



**ST. JAMES
PLACE**

HOUSTON, TEXAS



EXECUTIVE SUMMARY



THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor, is pleased to present for sale a 100% fee simple interest in 1717 St. James Place (the Property). This 110,454-square-foot boutique office building features a connected concrete parking structure with 374 spaces, providing an ample 3.4/1,000 ratio. Currently 69.4% leased to a diverse and loyal tenant base, the Property offers immediate, stable in-place cash flow.

Strategically positioned in the heart of Houston's Galleria/Uptown submarket, 1717 St. James Pl. is just steps away from the prestigious Tanglewood residential neighborhood. This prime location provides an investor with a significant lease-up opportunity to capture the area's high demand for high-quality, boutique office space. The property's placement ensures exceptional accessibility, offering a seamless commute via immediate connections to San Felipe St. and the West Loop 610, while providing a direct link to the Sam Houston Tollway (Beltway 8).



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EXECUTIVE SUMMARY

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INVESTMENT HIGHLIGHTS

1717 ST. JAMES PLACE
ADDRESS

HOUSTON, TX
LOCATION

1975
YEAR BUILT

110,454 SF
TOTAL SQUARE FEET

69.4%
OCCUPANCY



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PROPERTY OVERVIEW

20

TENANT OVERVIEWS

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FINANCIAL ANALYSIS

36

MARKET OVERVIEW

3.3 YEARS

WALT

374

TOTAL PARKING

3.4/1,000 SF

PARKING RATIO

6 FLOORS

STORIES

2.34 ACRES

LOT SIZE

BOUTIQUE EXCELLENCE

1717 St. James Place offers a premier Class B+ office experience in the heart of Houston's most prestigious residential corridor.

- » **The St. James Enclave:** A campus-inspired environment characterized by lush greenery and a park-like atmosphere along the St. James Place corridor.
- » **Adaptive Spaces:** Efficient suite sizes ranging from 1,300 to 7,000 RSF.
- » **Curated Arrival:** A recently revitalized lobby featuring a modern architectural aesthetic and integrated designer greenery.
- » **Seamless Access:** Fully structured parking with direct, covered building entry.

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1717 ST. JAMES PLACE





VALUE-ADD OFFERING WITHIN HOUSTON'S PREMIER INFILL SUBMARKET

New ownership has the ability to capture upside through the lease-up of the vacant space.

Currently 69.4% leased, 1717 St. James Place presents a compelling value-add opportunity for new ownership to capture significant upside through the lease-up of approximately 34,000 square feet of remaining vacant space. The Property benefits from its high-quality construction and a distinguished setting adjacent to the affluent Tanglewood residential neighborhood. Despite the flight-to-quality trend in larger assets, the Galleria/Uptown submarket remains a top-performing area, consistently attracting professional service firms and executive decision-makers who reside in the nearby prestigious enclaves of Tanglewood, River Oaks, and the Memorial Villages. With limited new boutique supply in the immediate pipeline, 1717 St. James Place is ideally positioned to enjoy strong leasing velocity as companies increasingly prioritize a “work-near-home” strategy in a secure and highly amenitized urban infill location.



THE RESIDENTIAL CONNECTOR

Ideally positioned at the intersection of Tanglewood and The Memorial Villages, San Felipe serves as a premier gateway linking Houston's most prestigious residential enclaves directly to the Uptown/Galleria area.

- » **Walkable Lifestyle:** Situated in a high-amenity “strollable” submarket near top-tier dining, retail, and fitness.
- » **Rapid Transit:** Immediate access to Loop 610 and Houston’s major highway network.
- » **Affluent Demographics:** Located in a radius with a \$185k+ average household income and \$720k+ median home values.

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	22,611	158,341	460,388
2025 Population	27,915	181,945	526,650
2010 - 2025 Population Growth %	23.5%	14.9%	14.4%
2025 Average Household Income	\$185,433	\$155,775	\$158,250
2030 Average Household Income	\$198,157	\$165,955	\$168,670
2025 - 2030 Avg. Household Income Growth %	6.9%	6.5%	6.6%
Median Home Value	\$551,683	\$720,404	\$616,674
Median Age	42.5	36.4	36.1

