

5002 WESTHEIMER RD, HOUSTON, TX 77056



# EMBASSY PLAZA

AT POST OAK



# A HOUSTON LUXURY RETAIL OPPORTUNITY

SPACE FOR LEASE





# THIS IS WHERE HOUSTON ROLLS OUT THE RED CARPET

Since the introduction of the Houston Galleria more than 50 years ago, Uptown Houston has been one of the nation's most renowned destinations for retail brands like Gucci, Louis Vuitton, Chanel, Dior, Prada, Versace and many more.

Houston is internationally recognized for its sense of style and celebration of culture and nowhere is that more evident than in Uptown, where global

professionals, fashionistas, city dwellers and tourists from around the world regularly converge for unique retail experiences.

In a market leading the country in retail space absorption rates, Embassy Plaza at Post Oak presents a remarkable opportunity to join a relentless list of luxury brands flocking to set up shop in the place that kicked off Houston's illustrious retail history.

## HIGHLIGHTS

Located at the intersection of Post Oak Blvd & Westheimer Rd

Tremendous signage opportunity with 100+ feet of building frontage

Accessible location along the new MetroRapid Silver line

Multi-floor opportunity: +17,000 SF, including 13,518 SF top-floor showroom

Centrally located in one of the largest business districts outside a CBD in the U.S.

Great access to super affluent residential and daytime populations





# PRIME VISIBILITY

AT THE MOST BUSTLING CORNER IN TEXAS

**SIGNAGE AVAILABLE / MONUMENT SIGNAGE NEGOTIABLE WITH LANDLORD**

Located on the bustling corner of Post Oak Blvd & Westheimer Rd, Embassy Plaza at Post Oak prominently features 100+ feet of unobstructed frontage to offer exceptional branding opportunities and prime exposure.

Buzzing with corporate leaders, fashion savvy shoppers, and luxury high-rise residents who make up this active mixed-use environment, the property puts brands directly in front of impressive daytime populations, high volumes of traffic and daily activation along Westheimer Road.



## UPTOWN BY THE NUMBERS

01 /

200,000 —

PEOPLE MAKE UP UPTOWN'S DAYTIME POPULATION

02 /

95,832 —

DAILY TRAFFIC COUNT ALONG WESTHEIMER RD & POST OAK BLVD

03 /

2,000 —

TOTAL COMPANIES

04 /

71,129 —

TOTAL EMPLOYEES

05 /

17% —

OF HOUSTON'S TOTAL CLASS A OFFICE SPACE IS IN UPTOWN

06 /

28MSF —

OF COMMERCIAL OFFICE SPACE



EMBASSY PLAZA AT POST OAK

# THE EPICENTER OF LUXURY RETAIL

The top retail destination in the Southwest, Uptown Houston draws more than 35 million visitors a year.

Patrons come from near and far to experience 7 million SF of sophisticated retail, international cuisine, high fashion and attractions that include the Houston Galleria, the Water Wall, one of the nation's busiest Starbucks and much more.

At the corner of Post Oak Blvd & Westheimer Rd, in the heart of this mecca of retail, Embassy Plaza at Post Oak enjoys impressive daily activation from some of the state's most affluent residents and Uptown professionals who make up the largest non-CBD business district in the U.S.



## AVERAGE ANNUAL CONSUMER SPENDING

### APPAREL & SERVICES

- Embassy Plaza **\$4,034**
- / South Congress **\$3,541**
- / NorthPark **\$2,663**
- / Rodeo Drive **\$3,691**
- / Oak Brook **\$3,064**
- / SOHO **\$4,409**
- / Manhattan **\$4,203**

### DINING OUT

- Embassy Plaza **\$7,266**
- / South Congress **\$5,935**
- / NorthPark **\$4,305**
- / Rodeo Drive **\$6,037**
- / Oak Brook **\$5,399**
- / SOHO **\$7,054**
- / Manhattan **\$5,965**

### HOME FURNISHINGS

- Embassy Plaza **\$3,894**
- / Houston **\$3,074**
- / Dallas, TX **\$3,191**
- / Austin, TX **\$3,506**

within 1-mile proximity of each location

## UPTOWN DEMOGRAPHICS

within 1 mile of Embassy Plaza at Post Oak

28,068

TOTAL POPULATION

16,176

TOTAL HOUSEHOLDS

\$89,069

MEDIAN DISPOSABLE INCOME (net income)

\$167,904

AVERAGE HOUSEHOLD INCOME

129

OVERALL WEALTH INDEX (vs. national avg. of 100)

