

919

MILAM

HOUSTON, TX

ASSET SUMMARY

542,919 SF

NET RENTABLE AREA

19.8%

OCCUPANCY

1956

YEAR BUILT

2023

MOST RECENT RENOVATION

24

STORIES ABOVE GROUND

1.4 ACRES

SITE

22,500

TYPICAL FLOOR SIZE

364

GARAGE PARKING SPACES

3,499

SURROUNDING GARAGE SPACES





INVESTMENT HIGHLIGHTS

FULLY-AMENITIZED, WALKABLE
LOCATION

OFFICE-TO-RESIDENTIAL
CONVERSION POTENTIAL

IDEALLY POSITIONED AT THE CENTER
OF HOUSTON CBD TUNNEL SYSTEM

SIGNIFICANT CAPITAL INVESTMENT
BY PAST AND CURRENT OWNERSHIP



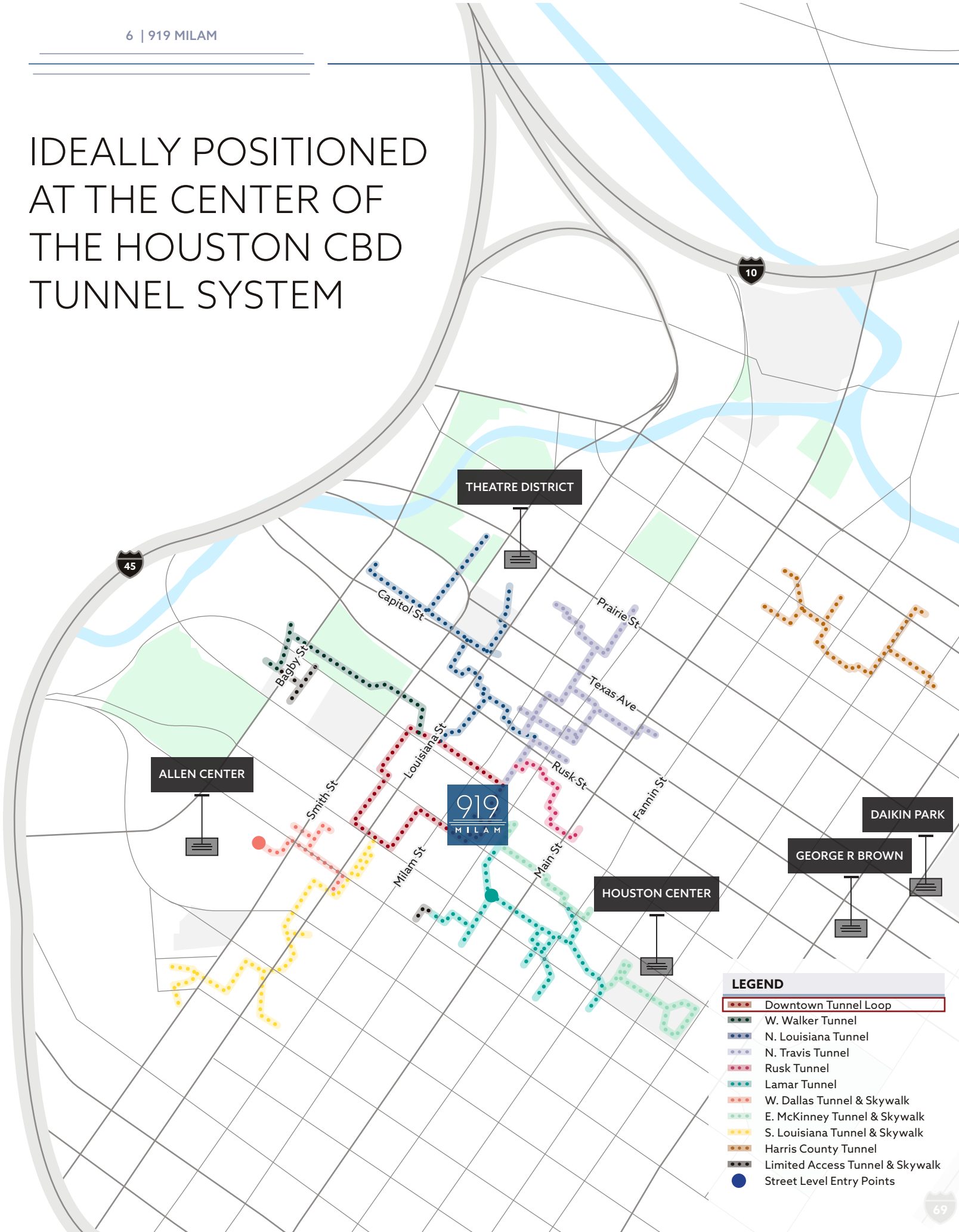
VIP PARKING EXPERIENCE

**BEST IN CLASS ON-SITE AMENITIES
AND RETAIL LEASE-UP OPPORTUNITY**

**EXCELLENT BUILDING
FUNCTIONALITY OFFERING MULTIPLE
INVESTMENT STRATEGIES**

UNMATCHED ACCESSIBILITY

IDEALLY POSITIONED AT THE CENTER OF THE HOUSTON CBD TUNNEL SYSTEM



LEGEND

- Downtown Tunnel Loop
- W. Walker Tunnel
- N. Louisiana Tunnel
- N. Travis Tunnel
- Rusk Tunnel
- Lamar Tunnel
- W. Dallas Tunnel & Skywalk
- E. McKinney Tunnel & Skywalk
- S. Louisiana Tunnel & Skywalk
- Harris County Tunnel
- Limited Access Tunnel & Skywalk
- Street Level Entry Points

