

Starling

MADE
IN
MONTROSE





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MADE IN MONTROSE

Immediately west of downtown Houston sits the Montrose District - the cultural heart of Houston that first became the center of the city's counter-culture in the '60's and '70's. Right in the center of the newest and coolest food and beverage scene, Starling is within walking distance of art galleries, quirky boutiques, cocktail bars, world-class restaurants and nightlife.



100+ bars & restaurants, 14 coffee shops & numerous James Beard award winners & nominees



28+ museums & performing arts centers nearby



One-of-a-kind boutique retail



~2 miles from CBD & 168,000 employees



1 mile to Buffalo Bayou Park & Hermann Park



Rice University & Ion Tech Incubator nearby



Walkable neighborhood with new bike trails completed in 2021



~2 miles from TMC with 106,000 employees & 8 million patients annually



Surrounded by the most affluent neighborhoods / highest HH incomes



THE TRUE BIRTHPLACE OF TEXAS COUNTERCULTURE

Montrose has long been a liberal, weird oasis in a sea of red, a refuge for musicians, artists, bohemians of every stripe, and the nexus of Houston's LGBT community. Indeed, when Austin was still a relatively straitlaced Southern college town, Montrose had already unfurled its freak flag. Founding Texas Monthly editor William Broyles claims Montrose, and not Austin, as the true birthplace of Texas counterculture.

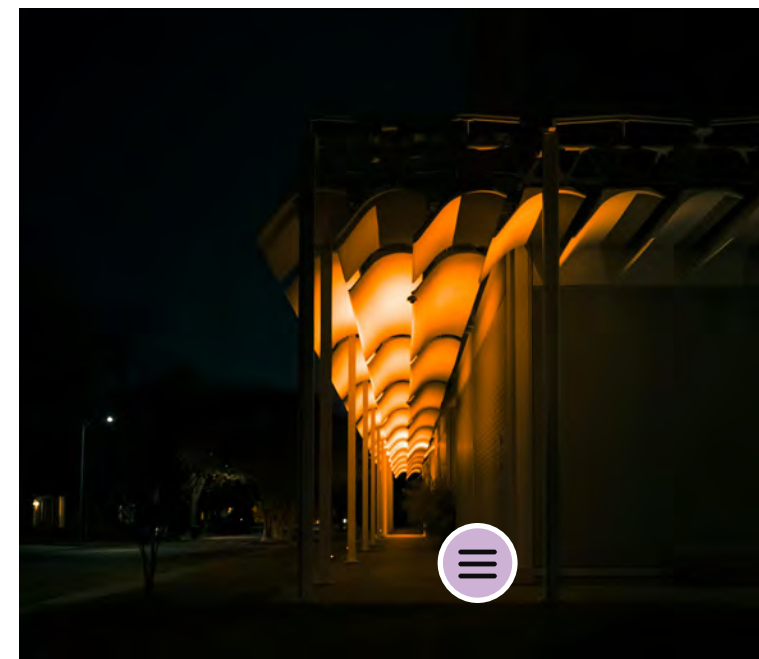
In the 1960s and 1970s, Montrose underwent a transformation and became a haven for counterculture and alternative lifestyles. The neighborhood attracted artists, musicians, and the LGBTQ+ community. The Bohemian atmosphere, eclectic shops, restaurants, and lively nightlife made Montrose a vibrant social and cultural hub.

Houston was the first major city to elect an openly gay mayor, Annise Parker.



**THE NEW CAPITAL OF
SOUTHERN COOL.”**

- G.Q.



WELCOME TO MONTROSE

HOME TO...

- 9 MICHELIN rated restaurants (2024)
- 9 James Beard award nominated restaurants
- 3 boutique hotels
- 14,879,232 SF of retail

RIVER OAKS
SHOPPING CENTER

WEST GRAY ST 10,683 VPD

MONTROSE

MONTROSE BLVD

23,566 VPD

MONTROSE
COLLECTIVE

ARMANDOS,
LULU'S &
DRYBAR

LOCAL FOODS

27,322 VPD

S SHEPHERD DR

SHOPS AT
ARRIVE

TRADER
JOE'S

27,322 VPD WESTHEIMER RD

BARCELONA WINE
BAR & JENI'S
ICE CREAM

H-E-B

THE SALTY

ROSIE CANONBALL,
MONTROSE
CHEESE & WINE,
MARCH &
MARIGOLD CLUB

REFUGE
& ANVIL

HUGO'S

SWEETGREEN

LA COLOMBE
D'OR HOTEL
& HANOVER
MONTROSE

LE LABO,
AESOP &
PAVEMENT

THE MENIL
COLLECTION

HOTEL SAINT
AUGUSTINE

CLARK'S
OYSTER BAR

THE PIT ROOM

RICHMOND AVE 18,160 VPD

CANDANTE



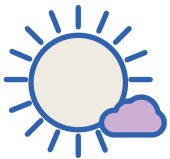


DEMOGRAPHICS



37,821

Total Population



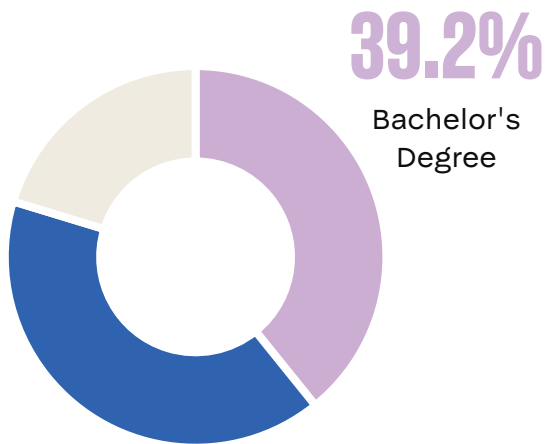
48,604

Daytime Population



\$169,351

Average Household Income



40.5%

Graduate/Professional Degree



110,186

2024 Total Households



25,969

Total Employees



Starling

OVERVIEW

Starling is where elevated living meets the Made in Montrose spirit of the neighborhood. With design sensibilities that are both chic and approachable, Starling captures the soul of Montrose while embracing the forward-thinking, easygoing lifestyle of today.

With amenities that make life easier and enhance the day-to-day, as well as communal spaces that bring the community together, Starling is Montrose.

DETAILS:

- 340 residential units
- Units ranging from studios to 3 bedrooms
- 31,000 SF of ground floor retail

STUDIO8 AMENITY LEVEL INCLUDING:

