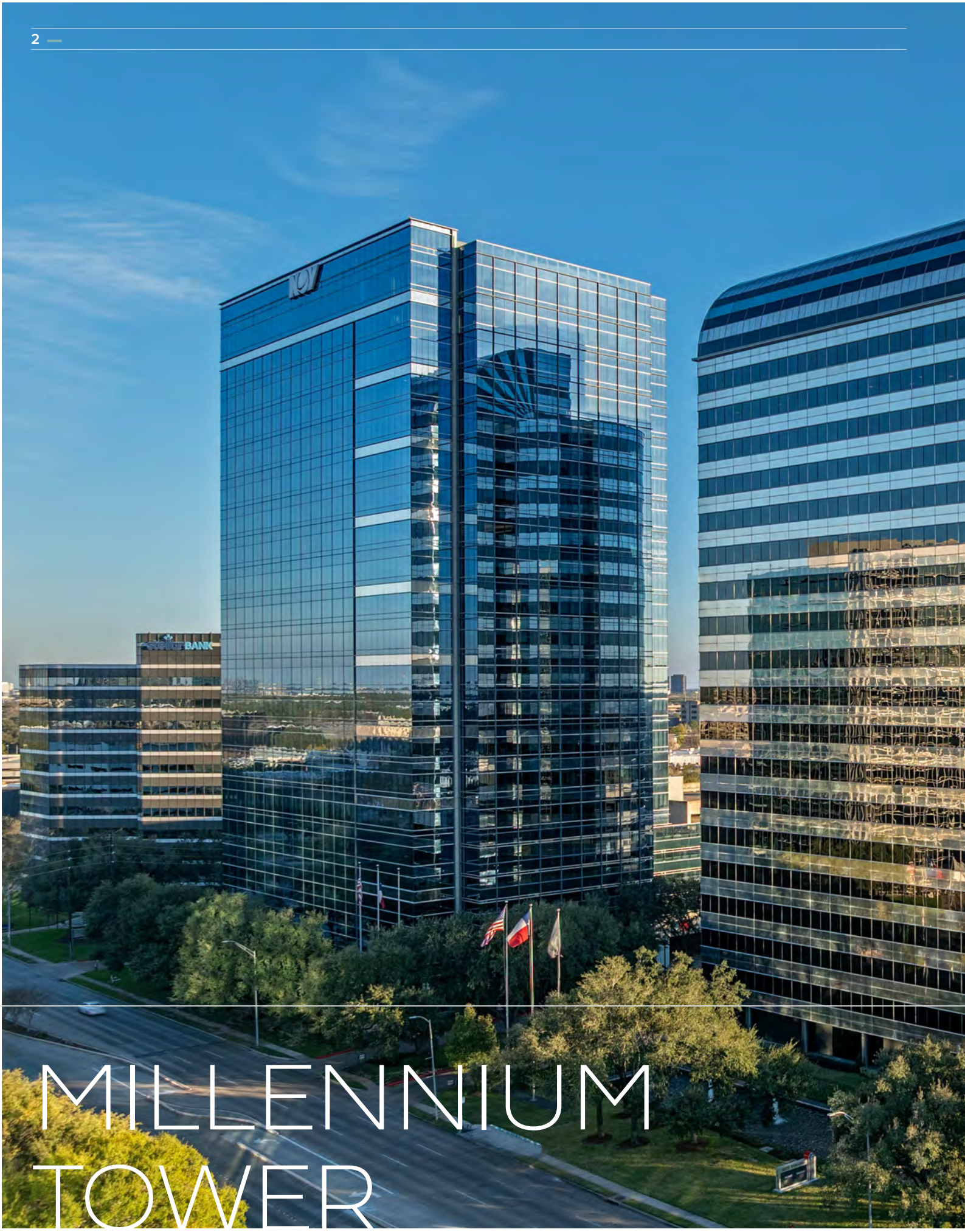
MILLENNIUM TOWER

HOUSTON, TX



MILLENNIUM TOWER

THE OFFERING

- VALUE-ADD OPPORTUNITY OFFERED AT A COMPELLING BASIS
- RECENT CAPITAL IMPROVEMENTS
- EXCELLENT VISIBILITY WITH SIGNAGE OPPORTUNITY
- DESIRABLE ONSITE & NEARBY AMENITIES
- OPPORTUNITY TO CAPTURE UNIQUE TOP FLOOR TENANCY
- PREMIER LOCATION IN HOUSTON'S HOTTEST LEASING MARKET
- ROBUST LEASING MOMENTUM WITH OVER 78,000 SF OF ACTIVITY

