



CITYCENTRE



# CITYCENTRE

## THE FIRST OF ITS KIND

CITYCENTRE is known within Houston and beyond for bringing together class-A office, high-end retailers and restaurants, luxury living, and robust event spaces. The atmosphere is welcoming and lively; CITYCENTRE is an immensely livable district for those demanding access to the best amenities the city can offer; and an exciting destination for those visiting from both near and far.

### **By the numbers:**

625,000 S.F. of class-A office space

400,000 S.F. of upscale shopping and dining

266-room luxury flagship hotel, Hotel Sorella

171-room full service hotel, Four Points by Sheraton

75,000 S.F. of versatile meeting and event space

140,000 S.F. premier fitness facility

More than 225 unique events annually in the plaza

8-screen movie theatre

14-lane boutique bowling alley

1,120 luxury multi-family residences

35 magnificent brownstone single-family residences

*Recognized as Urban Land Institute (ULI) Houston's  
2017 Development of Distinction People's Choice of the Decade: 2007 - 2017*

## STRATEGIC LOCATION

# WHERE YOU WANT TO BE

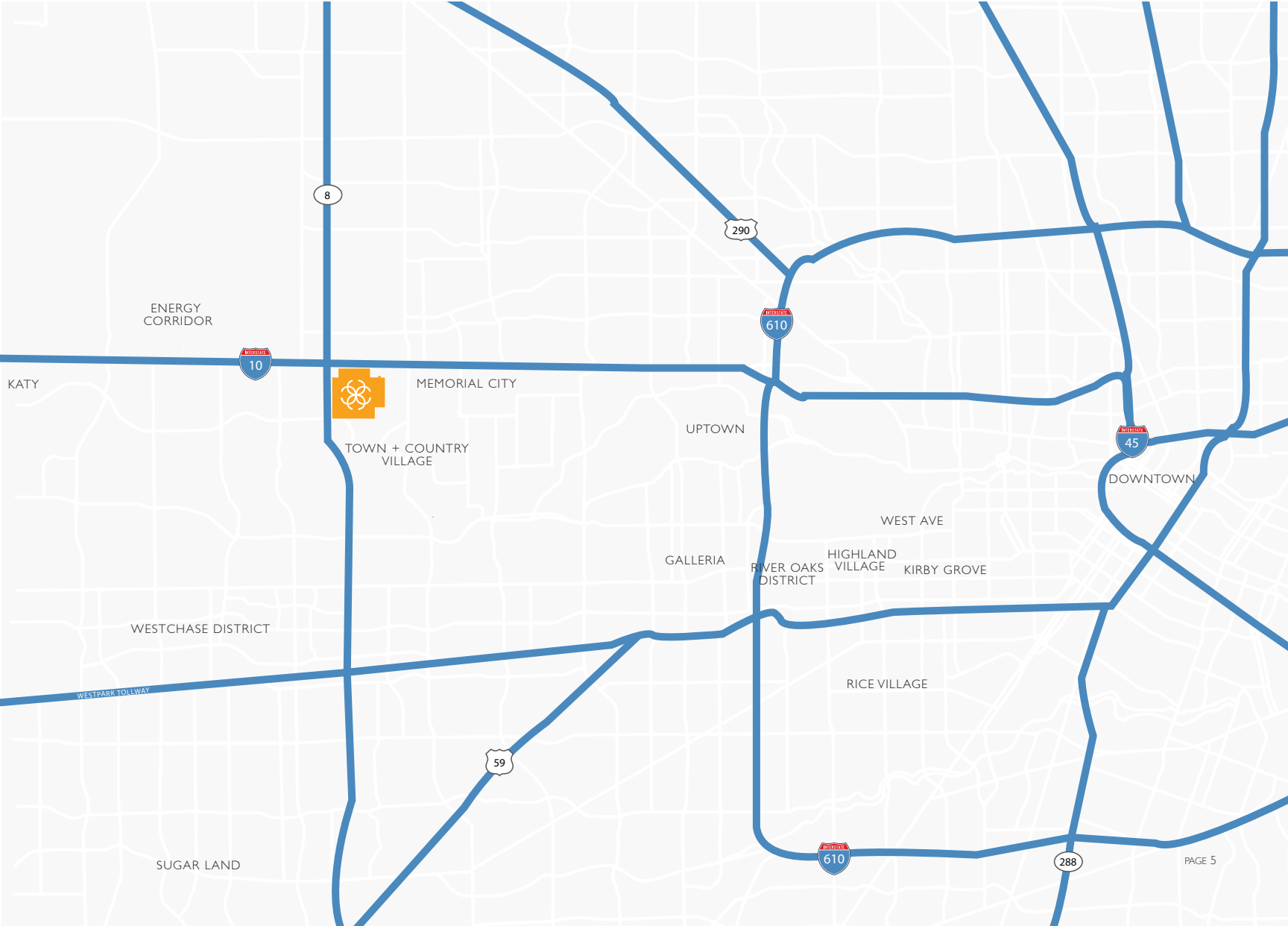
CITYCENTRE is strategically located in the demographic center of Houston at I-10 and Beltway 8, the primary east/west, north/south connectors, and is easily accessible to more than 2 million people within 20 minutes including the Energy Corridor, Westchase District, The Galleria, and Downtown.

