

EAST RIVER

EASTRIVERHTX.COM

OFFICE GUIDEBOOK



EXPLORE ANOTHER SIDE OF HOUSTON

ONLY UP FROM HERE

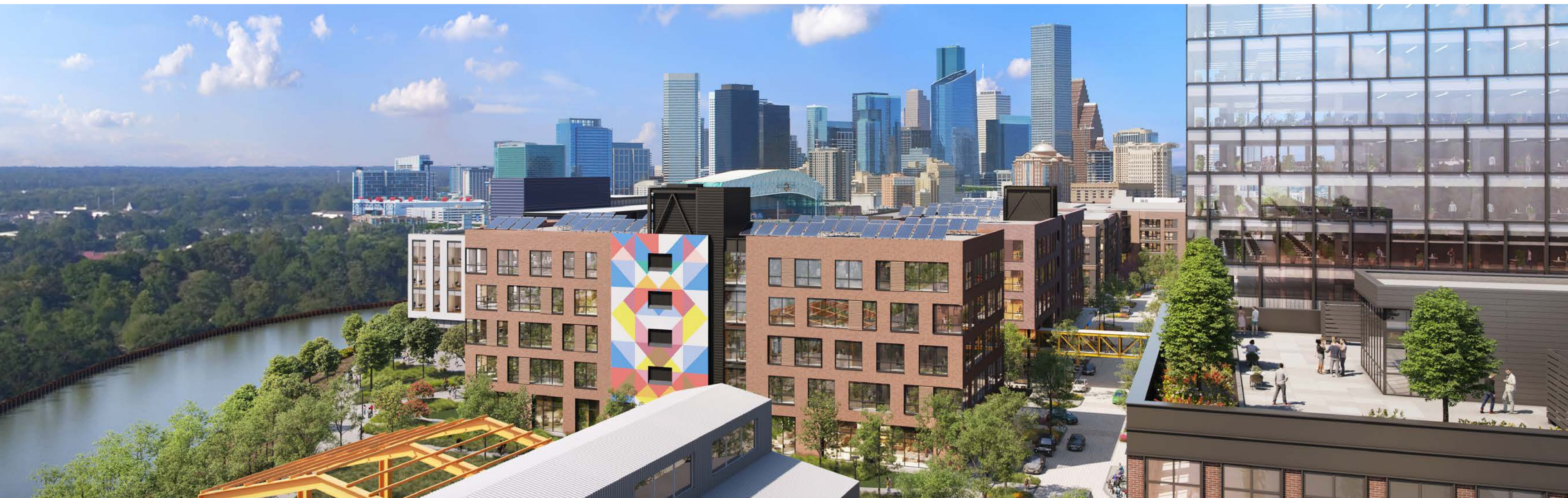
PHASE 1 NOW
UNDER CONSTRUCTION
OPENING 2023

