

Starling

MADE
IN
MONTROSE





TABLE OF CONTENTS

- MONTROSE OVERVIEW
- STARLING OVERVIEW
- SITE PLANS
- AVAILABLE FLOOR PLANS
- TIMELINE







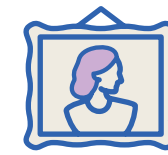


MADE IN MONTROSE

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



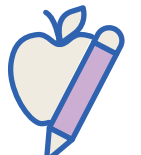
One-of-a-kind boutique retail



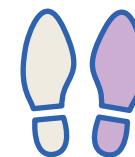
~2 miles from CBD & 168,000 employees



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

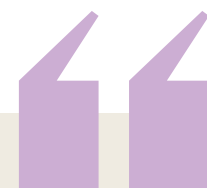


THE TRUE BIRTHPLACE OF TEXAS COUNTERCULTURE

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.

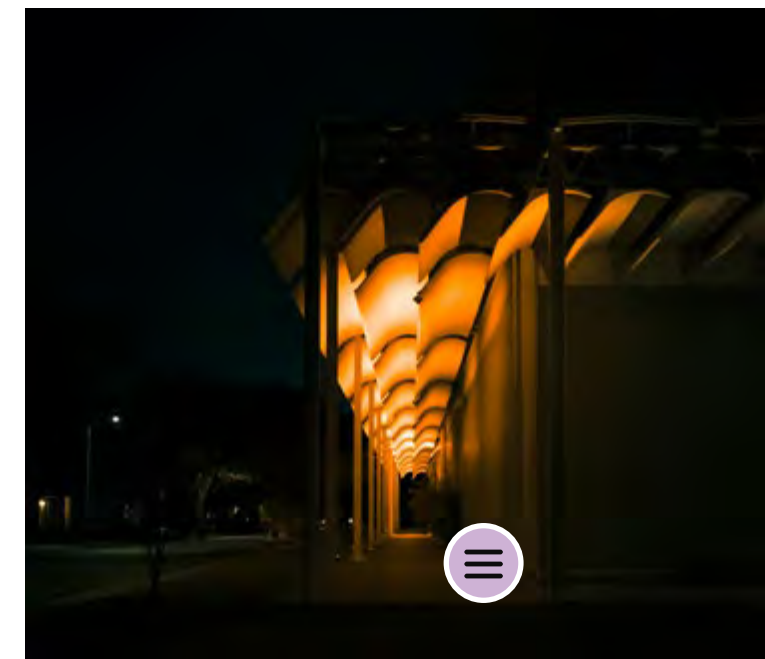
In the 1960s and 1970s, Montrose underwent a transformation and became a haven for counterculture and alternative lifestyles. The neighborhood attracted artists, musicians, and the LGBTQ+ community. The Bohemian atmosphere, eclectic shops, restaurants, and lively nightlife made Montrose a vibrant social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

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



THE NEW CAPITAL OF SOUTHERN COOL.”

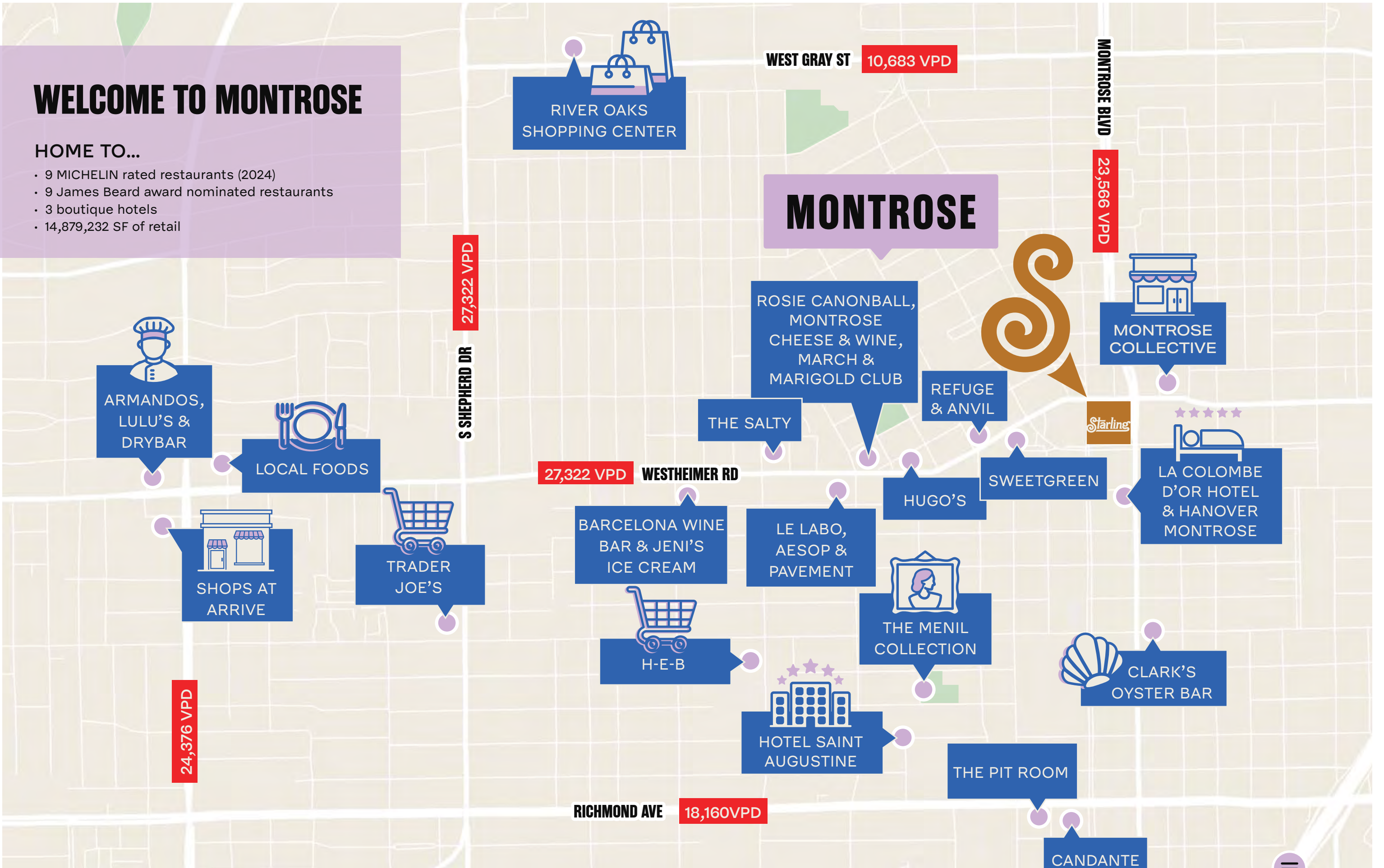
- G.Q.



