

# 1800 BERING

1800 BERING DRIVE  
HOUSTON, TEXAS



# The Opportunity

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire 1800 Bering (the “Property”), a modernized, boutique office building within the San Felipe/Voss submarket of Houston, Texas near the Galleria/Uptown. The 10-story office building measures 171,510 rentable square feet and is currently 83.2% leased to a diverse collection of tenants with 4.5 years of remaining lease term. 1800 Bering is located in the heart of Houston’s most affluent residential neighborhoods including Tanglewood, the Memorial Villages, and River Oaks that are home to many influential decision makers. Just outside the Galleria/Uptown, the Property is just minutes away from rich amenities without tenants having to endure the daily congestion. 1800 Bering is surrounded by 610 West Loop, I-10, and I-59, providing premier connectivity to Houston’s employee base in any direction. The Property’s near-stabilized occupancy and significant capital improvements by the current owner offer the unique opportunity to acquire an extremely high quality infill boutique office asset with attractive in-place yield and tangible upside at an extremely attractive basis.

**171,510 SF**

Net Rentable Area

**83.2%**

Leased

**4.5 YEARS**

WALT

**1981/2020**

Year Built / Renovated

**10**

Stories

**18,000**

Typical Floor Size

**515**

Parking Spaces

**3.0 / 1,000 SF**

Parking Ratio

**1.86 ACRES**

Land Area



# 1800 —BERING—

UPTOWN/GALLERIA  
SUBMARKET ANCHORED BY  
