



CBD Retail spaces for lease

1070 Dallas St., Houston, TX 77002

Availability

± 2,037 SF for lease

± 3,937 SF for lease

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Property Overview



The newly remodelled 223-unit, 21-story luxury boutique hotel, The Laura, is Houston's newest member of the Marriott Autograph Collection. The hotel's sleek finishes, lavish terrace and pool, a rooftop bar with fine dining and sweeping city vistas along with premier meeting and event space make the hotel a huge draw for business and leisure travellers.

The Laura Hotel is in the heart of thriving Downtown Houston and situated right at the entrance to Green Street Entertainment District Downtown, with huge draws like Houston of Blues.



Demographics

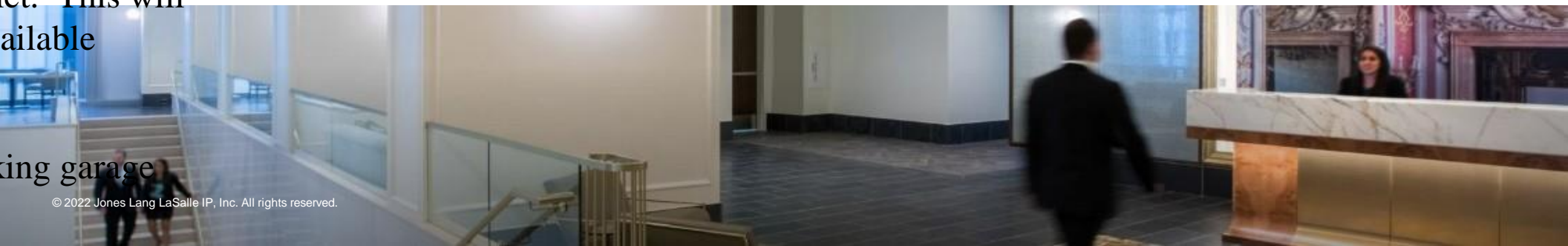
Estimated population	Estimated population		
	1-mile	3-miles	5-miles
	30,602	200,093	448,722

Number of households	Number of households		
	1-mile	3-miles	5-miles
	13,279	92,701	199,446

Average household income	Average household income		
	1-mile	3-miles	5-miles
	\$97,944	\$81,427	\$76,591

Median age	Median age		
	1-mile	3-miles	5-miles
	34.5	34.6	35.4

Area traffic counts	Area traffic counts	
	14,611 VPD	16,628 VPD
	Fannin St. at Dallas St.	Polk St. at Fannin St.