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

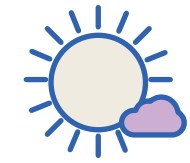


DEMOGRAPHICS



37,821

Total Population



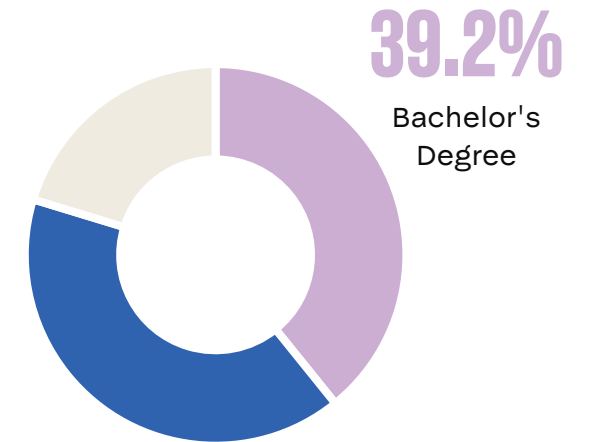
48,604

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



Starling

FULL SITE PLAN



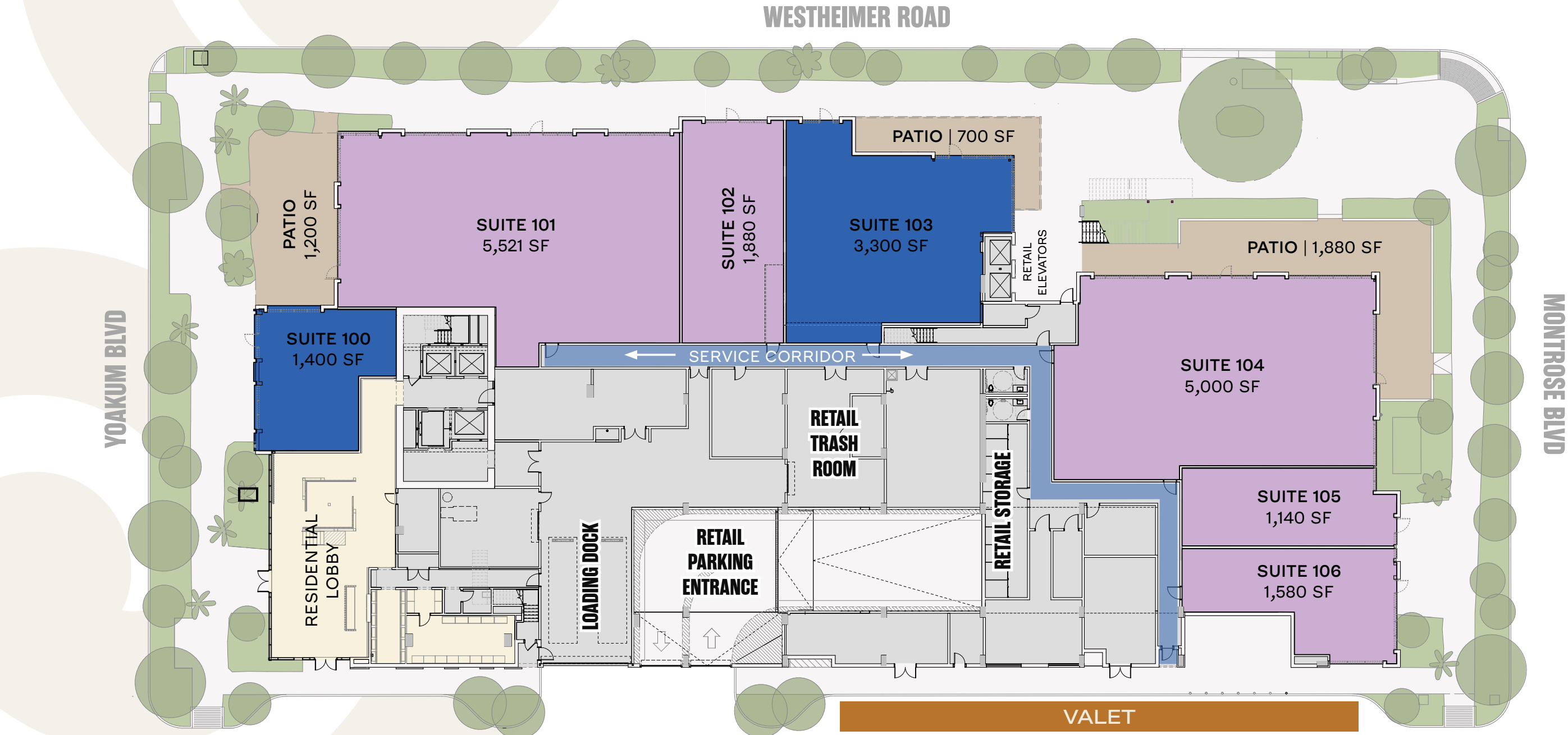
AT LEASE

AVAILABLE



Starling

GROUND FLOOR



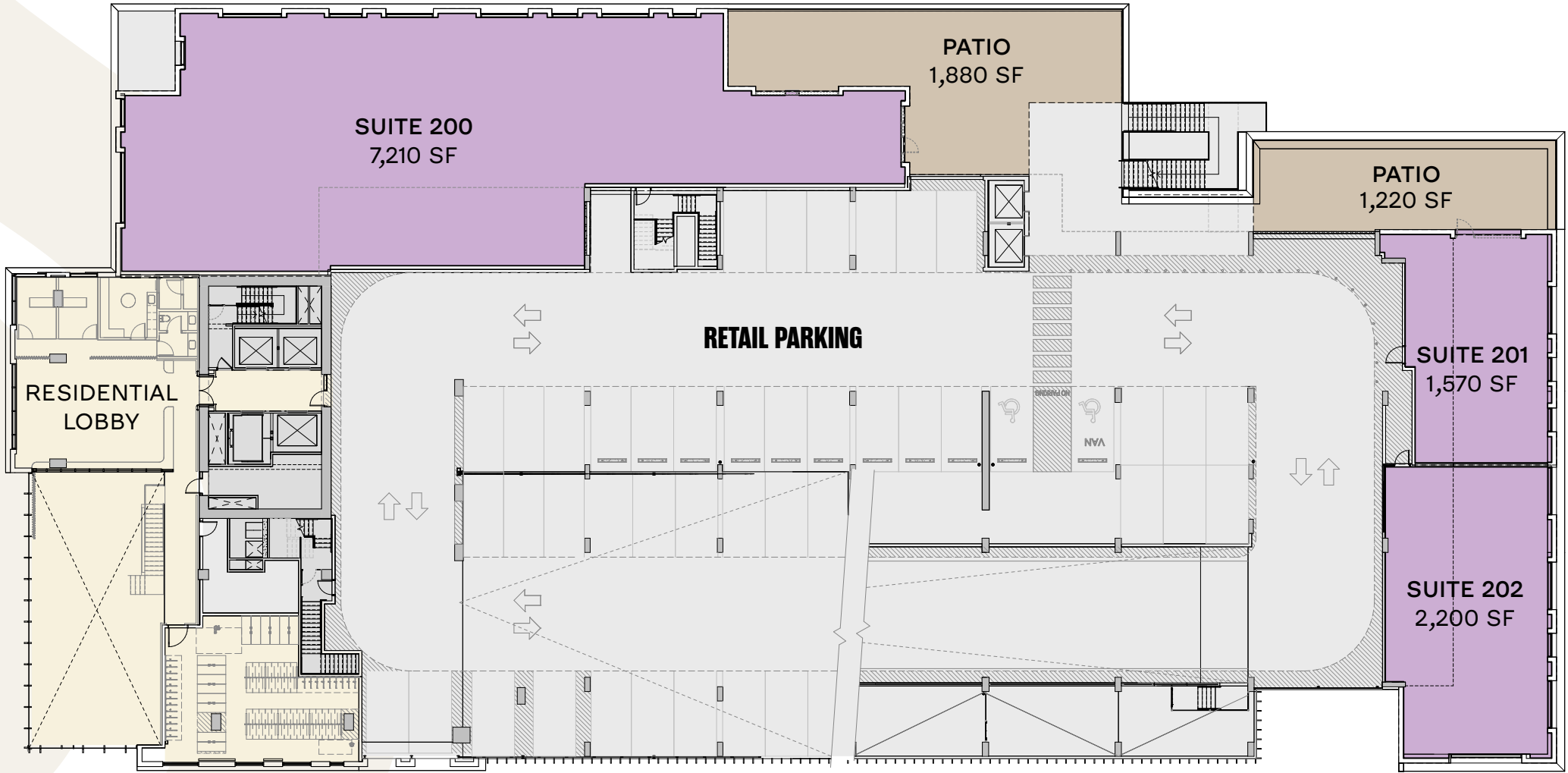
AT LEASE

AVAILABLE

Starling

SECOND FLOOR

WESTHEIMER ROAD



YOAKUM BLVD

MONTROSE BLVD

