

SLS PROPERTIES

# 2425 WEST LOOP SOUTH

HOUSTON, TEXAS

| LEASING BROCHURE



# THE PROPERTY

SLS Properties is pleased to present 2425 West Loop South ("the Property"), a 284,896 square foot, I.M. Pei designed office property located at 2425 West Loop South in the heart of the Galleria submarket of Houston. 2425 W Loop South offers tenants a highly visible and strategic location providing convenient access across the region as well as direct access to Houston's most prestigious residential neighborhoods – River Oaks, the Memorial Villages, and Tanglewood. The Property is located in the Galleria submarket, which features 24,052 apartments, more than 9,000 hotel rooms, and 6 million square-feet of retail, most of which is within a short drive from the property.

The building sits in an incredible location on 2.45 Acres with great visibility and access to 610, just north of Westheimer.

**284,896 SF**  
NET RENTABLE AREA

**2.45 ACRES**  
LAND AREA

**11**  
STORIES

**947**  
PARKING SPACES

**3.50/1,000 SF**  
PARKING RATIO





# SLS PROPERTIES

## LEASING HIGHLIGHTS

LEASING OPPORTUNITY IN AN  
IRREPLACEABLE  
INFILL LOCATION

610 FRONTAGE & VISIBILITY WITH  
EXCELLENT INGRESS AND EGRESS  
VIA W LOOP SOUTH



EASY ACCESS TO CITY-WIDE  
CONNECTORS

LEADING RESIDENTIAL GROWTH  
ON TOP OF HIGH EXISTING  
DENSITY

ABUNDANT PARKING  
(947 TOTAL SPACES WITH  
3.50/1,000 SF RATIO)

CONTIGUOUS TO RIVER OAKS  
DISTRICT 2.0



# NORTHWEST FACING AERIAL

CENTRE AT POST OAK  


POST OAK CENTER  


  
**THE GALLERIA**  
 A SIMON MALL  
 LARGEST SHOPPING MALL IN TEXAS

The Property is among a plethora of residential neighborhoods. Within a 3-mile radius, there are over **200,000 residents** with an annual growth projection of **.83%**. The surrounding population within a 1-mile radius has an average household income of **\$168,449** well above the Houston average of \$84,179. The Houston MSA is among the highest growth areas in the United States with 26% growth over the trailing 10-year period.

	1 MILE	3 MILES	5 MILES
2010 Total Population	18,670	171,437	444,489
2024 Total Population	28,329	201,003	529,992
Population Growth 2010-2024	51.74%	17.25%	19.24%
Daytime Population	101,917	346,861	882,578
2024 Median Age	37.9	36.8	35.6
2024 Avg Household Income	\$168,449	\$152,019	\$150,266
2029 Avg Household Income	\$188,794	\$169,703	\$168,586
2024-2029 Growth Rate	12.08%	11.63%	12.19%
Bachelor's Degree or Higher	43.30%	34.80%	35.10%

201,485 VPD

TANGLEWOOD (RESIDENTIAL)

WEST LOOP SOUTH

RIVER OAKS DISTRICT

*Cartier* **ST. BERNARD**  
**EQUINOX HERMÈS**

FUTURE  
RIVER OAKS DISTRICT  
EXPANSION

Westheimer Rd. | 62,774 VPD

# EASY ACCESS TO CITY-WIDE CONNECTORS

3 miles



8 Minutes Away

Downtown Houston

2425  
WEST LOOP SOUTH

The Property is located at the intersection of Westheimer and Interstate 610 - both being primary arteries to several main roads and freeways including I-10, I-45, Kirby, Shepherd Rd and Memorial Dr. This location in the heart of America's 4th largest city boasts a traffic count of over 264,000 vehicles per day.

TMC

TEXAS  
MEDICAL  
CENTER

69

268,500 VPD

610

201,485 VPD

Westheimer Rd | 62,774 VPD



THE GALLERIA

A SIMON MALL

LARGEST SHOPPING MALL IN TEXAS







The Galleria is Houston's most popular retail and tourist destination to over 30 million annual visitors

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# TOP RETAIL DESTINATIONS

## UPTOWN PARK

Uptown Park is a shopping center nestled in the heart of Houston's most fashionable address, conveniently located in the heart of the Galleria district in Houston on Uptown Park Blvd. at the corner of Post Oak and Loop 610, just north of San Felipe. It is an open-air, European-style shopping center lined with world-class specialty shops, boutiques and dining that create an intimate atmosphere for local urbanites, upward-bound professionals and global tourists alike to mix it up in a newly transformed destination where big-city culture meets southern hospitality.