PRESTIGIOUS OWNERSHIP

AMONG HOUSTON'S MOST  
AFFLUENT RESIDENTIAL  
NEIGHBORHOODS

LOCATED IN A RETAIL &  
ENTERTAINMENT HUB OF  
HOUSTON



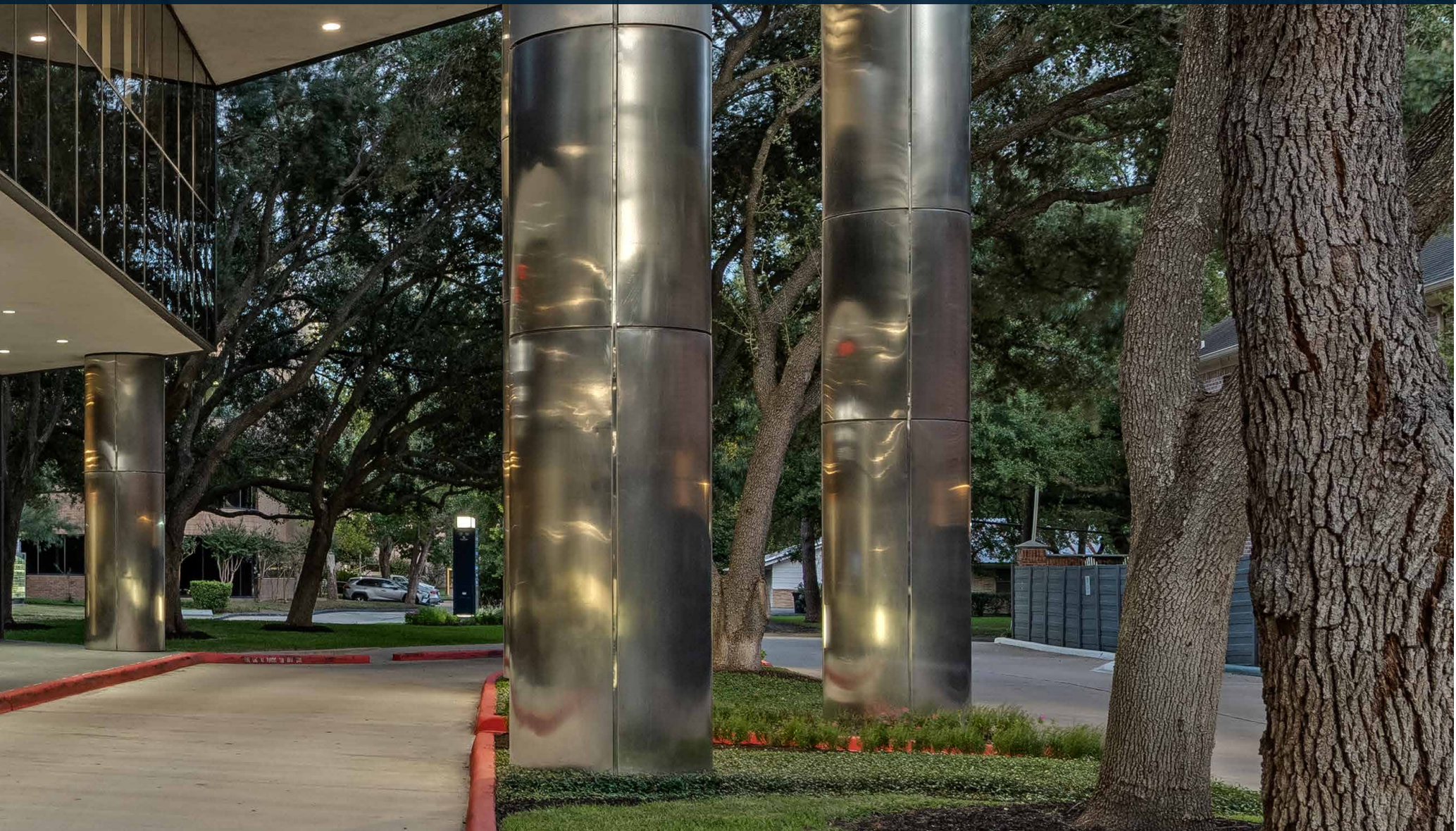
COMPETITIVE BASIS WITH  
STABLE IN-PLACE CASH  
FLOW

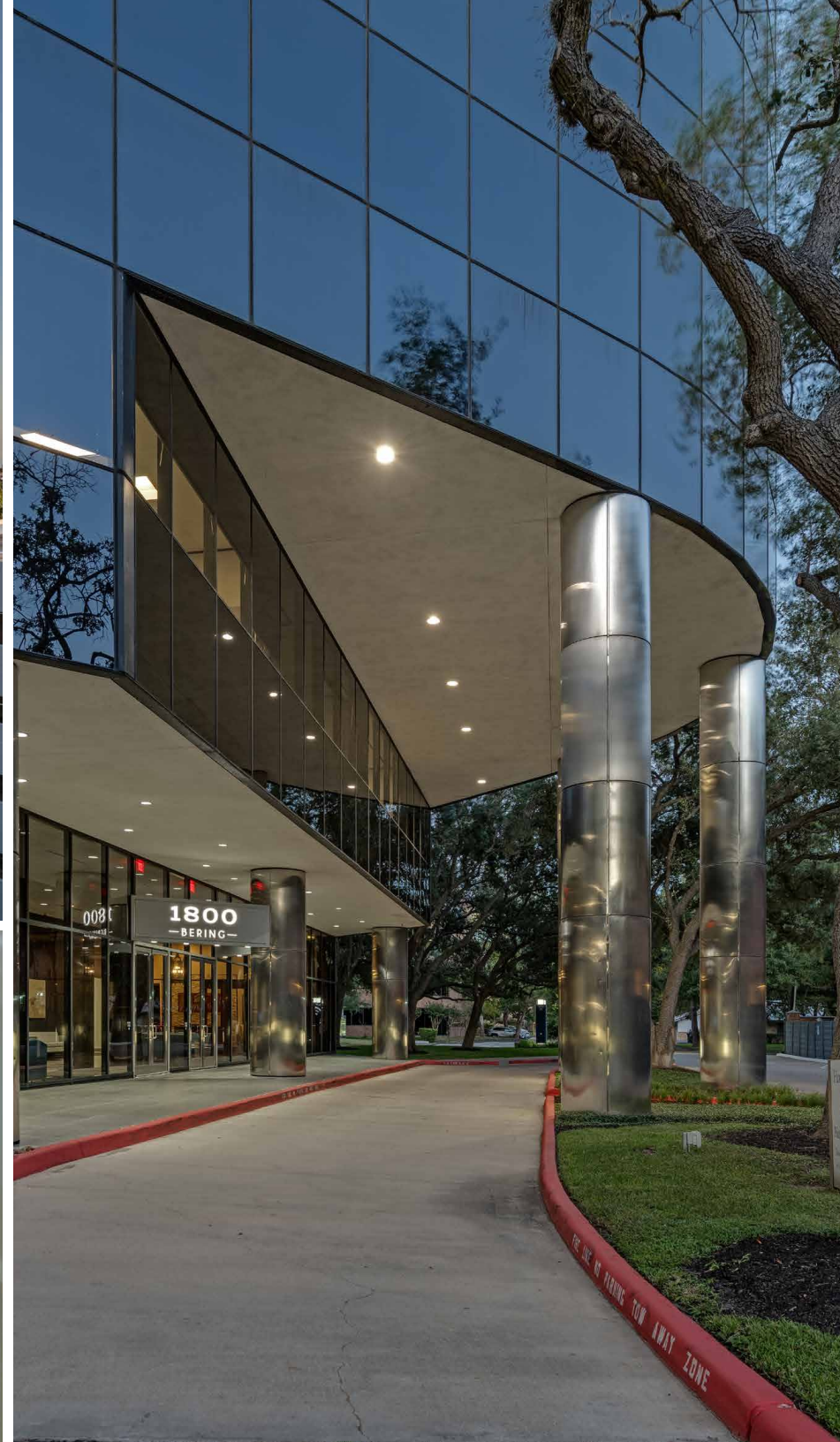
DIVERSE RENT ROLL  
MITIGATING AGAINST  
INDUSTRY CYCLES

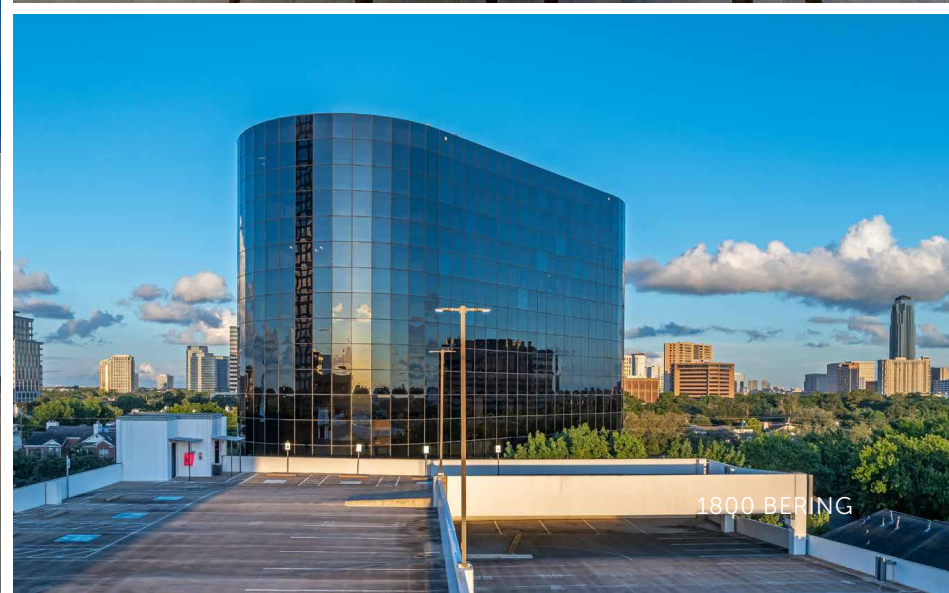
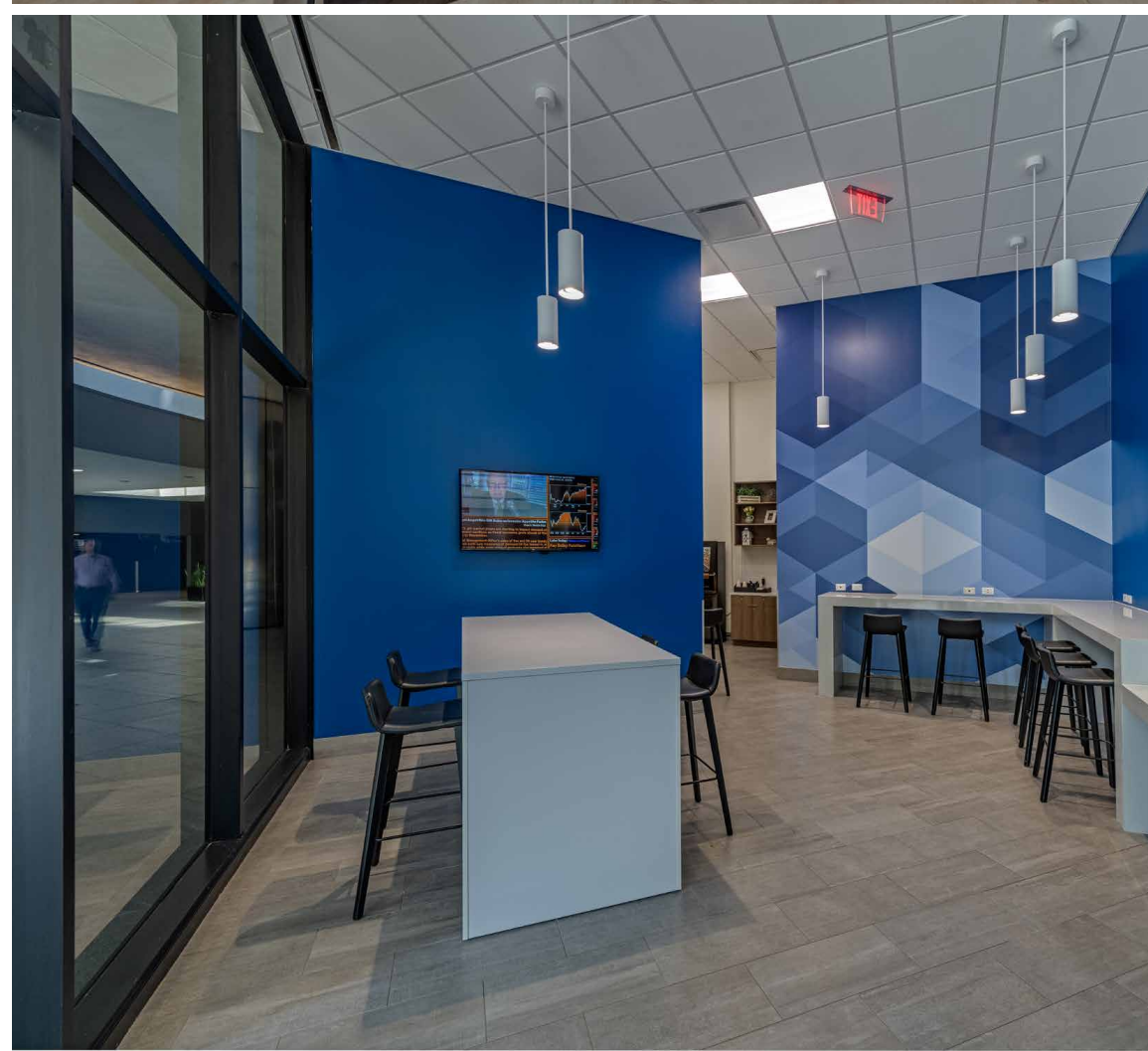
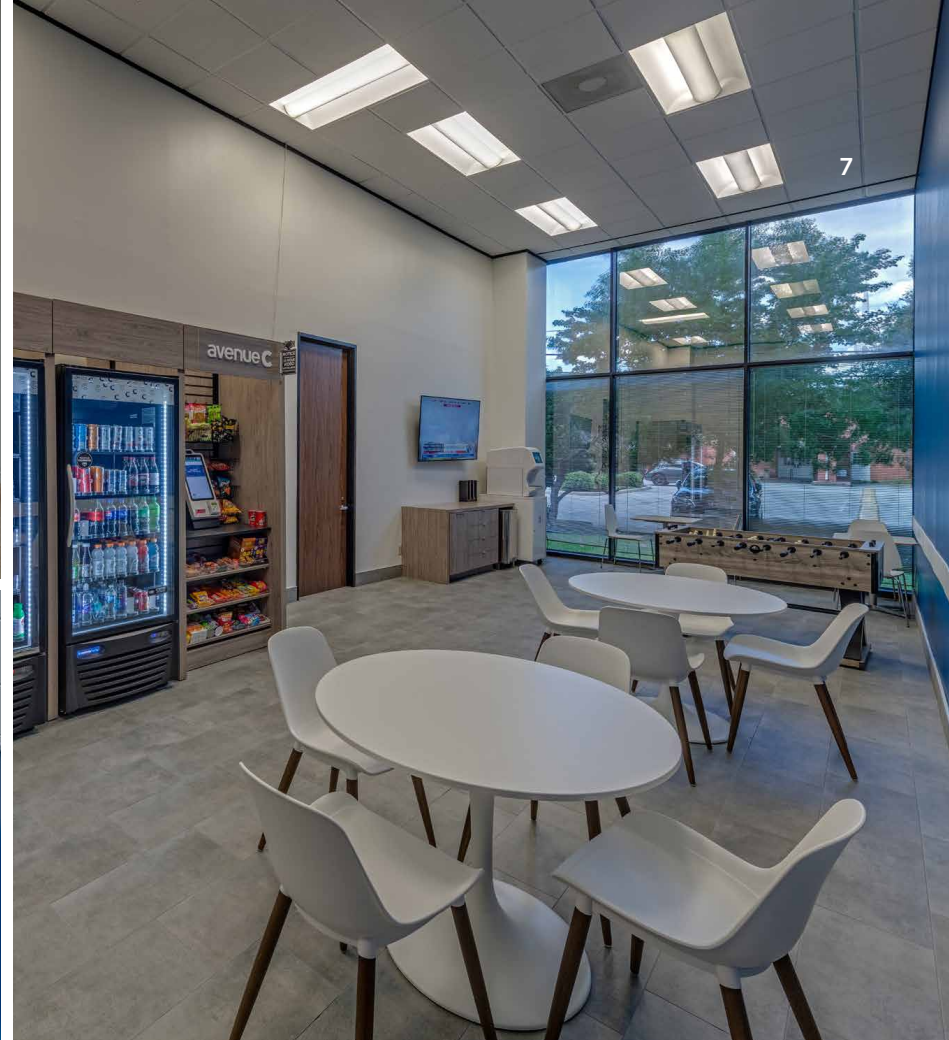
DESIREABLE  
DEMOGRAPHICS &  
WALKABLE RETAIL