PHASE 1
26 ACRES

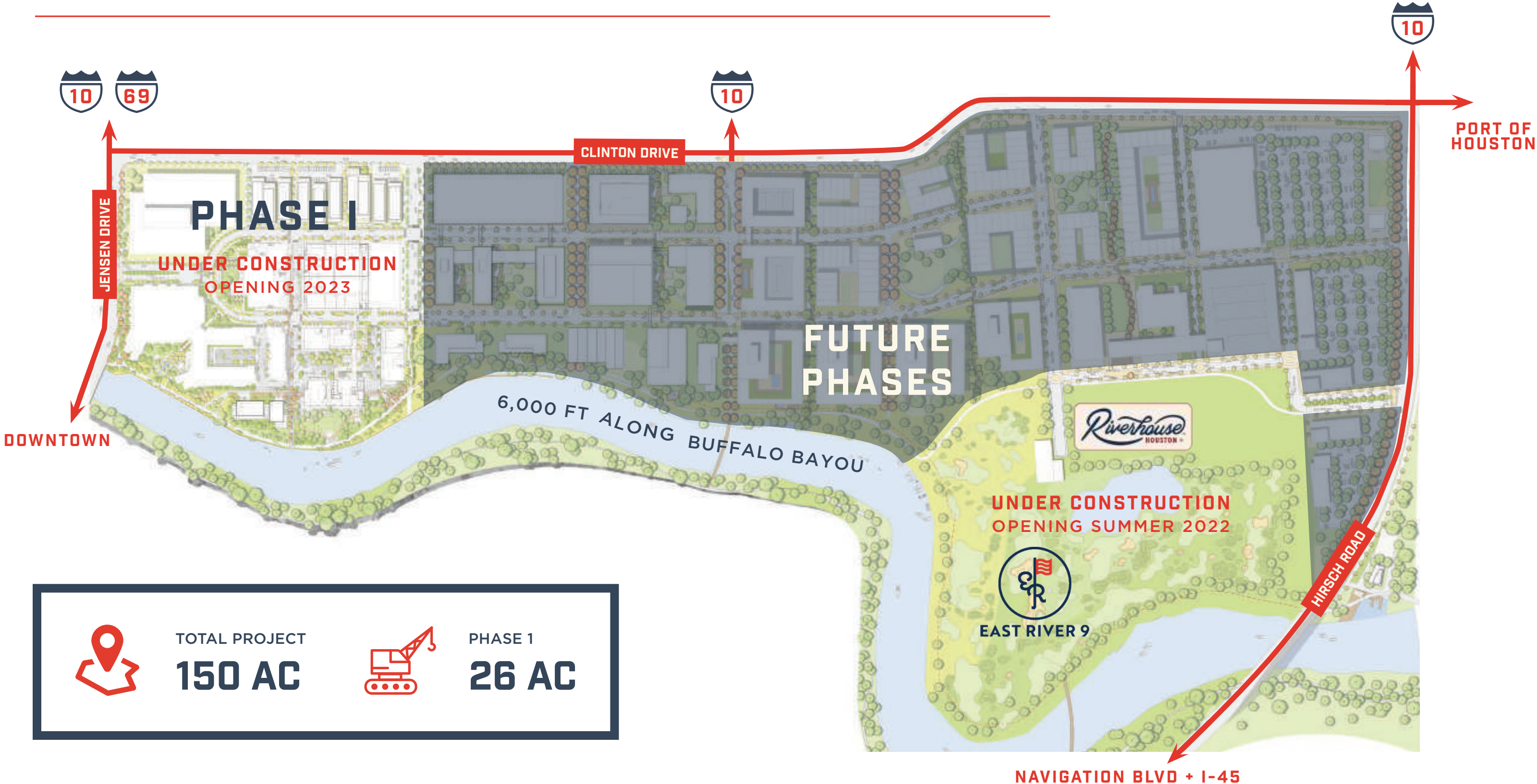
OFFICE
300,000 SF

RETAIL
100,000 SF

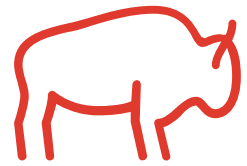
MULTIFAMILY
360 UNITS



HOUSTON'S NEXT BIG THING



URBAN BY NATURE



Buffalo Bayou Park
hike + bike trail
connection



Bordered by an
impressive mile
of waterfront



Connected to
500 miles of
city bike lanes



3 acres of
activated
green space



FORWARD FOCUS

Supporting sustainability and wellness is at the core of our development strategy, and we're proud to partner with LEED Leadership in Energy and Environmental Design, WiredScore, the International WELL Building Institute, Teal's iPlant, and more at East River.



RIGHT WHERE YOU NEED TO BE

 < 1 MILE

 < 1 MILE

 < 1 MILE

 < 1 MILE
DOWNTOWN



MEET THE NEIGHBORS



- 1 THE NEW POTATO
- 2 GUADALUPE PLAZA PARK
- 3 MOON TOWER INN
- 4 METALAB
- 5 THE DELUXE THEATER
- 6 HUYNH'S
- 7 CHAPMAN & KIRBY

- 8 RODEO GOAT
- 9 AROUND THE CORNER
- 10 LEELAND HOUSE
- 11 TOYOTA CENTER
- 12 GREENSTREET
- 13 THEATER DISTRICT
- 14 NAVIGATION BOULEVARD