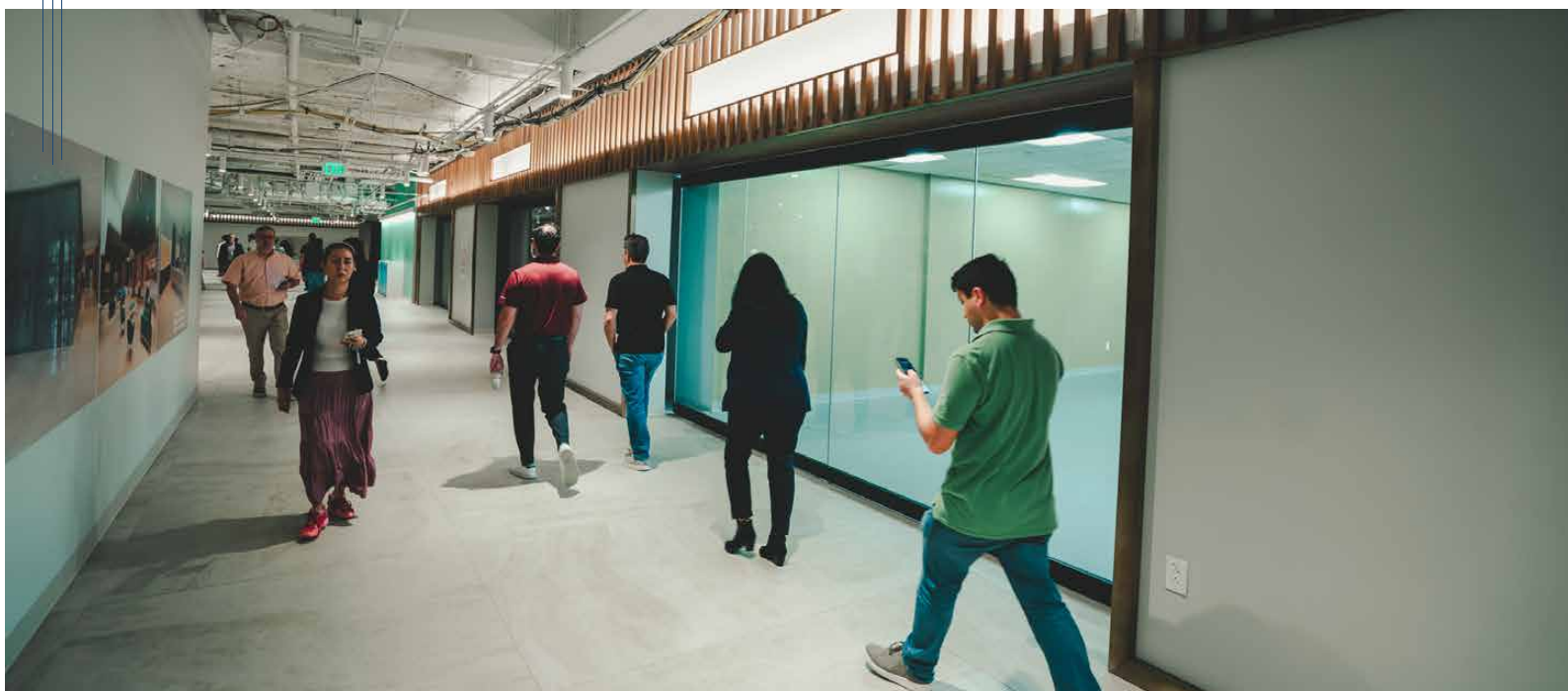
919 Milam sits at the epicenter of Houston's seven-mile CBD Pedestrian Tunnel System, spanning 95 city blocks and connecting over 80 buildings (45 office buildings, hotels, entertainment venues, numerous parking garages, and 200+ retail destinations). This climate-controlled network serves nearly all 140,000 CBD employees daily. The Houston Downtown Management District maintains colorful maps and directional signage with color-coded wayfinding systems.