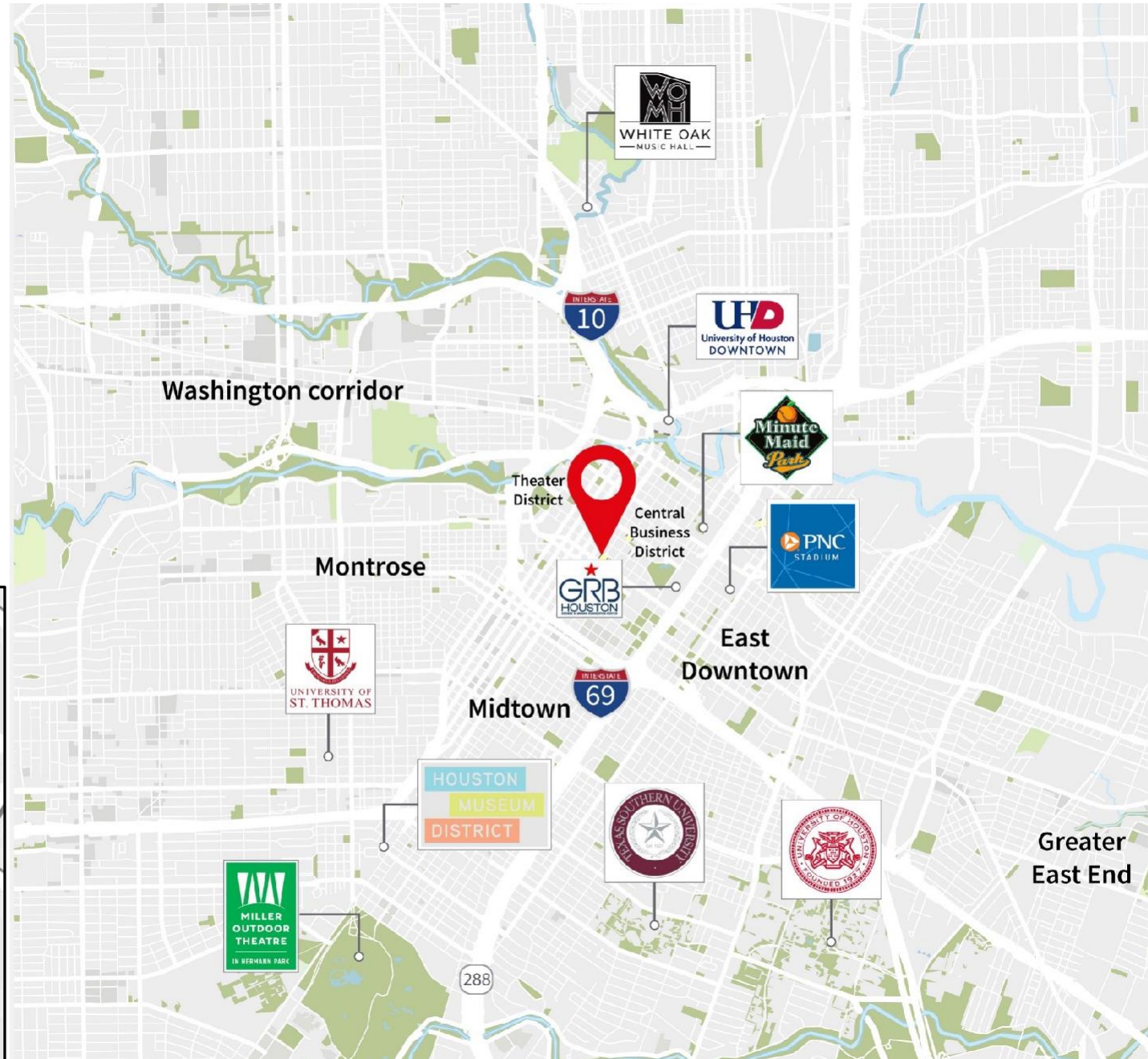


Aerial



The property's westernmost border fronts GreenStreet with phenomenal access to Houston's Metro Rail. As well as other mass transit options in and out of the CBD.

Dallas Street is currently undergoing widening and streetscape improvements as part of the Downtown District's initiative to make Dallas Street the CBD's new "retail corridor".

