

100

PARK PLACE

*GROUND FLOOR RETAIL
& RESTAURANT SPACE*

COMING SOON - ±12,226 SF AVAILABLE



Bold & Timeless

100 Park Place is a Class AA Office Tower centrally located in the middle of the most exclusive neighborhood in Houston. The building offers ±12,226 SF of premier retail & restaurant space, in addition to the ±223,700 SF office space.

12,226 SF

TOTAL RETAIL AVAILABLE

8,816 SF

SUITE 100

223,700 SF

OFFICE BUILDING

3,202 SF

SUITE 150



LUXURIOUS
Lobby Finishes



PARKING RATIO
3.0:1000



FITNESS WITH
Showers & Lockers



STATE-OF-THE-ART
Conference Center

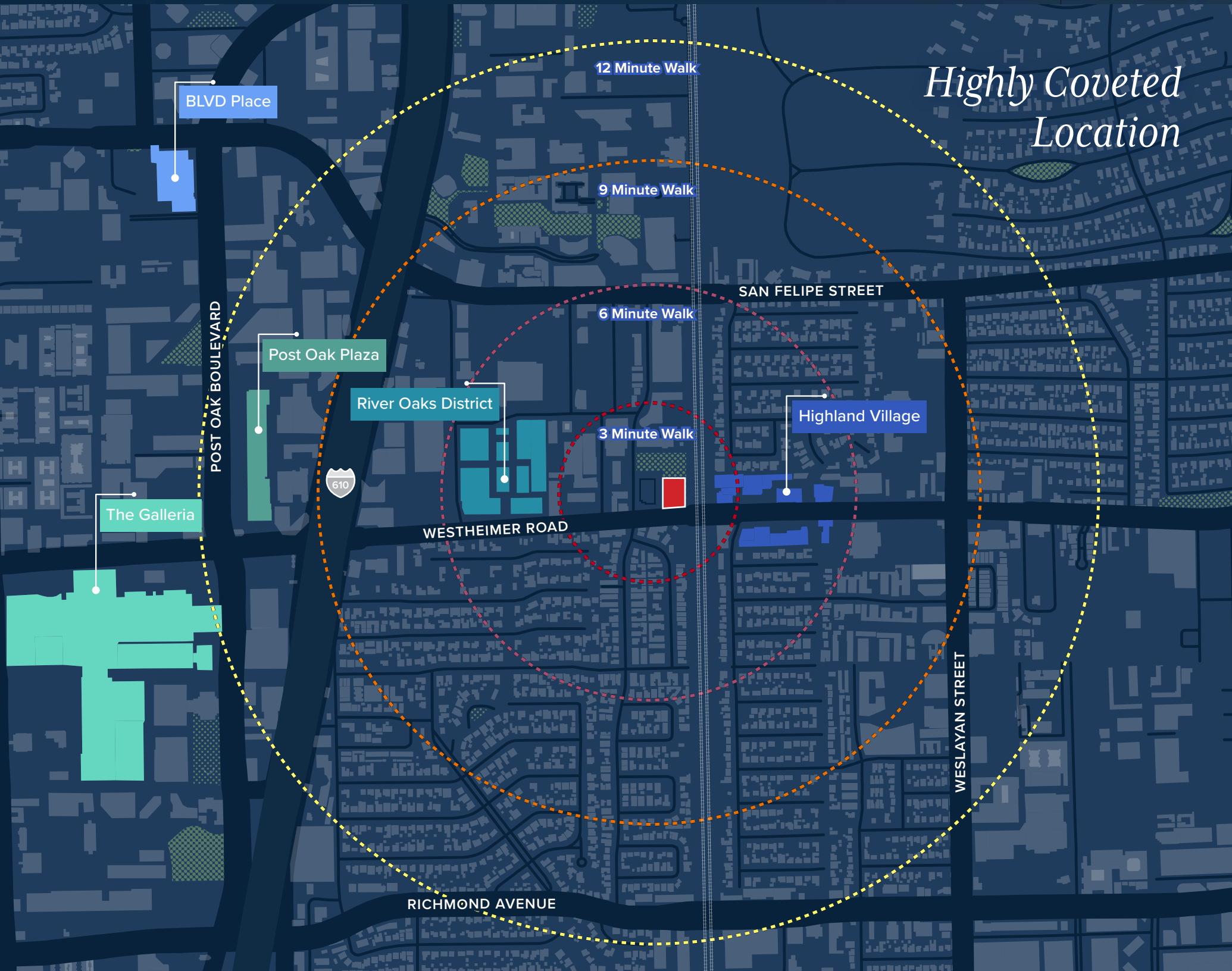


SEEKING
LEED Certified



SECURITY
24/7

Highly Coveted Location



First Floor Retail & Restaurant Space



Stacking Plan



Level 17	27,342 SF
Level 16	27,662 SF
Level 15	27,662 SF
Level 14	27,662 SF
Level 13	27,662 SF
Level 12	27,662 SF
Level 11	27,662 SF
Level 10	30,372 SF
Level 9	Amenity Level: 28,878 SF (Office); 4,700 SF (Terrace)
P8	Parking
P7	Parking
P6	Parking
P5	Parking
P4	Parking
P3	Parking
P2	Parking
Level 1	12,226 SF (Retail); 4,200 SF (Lobby)
B1	Executive Parking