SOUTH DRIVE

 AT LEASE

 AVAILABLE



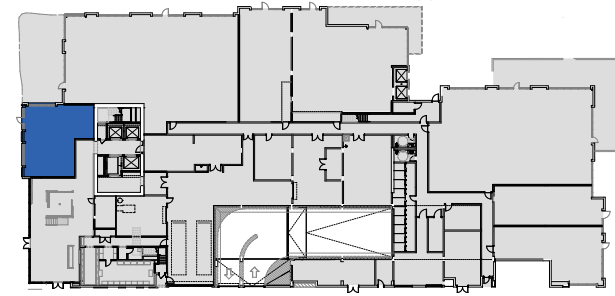


SUITE 100

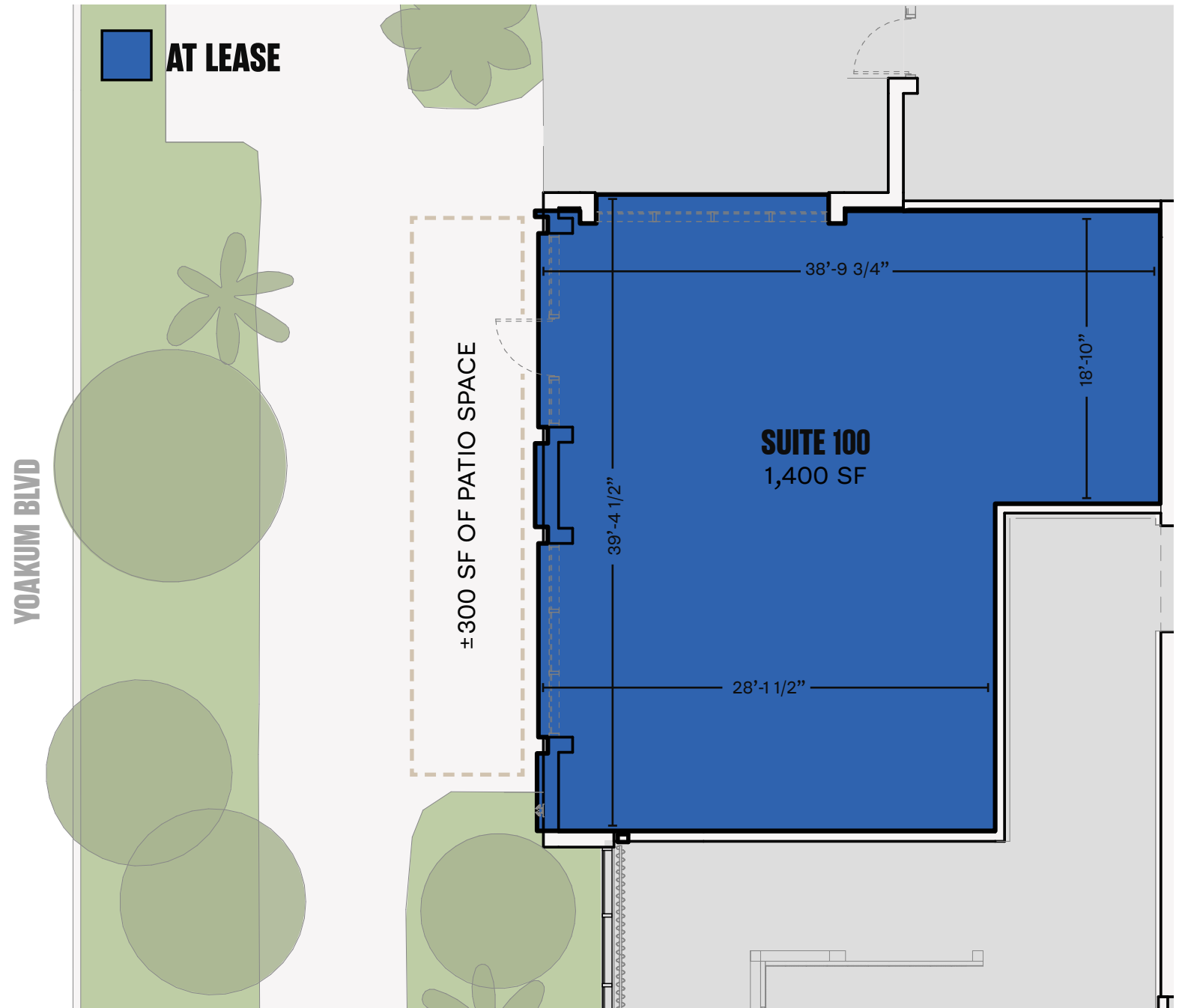
| | |
|---|------------|
| Size | 1,400 SF |
| Storefront | 40' |
| Ceiling Height* <small>*Ceiling heights throughout may vary.</small> | ~ 17' - 0" |

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 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



Starling



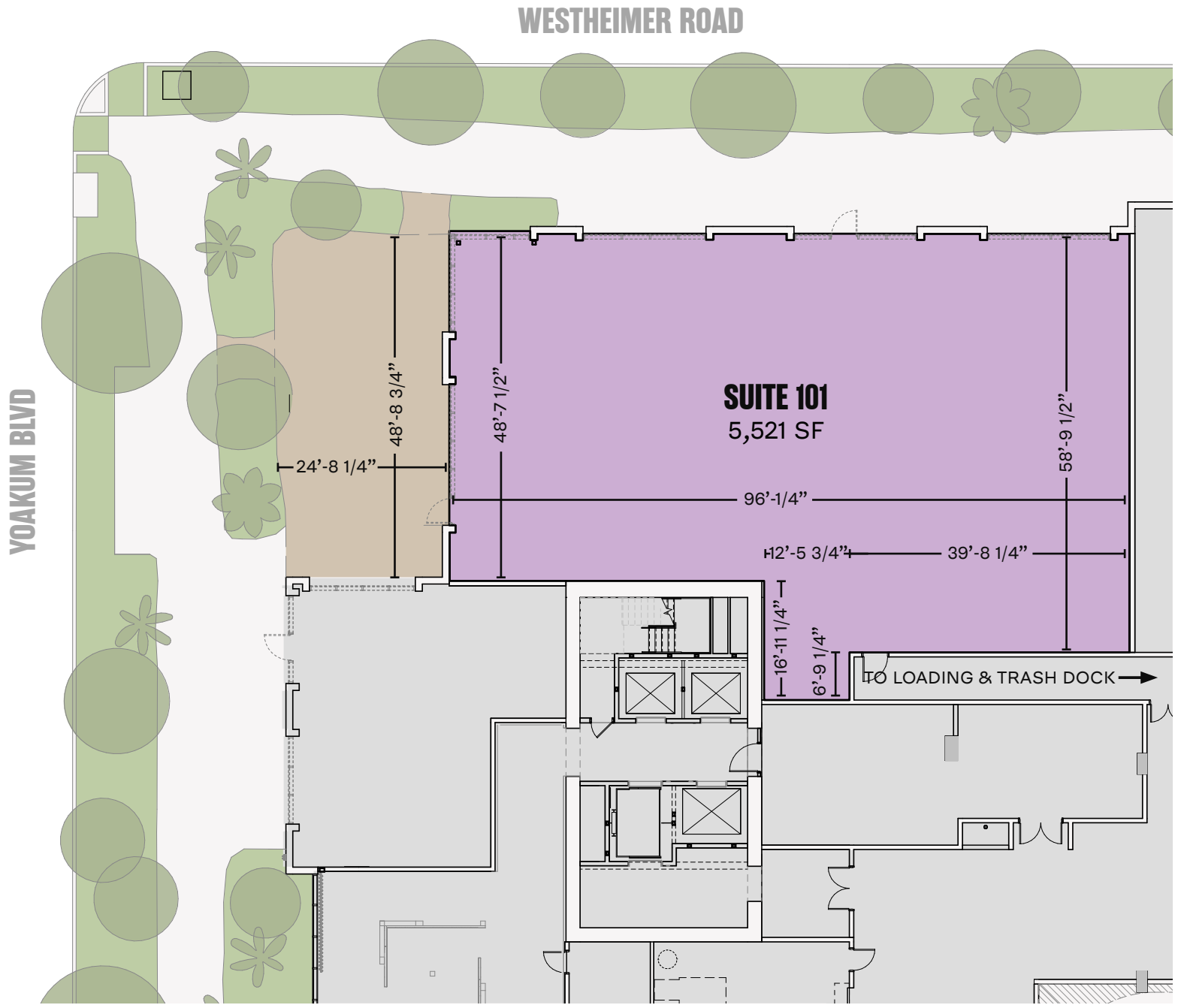
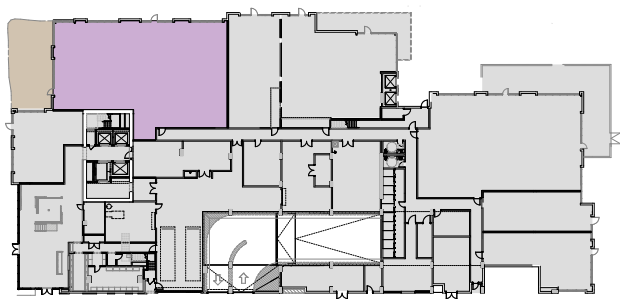


