

PRINTHOUSE





BUILDING HIGHLIGHTS

55,000 RSF

of Creative loft office
on floors 2 and 3

11,000 RSF

of Retail on ground floor integrating
into the thriving neighborhood

8,000 RSF

Roof deck with coffee
and bar service

1944

unique historical details throughout
add character to every space

3.0/1000

parking ratio

3

story building with ability for
interconnecting stairs



AREA HIGHLIGHTS

30+

unique restaurants
and bars

20+

retail/entertainment

Toyota Center
716,000
visitors per year

Minute Maid Park
2.98 M
visitors per year

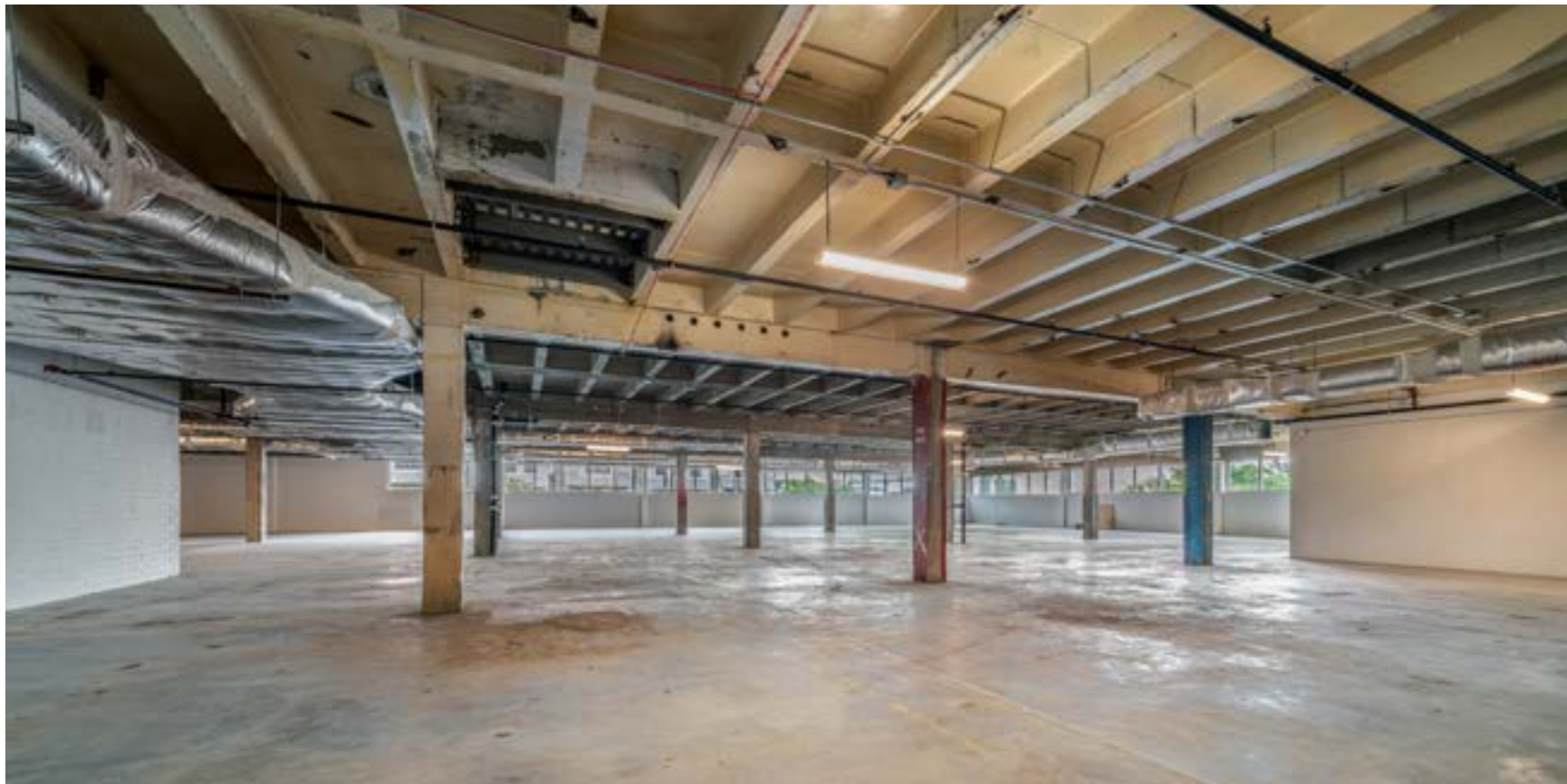
BBVA Compass Stadium
500,000
visitors per year

George R Brown
700,000
visitors per year

Discovery Green
1.5 M
visitors per year



INTERIOR IMAGES



HISTORY

Once housing the printing press for Houston's preeminent local newspaper, the historic Houston Post building has been re-imagined as a thriving retail and office project in EADO. The Printhouse offers the unique opportunity to integrate your culture and soul into this significant building.