- 15 THE KNOCKOUT FACTORY
- 16 HOGG PARK
- 17 WHITE OAK MUSIC HALL
- 18 BUFFALO BAYOU PARK
- 19 STUDE PARK

- 20 THE NICKEL SANDWICH GRILL
- 21 TOUT SUITE
- 22 THE ORIGINAL NINFA'S
- 23 VILLA ARCOS
- 24 ST. ARNOLD'S BREWERY
- 25 WAREHOUSE LIVE

- 26 VINNY'S
- 27 TXRX LABS
- 28 EAST END DISTRICT
- 29 HOUSTON MARITIME MUSEUM
- 30 MISS CAROUSEL
- 31 SIGMA BREWING CO.
- 32 INDIANOLA

- 33 PITCH 25
- 34 EL TIEMPO CANTINA
- 35 MINUTE MAID PARK
- 36 GEORGE R. BROWN CONVENTION CENTER
- 37 8TH WONDER BREWERY
- 38 BBVA STADIUM

- 39 TRUCK YARD
- 40 THEODORE REX
- 41 NANCY'S HUSTLE
- 42 THE RUSTIC
- 43 HEADQUARTERS
- 44 EAST RIVER 9
- 45 RIVERHOUSE

PHASE 1



- | | |
|--|--|
| A 105,000 SF OFFICE
30,000 SF RETAIL | F 72,000 SF OFFICE
29,000 SF RETAIL |
| C 64,000 SF OFFICE
10,000 SF RETAIL | G PARKING GARAGE
5 LEVELS
11,000 SF RETAIL |
| D 64,000 SF OFFICE
10,000 SF RETAIL | H BUILD-TO-SUIT
100,000 - 250,000 SF |
| E RIVER PAVILIONS
12,000 SF RETAIL | M THE LAURA
360 UNIT MULTIFAMILY
10,000 SF RETAIL |