INVESTMENT SUMMARY

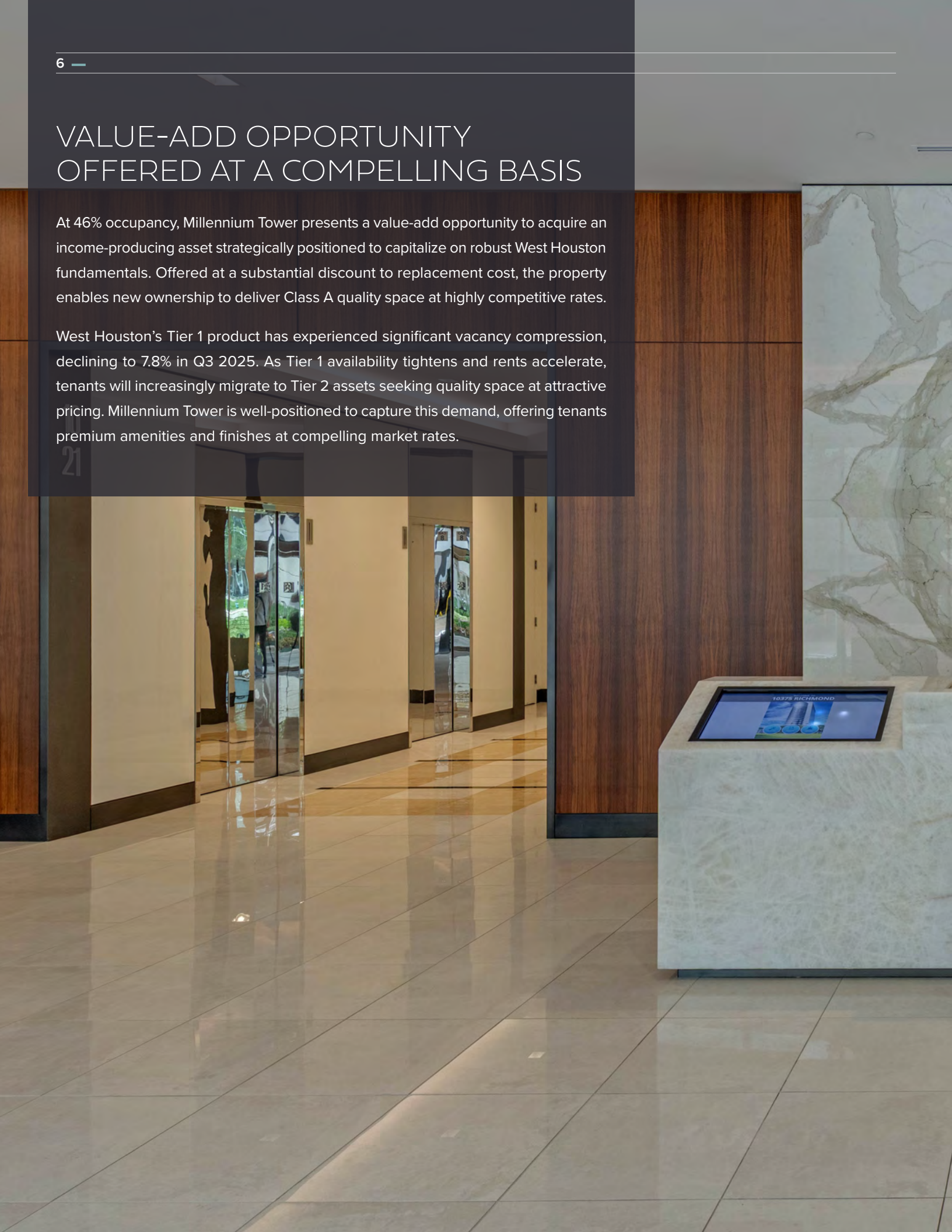
362,849	46.2%	5.1 YEARS	21
Net Rentable Area	% Leased	WALT	Stories

