

# 1700 WEST LOOP SOUTH

HOUSTON, TEXAS

94% LEASED WITH WALKABLE AMENITIES ATTACHED TO FULL SERVICE  
MARRIOTT HOTEL. VALUE-ADD RETURNS FROM CORE + PROFILE



CONFIDENTIAL OFFERING MEMORANDUM





# THE OPPORTUNITY

JLL Capital Markets is pleased to offer for sale 1700 West Loop South (the "Property"), a 94.2% occupied, Class A office tower prominently located in the Galleria submarket of Houston, Texas. The Property is anchored by a full-service engineering firm Burns & McDonnell with 6.0 years of term remaining. Burns & McDonnell ranks as the 7th best engineering and architectural design firm in the United States. The company reached a record \$7.3 billion in revenue in 2023 and is currently the second largest civil and structural engineering firm in the Houston MSA.

1700 West Loop South offers tenants a highly visible and strategic location providing convenient access across the region as well as direct access to Houston's most prestigious residential neighborhoods – River Oaks, the Memorial Villages, and Tanglewood. The Property is located in the heart of the Galleria submarket, which features 24,052 apartments, more than 9,000 hotel rooms, and 6 million square-feet of retail, most of which is within walkable proximity of the Property.



HOUSTON, TX	273,163 SF	94.2%
LOCATION	NET RENTABLE AREA	LEASED
5.3 YEARS	1972 / 2017 / 2021	14
WALT (as of Feb-25)	YR BUILT / RENO	STORIES
19,500 SF	913	3.34/1,000 SF
AVG FLOOR PLATES	PARKING SPACES	PARKING RATIO





# INVESTMENT HIGHLIGHTS

DURABLE CASH FLOW  
OFFERING ATTRACTIVE  
CONTRACTUAL YIELD

STABLE RENT ROLL AND CASH  
FLOW WITH 80% OF THE NRA  
LEASED FOR 6 YEARS





INDUSTRY LEADING  
ANCHOR TENANT

WALKABLE  
TO SEVERAL  
RESTAURANTS AND  
UPTOWN PARK

AMONG HOUSTON'S  
MOST AFFLUENT  
RESIDENTIAL  
NEIGHBORHOODS

ENHANCED  
WALKABILITY

CONNECTED HOTEL  
UNDERGOING  
LARGE-SCALE  
RENOVATIONS







WEST LOOP SOUTH  
1700





- 5 Star Hotel
- Only Texas Forbes Five-Star Hotel & Spa
- Houston's only AAA Five-Diamond destination



**LANDRY'S**  
DINING • HOSPITALITY • ENTERTAINMENT • GAMING  
**HEADQUARTERS**

**777 POST OAK  
BOULEVARD**

**Bloom & BEE**

**BOUCHEE  
PATISSERIE CAFE**



**BUGATTI**





# ADJACENT TO UPTOWN PARK

WEST LOOP SOUTH



ETHAN ALLEN

Uptown Houston is a leading economic driver of the City of Houston and the largest business center in the nation outside of a traditional downtown.

Uptown Park is conveniently located in the heart of the Galleria district in Houston on Uptown Park Blvd at the corner of Post Oak and Loop 610, just north of San Felipe. The European-style shopping center is known for its modern architecture, beautifully landscaped courtyards, and a mix of local boutiques and internationally recognized brands. Some of the notable retailers include Ethan Allen, Elizabeth Anthony, and M Penner, offering a wide range of clothing, accessories, and luxury goods. In addition to fashion, Uptown Park offers a variety of specialty stores and culinary options, making this shopping center a one stop shopping location in the heart of Houston.





FLOWER CHILD

**URBE**  
STREET FOODS OF MEXICO

*étoile*  
cuisine et bar

 **UPTOWN**  
SUSHI

 **songkran**  
thai kitchen

**THE  
RUSTIC**

**LUCHO**  
THE WORLD'S FINEST / SINCE 1989

**UPTOWN PARK  
DENTAL**

 **Mendocino Farms**

**kindbody**



# AMONG HOUSTON'S MOST AFFLUENT NEIGHBORHOODS

## TANGLEWOOD

Situated at the entrance of Tanglewood, one of Houston's most affluent neighborhoods, 1700 W Loop S enjoys exceptional demographics that far surpass the Houston MSA average. Its strategic location provides unparalleled access to Houston's influential decision makers. Within a one-mile radius, the average household income exceeds \$178,638 annually. Moreover, the surrounding population boasts a highly educated demographic, with 70% of residents aged 25 or older holding at least a bachelor's degree. The surrounding neighborhoods, including River Oaks, Tanglewood, West University, and Memorial, boast the highest average home prices in the Houston area, ranging from \$1 million to over \$40 million. This further underscores the property's sought-after location and the exceptional quality of its top-tier demographics.