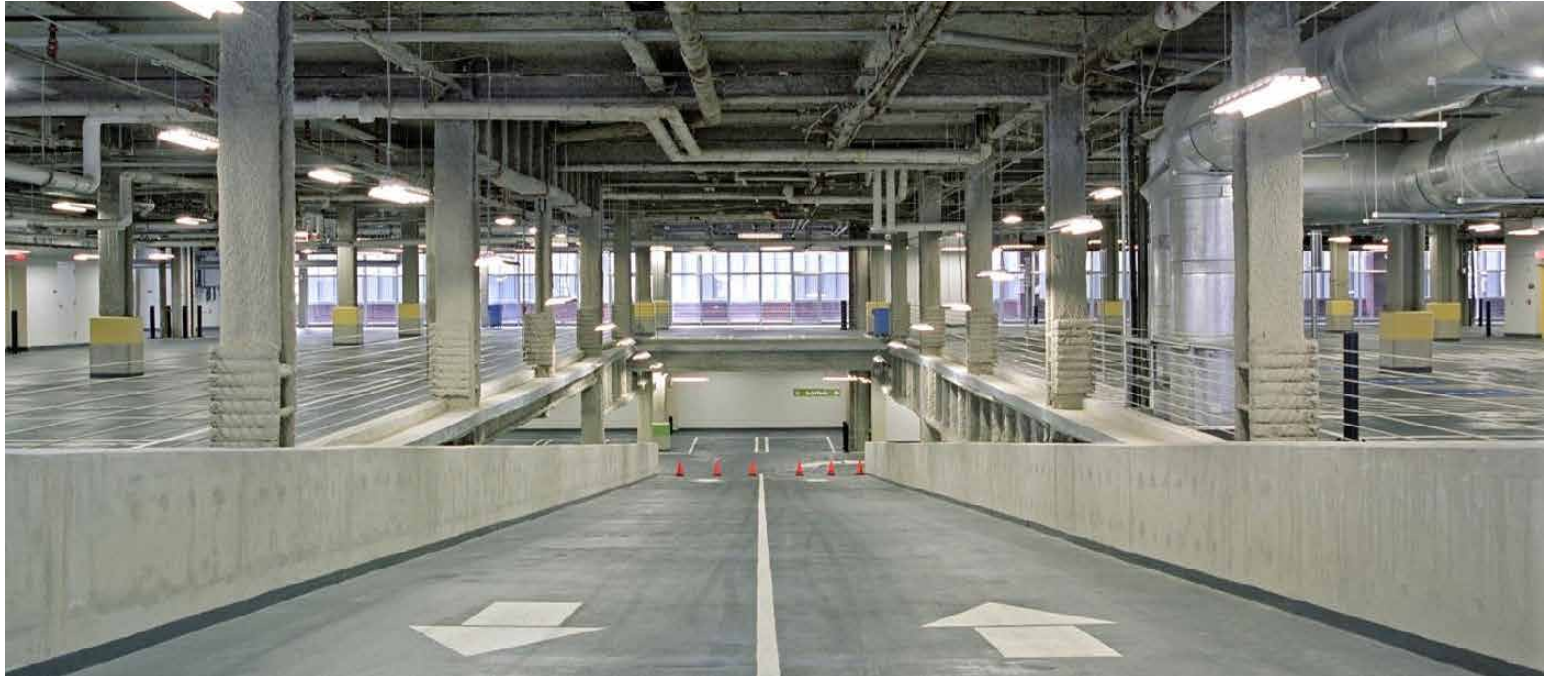
STRONG RETAIL VALUE-ADD OPPORTUNITY

Positioned on the Central Tunnel Loop, 919 Milam features direct connections in all directions via stairs from the primary lobby. With the tunnel and retail environment newly renovated, 919 Milam's tunnel presents the best retail lease-up opportunity in the CBD. There is 15,677 SF remaining to be leased-up that requires no capex other than leasing costs and is located in one of the busiest intersections of the CBD tunnel system.

919 MILAM: DIRECT TUNNEL ACCESS

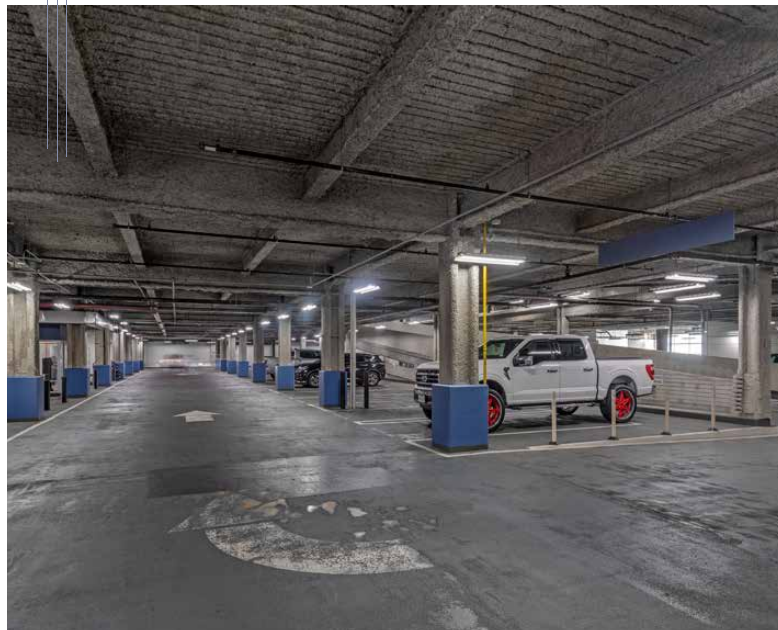


ON-SITE VIP PARKING EXPERIENCE WITH NUMEROUS SURROUNDING GARAGES



A key competitive advantage for 919 Milam lies in its state-of-the-art, contract parking garage. Featuring thoughtful design and generously proportioned spaces, the parking facility at 919 Milam ranks among the CBD's finest and consequently achieves some of downtown's premium parking rates. Originally transformed in 2007 from the building's initial four floors of back office space, the parking garage at 919 Milam encompasses 364 total spaces that offer direct access to the building elevators, rather than separate garage elevators.