SUITE 101

| | |
|--|------------|
| Size | 5,521 SF |
| Storefront | 98' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~ 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





SUITE 102

| | |
|--|------------|
| Size | 1,850 SF |
| Storefront | 17.5' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~ 16' - 9" |

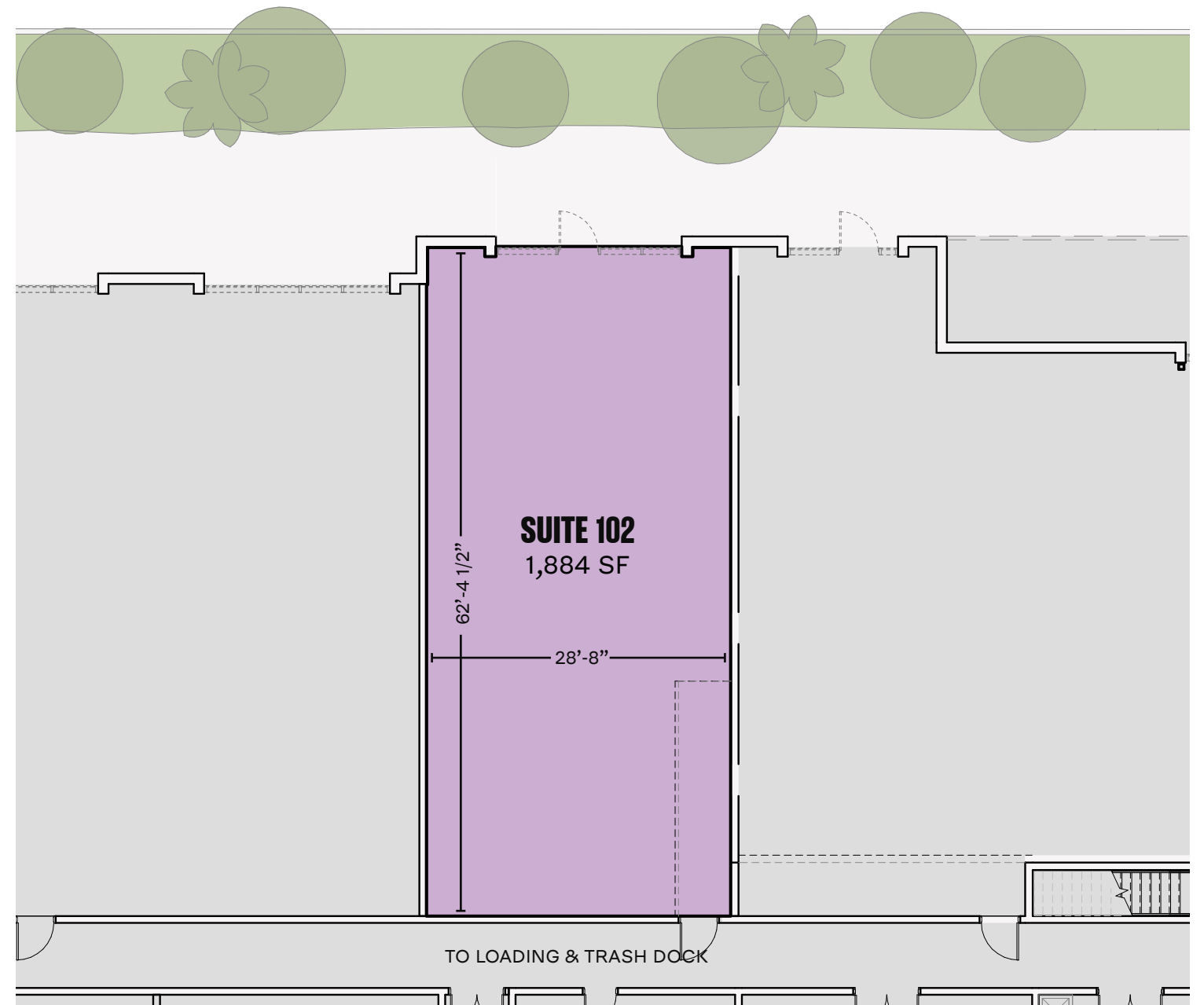
NOTES

- 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

WESTHEIMER ROAD



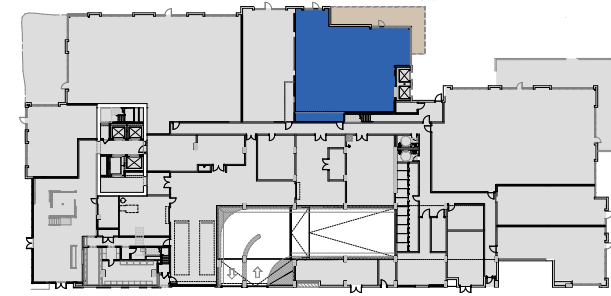


SUITE 103

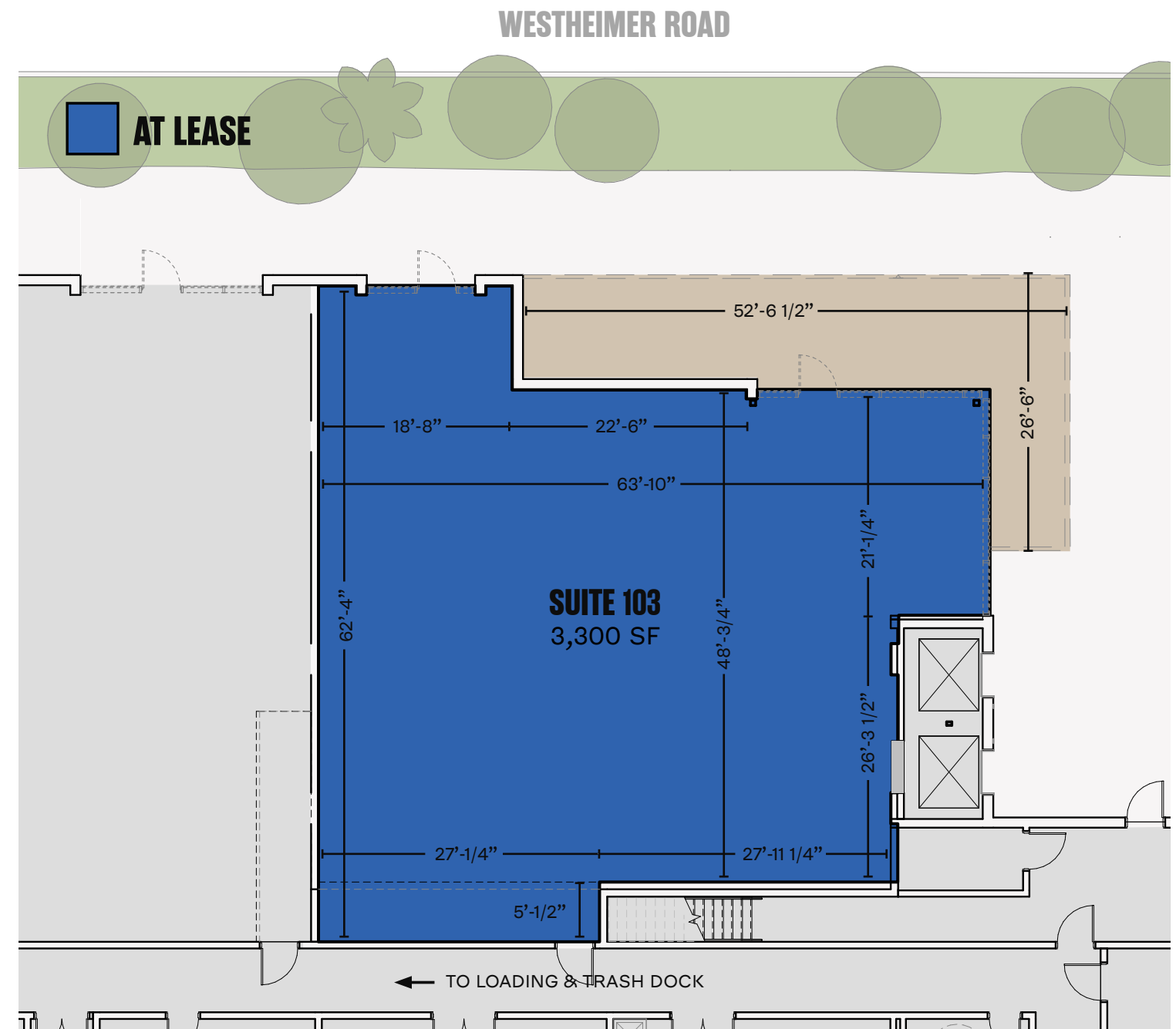
| | |
|--|------------|
| Size | 3,300 SF |
| Storefront | 53.5' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~ 16' - 9" |

