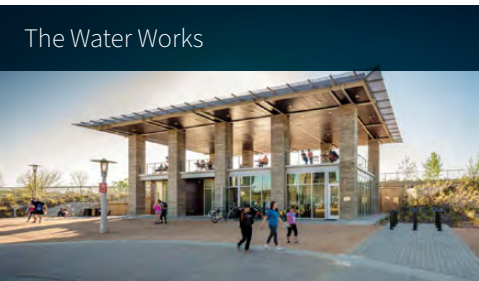
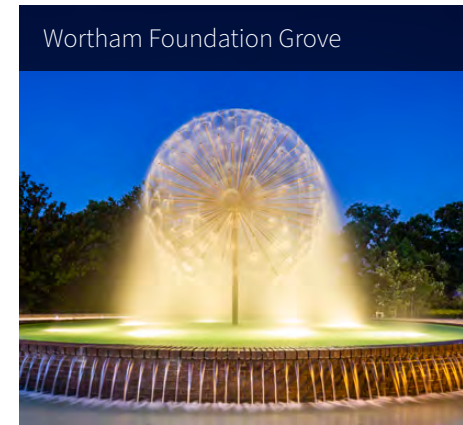


Located at the Center of Houston's Coveted Parks



Buffalo Bayou Park

Buffalo Bayou has been a focal point in Houston's history since the Allen brothers founded the city in 1836. Today, the bayou is once again the centerpiece of its development.



Property Photos



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