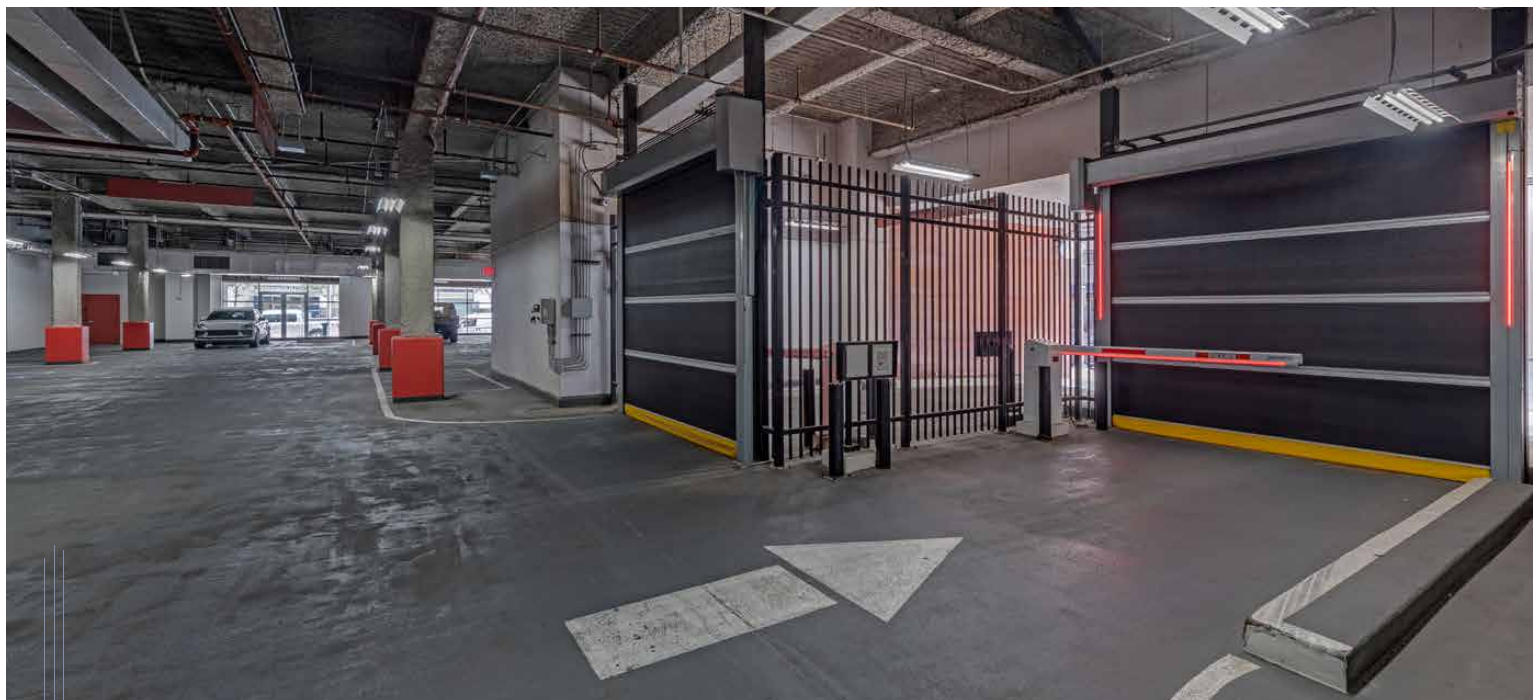
20'FT+ HIGH CEILINGS AND WIDE SPACING



Ground-level parking provides direct access from Travis Street and features 26 VIP spaces offering immediate lobby access and direct entry to the office tower's first 13 floors. The additional on-site inventory includes both reserved and unreserved options, structured with tiered pricing.

Within a 2-minute walk are four additional parking facilities providing 3,499 spaces: the Walker/Main Garage, McKinney Place Garage, Travis Garage, and the Milam surface lot.