*étoile*  
cuisine et bar

FLOWER CHILD

M&S  
McCORMICK & SCHMICK'S  
est. 1974



REJUVENATION

Mendocino Farms

THE  
RUSTIC

UPTOWN  
SUSHI



RIVER OAKS DISTRICT

River Oaks District is a mixed-use development that includes 300,000 square feet of “high-street” retail, cafes, restaurants, an upscale cinema, 67,000 square feet of boutique office space, and 279 residential units. Luxury tenants such as Cartier, Dior, and Hermes are exclusive to this development in Houston, making River Oaks District a destination for locals and tourists alike. River Oaks District has been called the “Rodeo Drive of Houston”.



# TOP RETAIL DESTINATIONS

## HIGHLAND VILLAGE

Highland Village includes 15 acres of high-end retail space along Westheimer Road. Tenants include shopper favorites such as Lucchese, Lululemon, Athropologie, and Peter Millar. Highland Village has a diverse tenant base that crosses industries and consumer types, creating a highly trafficked and sought-after location. The high-end, outdoor shopping center features Houston's only Apple flagship store and is recognized by the 400 yards of palm trees that line both sides of Westheimer. Houston's first Starbucks location is found at Highland Village as well as one of the top grossing Restoration Hardware stores in the Country.





lululemon

WILLIAMS-SONOMA

YETI®

Central Market

POTTERY BARN



# PROPERTY DESCRIPTION

ADDRESS	2425 West Loop South Houston, TX 77027
NET RENTABLE AREA	284,896 SF
LAND SIZE	2.45 Acres
ARCHITECT	I.M Pei Architect
YEAR BUILT	1980
FLOORS	11
BUILDING STRUCTURE	Reinforced concrete
PARKING	The building has a pre-cast concrete eight-level parking garage consisting of 947 spaces providing a 3.5 per 1,000 parking ratio. The garage is attached to the building by a covered breezeway.
FOUNDATION	Reinforced concrete slab foundation. Structural steel with concrete reinforced framing.
FAÇADE	Metal panels with ribbon windows Spandrel glass curtain wall
TENANT FINISH	The interior construction is typically drywall on metal studs with lay-in ceilings and carpeted floors.
RESTROOM FACILITIES	Each floor contains one men's and one women's restroom facility with tile floors, granite counter tops, and vinyl wall covering. Typical men's restroom facility has two sinks, three commodes, and two urinals. Typical women's restroom has two sinks and three commodes.
SECURITY SYSTEM	A manned security station is located in the lobby. Each floor and individual suites can be secured with card key access system.
ROOF	Modified bituminous
HVAC	The building is cooled by a closed-loop, chilled water system consisting of chillers, cooling towers, and air handlers and is heated by electric heat. Packaged HVAC units. Split-system HVAC units
ELEVATORS	Dover – geared traction passenger; five (5) elevators servicing floors 1-10; one (1) shuttle elevator serving floors 9-11; two (2) parking garage elevators; capacity 3,000 lbs; fab size – 73" wide, 61" deep; 350 FPM shuttle – 77" wide, 57" deep 200 FPM
LIFE SAFETY SYSTEMS	Various fire alarm devices and controls, and an automatic fire sprinkler.
IRRIGATION	An automatic irrigation system is present in the landscaped areas.
ELECTRICAL	The building's electrical system consists of underground service with power supplied to a 480/277 volt main switchboard located in the central plant, then underground to the main mechanical room on the first floor with conduit routing to floors above.
POTABLE WATER SUPPLY	City of Houston
STORM DRAINAGE	The storm water flow from the site is directed by the site topography, resulting in sheet flow dispersal to curbs extending along the perimeter of parking area and the adjacent road frontages.

ELECTRICAL SERVICE

Cirro Energy

SEWAGE DISPOSAL SYSTEM

City of Houston

WINDOWS

Fixed ribbon windows are located at all facades of the building on each floor.

DOORS

The main entrance consists of one pair of glass doors, and two pairs of glass doors providing entry to office building from parking garage. Service and access doors are insulated metal.