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



Starling



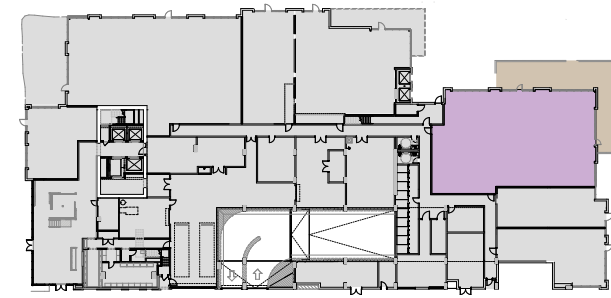


SUITE 104

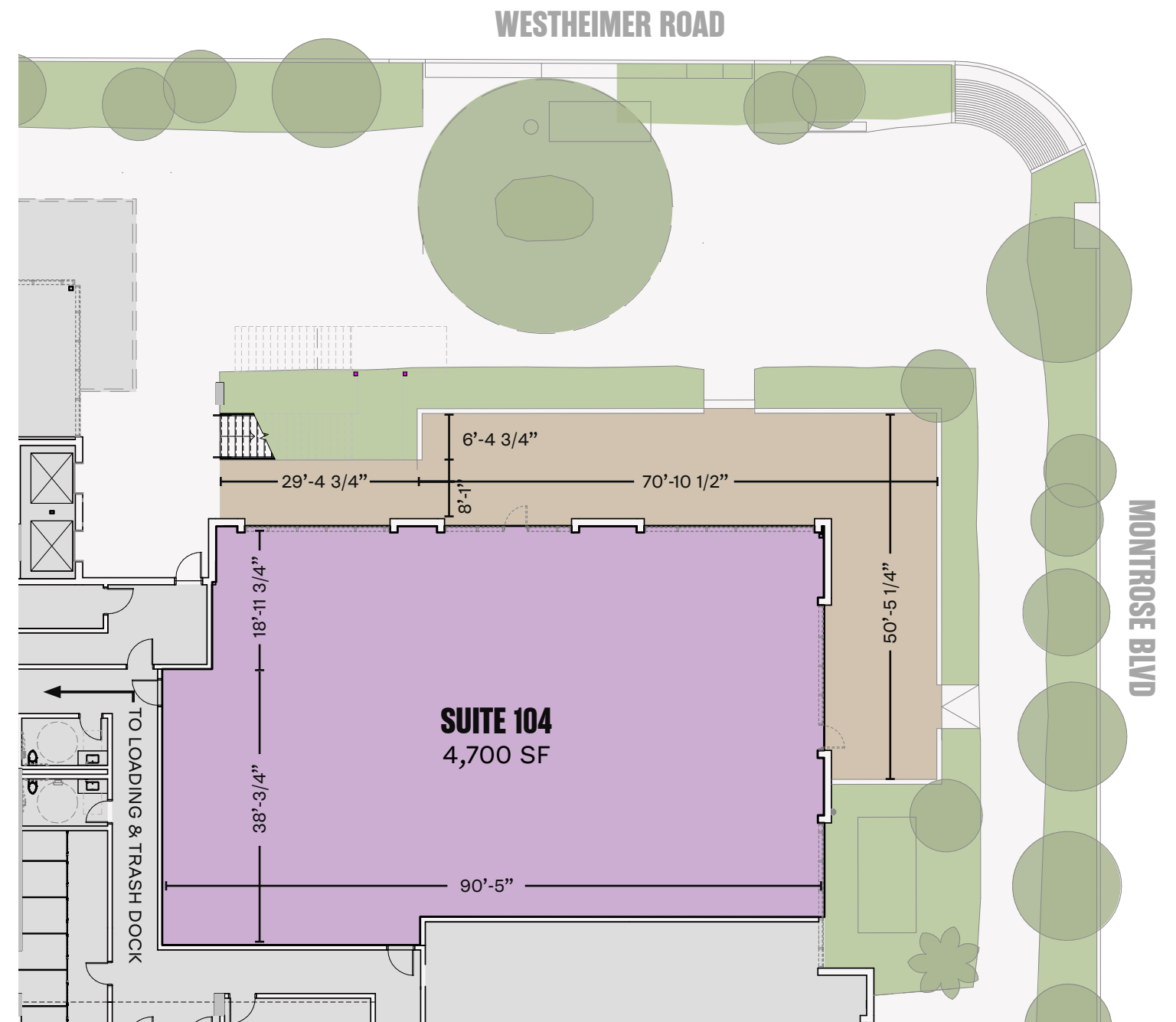
| | |
|--|------------|
| Size | 4,700 SF |
| Storefront | 99' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~ 16' - 3" |

