

5300 MEMORIAL

HOUSTON, TEXAS
EXECUTIVE SUMMARY



THE OFFERING

JLL Capital Markets, as exclusive advisor is pleased to present for sale a 100% fee simple interest in 5300 Memorial (the “Property”), a 153,671 square-foot boutique office building with a connected precast concrete parking structure with 444 structured and 27 surface spaces for an overall parking ratio of 3.1/1,000. 5300 Memorial is situated in an irreplaceable urban infill, walkable location in one of Houston’s most desirable neighborhoods. The Property is strategically located in one of the best performing submarkets, located on the corner of Detering Street and Memorial Drive, Houston’s primary East-West thoroughfare. 5300 Memorial is in the heart of Houston’s inner loop with ease of access to Downtown Houston, Memorial Park, River Oaks, Uptown, Tanglewood, and the Memorial Villages. 5300 Memorial offers the rare opportunity to own a well-located, modern asset that enjoys a loyal tenant base, and strong in-place cash flow.

Greenway Plaza

PROPERTY SUMMARY

ADDRESS	5300 Memorial Drive
CITY, STATE	Houston, TX 77007
YEAR BUILT/RENOVATED	1983/2017
TOTAL SF	153,671 SF
TYPICAL FLOOR PLATE	15,362
STORIES	11 Floors
PARKING	471 Spaces: 3.10/1,000 SF
LAND AREA	1.50 Acre Lot
OCCUPANCY	90.1%
WALT	3.3 Years
MAJOR TENANTS:	ComputerShare, Diggs Law Firm

5300 MEMORIAL: INVESTMENT HIGHLIGHTS

- Easily Accessible to High-End Residential
- Class A Construction & Amenities
- Urban, Infill Location with Walkable Amenities
- High Growth Location with Exceptional Regional Access
- Top Performing Asset with Strong Leasing Momentum
- Flight to Quality

Galleria



SOUTHWEST FACING AERIAL

SUGAR LAND



GALLERIA

GREENWAY PLAZA

RIVER OAKS COUNTRY CLUB

**37-STORY ST. REGIS
CONDO DEVELOPMENT**

**5300
MEMORIAL**

RIVER OAKS

MEMORIAL DRIVE



An aerial photograph of Houston, Texas, showing the city skyline and surrounding areas. The image is divided into four sections by labels: Memorial Villages (top right), Uptown District (center left), Memorial Park (center), and Rice Military (bottom).**MEMORIAL VILLAGES****UPTOWN DISTRICT****MEMORIAL PARK****EASILY ACCESSIBLE TO HIGH-END RESIDENTIAL**

5300 Memorial provides tenants with unrivaled city-wide connectivity due to its prominent location on Memorial Drive in the heart of Houston's inner loop. The Property allows tenants to easily access major employment hubs such as the CBD, Texas Medical Center, Galleria, and Energy Corridor in under 20 minutes. With close proximity to I-10 (1.2 miles), 5300 Memorial remains perfectly positioned to benefit from regional connectivity throughout the Houston MSA.

RICE MILITARY

TOP RETAIL DESTINATIONS

UPTOWN PARK (3.5 MILES WEST)

Uptown Park is a shopping center nestled in the heart of Houston's most fashionable address, conveniently located in the heart of the Galleria district in Houston on Uptown Park Boulevard at the corner of Post Oak and Loop 610, just north of San Felipe. It is an open-air, European-style shopping center lined with world-class specialty shops, boutiques and dining that create an intimate atmosphere for local urbanites, upward-bound professionals and global tourists alike to mix it up in a newly transformed destination where big-city culture meets southern hospitality.



FLOWER CHILD



REJUVENATION

Mendocino Farms

THE RUSTIC

UPTOWN
SUSHI



RIVER OAKS DISTRICT (4.0 MILES WEST)

River Oaks District is a mixed-use development that includes 300,000 square feet of “high-street” retail, cafes, restaurants, an upscale cinema, 67,000 square feet of boutique office space, and 279 residential units. Luxury tenants such as Cartier, Dior, and Hermes are exclusive to this development in Houston, making River Oaks District a destination for locals and tourists alike. River Oaks District has been called the “Rodeo Drive of Houston”.