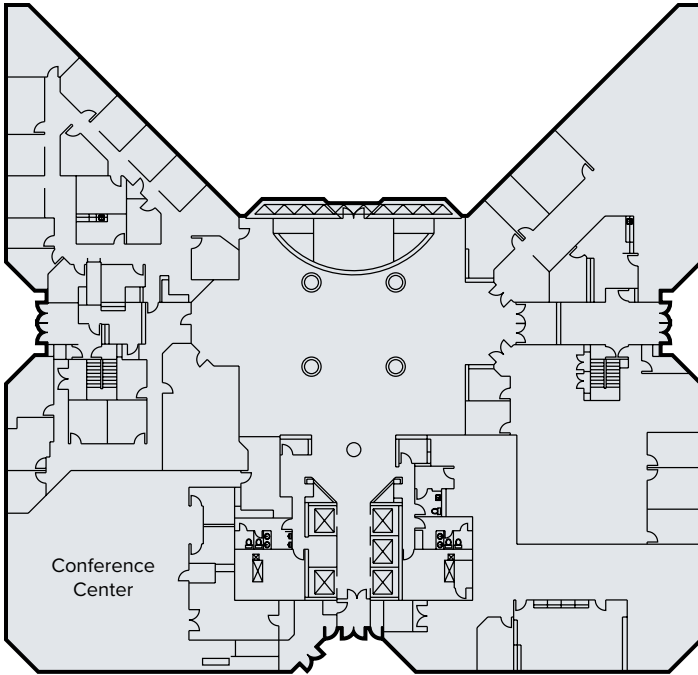
FITNESS

The modern, well-equipped fitness center offers a convenient workout space for office tenants. The space features treadmills, weights, and yoga equipment for tenants. The fitness center also includes shower facilities and locker rooms.