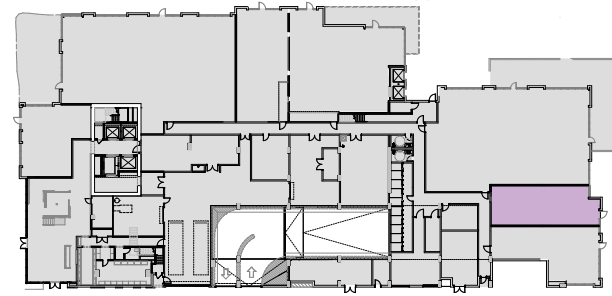
NOTES

- 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





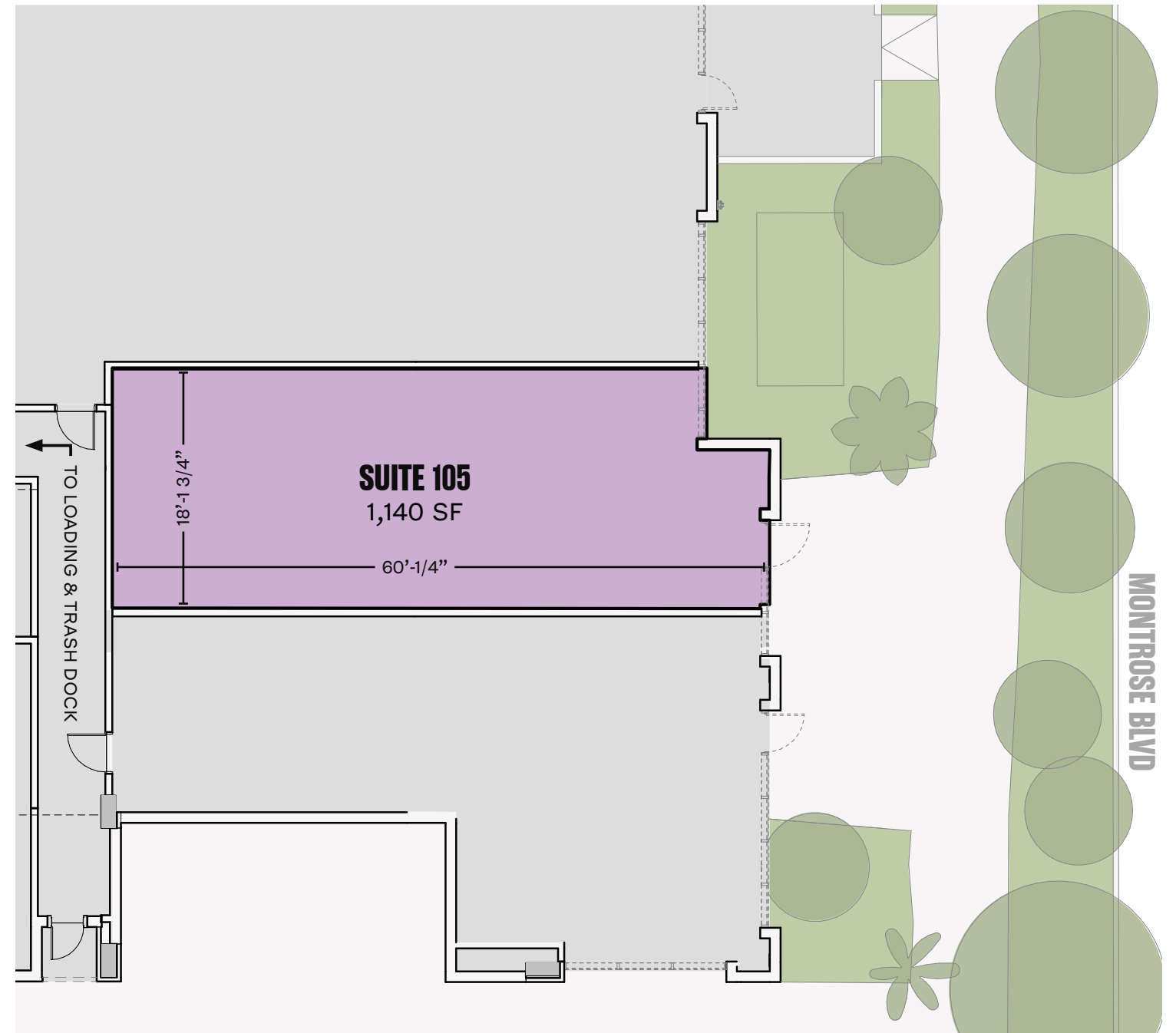
Starling

SUITE 105

| | |
|--|-----------|
| Size | 1,140 SF |
| Storefront | 8.5' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~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



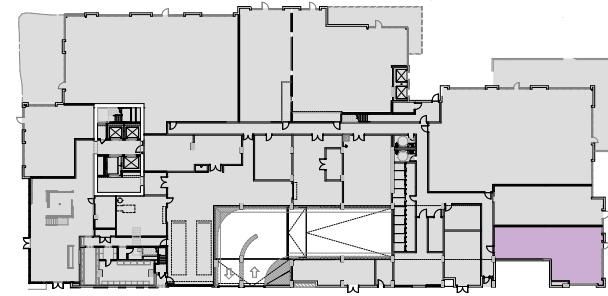


SUITE 106

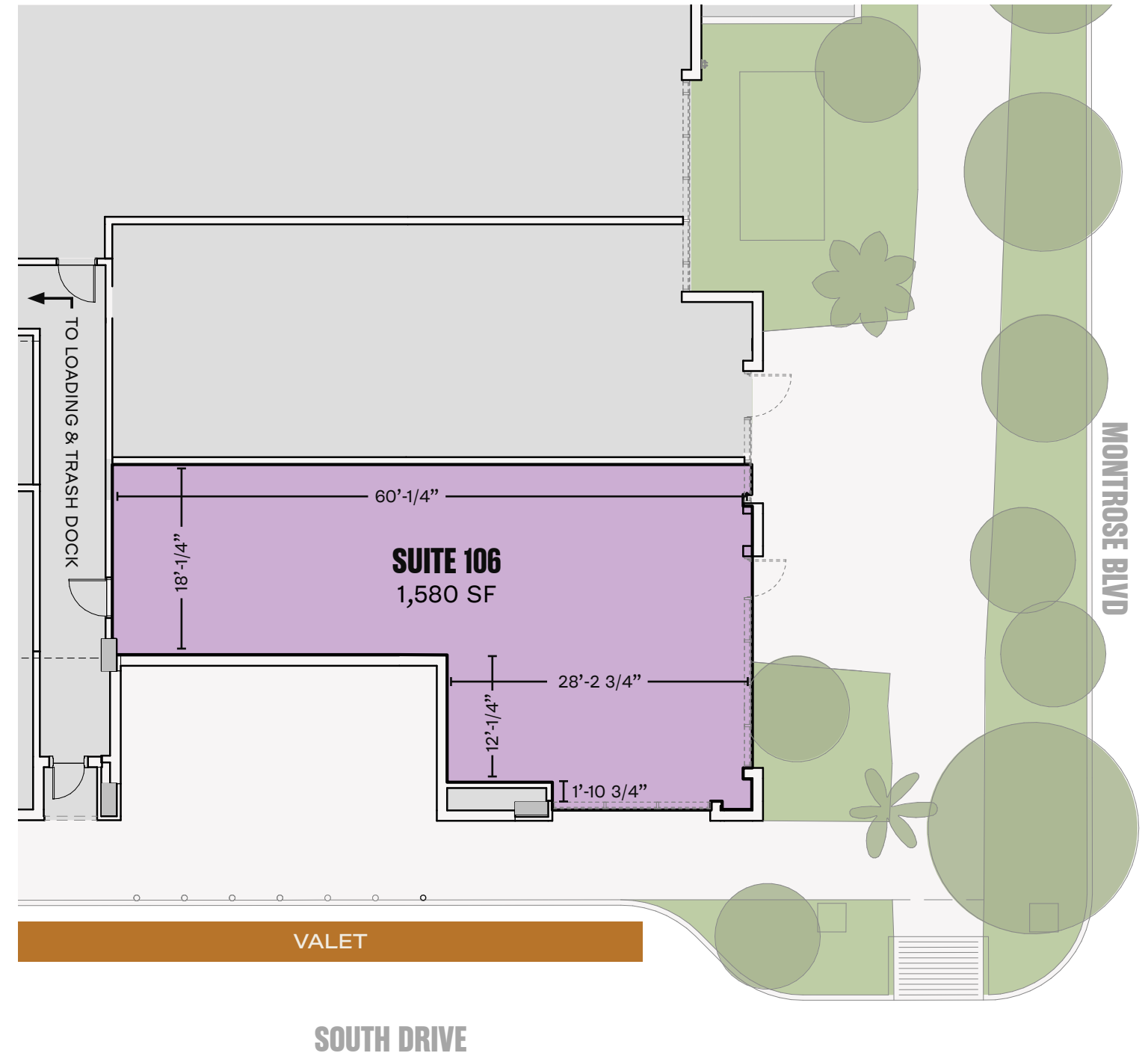
| | |
|--|-----------|
| Size | 1,580 SF |
| Storefront | 25' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~16' - 9" |