Located in the 77024 zip code, one of the wealthiest in Texas

Accessible by 2 million people within 20 minutes

More than 500,000 cars travel by CITYCENTRE daily

Approximately 15,000 patrons visit CITYCENTRE each day



SITE PLAN

# IT'S ALL RIGHT HERE



INTERSTATE 10

BELTWAY 8



1  
OFFICE

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2  
RESIDENTIAL

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3  
RETAIL  
& RESTAURANT

---

4  
HOTEL

---

5  
FUTURE  
DEVELOPMENT

TENANT MIX

# METICULOUSLY SELECTED

SOPHISTICATED SHOPPING

UPSCALE DINING

LIFESTYLE

HOTELS

LUXURY LIVING

Sur la table  
THE ART & SOUL OF COOKING

ALTAR'D STATE  
stand out. for good.

LIFETIME  
ATHLETIC

H&M

THE  
CAPITAL  
GRILL

J.CREW

west elm

lululemon  athletica

SEPHORA



Sushi • Bar • Restaurant

Free People

Eddie V's  
PRIME SEAFOOD

Madewell

Z GALLERIE

Seasons 52  
FRESH GRILL

URBAN OUTFITTERS



 Allen Edmonds  
AN AMERICAN ORIGINAL



GRIMALDI'S  
COAL BRICK-OVEN PIZZERIA

PAPER SOURCE



ANTHROPOLOGIE



INTERSTATE 10

TOWN & COUNTRY BOULEVARD

TOWN & COUNTRY LANE

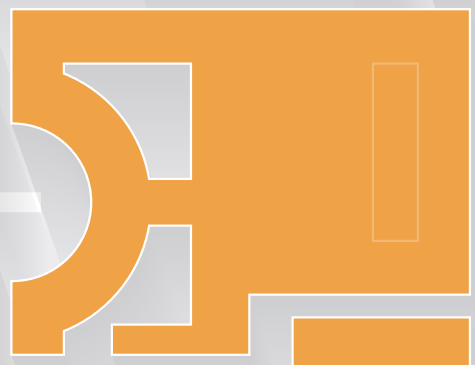
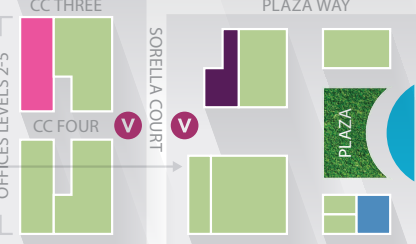
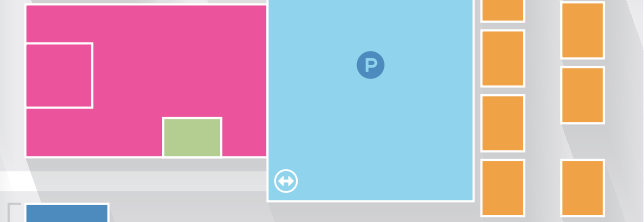
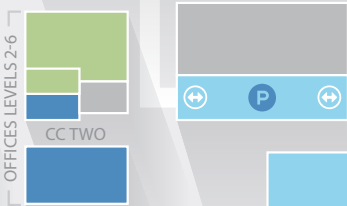
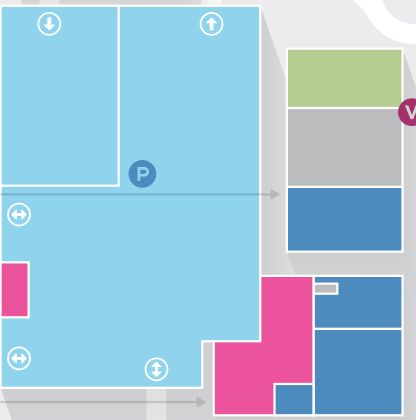
FUTURE CITYCENTRE TOWERS

BELTWAY 8

TOWN & COUNTRY WAY

TOWN & COUNTRY WAY

LEVEL 2



BELTWAY 8

QUEENSBURY LANE

TOWN & COUNTRY LANE

RETAIL + RESTAURANTS  
**SOMETHING FOR  
EVERYONE**

With a focus on first to market, CITYCENTRE has become a landmark mixed-use development with carefully chosen retailers, restaurants, and entertainment venues. Offering everything from boutique retail to decor for the home, and global cuisine to inviting patios, CITYCENTRE features a variety of choices.