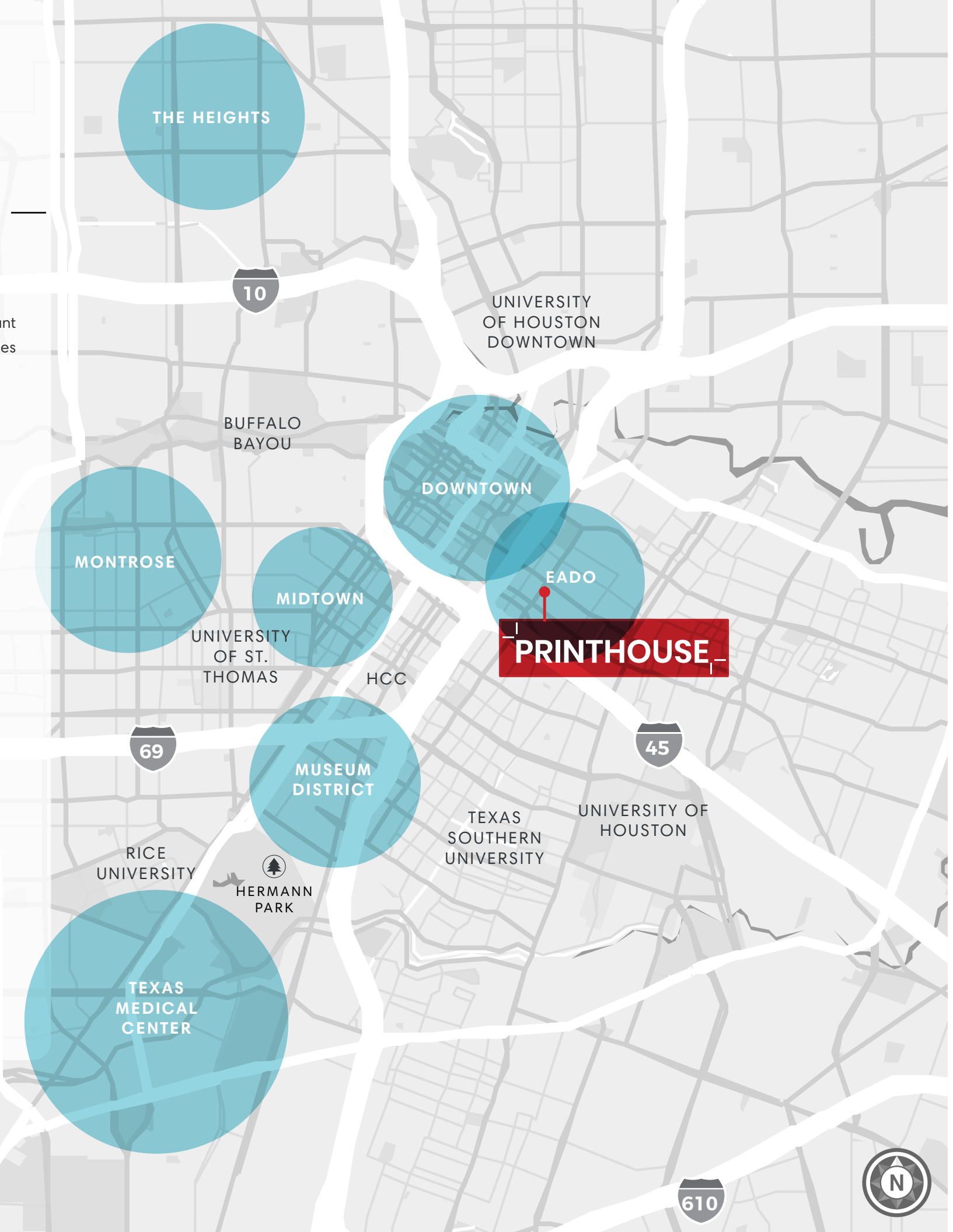
Offering a luxe mix of historic character in a modern workspace with, rich patterns, and striking lighting, the Printhouse is on the cutting edge of comfort and design.