BEST IN CLASS  
ON-SITE AMENITIES

SIGNIFICANT CAPITAL  
INVESTMENT







# Uptown/Galleria Submarket Anchored by Prestigious Ownership



UPTOWN PARK  
ASANA PARTNERS

CBD

FOUR  
OAKS PLACE  
PIMCO  
**nuveen**  
REAL ESTATE

POST OAK HOTEL  
**LANDRY'S**  
DINING • HOSPITALITY • ENTERTAINMENT • GAMING

SAGE PLAZA  
**BlackRock.**

5555 SAN FELIPE  
**ENERGY  
TRANSFER**

TANGLEWOOD  
AVG Home Value: \$2,000,000

HANOVER  
POST OAK  
HANOVER  
BLVD PLACE  
TRSHealth

BLVD PLACE  
**WHITESTONE REIT**

POST OAK  
CENTRAL  
**PARKWAY**  
3EDGEWOOD

WILLIAMS TOWER  
**Invesco**

THE GALLERIA  
A SIMON MALL  
**SIMON**

SAN FELIPE PLAZA  
**SOVEREIGN  
PARTNERS**

2000 BERING  
**FULLER**

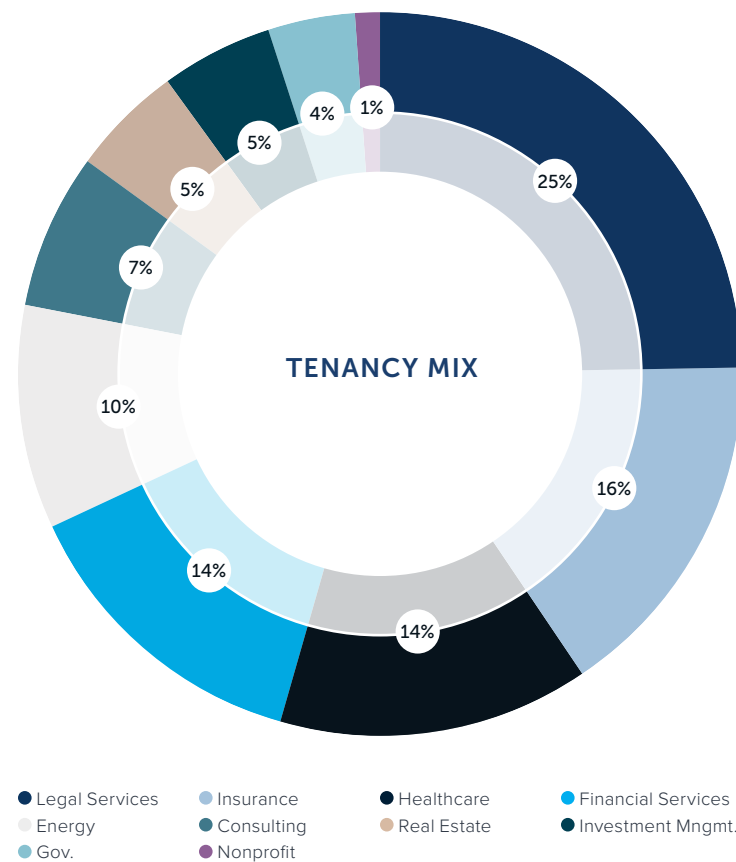
**1800**  
—BERING—

TANGLEWOOD COURT  
**H-E-B**  
STOCKBRIDGE  
REAL ESTATE FUND, LP



## DIVERSE RENT ROLL MITIGATING AGAINST INDUSTRY CYCLES

1800 Bering features a strategically diversified tenant base that minimizes concentration risk in any single industry. Many Houston office properties have over 50% exposure to the energy sector, but 1800 Bering limits its energy-related tenancy to approximately 10% of the building's leased area. This balanced tenant composition, anchored by financially stable businesses across multiple industries, provides resilience against sector-specific downturns and economic volatility, offering investors a more secure income stream throughout market cycles.