PHASE 1 SITE PLAN



PHASE 1
26 AC



CLASS-A
OFFICE SPACE
300K SF



RESTAURANT, RETAIL
+ SERVICE SPACE
100K SF



ACTIVATED
GREEN SPACE
3 AC



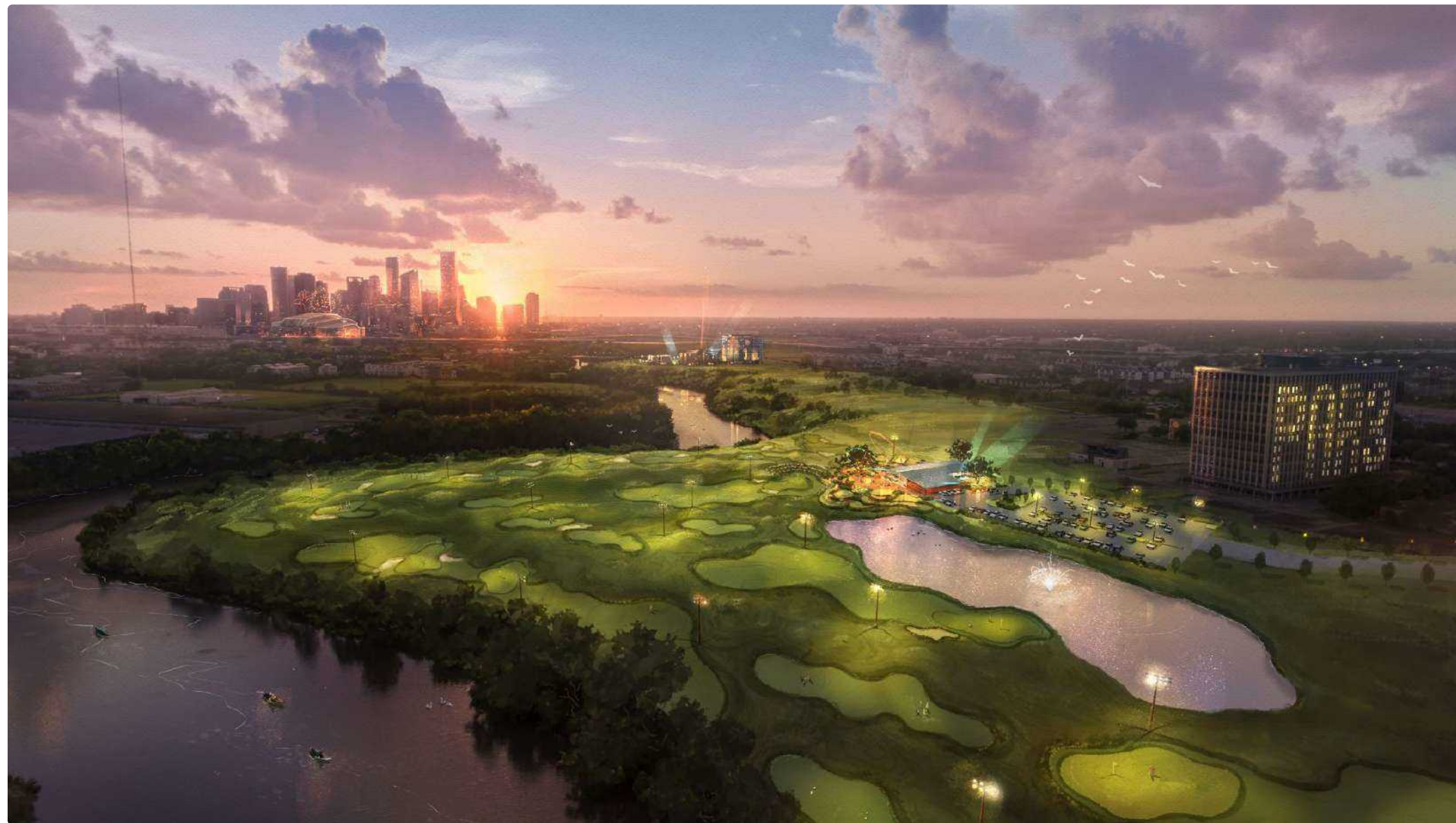
RETAIL TENANT MIX



EAST RIVER 9 + RIVERHOUSE

OPENING SUMMER 2022

Currently under construction, East River 9 and Riverhouse will be Houston's premier destination for recreation, dining, and entertainment, all within minutes from Phase 1. East River 9 will be the only public, nine-hole, par-three golf course inside the 610 Loop, complete with stadium lights for evening play. Anchoring the golf course is Riverhouse, a family-friendly restaurant and patio bar that will serve a scratch kitchen menu coupled with a well-rounded beer, wine, and spirits selection.