LOCATION

The Printhouse is located in the heart of Houston's vibrant neighborhood rich with history, interesting sites, thriving businesses and entertainment and best of all downtown living

	Minutes
Downtown	4
Midtown	6
Med Center	11
Montrose	12
Hobby Airport	13
The Heights	14
Galleria	15
Sugar Land	22
IAH - George Bush Intercontinental Airport	24
Pearland	28
Willowbrook	29
The Woodlands	34
Katy	34



ROOFDECK PROVIDES STUNNING VIEWS



BUILDING ENTRANCE FROM ST. CHARLES ST.

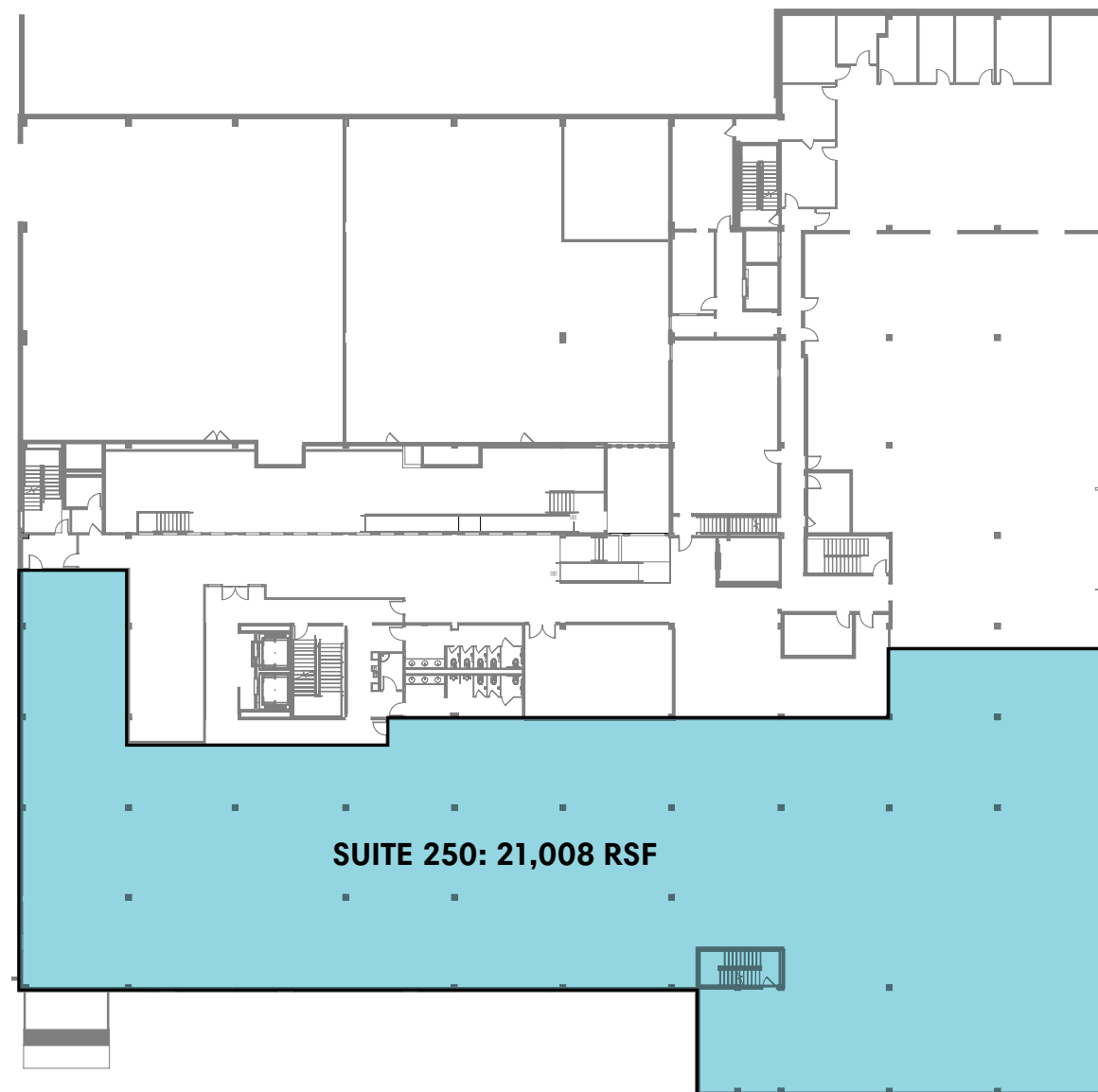