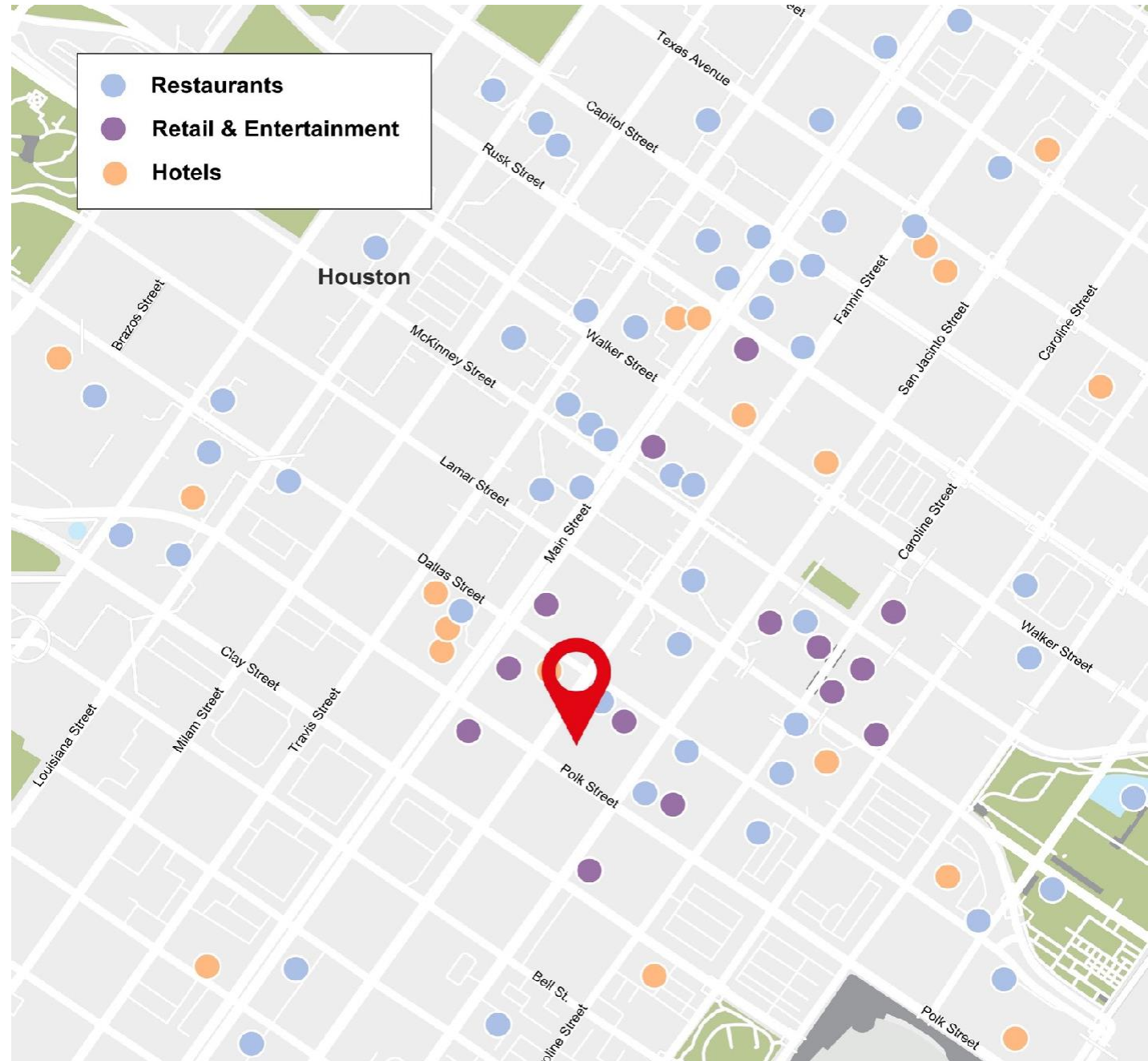


Restaurants, retail & entertainment, hotels

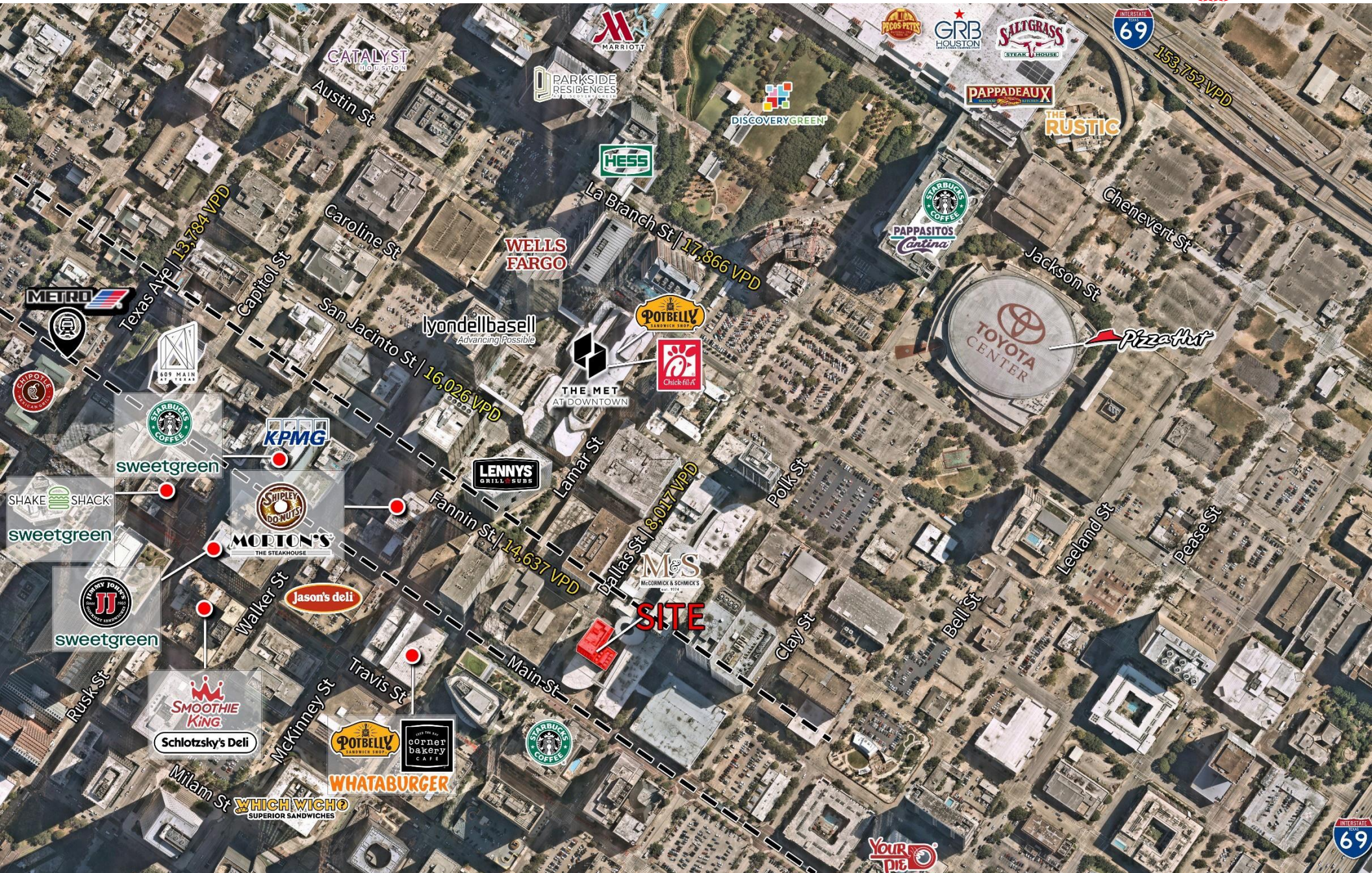


The Laura Hotel is within:

- 5min. walking distance to Discovery Green, Toyota Center, and George R. Brown Convention Center