SPEND THE DAY AT EAST RIVER

MORNING



RISE & SHINE

7 AM

Kayak along Buffalo Bayou



GET TO WORK

9 AM

At the offices at East River



COFFEE MEETING

10 AM

Over lattes at a nearby coffee shop

AFTERNOON



LUNCH

NOON

On a patio by the plaza



HAPPY HOUR

5 PM

Have a drink at Riverhouse

NIGHT



KICK BACK

7 PM

Put around at East River 9 under stadium lights



DINNER

8 PM

At one of East River's signature restaurants



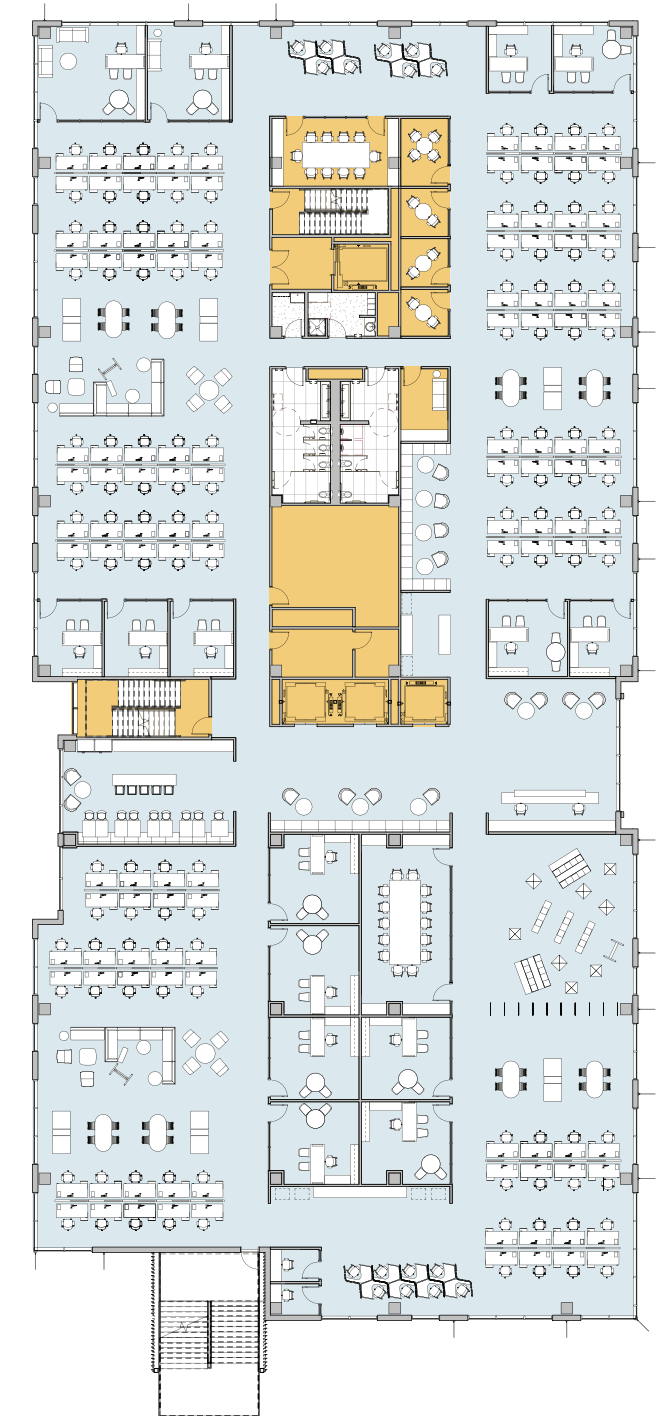
HEAD HOME

11 PM

To your personal retreat at The Laura

TRAIL HEAD 1 (F)

FLOOR PLAN (2 - 4)



ABOUT: With direct access to Buffalo Bayou Park trail system and unobstructed downtown views, this iconic building offers an experience unlike any other in Houston.