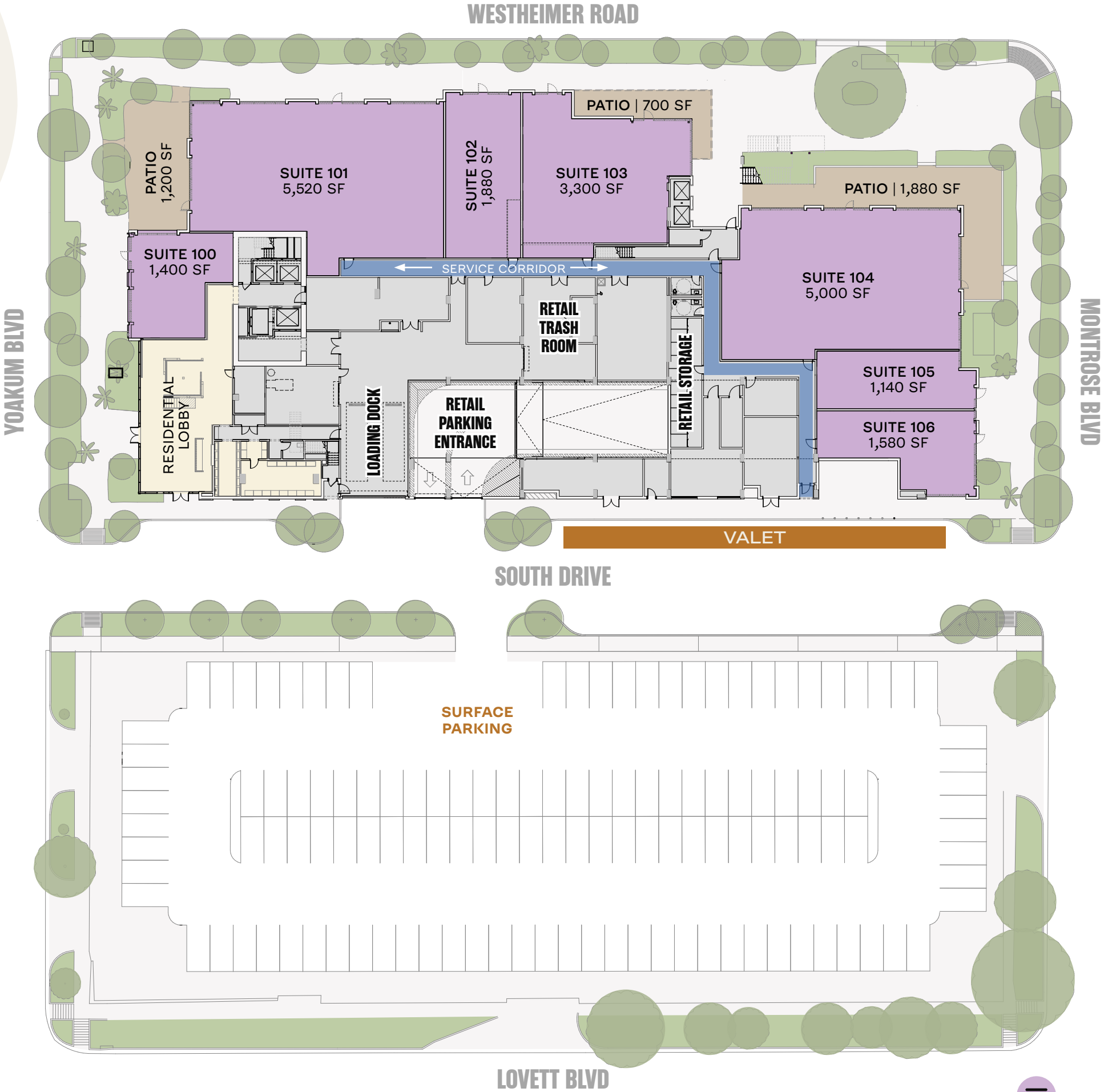
- 3,140 SF gym with sauna and cold plunge
- Luxury pool and outdoor deck
- Chef's kitchen and bar for special events
- Lounge space overlooking downtown Houston views
- Co-working and collaboration spaces
- Dog wash | run

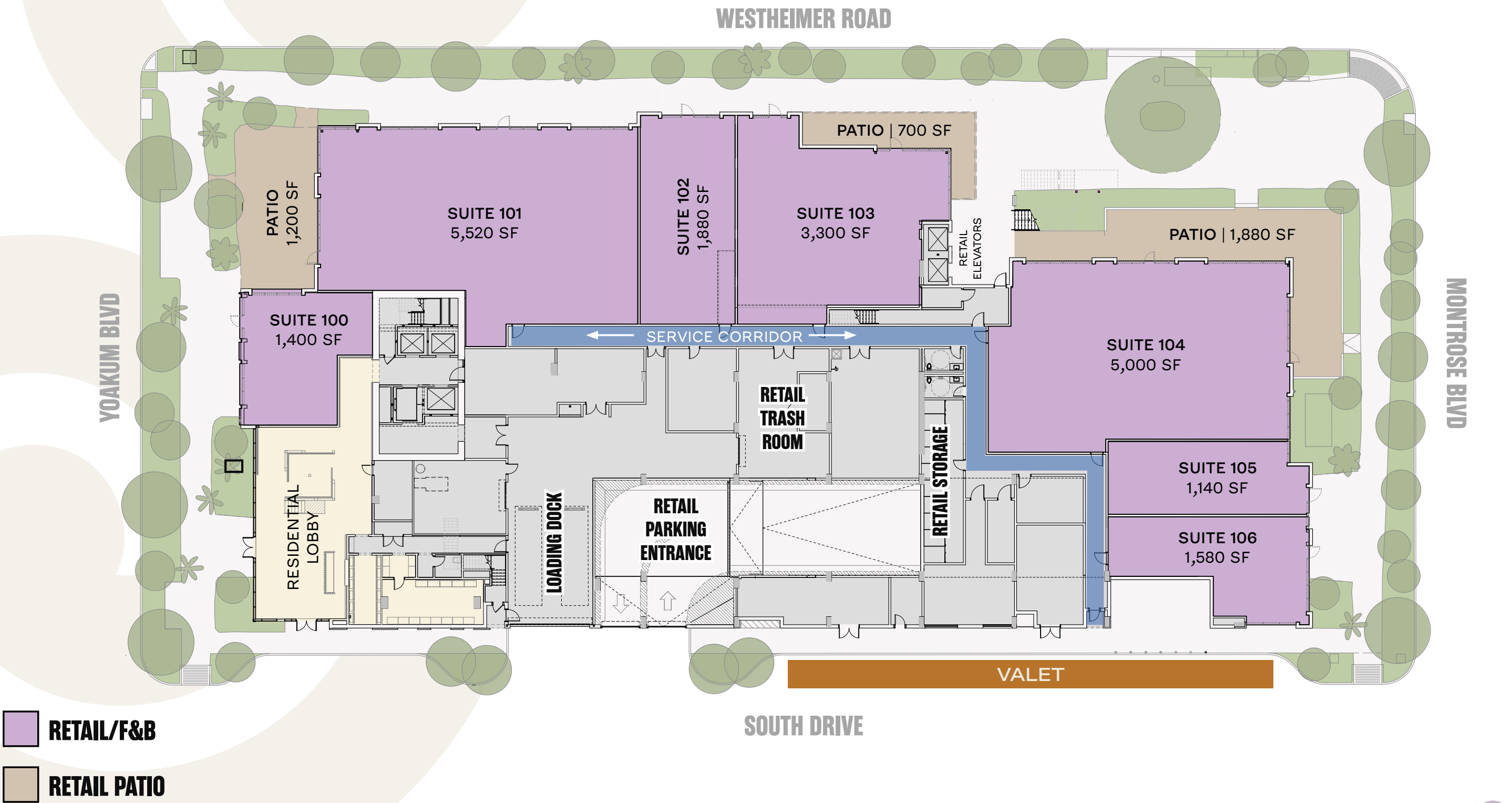


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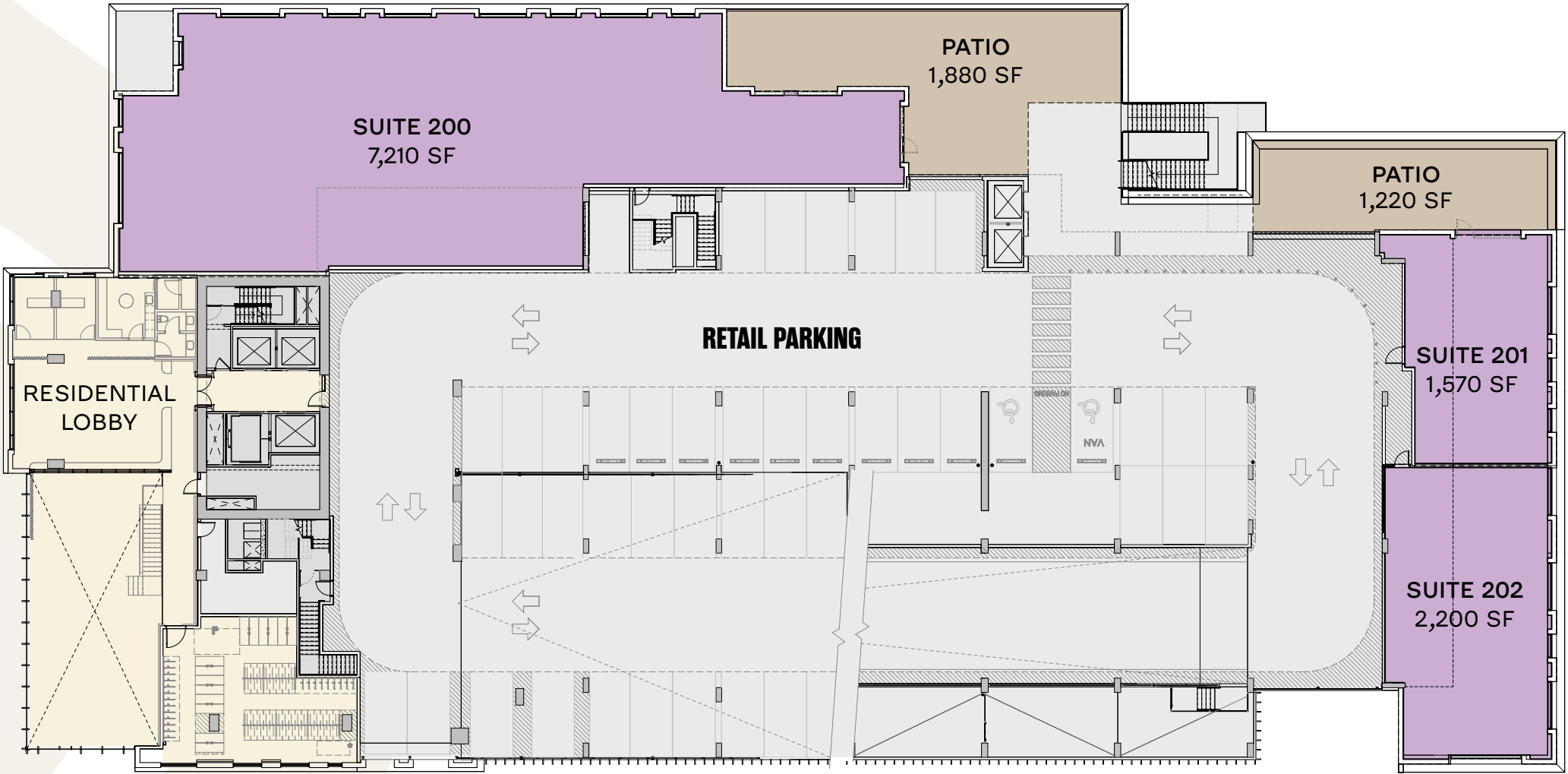
FULL SITE PLAN