	1-MILE	3-MILE	5-MILE
2010 Population	13,420	159,841	441,545
2024 Population	20,849	194,443	529,580
2010-2023 Population Growth	55%	22%	20%
2029 Estimated Population	21,833	198,452	544,495
Average Household Income	\$178,638	\$156,368	\$152,589
% of Population (25+) with a College Degree	70%	61%	56%
Median Age	40.1	36.7	35.6





# ENHANCED WALKABILITY

## POST OAK BOULEVARD

Designed to solve the area's mobility problem, the Boulevard Project is one part of a three-prong plan to make it easier for 80,000 employees to get to work. Recently launched in collaboration with the Uptown Houston Management District, the Boulevard Project is a \$192.5 million signature project focused on creating a beautifully landscaped pedestrian environment, preserving existing automobile access, and substantially improving transit access along Post Oak Boulevard.

The Boulevard Project includes the addition of the METRORapid Silver Line, part of Metro's \$7.5 billion long-range plan, and the first of many rapid transit projects planned in Houston. The line directly connects two major transit centers and 17 Metro bus routes. Funding for the Boulevard project comes in part from the Uptown TIRZ — \$105.6 million of it — with \$25 million coming from TxDOT for the Loop 610 elevated bus lanes, and \$61.9 million from the federal government.



With a walk score of 81 (Very Walkable), 1700 West Loop South is a direct beneficiary of the Post Oak Blvd transformation









# NEWLY ACQUIRED CONNECTED HOTEL

## CONVENIENCE FOR BUSINESS TRAVELERS

1700 W Loop South offers the unique advantage of being connected to a world-class Marriott hotel. This prime location provides unparalleled convenience for business travelers, as employees or clients can seamlessly access their accommodations without leaving the building. This means saved time and enhanced productivity. Corporate travelers will enjoy being located in a unique uptown business destination, complete with 22,196 sq. ft. of event space. Featuring 13 floors, the hotel boasts a 5-story Glass Palace atrium and event space.

## MEETING AND CONFERENCE FACILITIES

Opportunity for hosting events, conferences, workshops, or client meetings without the hassle of finding and booking external venues. The seamless connection between the office and hotel allows for efficient coordination and utilization of shared spaces.

## AMENITIES AND SERVICES

Occupants of the office space can enjoy access to the hotel amenities and services, such as the hotel restaurant, 17fifty Bistro/Lounge, as well as the fitness center and convenience store.

## RENOVATIONS

The Marriott has recently completed spec room renovations that have been staged for Marriott's brand approval. All rooms and corridors are being fully redone as well as the event/pool level lobby.





# SITE PLAN









# NATION-LEADING EMPLOYMENT GROWTH

70,100

NEW JOBS  
ADDED IN 2023

3.4M

TOTAL NON-FARM  
EMPLOYMENT

3,500,000

PERSON WORKFORCE, NEARING ALL-  
TIME HIGH FOR HOUSTON

79%

OF HOUSTON'S HIGHER EDUCATION  
GRADS STAY & WORK IN THE REGION

#1

IN THE COUNTRY FOR  
PERCENT JOB GROWTH

#2

IN THE NATION IN OFFICE RE-ENTRY  
LEVELS IN THE COUNTRY AFTER THE  
PANDEMIC

*The sixth highest retention rate in the U.S.*

*(3.1% in 2023)*





## #2 MSA

FOR PROJECTED  
POPULATION GROWTH

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## 50+

CORPORATE HEADQUARTERS  
RELOCATIONS TO HOUSTON  
SINCE 2017

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## HOUSTON IS HOME TO

23 FORTUNE 500 COMPANIES &  
44 FORTUNE 1000 COMPANIES

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## #1

MOST FORTUNE 500  
HEADQUARTERS IN TEXAS

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