- 3 blocks from Toyota Center and South Texas School of Law
- 4 min. drive to popular bars and restaurants, such as the Truck Yard, just south of Hwy 59 in the hip East Village in a popular area called Eado



Downtown Amenities



Availability



3,937 SF shell space

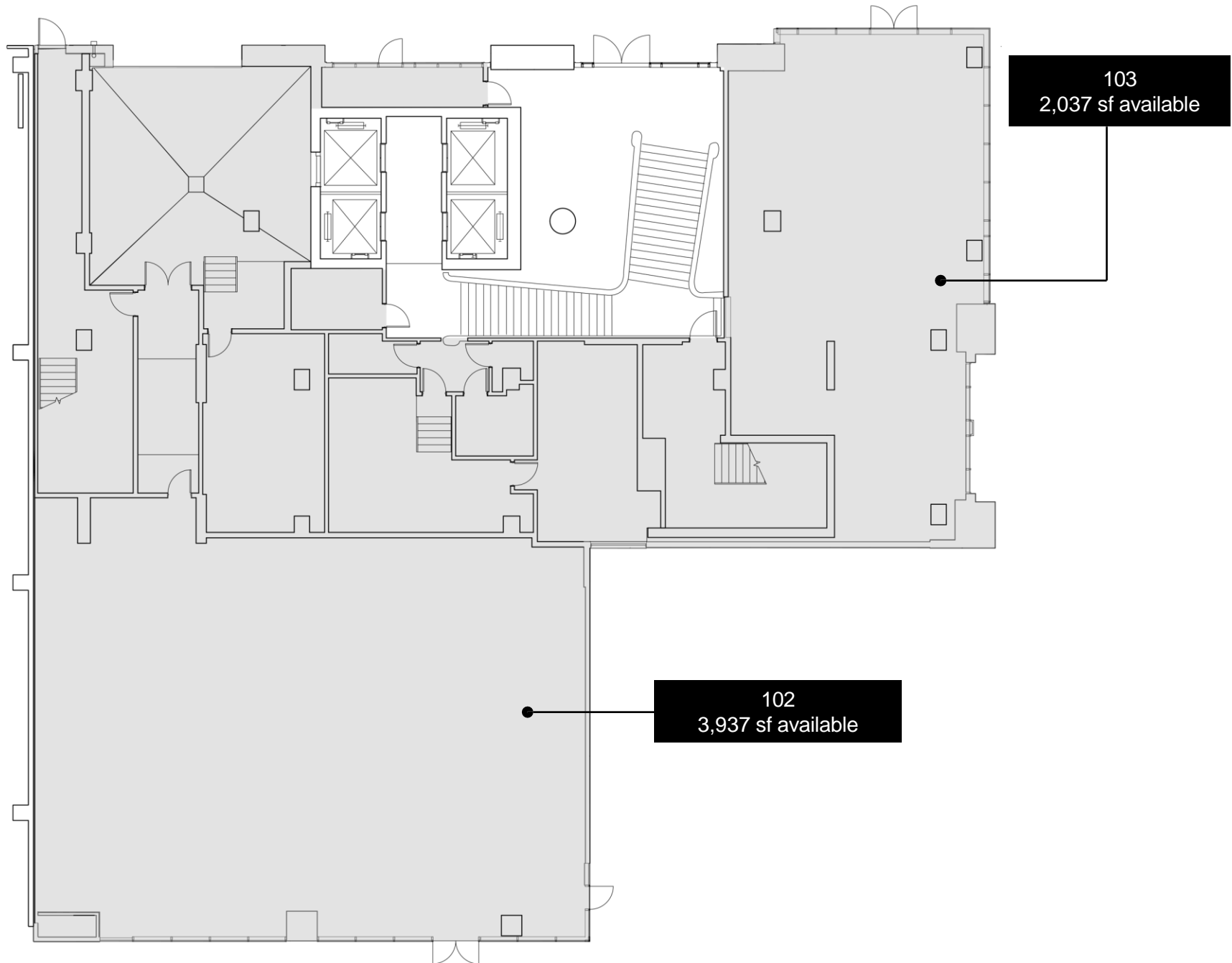
- Faces LifeTime Fitness in the breezeway between the two buildings
- We encourage using the breezeway as an open café style patio with string lights.