- RETAIL/F&B
- RETAIL PATIO





WESTHEIMER ROAD



YOAKUM BLVD

MONTROSE BLVD

SOUTH DRIVE

RETAIL/F&B

RETAIL PATIO

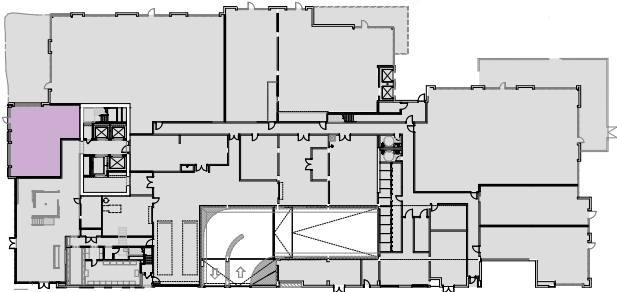


SUITE 100

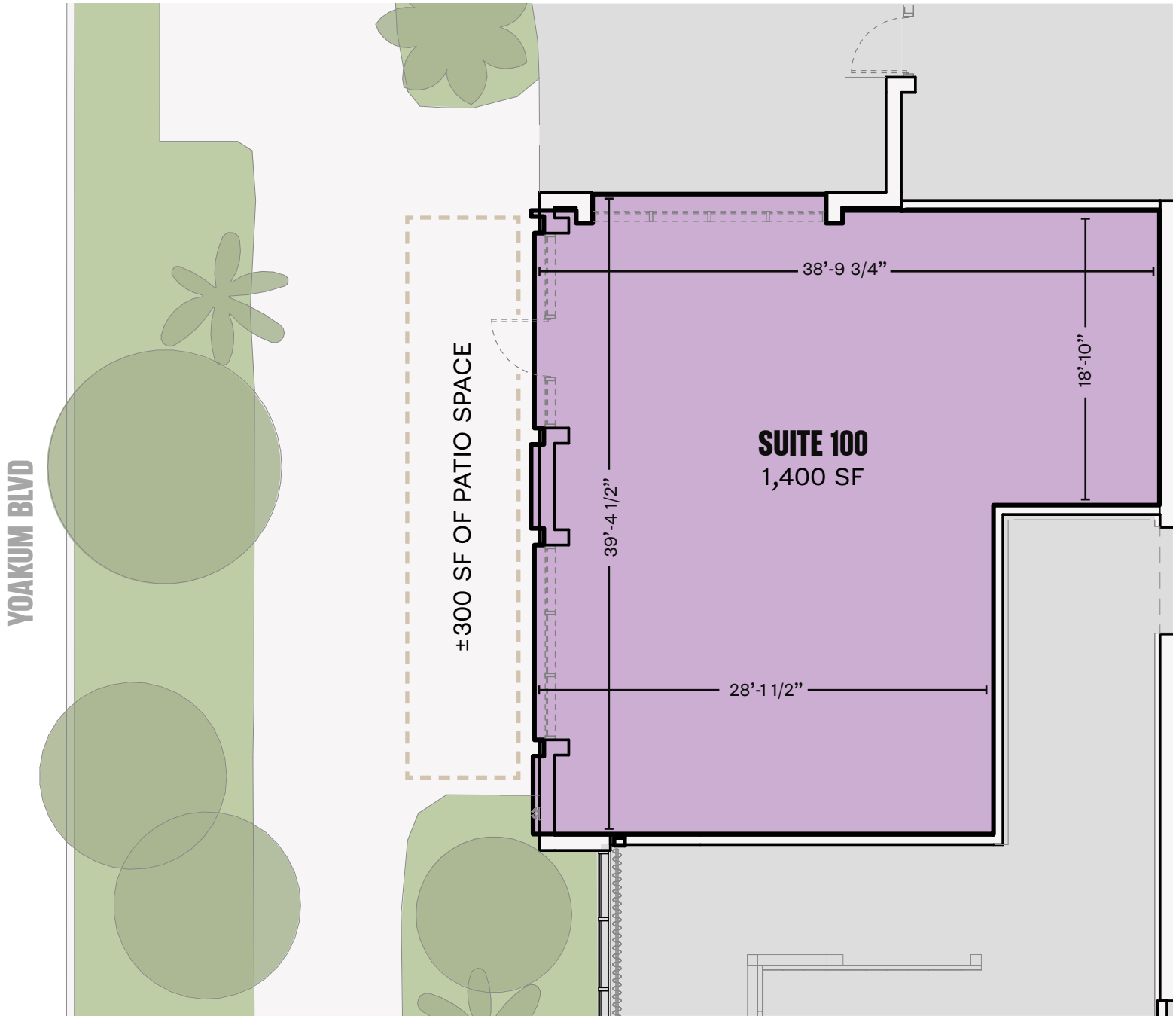
NOTES

- Located on Yoakum Blvd., a pedestrian friendly street
- Approximately 300 SF of cafe patio seating along Yoakum Blvd.
- More than 16' of Westheimer facing facade, with exterior signage opportunity
- Directly adjacent to the multi-family lobby, with ability to add direct entrance
- Access to loading dock and trash room via the South Drive

Size	1,400 SF
Storefront	40'
Ceiling Height	16' - 3"