Lobby & Retail - Level 1

4,200 SF Lobby | 12,226 SF Retail & Restaurant



Q1

Break ground

2023

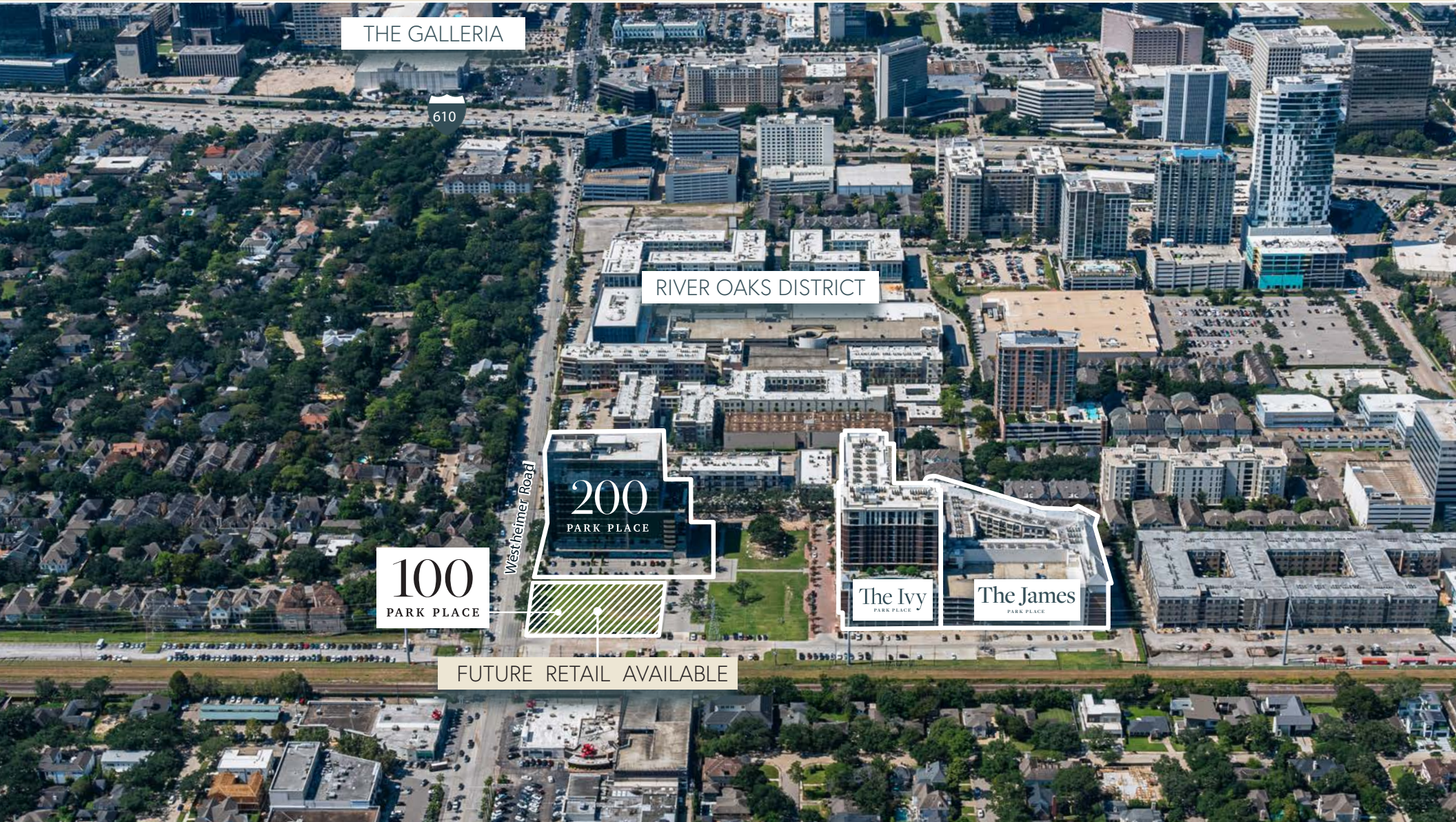
Q1

Tenant
Build-outs

2024

Q2

Delivery



THE GALLERIA

610

RIVER OAKS DISTRICT

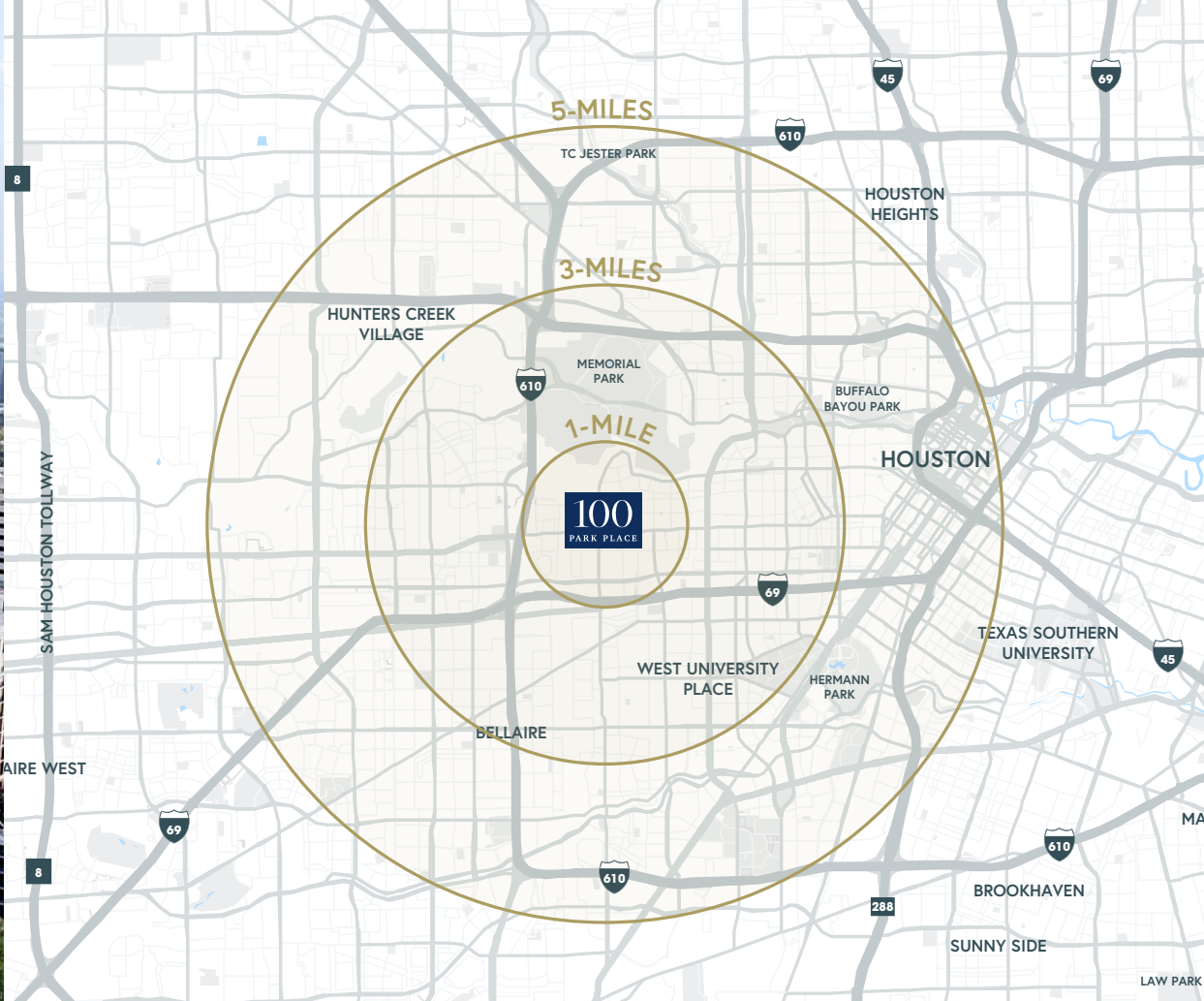
200
PARK PLACE

100
PARK PLACE

The Ivy
PARK PLACE

The James
PARK PLACE

FUTURE RETAIL AVAILABLE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION SUMMARY	25,922	202,088	536,810
TOTAL DAYTIME POPULATION	67,703	306,845	821,156
Workers	58,476	223,923	596,398
Residents	9,227	82,922	224,758
HOUSEHOLD SUMMARY	15,696	99,087	251,545
MEDIAN HOUSEHOLD INCOME	\$100,533	\$90,342	\$77,910
MEDIAN HOME VALUE	\$738,335	\$690,539	\$524,323
MEDIAN AGE	38.7	38.1	36.1

100

PARK PLACE

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Leased By:



Owned + Thoughtfully Developed by:



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date