2,037 SF shell space

- Faces Dallas St. at a lighted intersection and McCormick & Schmick's off Fannin St.



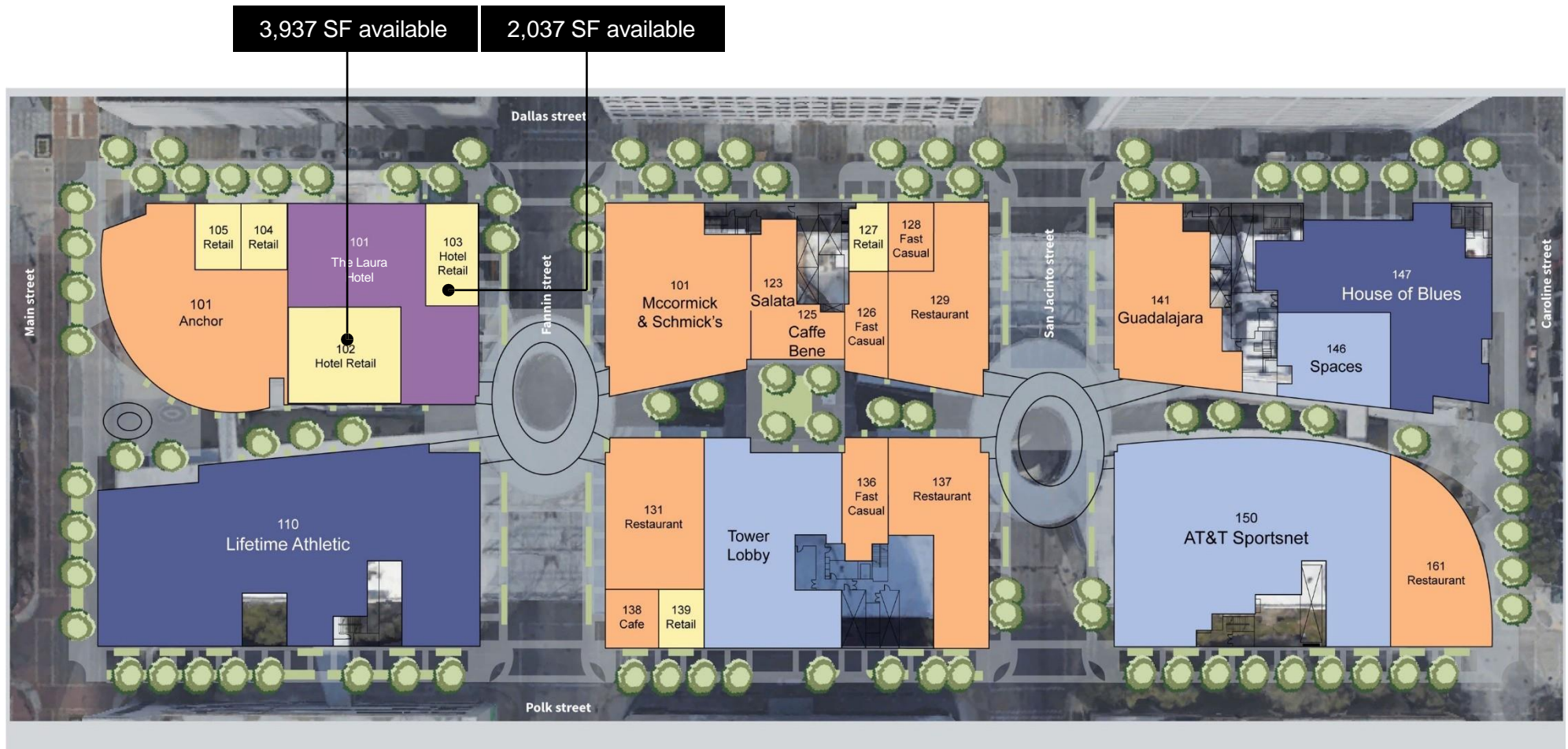
Floor Plan



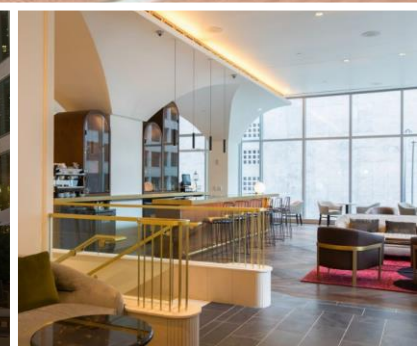
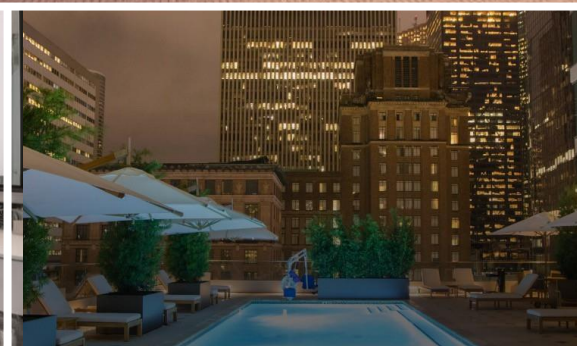
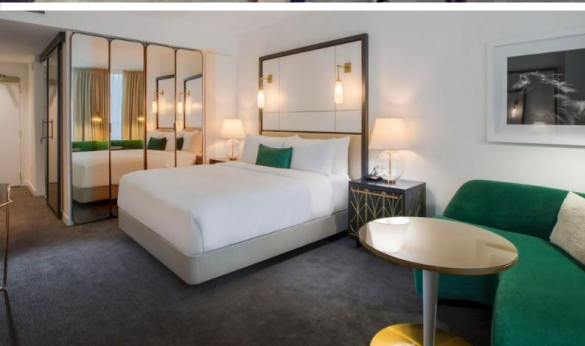
Site Plan



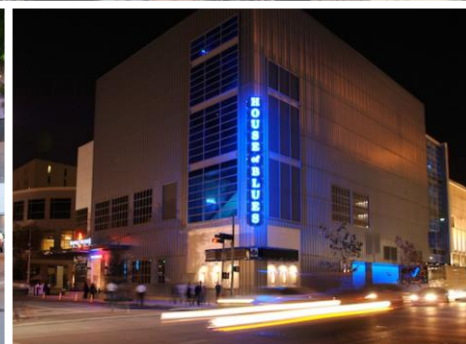
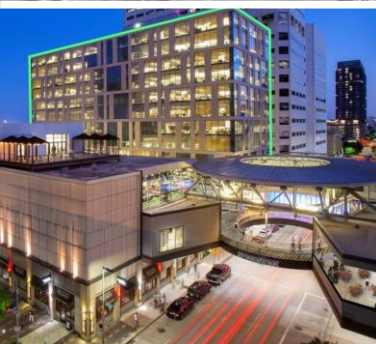
GreenStreet Entertainment District is amenity-rich with tenants including The Palm, 810 Billards & Bowling, 9th Wonder Brewery, House of Blues, Foundation Room, and more.



Hotel Rear Entrance



Meet Downtown Houston





Thank You

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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