400,000 S.F. of upscale retail and restaurant space

Located adjacent to 500,000 S.F. of shopping and dining amenities  
in Town & Country Village

A mix of signature brands and restaurants:  
lululemon, Kendra Scott, The Capital Grille, west elm, H&M, Anthropologie,  
Allen Edmonds, Eddie V's, RA Sushi, and J. Crew



LIFE TIME ATHLETIC

# KEEP YOUR NEW YEAR'S RESOLUTION

Life Time Athletic offers premier services and programs to support a healthy lifestyle, fitness goals and fun at every age. Choose from an array of group classes or train one-on-one with experienced fitness professionals available to accommodate any schedule.

More than 450 exercise machines

83 member-included group classes offered weekly

Regulation soccer field and 3 full-size basketball courts

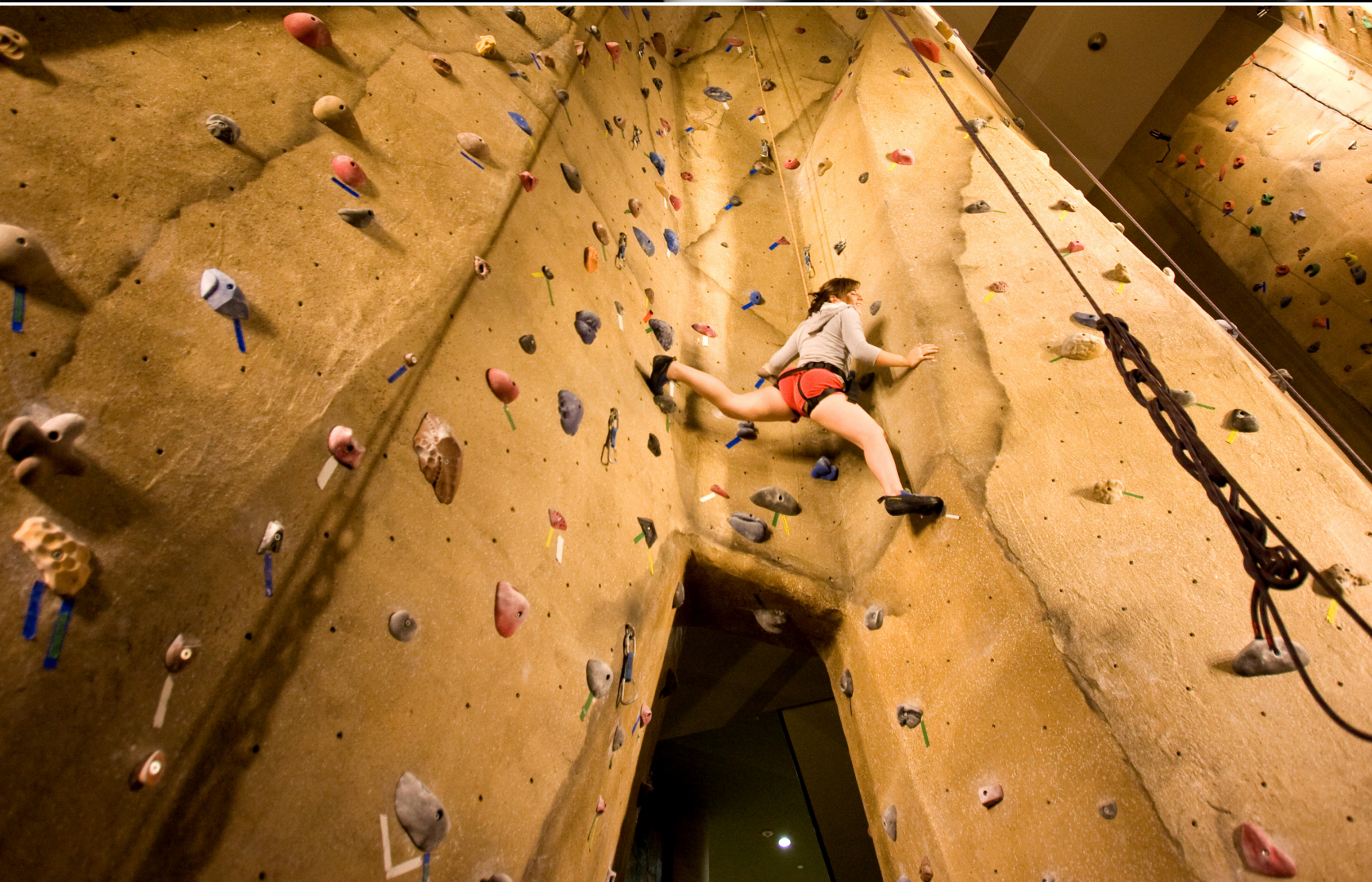
3 pools, including a 5,000 S.F. outdoor pool and lounge

3-story rock climbing wall

Children's events, camps and classes

2,000 S.F. full-service spa and salon

3,000 S.F. café featuring healthy menu options



# OFFICE SERIOUS BUSINESS

With enviable access to I-10 as well as proximity to the Energy Corridor, CITYCENTRE'S 625,000 S.F. of class-A office space is dedicated to serious business in one of the nation's most important economic and capital markets.