 OFFICE NRSF
72,000

 RETAIL SF
29,000

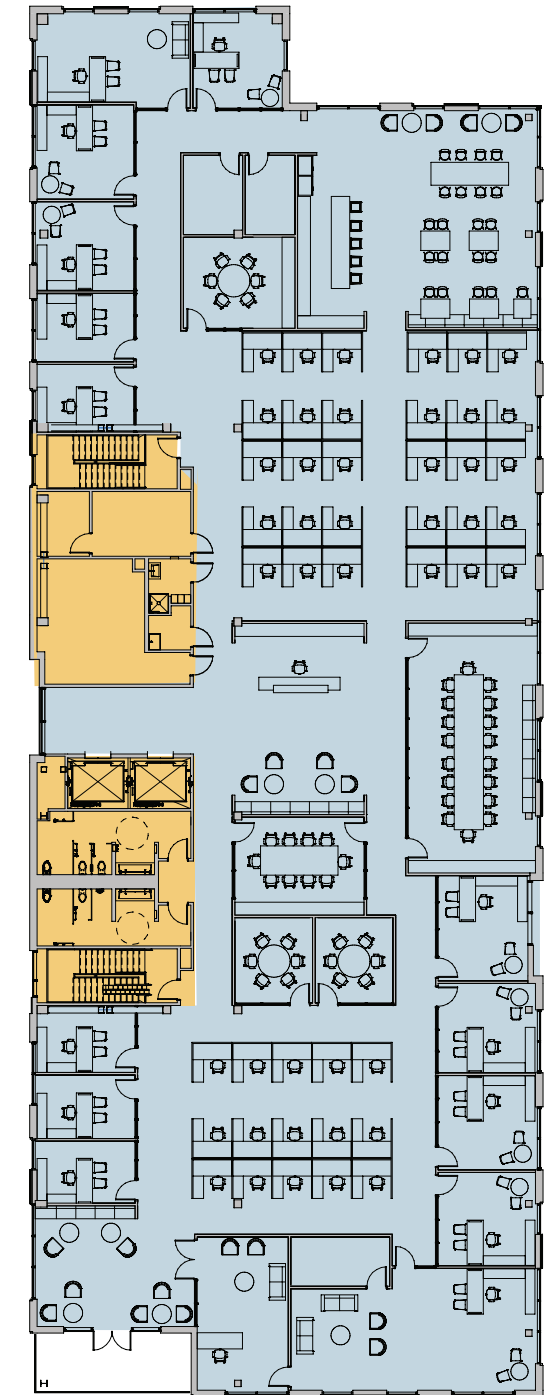
 FLOOR PLATE SF
24,000

 STORIES
5

 DELIVERY DATE
2023

EAST RIVER 1 (C)

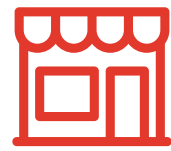
FLOOR PLAN (2 - 5)



ABOUT: With a front door address on the Central Plaza and direct garage access, these office spaces offer maximum convenience and a truly urban experience at the heart of Phase I.



OFFICE NRSF
64,000



RETAIL SF
10,000



FLOOR PLATE SF
16,000



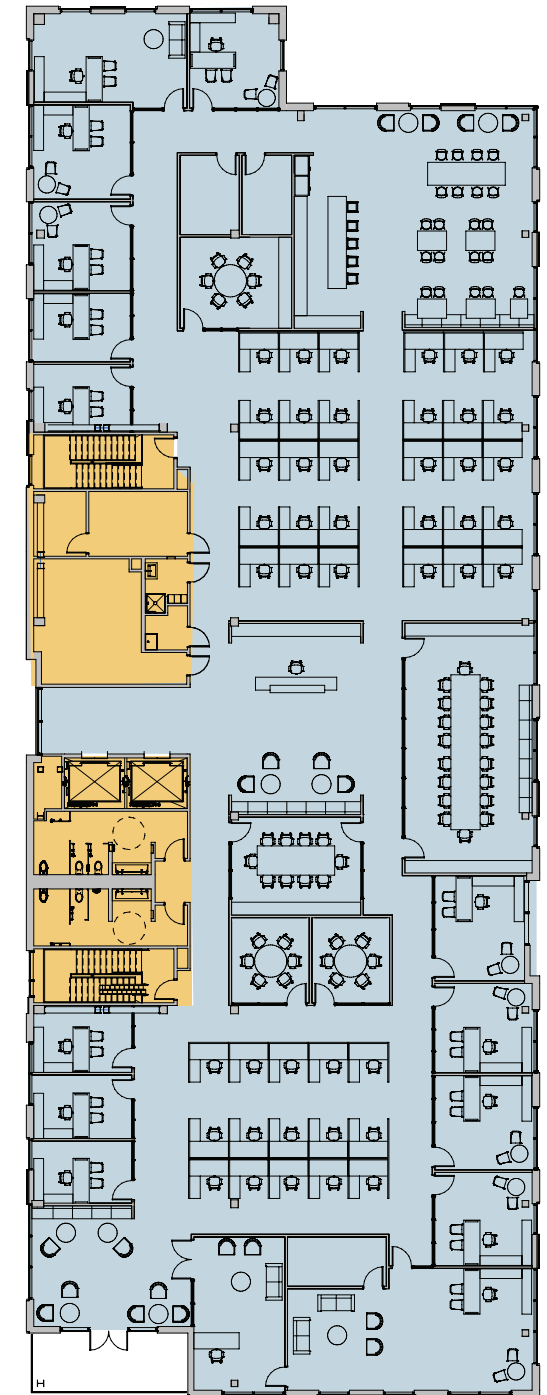
STORIES
5



DELIVERY DATE
2023

EAST RIVER 2 (D)

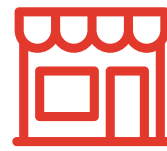
FLOOR PLAN (2 - 5)



ABOUT: With a front door address on the Central Plaza, these office spaces offer maximum convenience and a truly urban experience at the heart of Phase I.