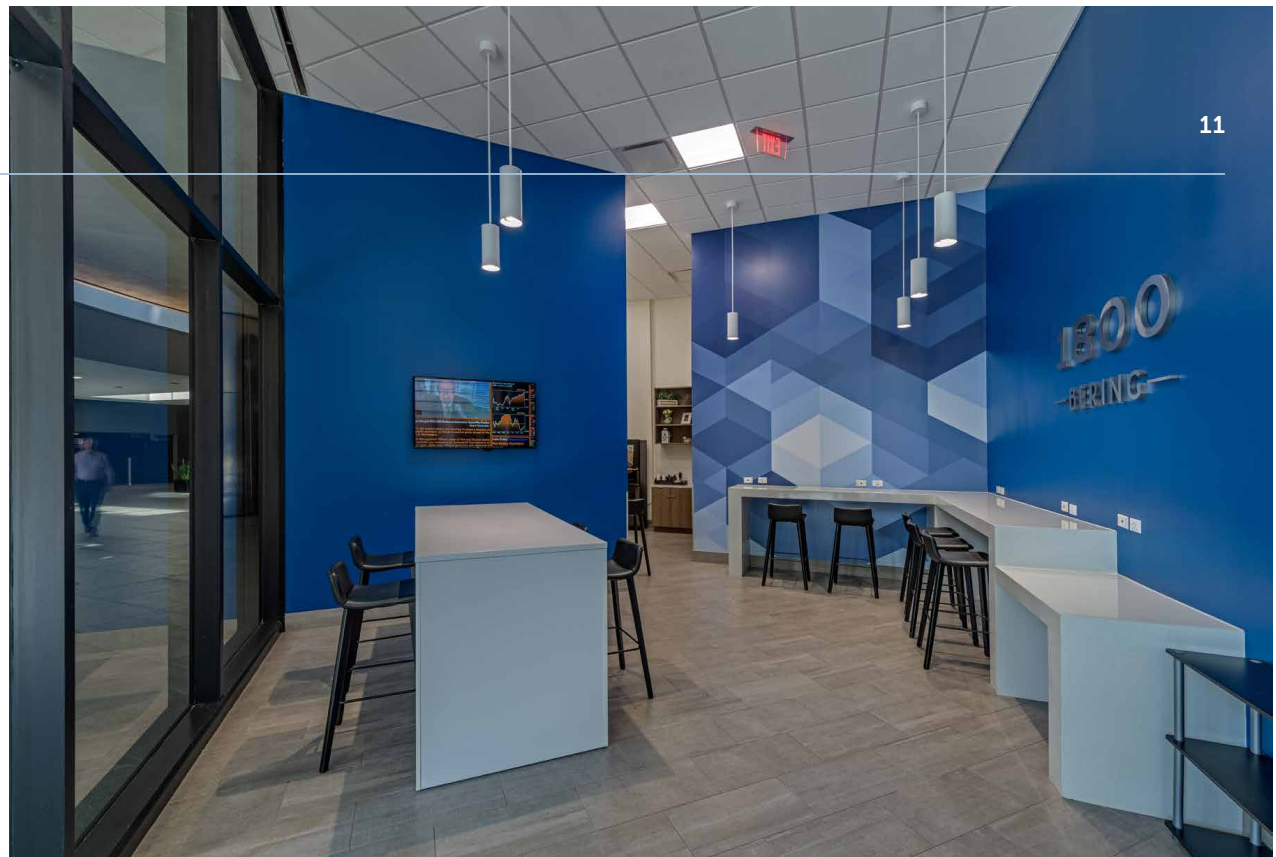


# Desireable Demographics

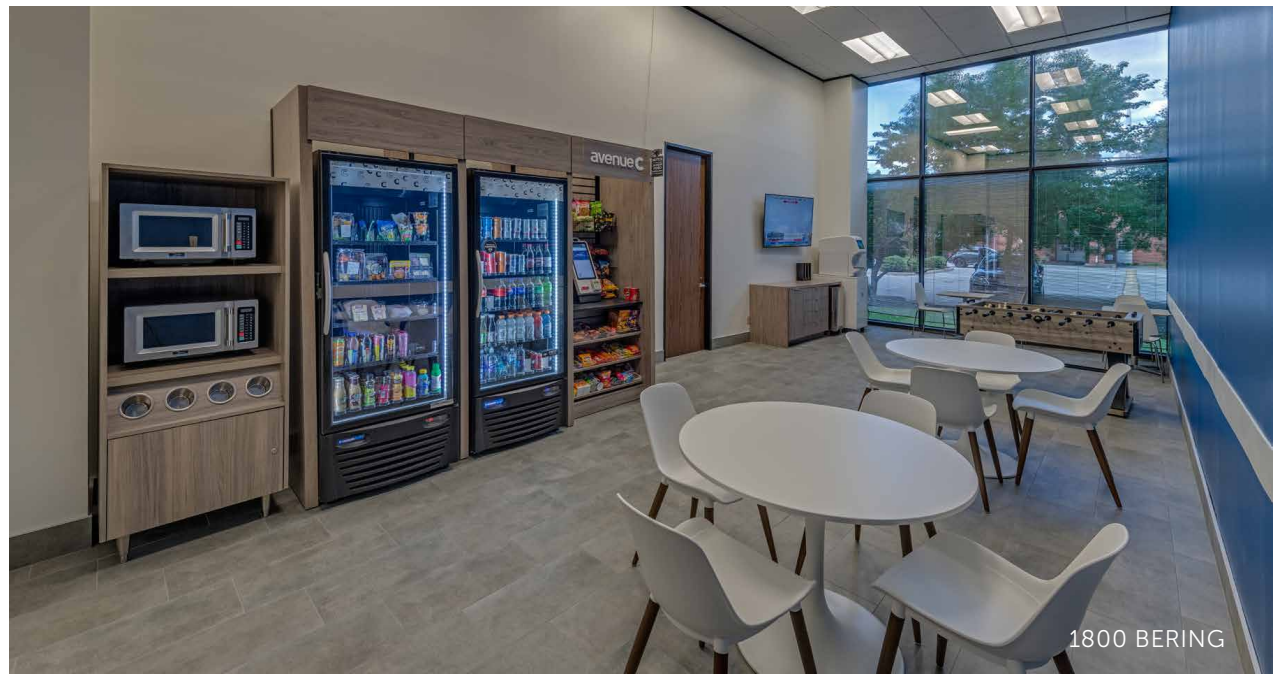


## BEST IN CLASS ON-SITE AMENITIES

1800 Bering has been maintained to the highest quality by current ownership, offering best-in-class onsite amenities to tenants. With modernized conference rooms, a micro market/lounge offering food and drinks, onsite security, an outdoor patio and more, the asset creates a truly amenity rich environment that tenants in the market are continuously seeking.