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1717 ST. JAMES PLACE



**FOUR OAKS
OFFICE PARK**



INTERFIN[®]
AON

DOWNTOWN HOUSTON

THE POST OAK
HOTEL AT UPTOWN HOUSTON

HANOVER
POST OAK

HANOVER
BLVD PLACE

RIVER OAKS DISTRICT

1776 YORKTOWN
NUTEX HEALTH
(USER)

FOUR-LEAF TOWERS

5555 SAN FELIPE
ENERGY TRANSFER
(USER)

1885 ST. JAMES PLACE
Andrews Myers

17
17
ST. JAMES PLACE

5599 SAN FELIPE
slb

2000 ST. JAMES PLACE
Weatherford
(USER)

THE HAWTHORNE
Condominiums
starting at \$1.3M

1770 ST. JAMES PLACE
Rockwell
MANAGEMENT

1800 ST. JAMES PLACE
Axens
Powering integrated solutions

1900 ST. JAMES PLACE
STATE
VENTURE LLC

1775 ST. JAMES PLACE
The Orchard Co-Working

Westheimer Rd

St. James Pl

San Felipe S

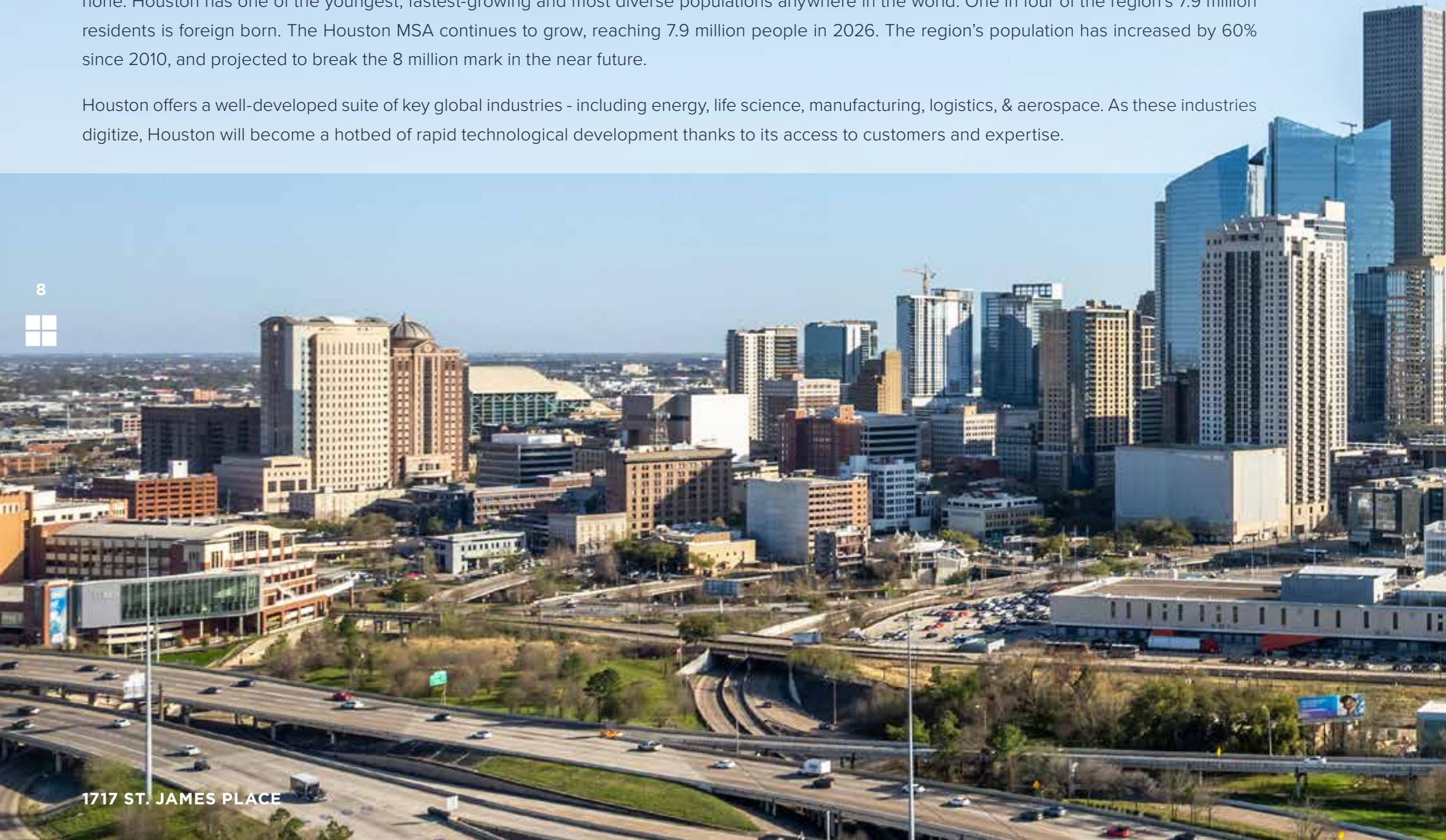


THE HOUSTON STORY

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 7.9 million residents is foreign born. The Houston MSA continues to grow, reaching 7.9 million people in 2026. The region's population has increased by 60% since 2010, and projected to break the 8 million mark in the near future.

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

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LEADING REAL ESTATE MARKET

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

FAVORABLE TAX CLIMATE

0% State & Local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation | 1st in domestic &
foreign waterborne tonnage | 1,800 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

#3 in U.S. for Fortune 500 Headquarters
housing 26 Fortune 500 companies

MAGNET FOR TOP TALENT IN THE U.S.

3.52 million total jobs forecasted for the end of 2026,
a new record for the region

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the
U.S. | 14,000 new jobs created in 2025



THE HOUSTON ECONOMY



7.9M
CURRENT
POPULATION

1.03M
PROJECTED GROWTH
(2010-2030)

\$124,300
AVG HOUSEHOLD
INCOME

2.8M
CURRENT
HOUSEHOLD



14,800
NEW JOBS
ADDED IN 2025

3.52M
TOTAL NON-FARM
EMPLOYMENT

3.7M
PERSON
WORKFORCE

42.4%
HOUSEHOLDS WITH
\$100K+ INCOME

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