THE TUCK ROOM

HERMÈS

Cartier

EQUINOX

BARITM
RISTORANTE

Steak
48

DOLCE & GABBANA

IPIC

TOULOUSE
CAFE & BAR



TOP RETAIL DESTINATIONS

HIGHLAND VILLAGE (4.0 MILES SOUTH)

Highland Village includes 15 acres of high-end retail space along Westheimer Road. Tenants include shopper favorites such as Luccchese, Lululemon, Athropologie, and Peter Millar. Highland Village has a diverse tenant base that crosses industries and consumer types, creating a highly trafficked and sought-after location. The high-end, outdoor shopping center features Houston's only Apple flagship store and is recognized by the 400 yards of palm trees that line both sides of Westheimer.



lululemon

WILLIAMS-SONOMA

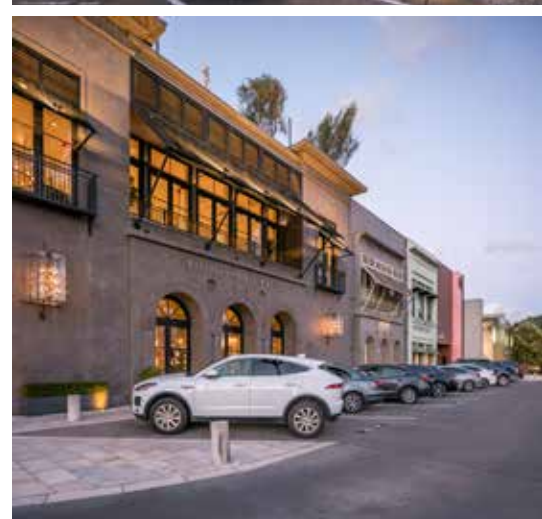
YETI®

Crate&Barrel

Central Market
H-E-B

P O T T E R Y B A R N

S E P H O R A



RIVER OAKS SHOPPING CENTER (1.5 MILES EAST)

River Oaks Shopping Center is a historic retail landmark in Houston, Texas, offering a blend of traditional charm and modern convenience. Spanning approximately 320,000 square feet, this open-air shopping center features a diverse mix of national retailers, local boutiques, and popular dining establishments. Anchored by Barnes & Noble and Kroger Signature store, River Oaks Shopping Center boasts an impressive array of tenants including Starbucks, Talbots, and Ann Taylor. The center's iconic Art Deco architecture, dating back to 1937, adds a unique character that sets it apart from contemporary malls.

BARNES & NOBLE
BOOKSELLERS

∞RYDE

HUDSON  HOUSE

Perry's
STEAKHOUSE & GRILLE
since 1979



BARRY'S

EVEREVE

Sur La Table

SENSE PILATES





CLASS A CONSTRUCTION & AMENITIES

5300 Memorial represents a rare opportunity to own a highly-visible, Class A office tower prominently located in an urban infill, walkable location along one of Houston's primary east-west thoroughfares. The Property provides investors with strong in-place cash flow and a loyal tenant base, which are both best exemplified through the building's 90% occupancy rate. The property was built in 1983 but underwent significant renovation in 2017 and 2019.