Starling



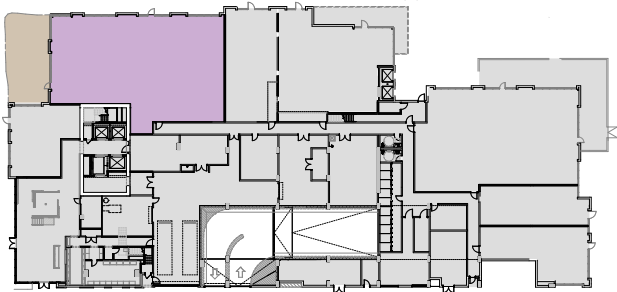


SUITE 101

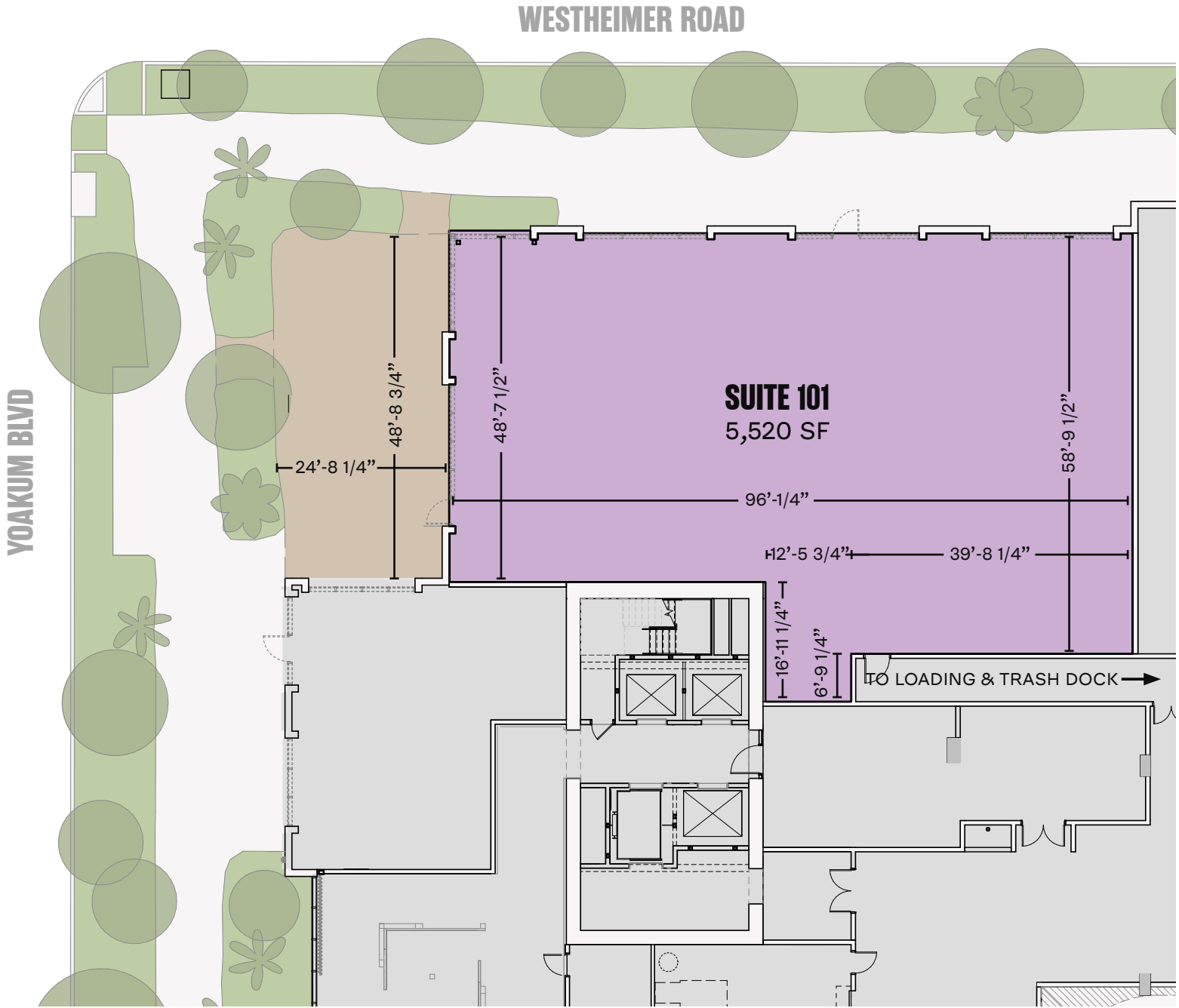
Size	5,520 SF
Storefront	98'
Ceiling Height	16' - 3"

NOTES

- Located at the corner of Yoakum Blvd. and Westheimer Rd.
- Includes a 1,200 SF tenant exclusive covered patio surrounded by lush landscaping
- More than 96' of Westheimer facing facade, with exterior signage opportunity
- Direct access to the loading dock and trash room through the BOH corridor



Starling

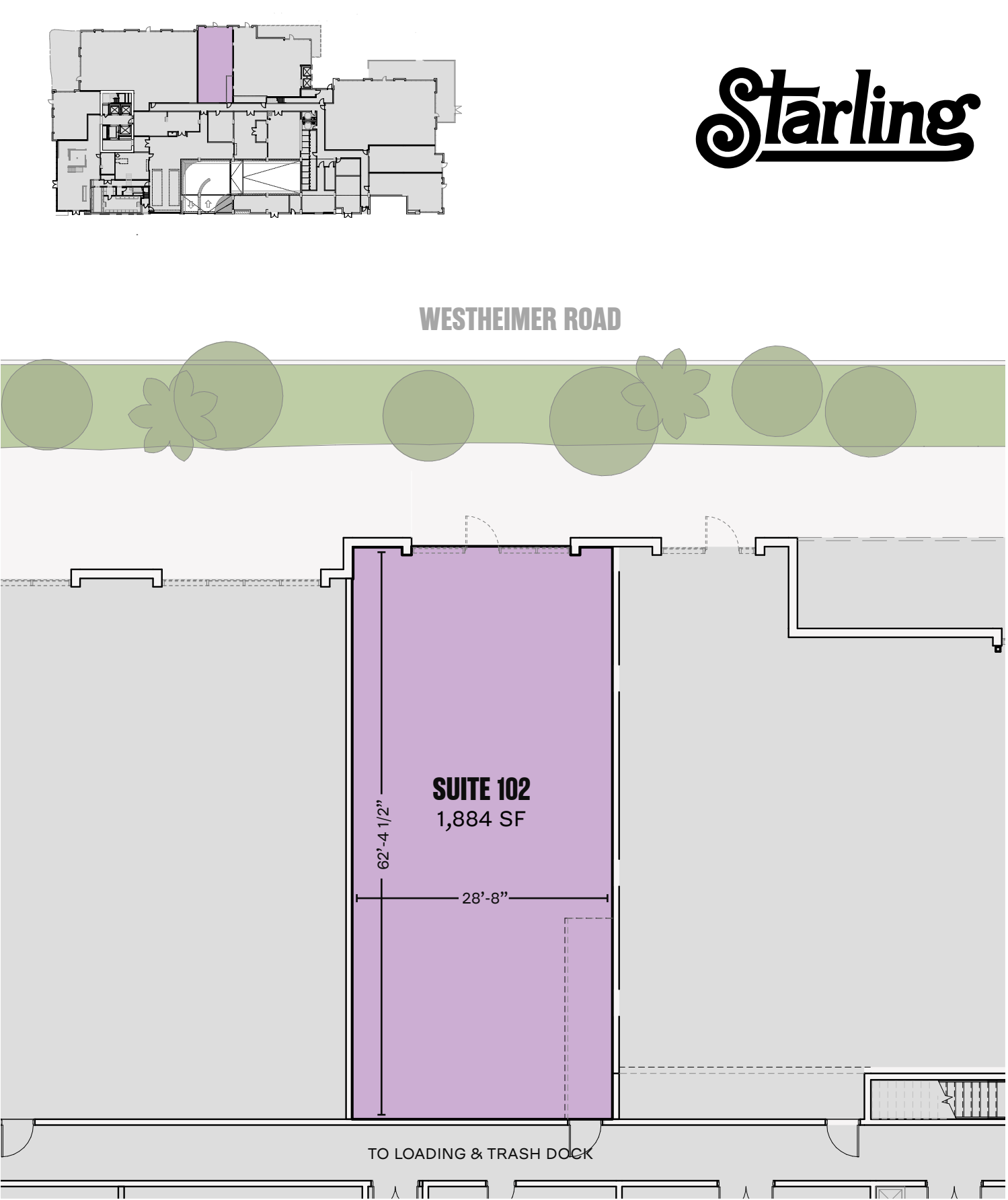




Size	1,850 SF
Storefront	17.5'
Ceiling Height	16' - 3"

NOTES

- More than 29' of Westheimer facing facade, with exterior signage opportunity
- Direct access to the loading dock and trash room through the BOH corridor



Starling



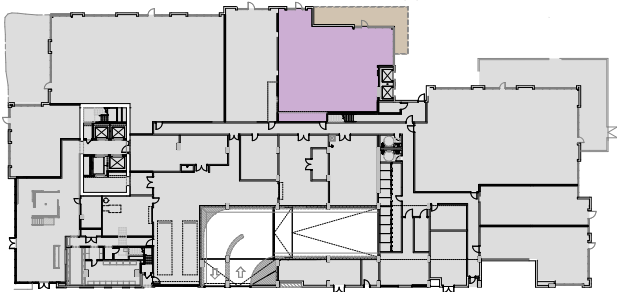


SUITE 103

Size	3,300 SF
Storefront	53.5'
Ceiling Height	16' - 3"