Category	Active Parkers	Number of Spaces	Available
Building Mgmt & Cont.	2	0	-2
Non-Reserved	91	304	213
Reserved	24	36	12
VIP	18	24	6
Location Totals	135	364	231



VIP DIRECT ACCESS PARKING





EXCELLENT BUILDING FUNCTIONALITY OFFERING MULTIPLE INVESTMENT STRATEGIES

OFFICE LEASE-UP OPPORTUNITY

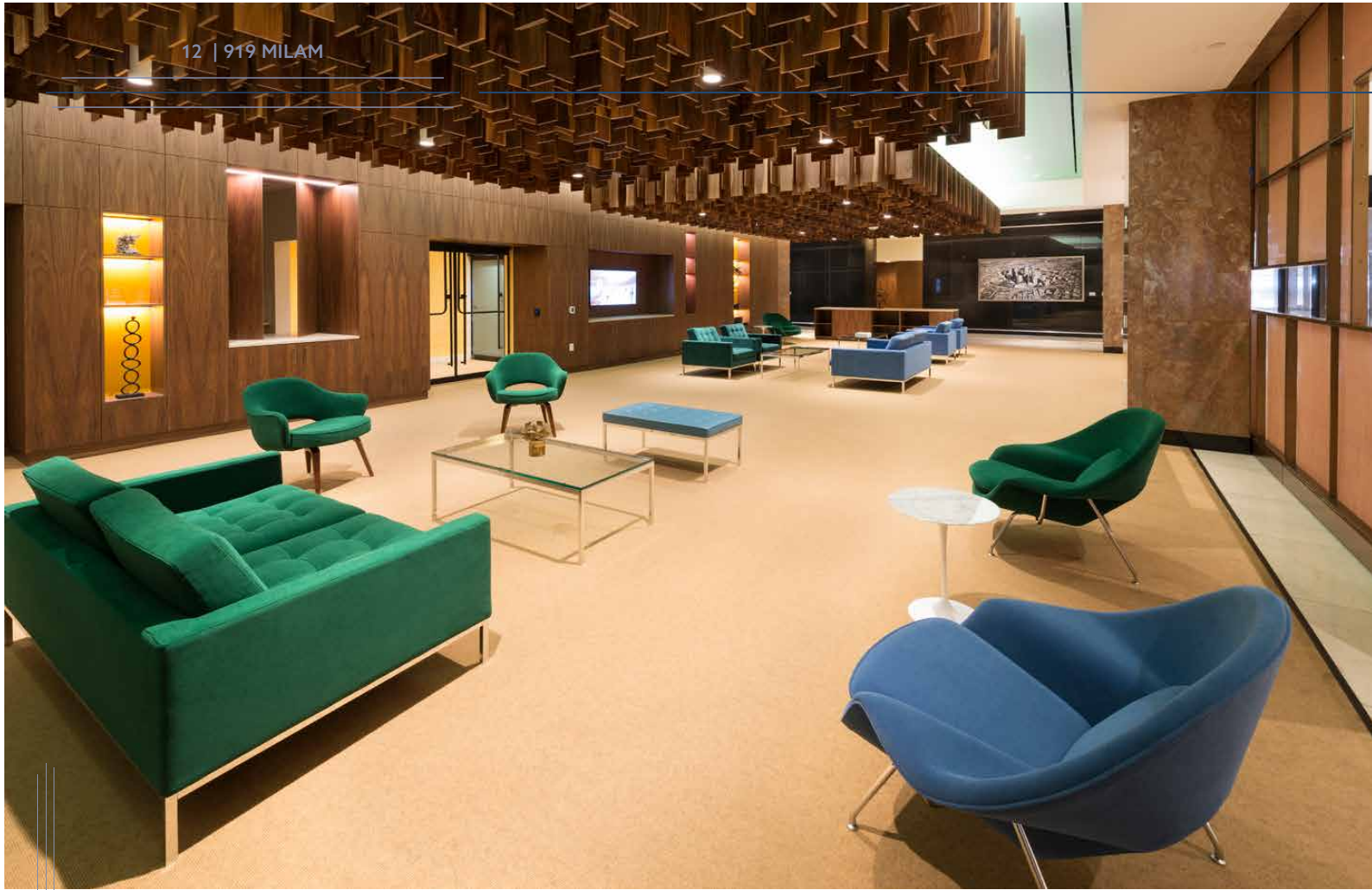
919 Milam presents an exceptional opportunity to create significant value via office lease-up in downtown Houston's vibrant CBD. Offered well-below replacement cost, investors can offer competitive rates to tenants in the market. Additionally, there is prime contiguous space on the top 5 floors of about 94k SF that would be perfect for any large tenant.

RESIDENTIAL REDEVELOPMENT

This historic 1950s landmark features ideal floor plates for residential layouts and offers the potential to receive significant tax credit advantages—up to 45% in combined federal and state historic preservation credits. The Property provides unparalleled access to major work hubs, entertainment, and transit while satisfying Downtown Houston's demand for affordable housing options.