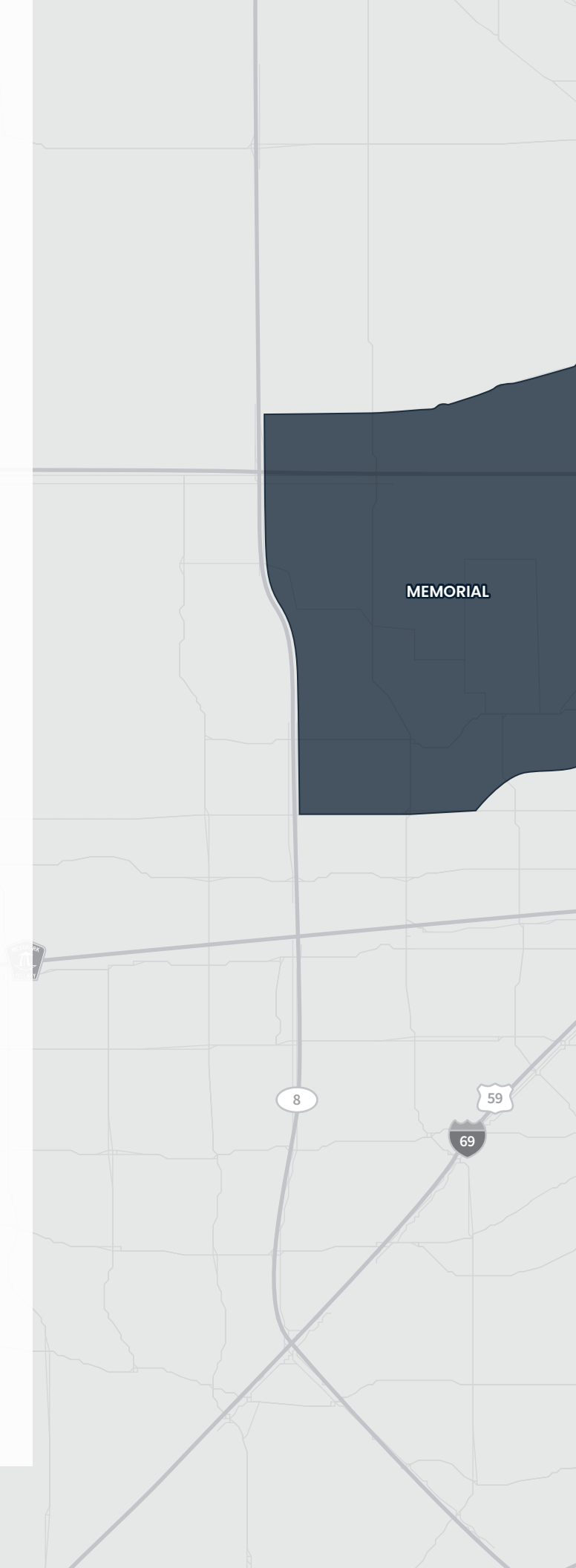


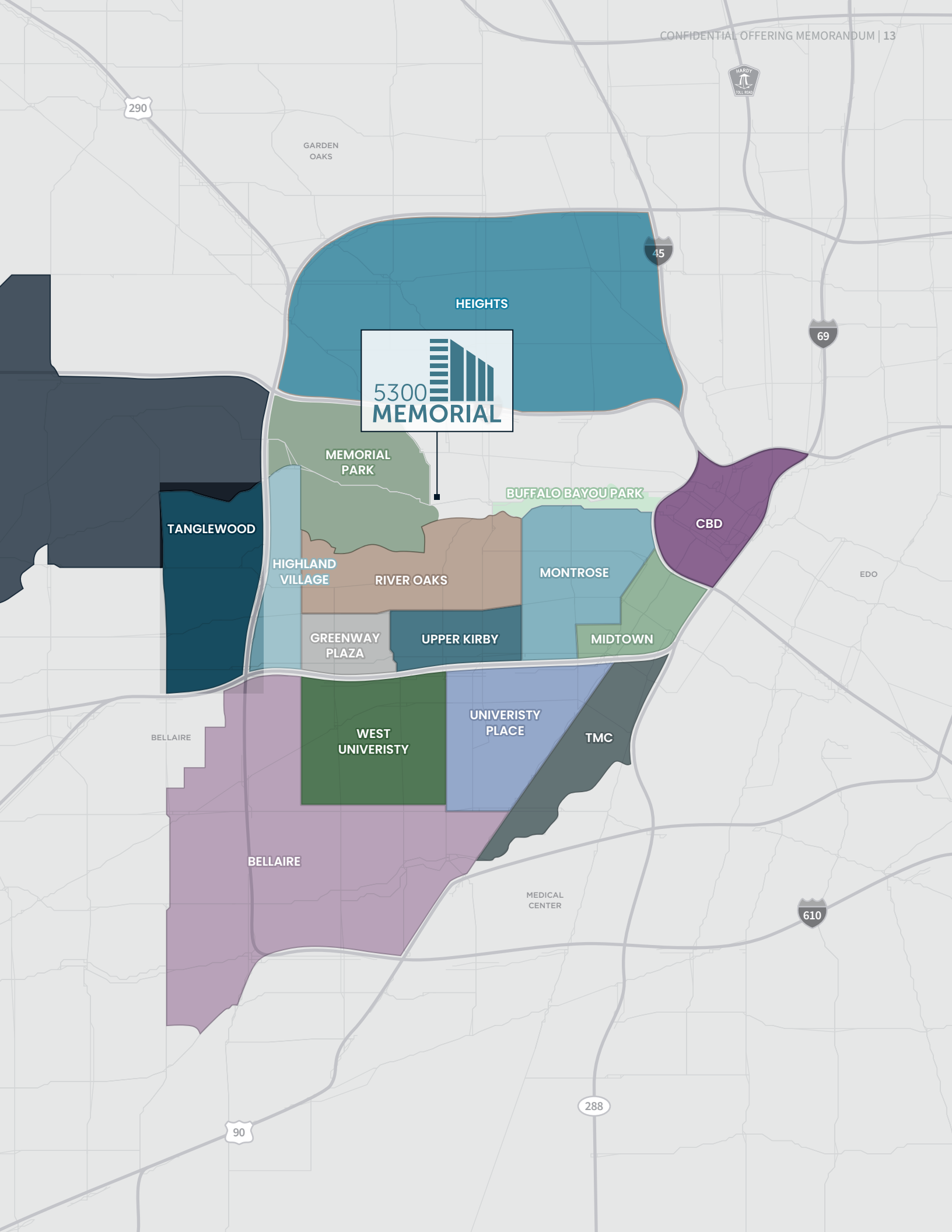
URBAN, INFILL LOCATION WITH WALKABLE AMENITIES

5300 Memorial is located in the Washington Corridor submarket inside Loop 610 with immediate proximity to the rapidly evolving Washington Avenue Corridor. The location makes the Property the perfect site for access to Houston's key employment and retail centers, most prestigious residential neighborhoods, retail and dining offerings. The CBD, Greenway Plaza, Texas Medical Center and Galleria/ Uptown are within six miles (15 minute drive) of the Property.

Tenants at 5300 Memorial also enjoy unmatched access to Houston's premier residential neighborhoods due to the building's immediate access to Memorial Drive and Detering Street which allows direct access to River Oaks, Tanglewood and Memorial Villages. Shepherd Drive (less than a mile away) connects the building to the Heights to the north and other prominent residential neighborhoods including West University Place, River Oaks, and Upper Kirby to the south which are within a ten-minute drive. Over the past few years Washington Avenue has become one of the most popular residential and retail corridors in the Greater Houston area, it is directly accessible via Detering Street. Continued redevelopment of old single-story homes into townhomes and multi-family developments added tremendous density to the surrounding neighborhood. Popular restaurants from all over Houston have established outposts along Washington Avenue, alongside several other unique eateries ranging from fast casual to fine dining