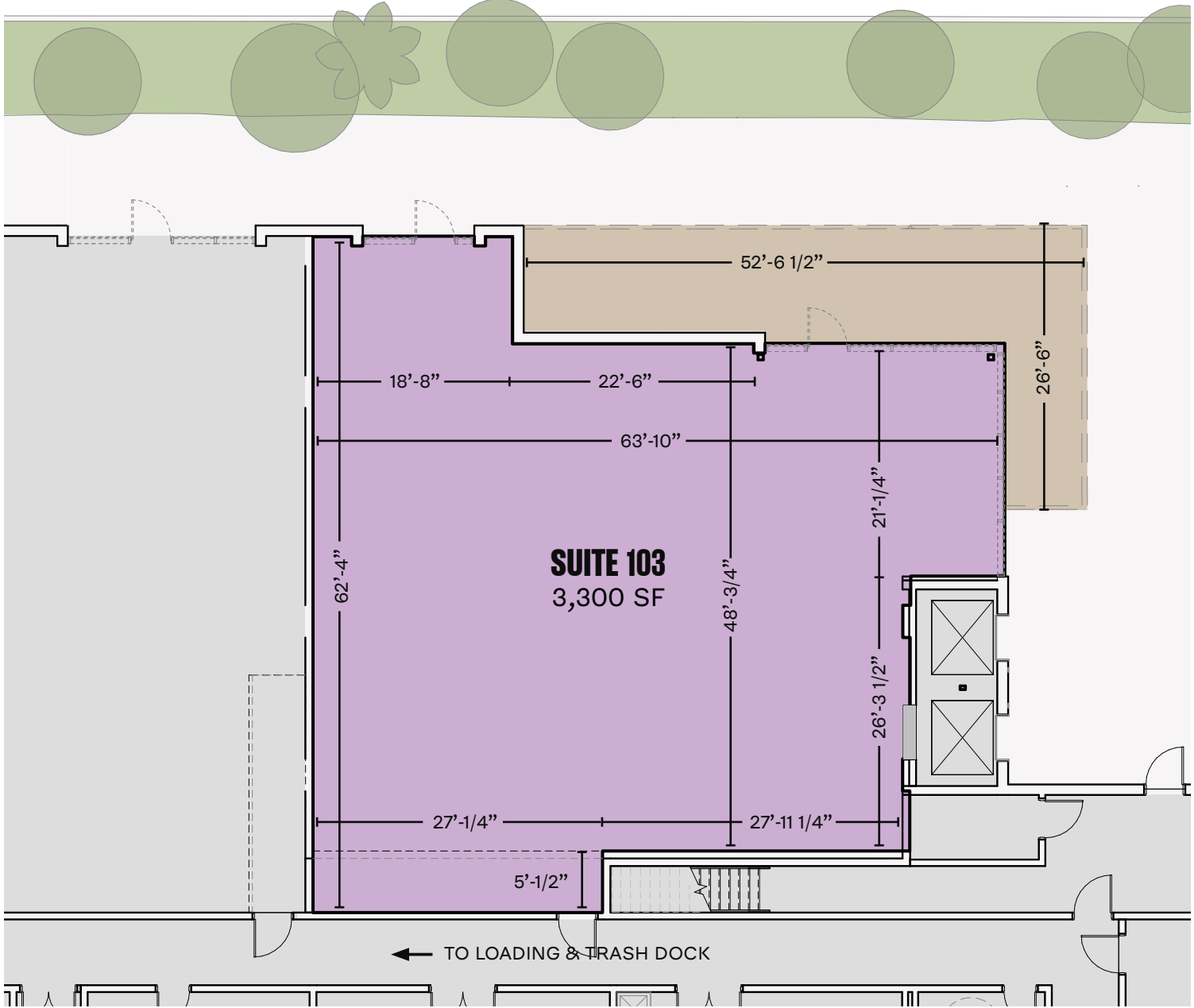
NOTES

- Includes a 700 SF tenant exclusive patio directly adjacent to the retail elevators and stair
- More than 65' of Westheimer facing facade, with exterior signage opportunity
- Suite 103 has direct access to the loading dock and trash room through the BOH corridor
- Directly adjacent to the retail elevators and stair



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WESTHEIMER ROAD



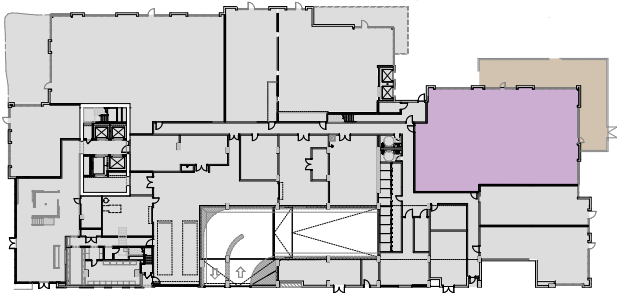


SUITE 104

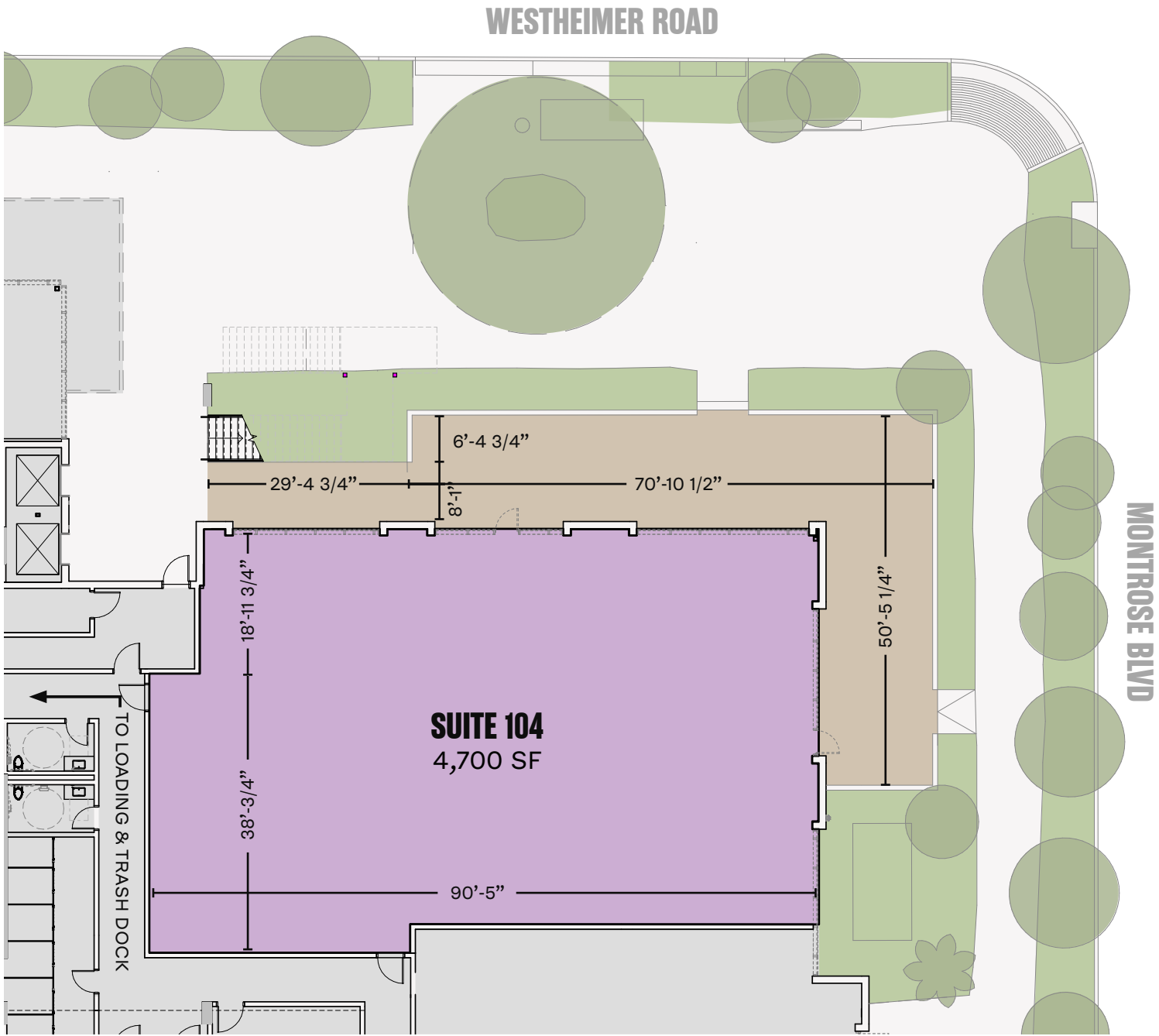
Size	4,700 SF
Storefront	99'
Ceiling Height	16' - 3"