OFFICE LEASE-UP/RESIDENTIAL REDEVELOPMENT





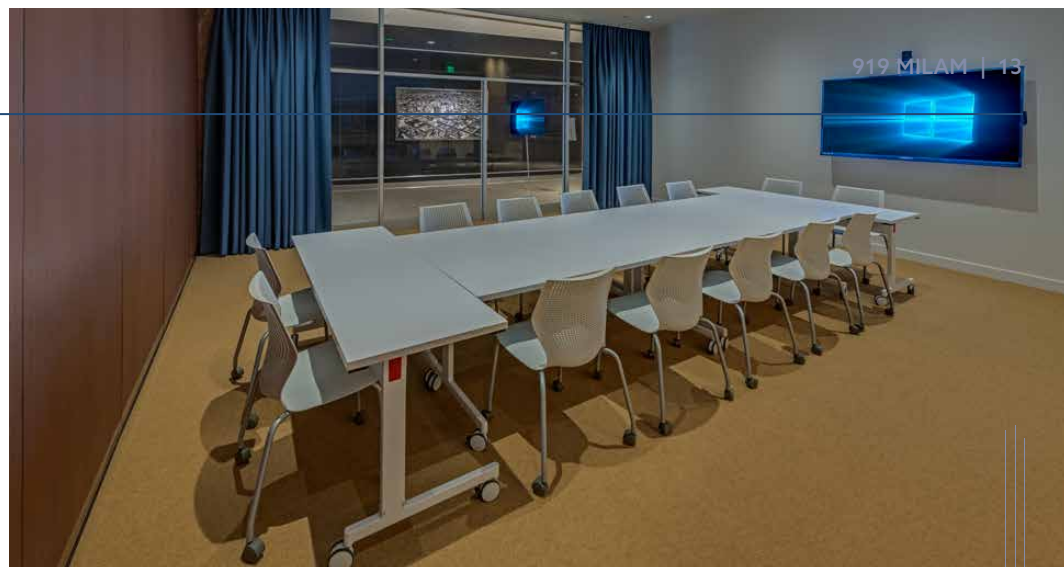
NEW TENANT LOUNGE AND LIBRARY

BEST IN CLASS ON-SITE AMENITIES & ACCESS

919 Milam has been maintained to the highest quality by current ownership, offering best-in-class onsite amenities to tenants. With a fully equipped fitness center, modernized conference lounge areas, 24/7 onsite security and more, the asset creates a truly amenity rich environment that tenants in the market are continuously seeking.