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

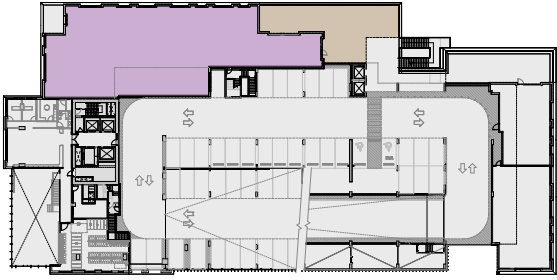


Starling

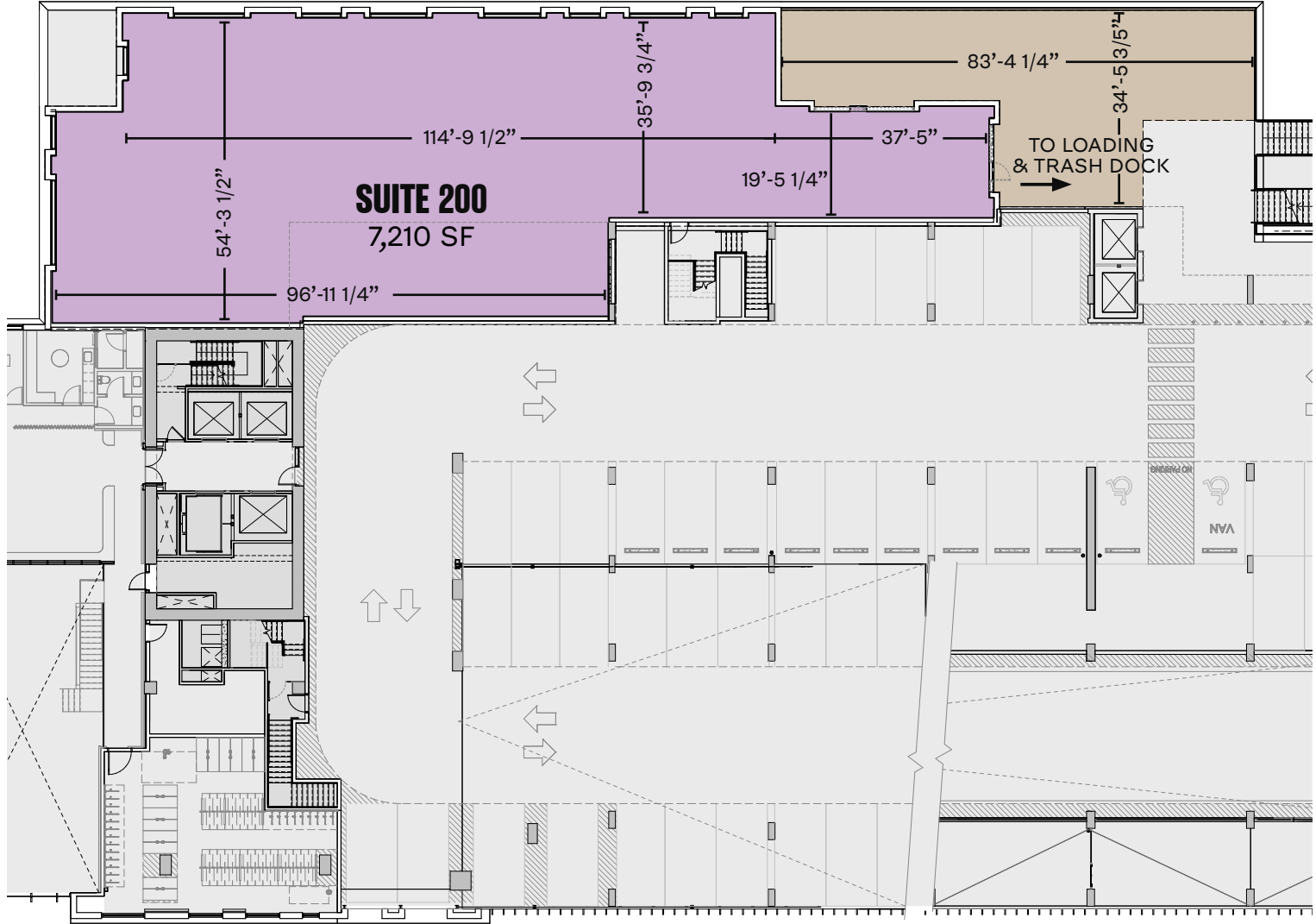




SUITE 200



WESTHEIMER ROAD

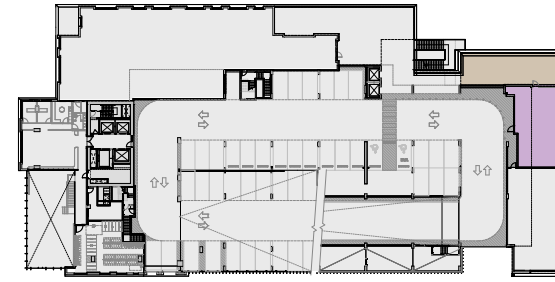
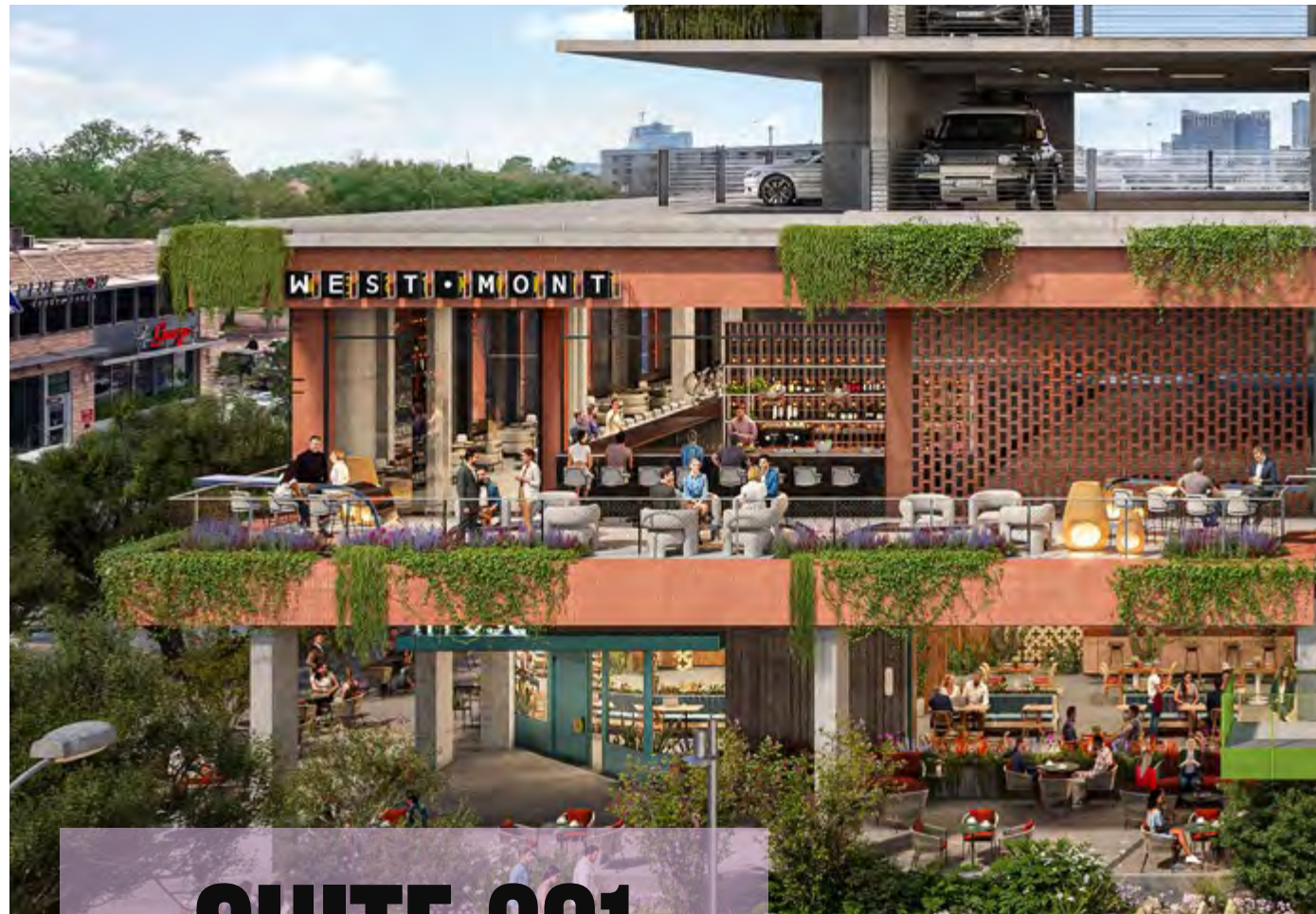


NOTES

- Includes an 1,880 SF tenant exclusive covered patio directly adjacent to the retail elevators and stair
- Located on Level 2 with full Westheimer Rd. frontage
- More than 130' of Westheimer facing facade, with exterior signage opportunity
- Direct access to the loading dock and trash room via the retail elevator to the BOH corridor

| | |
|--|----------|
| Size | 7,210 SF |
| Storefront | 109' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~17'- 4" |