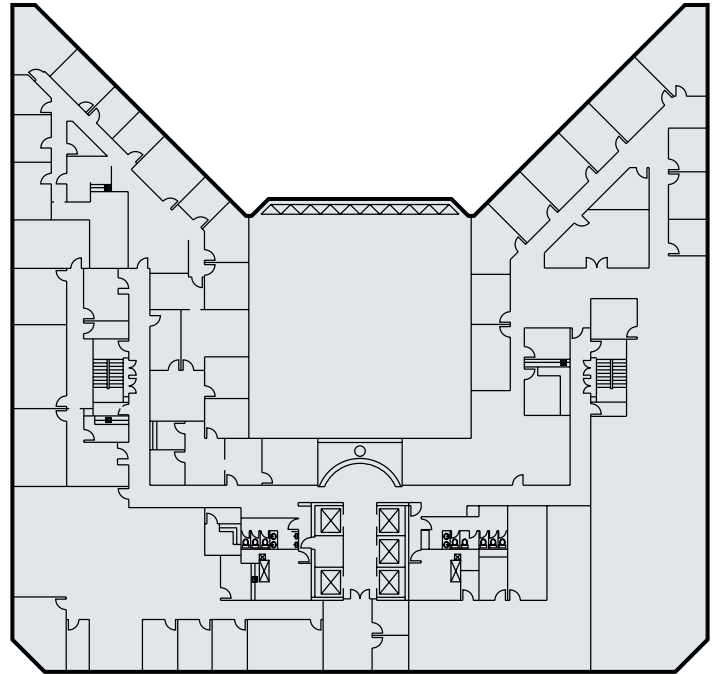


# REPRESENTATIVE FLOOR PLANS

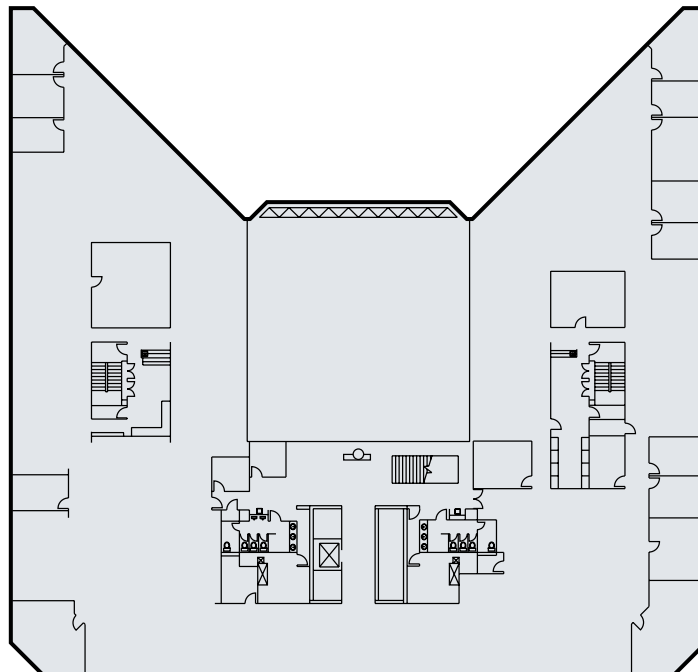
LOBBY



FLOOR 7 - TYPICAL MULTI-TENANT FLOORPLAN

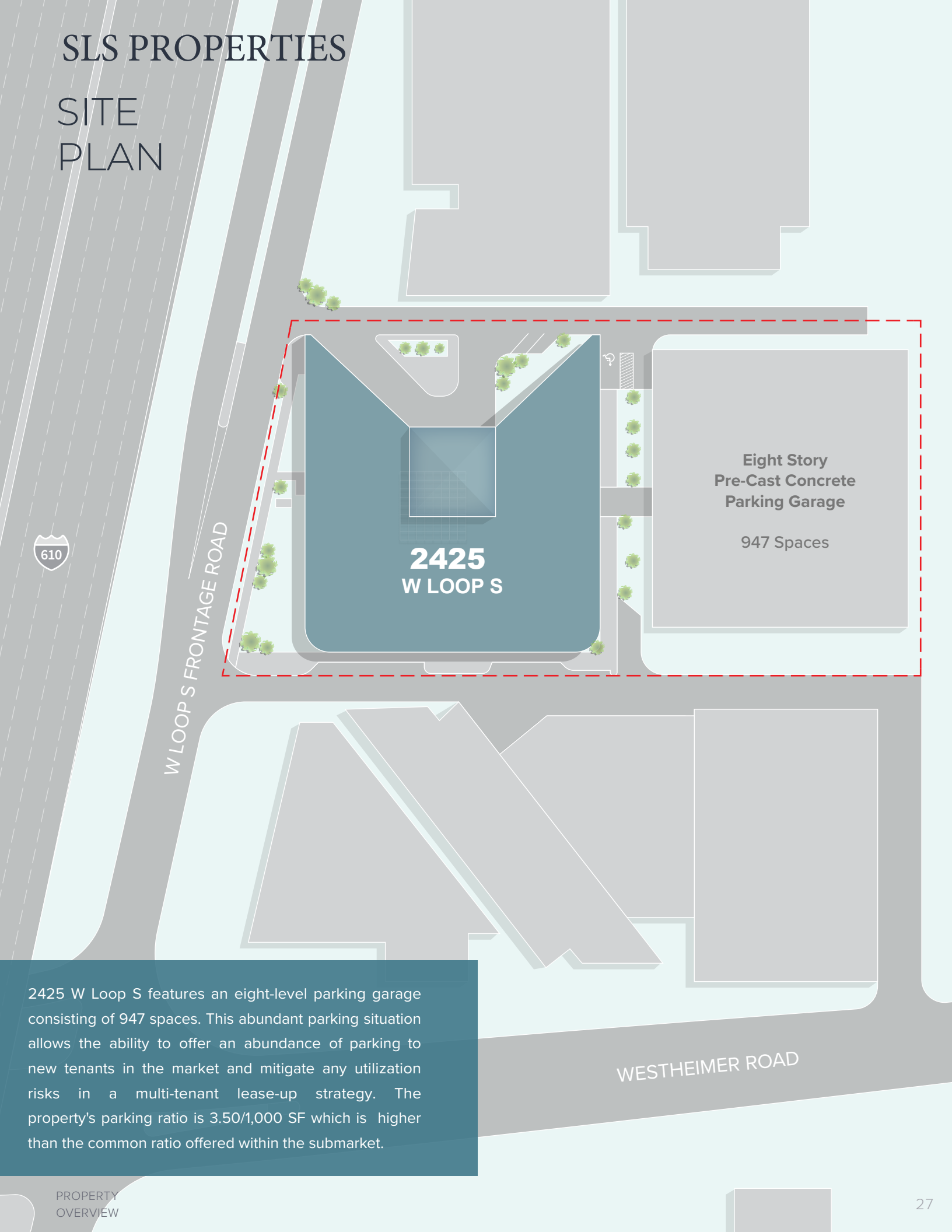


FLOOR 10 - TYPICAL SINGLE-TENANT FLOORPLAN



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## SITE PLAN



2425 W Loop S features an eight-level parking garage consisting of 947 spaces. This abundant parking situation allows the ability to offer an abundance of parking to new tenants in the market and mitigate any utilization risks in a multi-tenant lease-up strategy. The property's parking ratio is 3.50/1,000 SF which is higher than the common ratio offered within the submarket.