54.1%

OF POPULATION BETWEEN AGES 25-58

35+

MILLION ANNUAL VISITORS

85%

EMPLOYMENT INCLUDES WHITE COLLAR JOBS

39.1

MEDIAN AGE



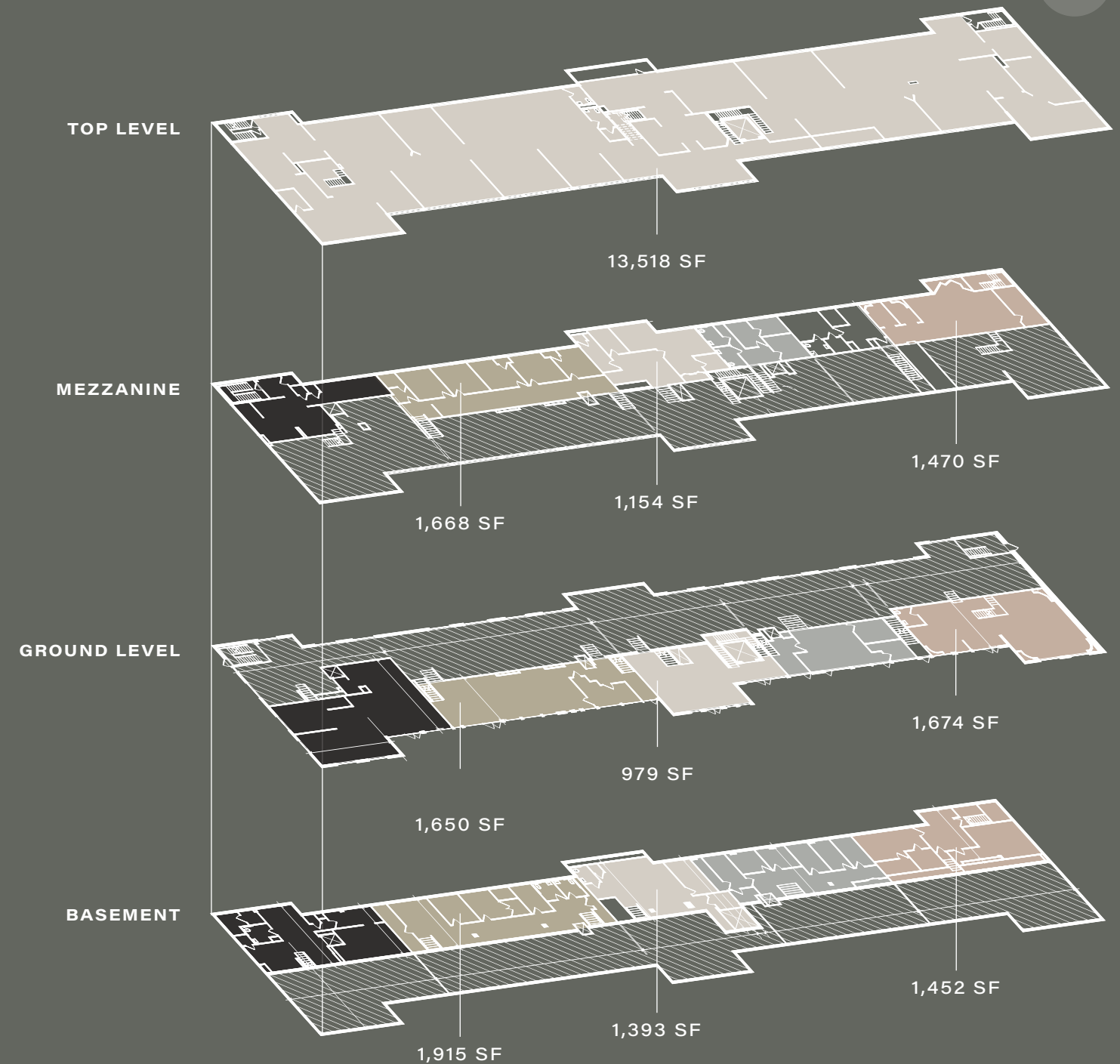


# PREMIER PLACE

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Combined with exceptional exposure to the most valuable and affluent retail market in Texas, Embassy Plaza at Post Oak presents the opportunity for tenants to take advantage of one of Uptown's most unique retail spaces.

Boasting just over 17,000 SF of space between multiple floors, the property offers a rare, open-concept showroom spanning more than 13,500 SF, on the top floor to provide consumers with a truly unparalleled retail experience.



SUITE 90	/	4,596 SF
SUITE 30	/	5,233 SF
SUITES 10, 40-70	/	17,044 SF
POGGENPOHL		VISIONWORKS



# THE UPTOWN CONNECTION

Embassy Plaza at Post Oak's central Uptown location offers tenants great accessibility to consumers all over the Houston region. Set just 10 minutes from the city's most traveled roadways, including I-610, Beltway 8, I-10 and I-69, the property also sits adjacent to Houston's new METRORapid Silver Line, which has dedicated lanes that run exclusively through the Uptown district.

## TRAVEL TIMES

*within 1 mile of Embassy Plaza at Post Oak*

### METRORAPID SILVER LINE

2 minute walk

### INTERSTATE 610

5 minutes

### INTERSTATE 69

5 minutes

### BELTWAY 8

10 minutes

### INTERSTATE 10

10 minutes

### DOWNTOWN HOUSTON

20 minutes

### TEXAS MEDICAL CENTER

20 minutes

### HOBBY AIRPORT

25 minutes

### GEORGE BUSH INTERCONTINENTAL AIRPORT

40 minutes





FOR MORE INFORMATION  
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