FITNESS CENTER WITH SPA-STYLE LOCKER ROOMS





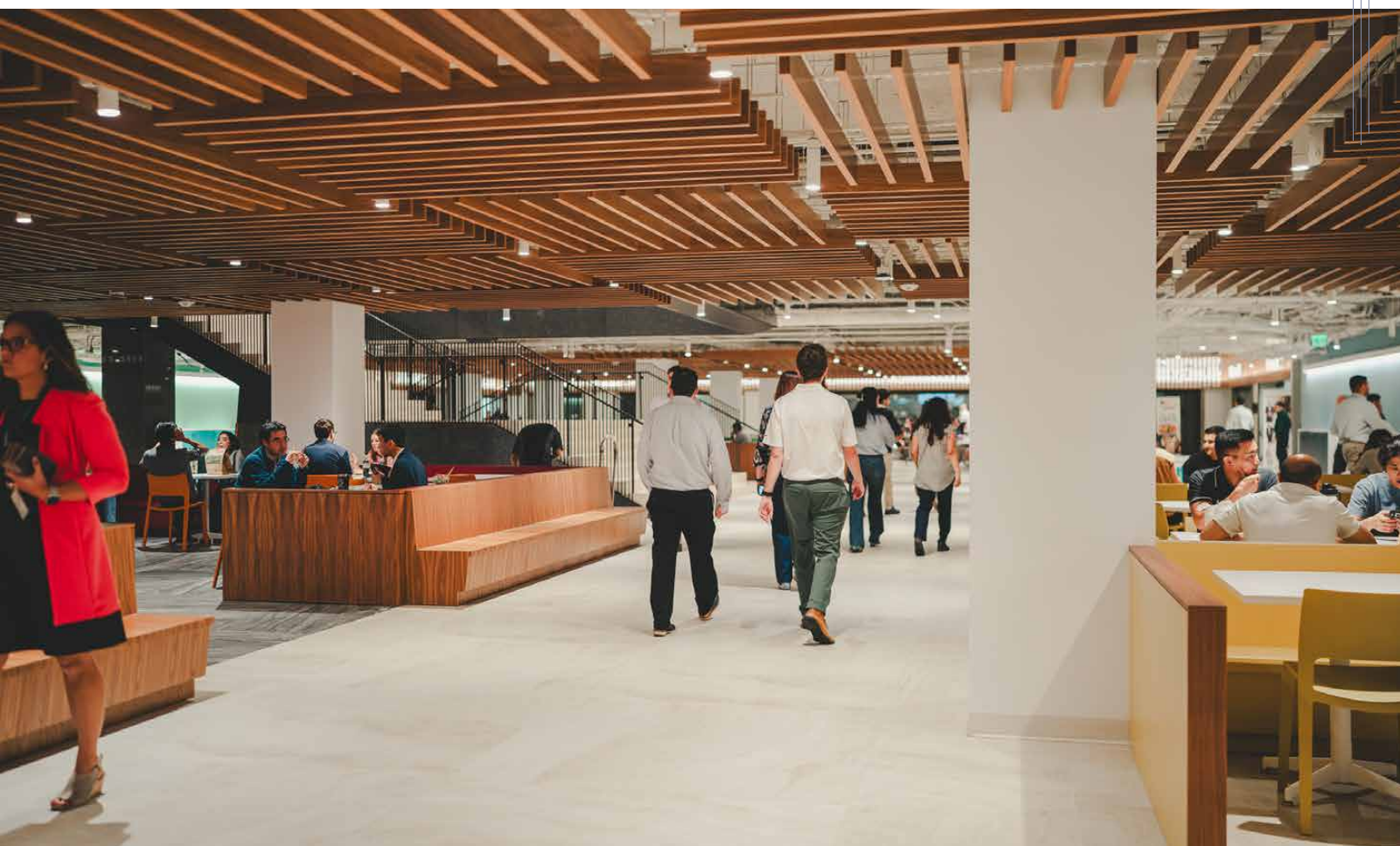
FULL CONFERENCE ROOMS

RETAIL TENANTS

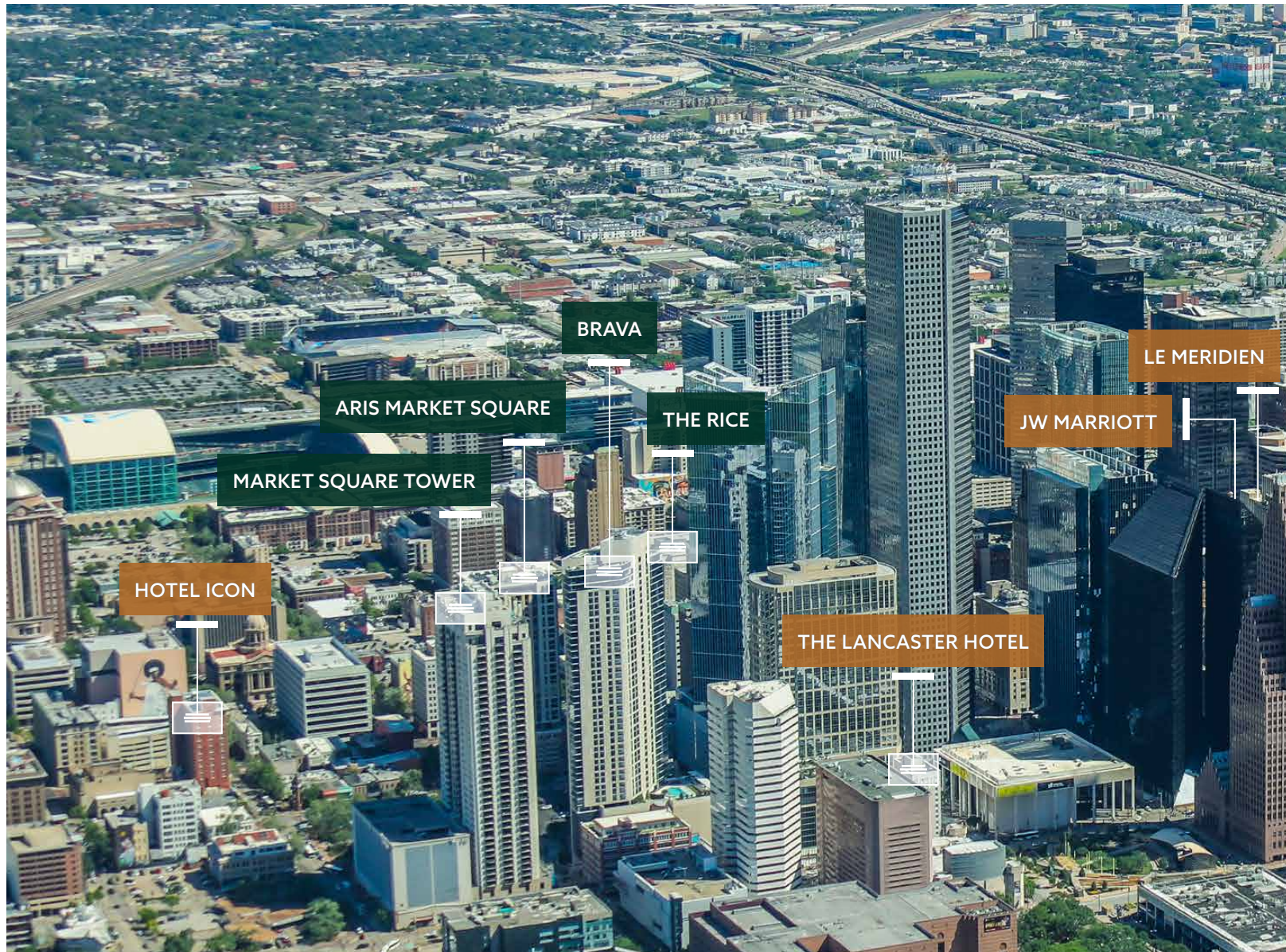
- R. Rose Clothier
- Zpita (Coming Soon)
- Sam's Tailoring & Alteration
- Hot Press Salata (Under Construction)
- Bullritos
- Pokeworks
- Juju Korean Food

CENTRALLY LOCATED ON THE DOWNTOWN TUNNEL SYSTEM AND CONTAINS THE ONLY "TRUE HUB" THAT ALLOWS UNDERGROUND ACCESS IN ALL DIRECTIONS