NOTES

- Located at the corner of Westheimer Rd. and Montrose Blvd.
- Includes a 1,880 SF tenant exclusive covered patio
- More than 109' of Westheimer and Montrose facing facade, with exterior signage opportunities
- Direct access to the loading dock and trash room through the BOH corridor
- Directly adjacent to the retail elevators and stair



Starling



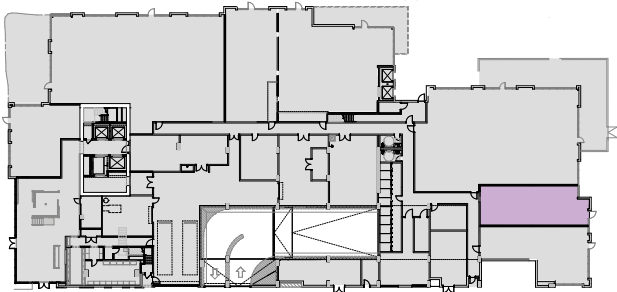


SUITE 105

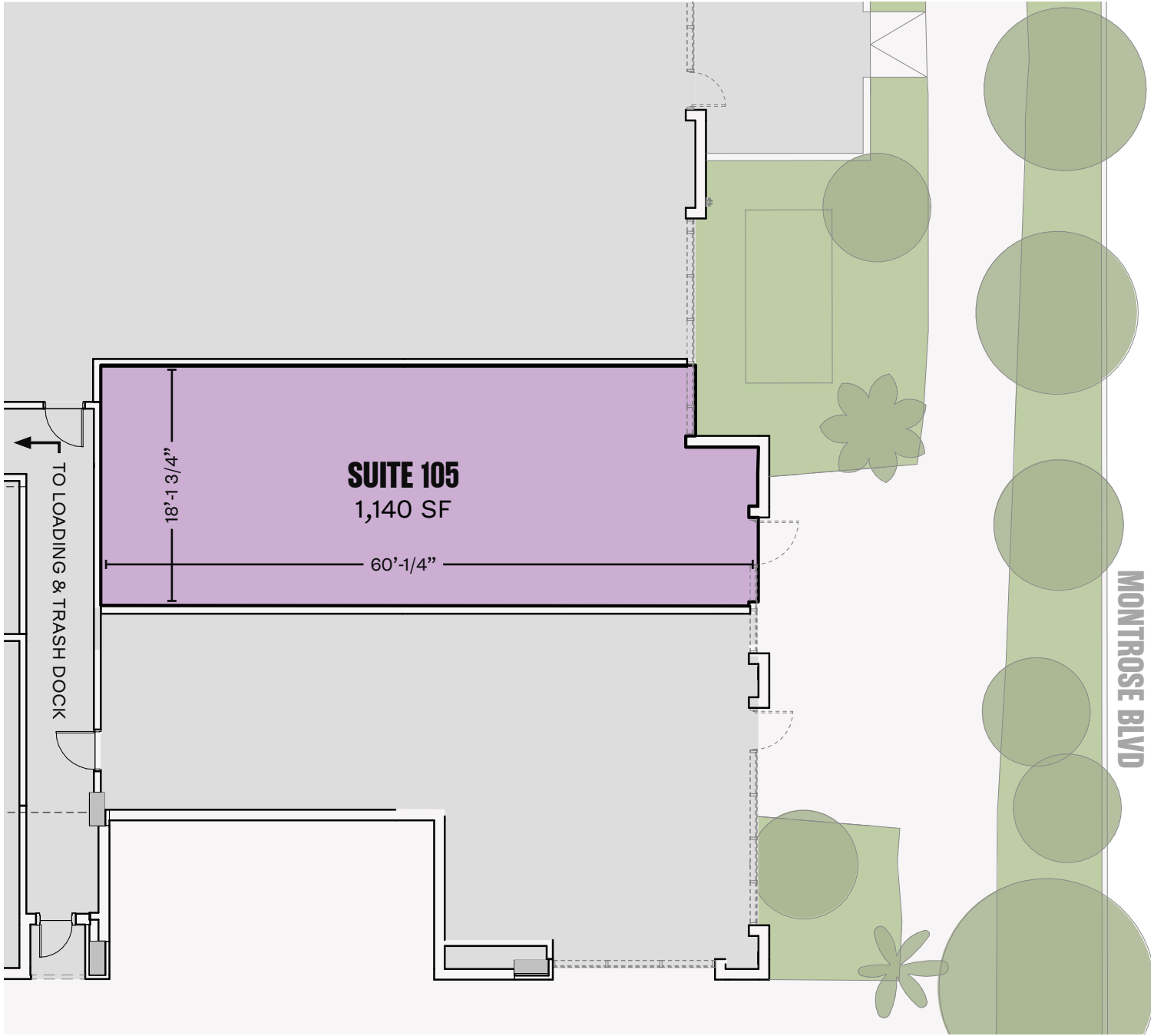
Size	1,140 SF
Storefront	8.5'
Ceiling Height	16' - 3"

NOTES

- Located on Montrose Blvd.
- More than 16' of Montrose facing facade, with exterior signage opportunity
- Direct access to the loading dock and trash room through the BOH corridor



Starling



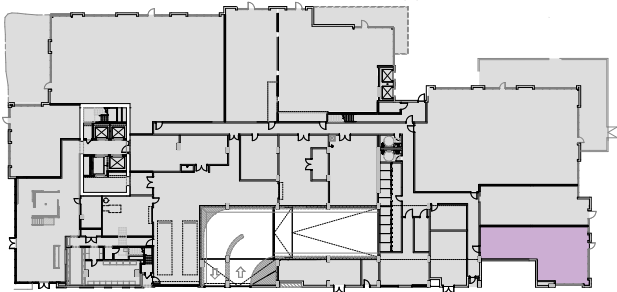


SUITE 106

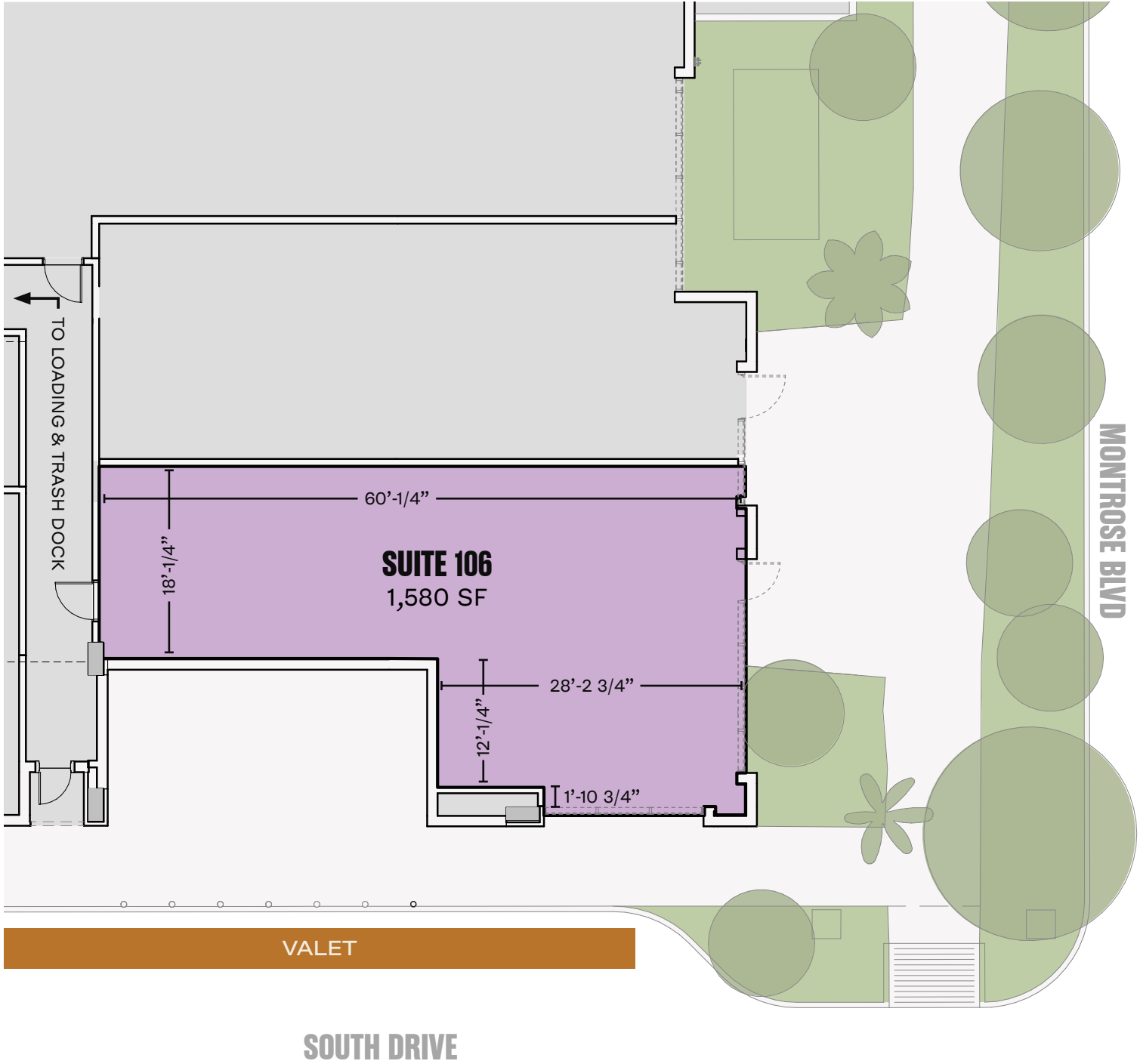
Size	1,580 SF
Storefront	25'
Ceiling Height	16' - 3"