AREA AMENITIES

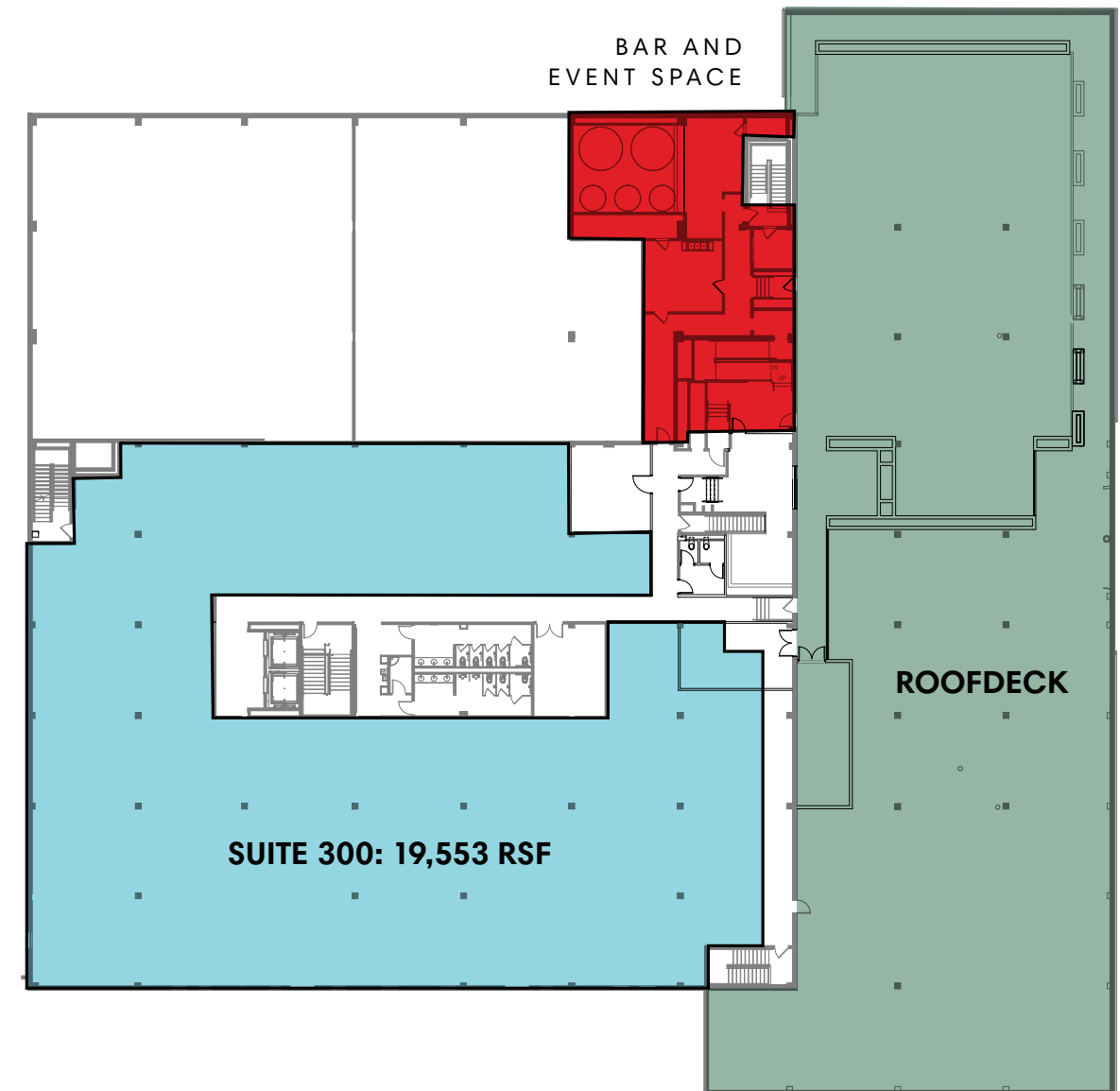


FLOOR PLANS

2nd Floor



3rd Floor



11,000 RSF Available space for
ground-floor retail between two suites



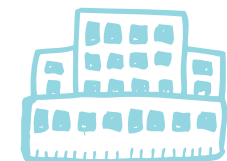
Interconnectivity available for
space efficiencies



Ground-floor CVS
concept in the building



roof deck bar with
downtown skyline views



Sought-after warehouse
atmosphere





PRINTHOUSE

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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