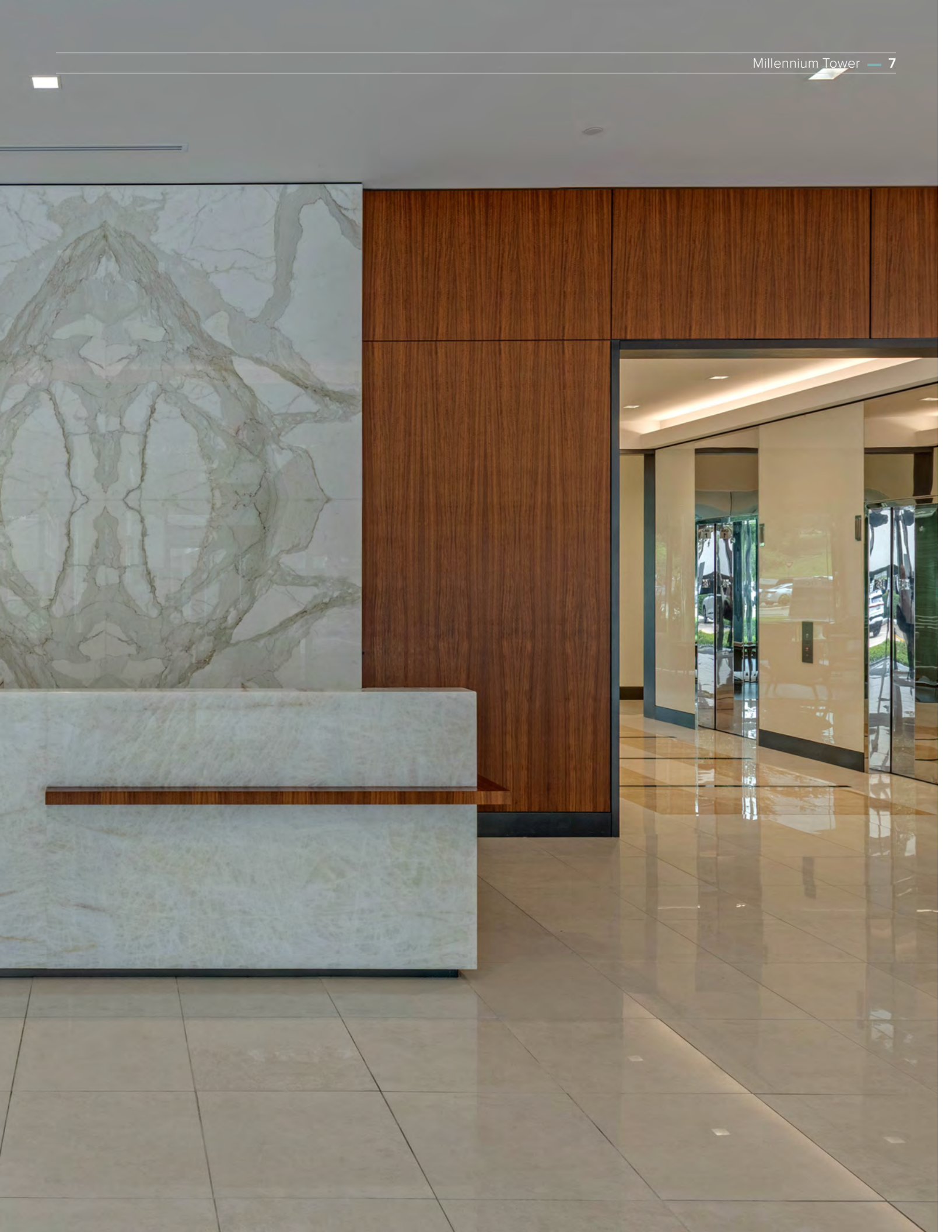
1982	±19,000 SF	2.9 SPACES	3.82 ACRES
Year Built	Typical Floor Plate	Parking Per 1,000 SF	Land Area

VALUE-ADD OPPORTUNITY OFFERED AT A COMPELLING BASIS

At 46% occupancy, Millennium Tower presents a value-add opportunity to acquire an income-producing asset strategically positioned to capitalize on robust West Houston fundamentals. Offered at a substantial discount to replacement cost, the property enables new ownership to deliver Class A quality space at highly competitive rates.