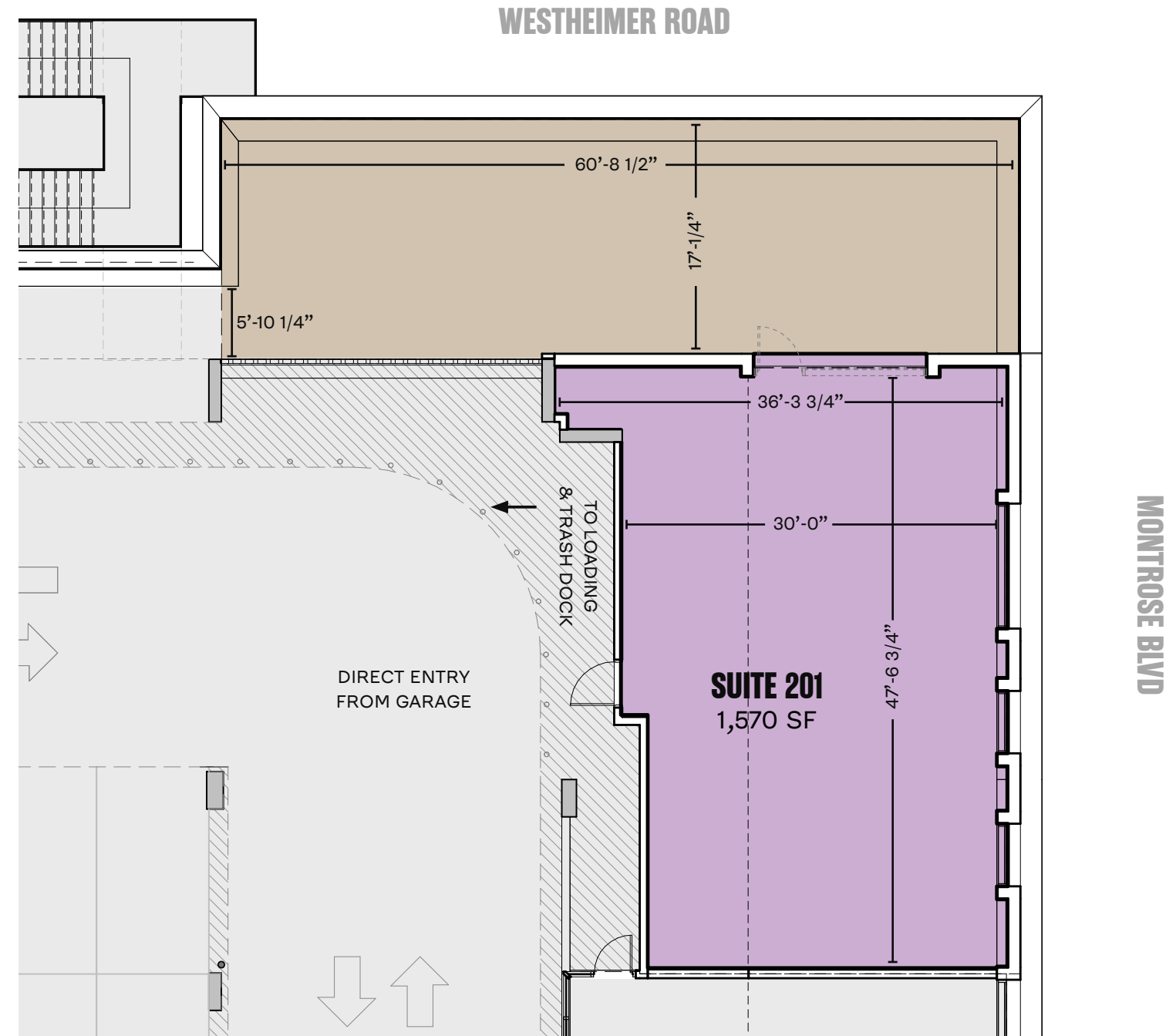
Starling

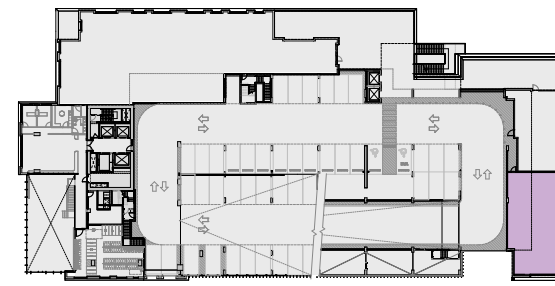
SUITE 201

| | |
|--|----------|
| Size | 1,570 SF |
| Storefront | 35' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~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





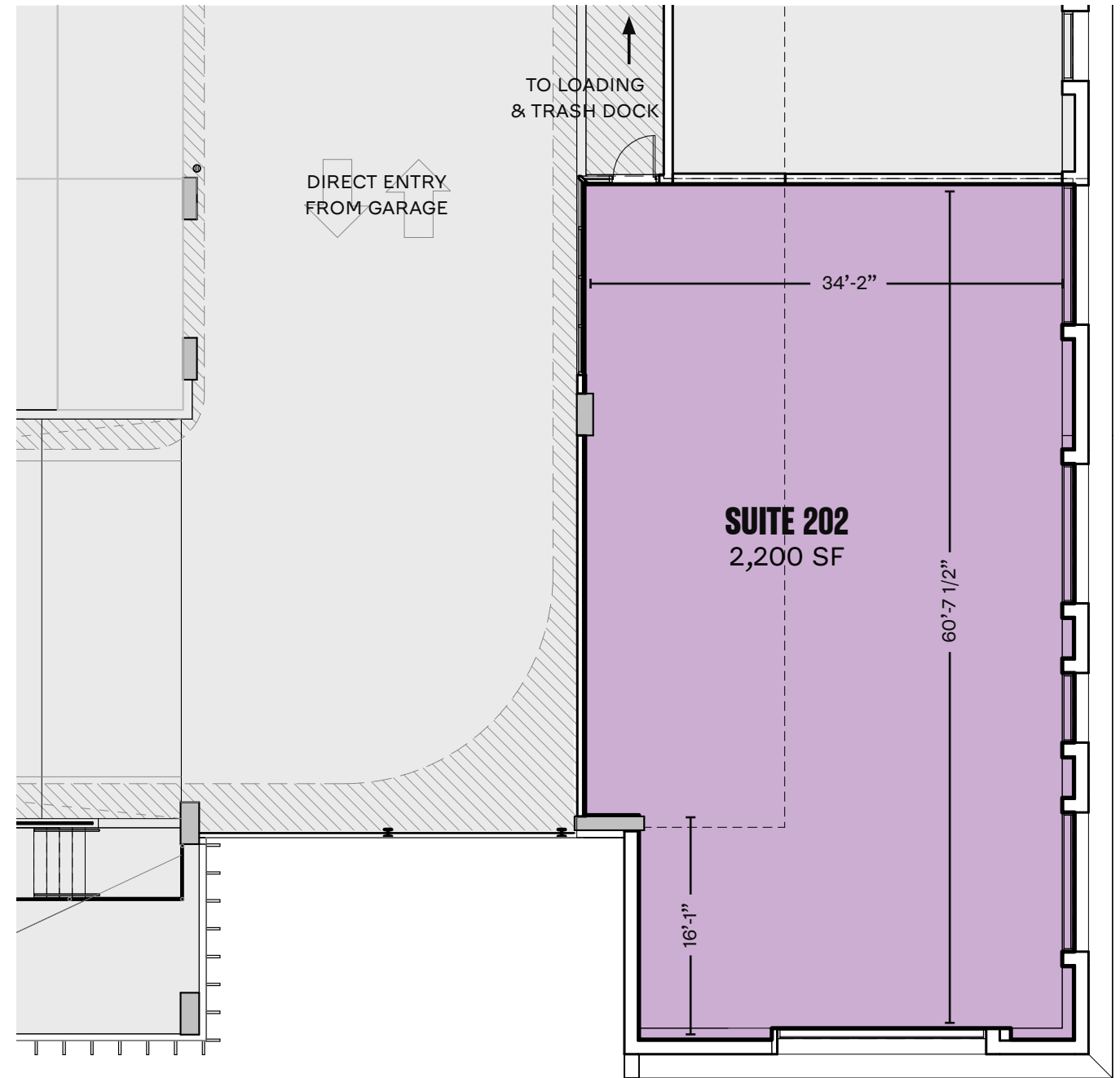
Starling

SUITE 202

| | |
|--|----------|
| Size | 2,200 SF |
| Storefront | 49.5' |
| Ceiling Height <small>*Ceiling heights throughout may vary.</small> | ~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



MONTROSE BLVD



PROJECT TIMELINE

Starling

Q2 2026

Construction Start

Q2 2028

Retail Turnover for Build Out

Q3 2028

Residential Pre-Leasing

Q4 2028

Building Opening





MADE IN MONTROSE

Starling

STARLINGMONTROSE.COM

Developed by

SKANSKA

RETAIL LEASING

Colliers

Wade Greene
+1 713 830 2189
wade.greene@colliers.com

Hannah Schiro
+1 713 830 2192
hannah.schiro@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.





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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|--|-------------|----------------------------|-----------------|
| Colliers International Houston, Inc. | 29114 | houston.info@colliers.com | +1 713 222 2111 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Daniel P. Rice | 811065 | danny.rice@colliers.com | +1 713 830 2134 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Hannah Schiro | 710048 | hannah.schiro@colliers.com | +1 713 830 2192 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date