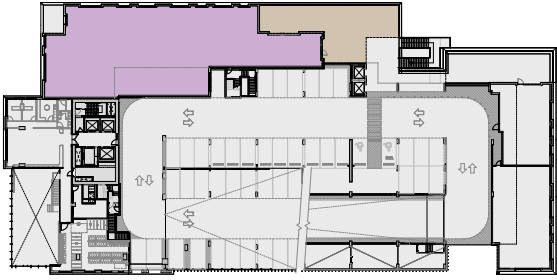
NOTES

- Located at the corner of Montrose Blvd. and the South Drive, with direct access to the valet drop-off
- More than 30' of Montrose facing facade, with exterior signage opportunity
- Suite 105 has direct access to the loading dock and trash room through the BOH corridor
- Directly adjacent to valet parking area



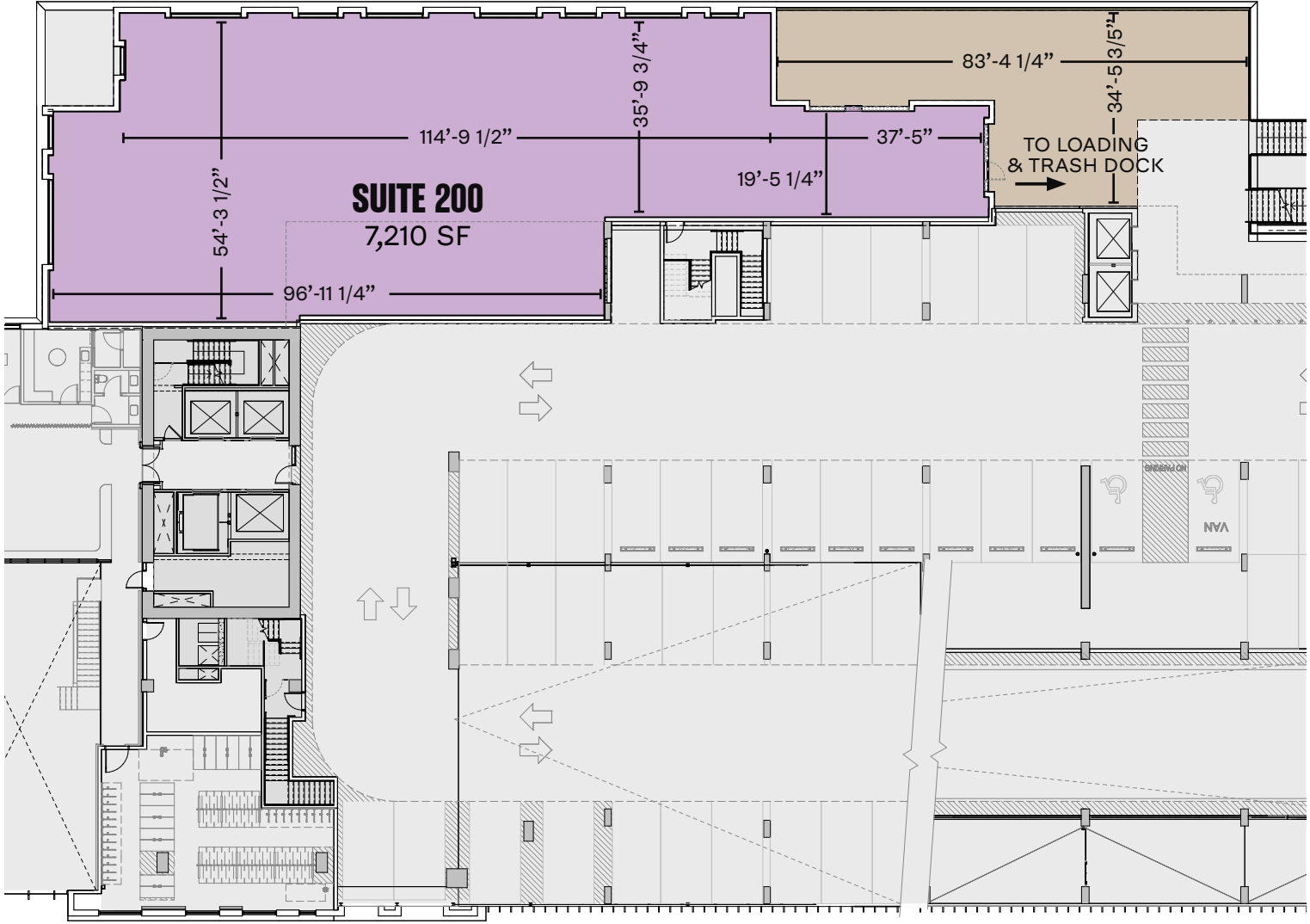
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WESTHEIMER ROAD



NOTES	
Size	7,210 SF
Storefront	109'
Ceiling Height	17'- 4"
<ul style="list-style-type: none">Includes an 1,880 SF tenant exclusive covered patio directly adjacent to the retail elevators and stairLocated on Level 2 with full Westheimer Rd. frontageMore than 130' of Westheimer facing facade, with exterior signage opportunityDirect access to the loading dock and trash room via the retail elevator to the BOH corridor	