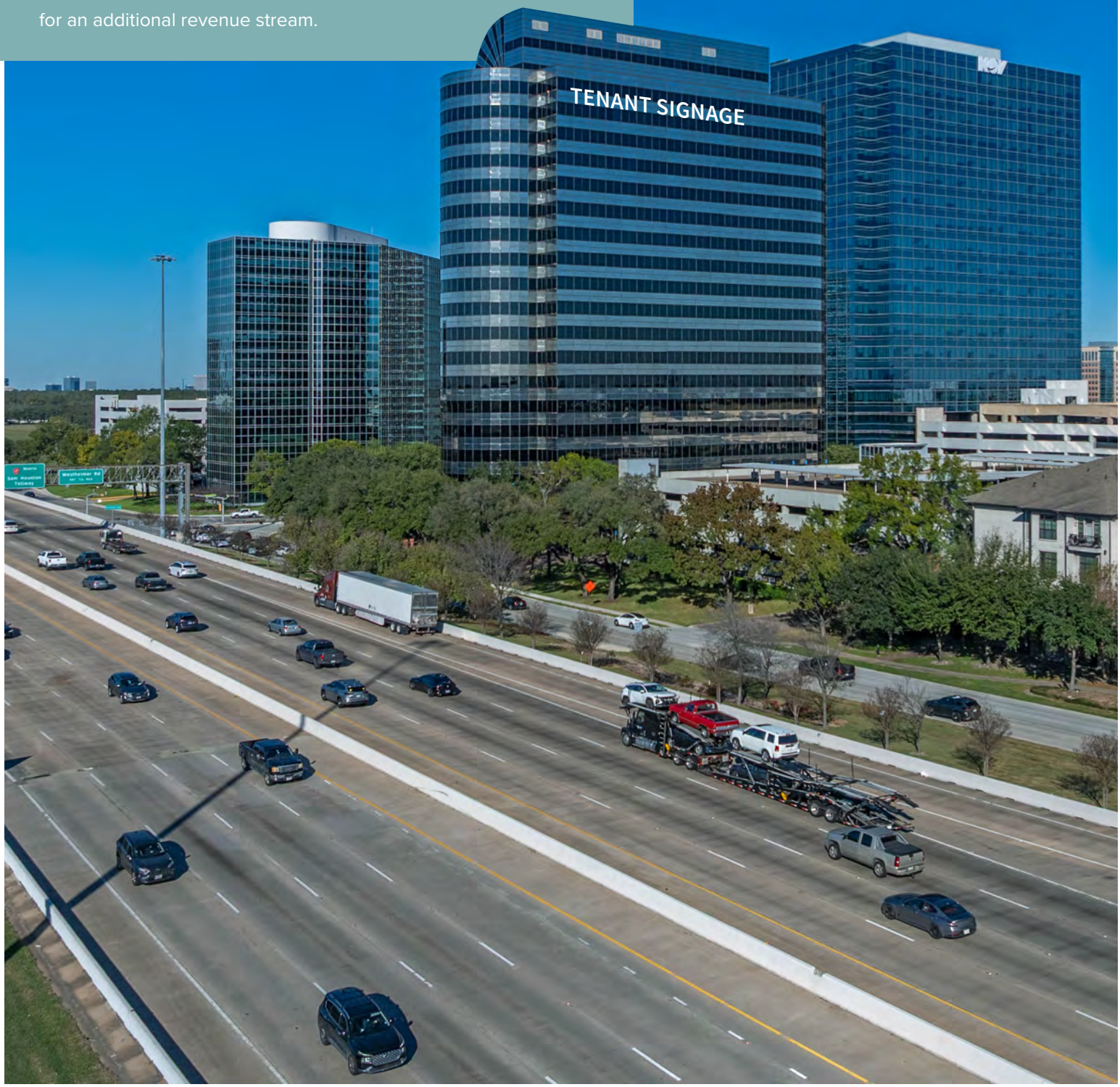
West Houston's Tier 1 product has experienced significant vacancy compression, declining to 7.8% in Q3 2025. As Tier 1 availability tightens and rents accelerate, tenants will increasingly migrate to Tier 2 assets seeking quality space at attractive pricing. Millennium Tower is well-positioned to capture this demand, offering tenants premium amenities and finishes at compelling market rates.