OFFICE NRSF
64,000



RETAIL SF
10,000



FLOOR PLATE SF
16,000



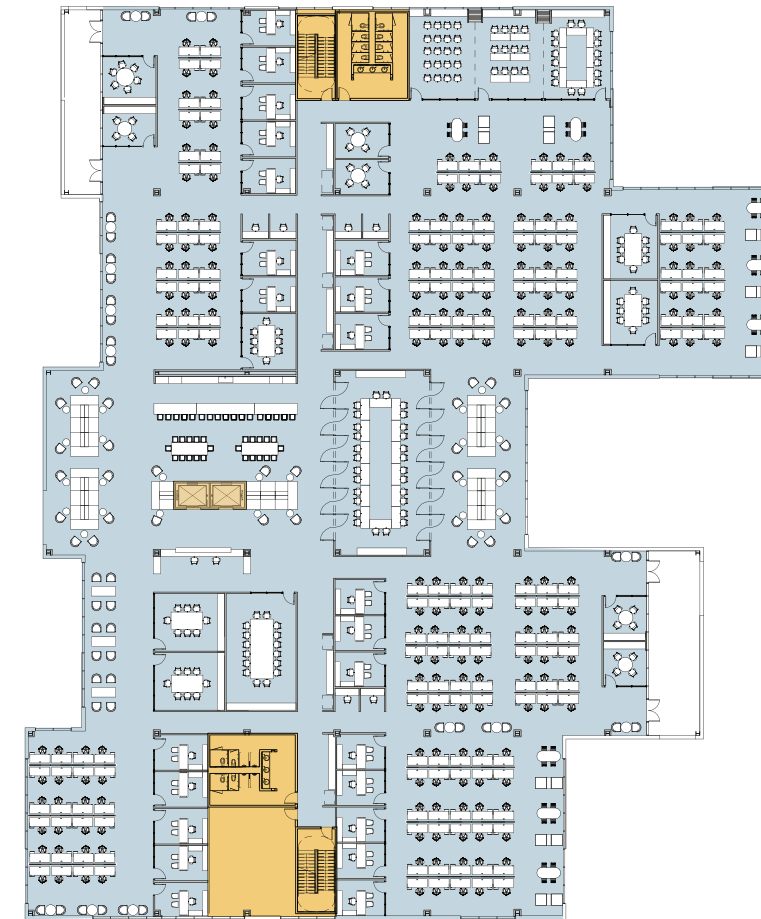
STORIES
5



DELIVERY DATE
2023

THE LANDING (A)

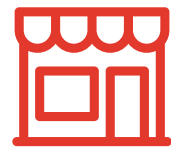
FLOOR PLAN (2)



ABOUT: This modern interpretation of a turn of the century factory features one-of-a-kind truss pitched ceilings, plenty of daylight and downtown views.



OFFICE NRSF
105,000



RETAIL SF
30,000



FLOOR PLATE SF
35,000



STORIES
4



DELIVERY DATE
2023

MIDWAY

What We Believe

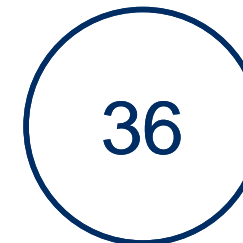
Our purpose is to create enduring investments and remarkable places that enrich people's lives.

Actions follow beliefs. Our values and remarkable people who share our values, are the foundation upon which Midway is built. **Integrity, Passion, Adaptability, Quality, Initiative, Teamwork, Generosity, and Urgency.**

ACTIVE PORTFOLIO



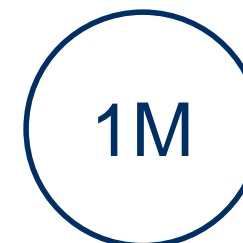
Assets Under Management



Investments



SF of Office



SF of Retail/
Entertainment

Midway By The Numbers

53

Years

140+

People

450+

Events in
2021

9

Remarkable
Places



EXPLORE ANOTHER SIDE OF HOUSTON

EASTRIVERHTX.COM



Office Leasing

Brandi McDonald Sikes | 832.721.4032

Sobi Qazi | 832.454.2855