DESTINATION FOOD HALL

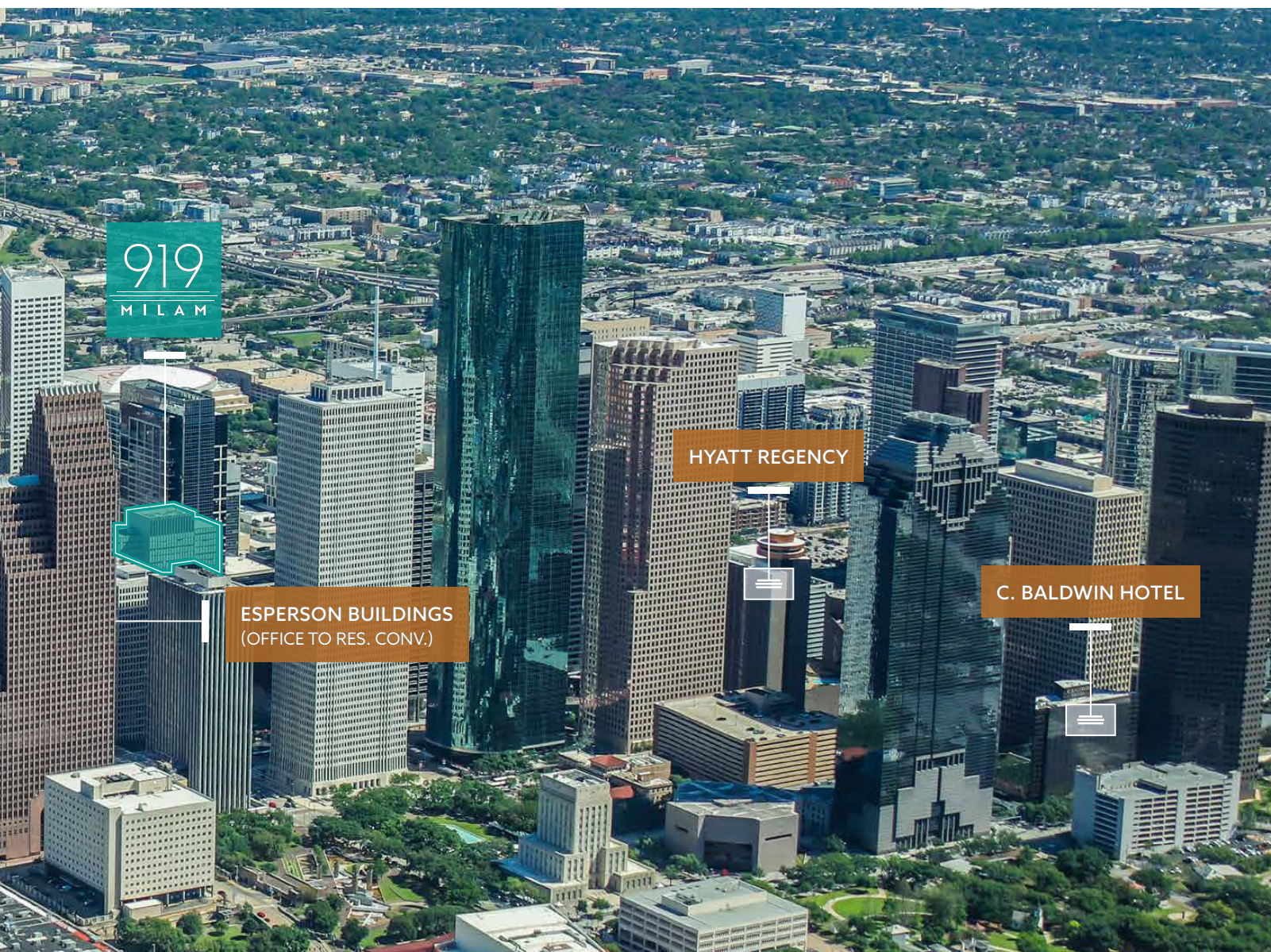


DESIRABLE RESIDENTIAL MICROMARKET



RESIDENTIAL

North Downtown Houston has experienced significant growth in multi-family development, as the desire to be closer to work, while also living in a vibrant and well-amenitized area grows. Apartment complexes like Market Square Tower, Aris Market Square (Hines), and the recent completion of Brava (Hines) offer luxury living experiences for Downtown commuters who want to be at the nexus of Houston's central business district, and the action packed cultural scene of North Downtown. 919 Milam is right in the middle of the action.



HOTELS

919 Milam offers the perfect experience for clients of building tenants traveling from out of town. Clients have numerous luxury hotel options within walking distance of the Property. Just a block away from the Property sits The Lancaster Hotel, an acclaimed historic boutique hotel, completely renovated in 2018, that exudes a classic elegance. The Lancaster features Cultivated F+B, a newly renovated fine dining experience that combines the spirit of classic luxury with modern touches. Surrounding the Property also sits modern hotels such as The AC Hotel, Hotel ICON, and more allowing for convenient accommodations for out of town guests.

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