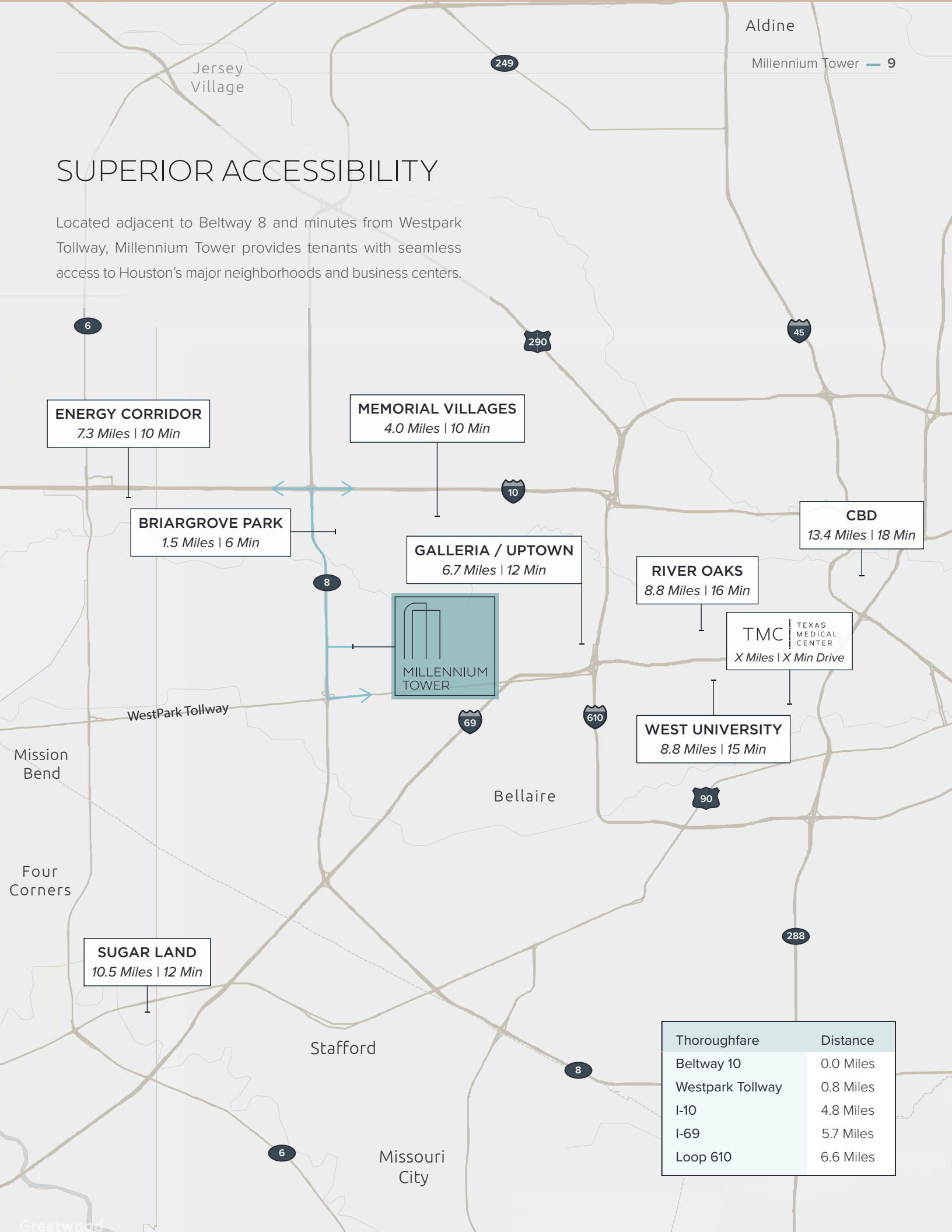
EXCELLENT VISIBILITY WITH SIGNAGE OPPORTUNITY

Millennium Tower sits as one of the most iconic buildings in the Westchase skyline, boasting incredible visibility from Beltway 8, one of Houston's major thoroughfares. With immediate highway frontage, the Property offers favorable signage opportunities for new anchor tenancy, also presenting the owner of the Property the opportunity for an additional revenue stream.



SUPERIOR ACCESSIBILITY

Located adjacent to Beltway 8 and minutes from Westpark Tollway, Millennium Tower provides tenants with seamless access to Houston's major neighborhoods and business centers.