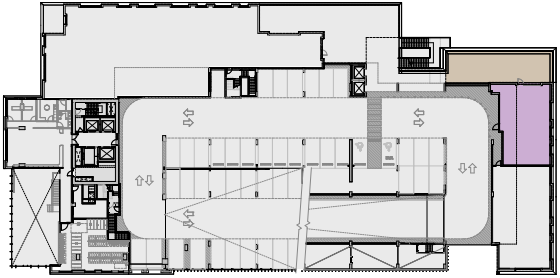


SUITE 201

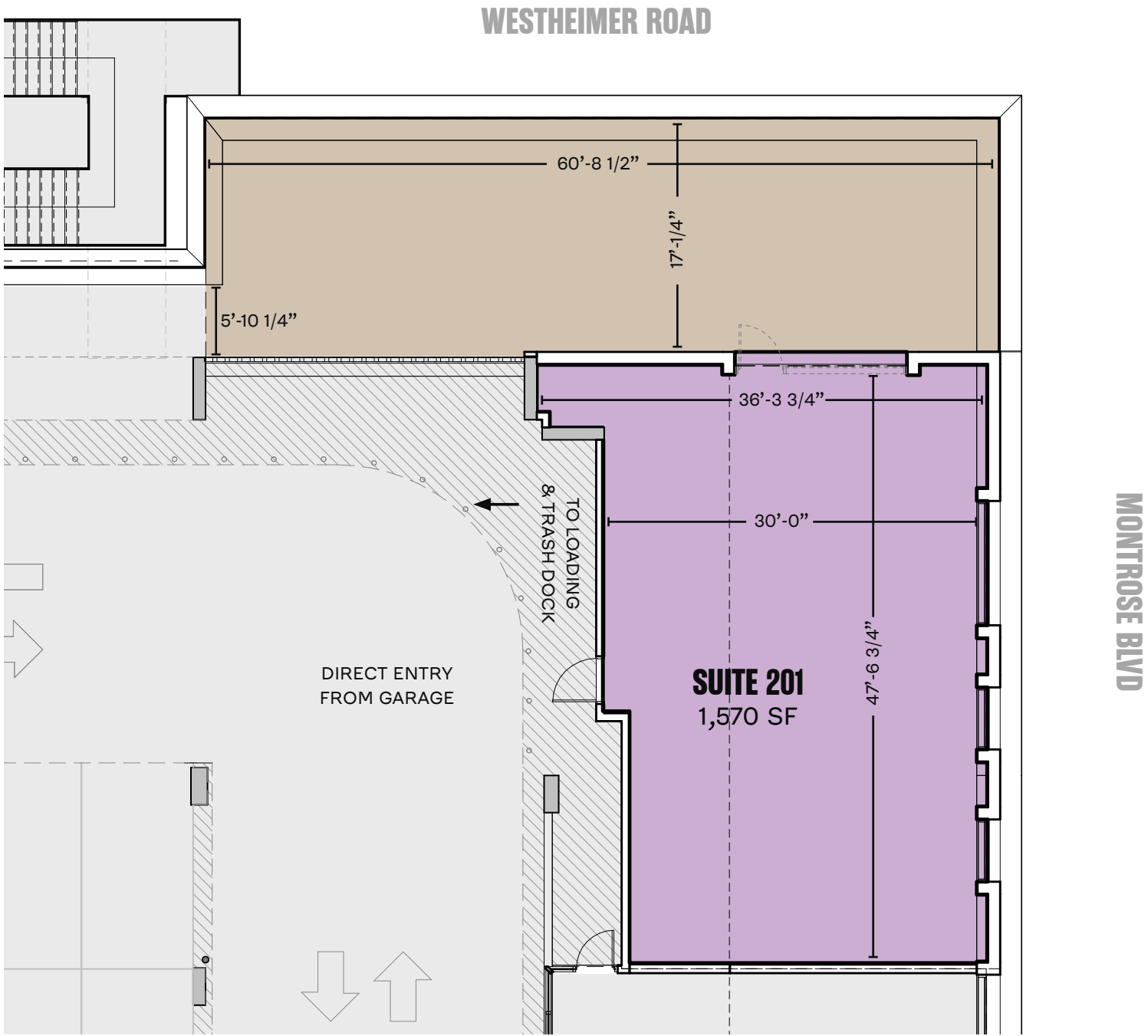
Size	1,570 SF
Storefront	35'
Ceiling Height	17'- 4"

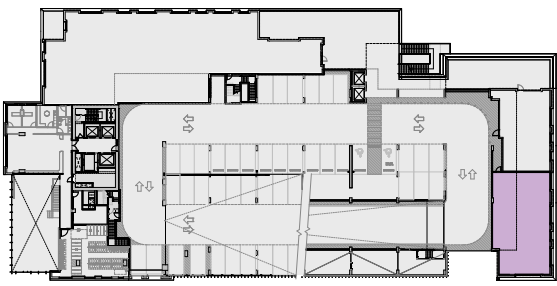
NOTES

- Includes a 1,200 SF tenant exclusive patio directly adjacent to the retail elevators and stair
- Located on Level 2, at the corner of Westheimer Rd. and Montrose Blvd.
- Direct entry from the tenant exclusive patio or the parking garage
- More than 86' of Westheimer and Montrose facing facade, with exterior signage opportunities
- Direct access to the loading dock and trash room via the retail elevator to the BOH corridor
- Directly adjacent to the retail elevators and stair



Starling





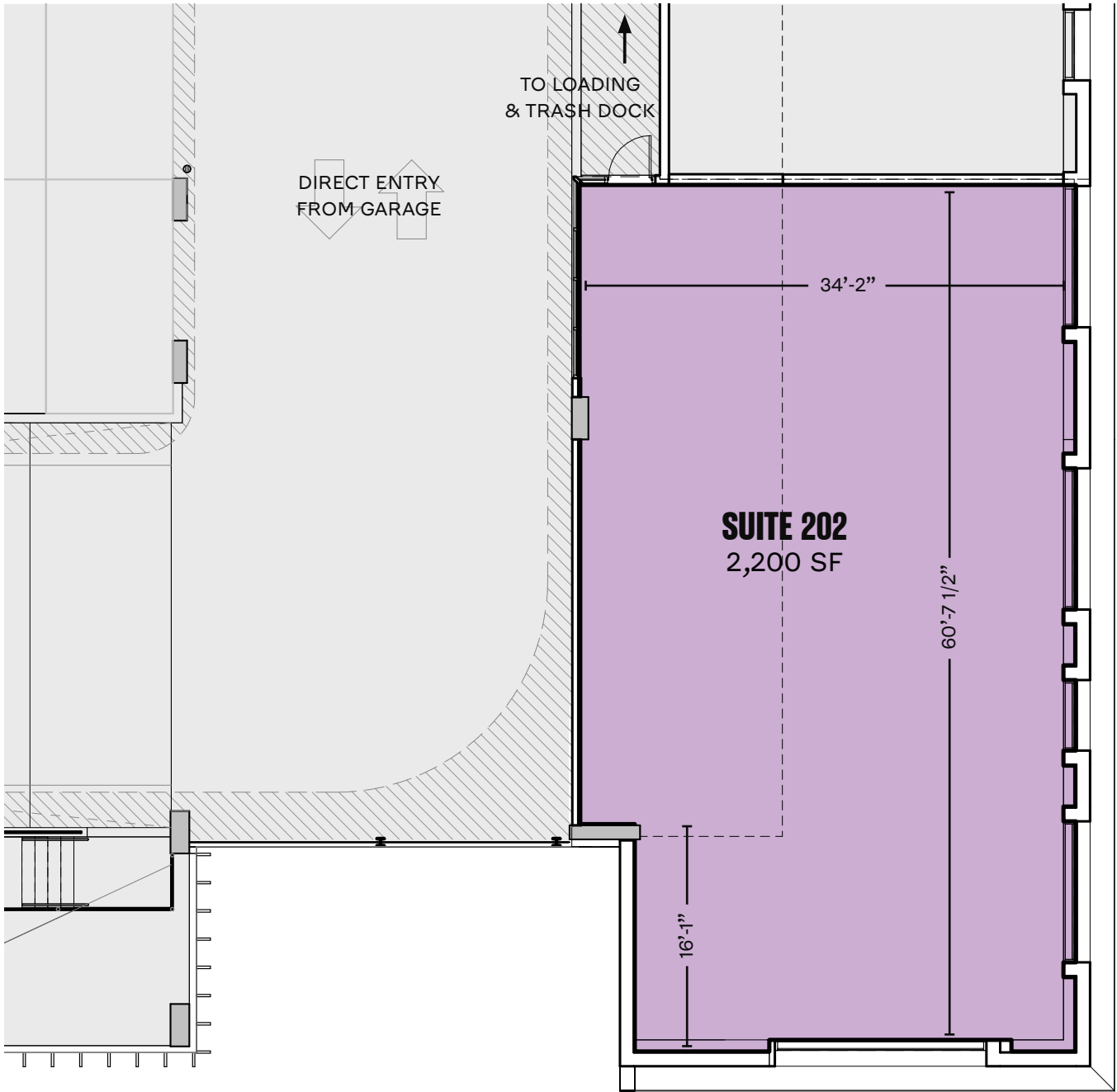
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SUITE 202

Size	2,200 SF
Storefront	49.5'
Ceiling Height	17'- 4"

NOTES

- Located on Level 2, at the corner of Montrose Blvd. and the South Drive
- Direct entry the parking garage
- More than 62' of Montrose facing facade, with exterior signage opportunities
- Direct access to the loading dock and trash room via the retail elevator to the BOH corridor



PROJECT TIMELINE

Starling

Q4 2025

Construction Start

Q4 2027

Retail Turnover for Build Out

Q1 2028

Residential Pre-Leasing

Q2 2028

Building Open





MADE IN MONTROSE



STARLINGMONTROSE.COM

Developed by

SKANSKA

RETAIL LEASING

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