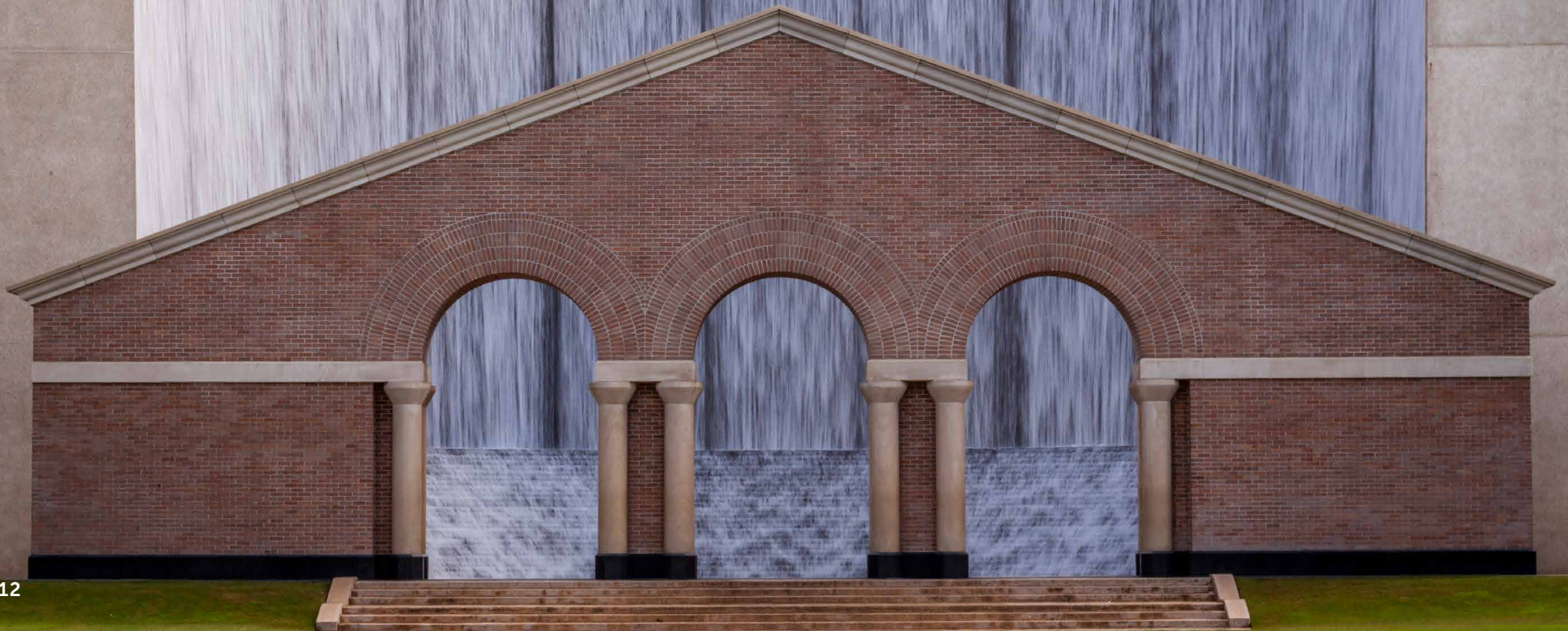
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1800 BERING

# The Heart of Houston - The Galleria / Uptown Submarket

The Galleria/Uptown Submarket is the ultimate urban lifestyle that showcases the best of Houston on a grand scale. It is one of Houston's key economic engines and has evolved from near rural conditions in the 1960's into one of the nation's premier mixed-use urban centers. Centrally located and spanning approximately 500 acres, the Galleria/Uptown District is approximately ten miles west of downtown Houston. Anchored by Post Oak Boulevard, alongside Memorial Park, and flanked by the world-famous Galleria. The District is home to over 30 million square feet of commercial office space, six million square feet of retail space, 8,400 hotel rooms, more than 100 restaurants, and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best in shopping, dining, and entertainment, the Galleria/Uptown District is one of the world's leading urban districts and hosts more than 30 million visitors annually.





## OFFICE

- 15th largest business district in the US
- 30.6M sf of Commercial office space
- 2,000+ companies
- 83,000 employees

## RETAIL

- #1 by leaseable space & sales volume in the city
- 6.3M sf available to lease
- 2.4M sf of 400+ restaurants and stores
- #4 largest retail complex in the country
- \$3.6B+ in annual retail sales

## HOTELS / TOURISM

- 30M+ visitors from all over the world every year
- #1 hotel district in Houston
- 39 hotels and 8,400 rooms

## RESIDENTIAL

- 180K+ residents in a three-mile radius
- \$1M average home values in surrounding neighborhoods
- Tanglewood
- Afton Oaks
- River Oaks
- Per Capita Income is higher than Beverly Hills, Buckhead and University Parks

# Why Houston?

## Over the last two decades, there has been a remarkable transformation in Houston.

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.

### LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

### LEADING FORTUNE 500 HEADQUARTERS

The third highest concentration of Fortune 500 companies in the nation



### #2 MSA FOR PERCENT JOB GROWTH

Houston created 57,600  
jobs in 2024

### CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations  
to Houston MSA since 2017

### 2<sup>ND</sup> FASTEST GROWING U.S. METROS

With over 1.3M residents added since  
2010 and a 4.9% projected growth by  
2029

### #3 ULI INVESTMENT MARKET FOR 2025



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