Thoroughfare	Distance
Beltway 10	0.0 Miles
Westpark Tollway	0.8 Miles
I-10	4.8 Miles
I-69	5.7 Miles
Loop 610	6.6 Miles

PREMIER LOCATION IN HOUSTON'S WESTCHASE SUBMARKET

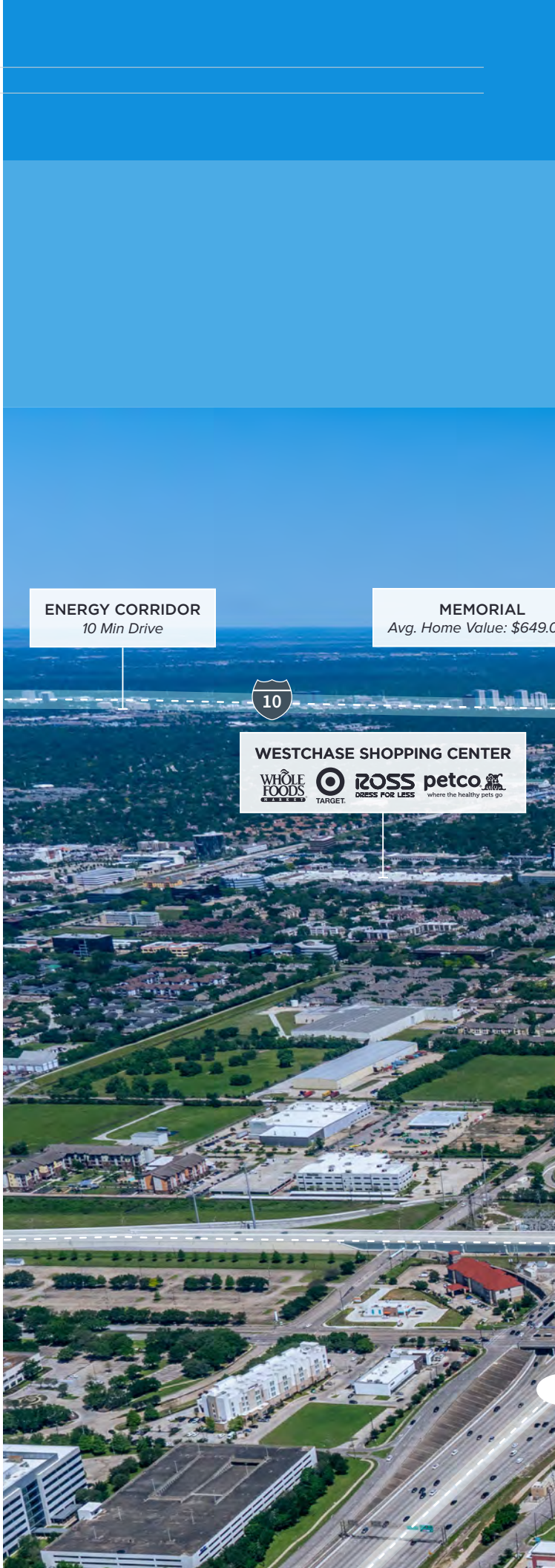
The Westchase submarket is one of the most prominent business districts in Houston, known for its diverse business environment and convenient access to major residential areas. In the past few years, the submarket has experienced substantial growth, thanks to its exceptional office spaces, affluent retail and residential communities, and highly accessible location.

Conveniently located along Beltway 8, Westchase offers excellent connectivity to major business districts like the Energy Corridor, Downtown CBD and the Galleria. The area has undergone significant development in recent years, resulting in a range of local amenities, including high-class multifamily housing and endless retail and dining options within a short drive. With prestigious neighborhoods nearby including Briargrove Park & Piney Point Village, this region has become increasingly desirable, attracting families and employees seeking to escape the bustle of the inner city. Employers continue to flock west to locate closer to their employee base and capitalize on the numerous benefits of the area.

The influx of leasing activity, combined with the endless nearby amenities, has transformed the Westchase submarket into a leading office market in the city, as well as an overall thriving community for families and young adults.