Neighborhood	Avg. List Price	% Above Houston Avg. Home Value
River Oaks	\$3,700,000	988%
Memorial	\$3,232,361	850%
Tanglewood	\$2,895,000	751%
West University	\$1,800,000	429%
Bellaire	\$1,113,704	227%
University Place	\$1,083,000	218%
Highland Village	\$1,045,000	207%
Upper Kirby	\$990,208	191%
Montrose	\$837,957	146%





5300
MEMORIAL

HEIGHTS

MEMORIAL
PARK

BUFFALO BAYOU PARK

TANGLEWOOD

HIGHLAND
VILLAGE

RIVER OAKS

MONTROSE

CBD

GREENWAY
PLAZA

UPPER KIRBY

MIDTOWN

BELLAIRE

WEST
UNIVERISTY

UNIVERISTY
PLACE

TMC

BELLAIRE

MEDICAL
CENTER

288

90

45

69

610

EDO





TOP PERFORMING ASSET WITH RECENT LEASING MOMENTUM

5300 Memorial has posted exceptional leasing momentum since ownership purchased in 2016. This momentum can be attributed to the revitalization of Memorial Park and in part to the number of major capital improvements ownership has made to the Property as well as the subject's desirable location and access. 5300 Memorial allows new ownership to focus primarily on tenant retention and lease up of the remaining 15,160 SF of vacancy.



EAST FACING AERIAL



CENTRAL BUSINESS DISTRICT

MIDTOWN

ALLEN PARKWAY

BUFFALO BAYOU PARK

SHEPHERD DRIVE

5300
MEMORIAL

37-S
COND

RICE MILITARY



MONTROSE

RIVER OAKS NEIGHBORHOOD

**TORY ST. REGIS
O DEVELOPMENT**

MEMORIAL DRIVE

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