"When we look at the profile of wealth that intersects Beltway 8 and Memorial Drive, the opportunity there as we grade it out, the four zip codes that surround CITYCENTRE represent the largest opportunity."

Jeff Shipley  
Regional Wealth Managing Director  
WELLS FARGO & CO.



MEETINGS & CONFERENCES  
**YOUR VISION. YOUR STYLE.  
YOUR DAY.**

Whether you're planning a team meeting, corporate conference, gala or wedding, CITYCENTRE is the ideal location for your next event with more than 75,000 S.F. of versatile meeting and event space onsite.

**Norris Conference Centers**

30,000 S.F. state-of-the-art facility connected via sky-walk to Hotel Sorella  
Flexible configuration options with accommodations for up to 600 guests

**Hotel Sorella Meetings & Events Centre**

15,000 S.F. of executive meeting space, including a 4,000 S.F. ballroom  
State-of-the-art lighting and sound systems

**Texas A&M Mays Business School**

30,000 S.F. of unique event space  
4 executive lecture halls  
21 break-out conference rooms

**Studio Movie Grill**

8-screen, 100% digital venue available for private presentations





# HOSPITALITY

## MAY WE TAKE YOUR BAG?

The Italian-inspired luxury Hotel Sorella features dramatic, residential-style guest rooms while the full-service Four Points by Sheraton offers a relaxed atmosphere with at-home comforts. With the outdoor plaza and tremendous amenities within steps, CITYCENTRE'S hotel offerings provide a preferred destination for travelers.

### **Hotel Sorella**

266-room luxury flagship hotel

Named #1 hotel in Houston by Condé Nast Traveler Readers' Choice Awards

Best performing hotel in West Houston with a year-to-date RevPAR Index of over 167%

### **Four Points by Sheraton**

171-room full-service hotel

Preferred destination for business travelers visiting the dense office corridor



# RESIDENTIAL

# A PLACE TO CALL HOME

CITYCENTRE offers the ultimate live-work-play environment with an enriched lifestyle just outside your door. In addition to the ideal location, the residences at CITYCENTRE boast upscale finishes, attentive staff, dedicated parking, and are pet-friendly.

#### **Domain at CITYCENTRE**

370 upscale apartments

#### **Alexan CITYCENTRE**

340 fashionable apartment homes

#### **THE LOFTS CITYCENTRE**

250 luxury urban lofts

#### **ASCENT at CITYCENTRE**

160 high-end units

#### **The Brownstones**

35 magnificent single-family townhomes



# COMMUNITY EVENTS

## DISCOVER YOUR SCENE

CITYCENTRE is a gathering place for patrons to experience a vibrant and exciting community through special events and an inviting, pedestrian-friendly atmosphere. Through a robust calendar featuring more than 225 events annually, CITYCENTRE is a year-round destination for Houstonians and visitors alike.

12,000 in attendance for the 2017 July 4 Concert & Fireworks Spectacular

Venue to Life Time Athletic's Guinness World Record spin class

Live music every weekend

Other unique events include:

Moonlight Movies for Kids, Doggy Party on the Plaza,  
Lamborghini Festival, Conscious Couture, Parachute Play Time,  
Glisten Holiday Lighting, and Halloween Trick-or-Treat









# ABOUT MIDWAY

Midway is a privately owned, fully integrated real estate investment and development firm that has provided the highest level of quality, service and value to our clients and investors for more than 50 years. Midway's purpose is to create enduring investments and remarkable places that enrich people's lives.

Midway's portfolio of projects completed and/or underway consists of **45,000,000 S.F.** of **PROPERTIES** located in **23 STATES** and northern Mexico

## Project Expertise

- Mixed-use environments
- Office and industrial facilities, including corporate headquarters, business and industrial parks, medical and laboratory facilities, and manufacturing facilities
- Retail and entertainment
- Hospitality
- Multi-family
- Master-planned residential communities





[citycentrehouston.com](http://citycentrehouston.com)

**MIDWAY**

713.629.5200  
[midwaycompanies.com](http://midwaycompanies.com)



**EVERGREEN**

713.664.3634  
[evergreentx.com](http://evergreentx.com)