HOME TO LEADING INDUSTRY TENANTS

Honeywell · Bechtel · APA Corporation · bmc · equinor · Phillips 66 · ENVERUS · sabic



CENTRAL BUSINESS DISTRICT
of West Houston

#1 LEASING SUBMARKET
In the Nation

NUMEROUS AFFLUENT
Surrounding neighborhoods

SUPERIOR INGRESS / EGRESS
With immediate access to Bwy 8 & Westpark Tollway

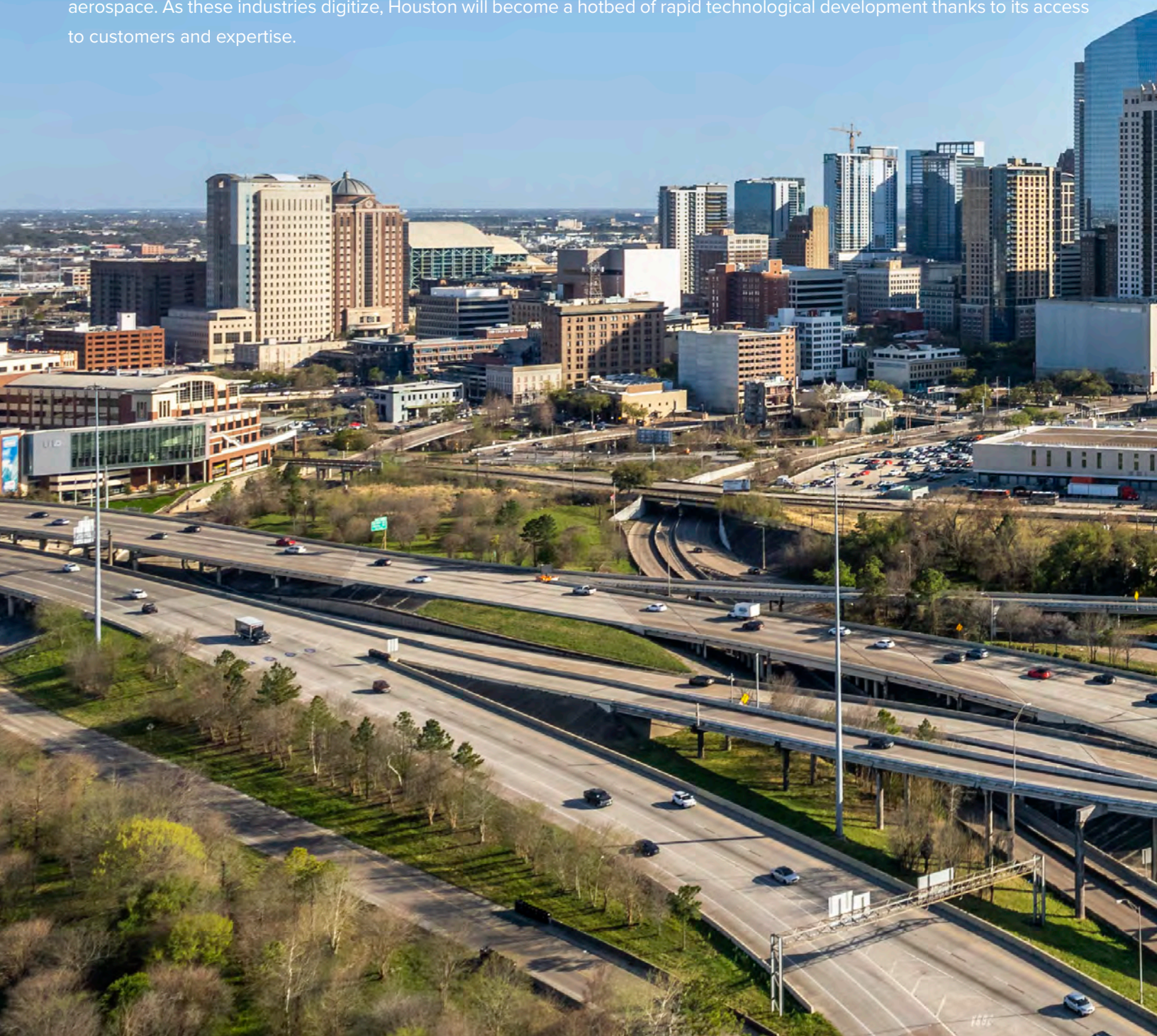
FAVORABLE GROWING
Demographics

THE HOUSTON ECONOMY

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

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

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