EAST RIVER

OFFICE GUIDEBOOK

explore another side of houston
Rising along Buffalo Bayou, East River is channeling the city’s energy and spirit into a mixed-use development just minutes from downtown.

“HOUSTON’S [DIVERSITY] IS 25 YEARS AHEAD OF THE REST OF THE COUNTRY, SOON ALL OF AMERICA WILL LOOK LIKE THIS CITY.”
STEPHEN L. KLINEBERG, SOCIOLOGIST
KINDER INSTITUTE FOR URBAN RESEARCH

<1 mile from

25 min. away From 2 major Airports

GEORGE BUSH INTERCONTINENTAL AIRPORT
183 Non-stop destinations

William P. Hobby Airport
56 Non-stop destinations

<1 mile from

10 69 45
WHY EAST RIVER NOW?

BUILT FOR INVENTORS, BUILDERS, CREATORS AND CONNECTORS. DESIGNED TO CAPTURE THE CITY’S ENERGY AND EXCITEMENT, FROM BREATHTAKING VIEWS TO HOMEGROWN SOUL. EVERYTHING A BLOSSOMING BUSINESS OR MAJOR PLAYER NEEDS. ELECTRIFYING MIXED USE SPACE, ALL LOCATED ALONG THE BUFFALO RIVER. YOUR NEXT OPPORTUNITY IS NOW.

perfectly located
Less than a mile from Houston’s urban core with the ability to offer safe, amenity-rich workplace environments for employees and clients.

approachably scaled
Office and retail buildings within Phase I provide a level of personal connection and healthy building circulation not found in high rise office environments. Employees will experience a low density space with welcoming stairways creating a more connected way to work.

sustainably designed
With all buildings achieving LEED New Construction Certification and the entire project meeting LEED Neighborhood Design standards, employees will experience a high walkability, connected and environmentally conscious environment.

wellness focused
East River connects you with the outdoors with over 3 acres of green space in Phase I and direct access to the Buffalo Bayou Park trails. WELL certification will ensure ongoing maintenance of healthy indoor environments, including annual testing of daylight levels, air and water quality.

community driven
East River seeks to incorporate local businesses, art installations and community-oriented event programming throughout the multi-phase project.
East River is the largest contiguous redevelopment site inside of Houston’s 610 Loop and is the most unique site inside an urban setting in North America. It is bounded by major thoroughfares on the west, north and east. It has over 6,000 feet of frontage on Buffalo Bayou, its southern border. East River is “high & dry”, having demonstrated in recent historic events it is exceptionally well protected from flooding.

East River is less than a one mile walk from Houston’s CBD, providing ease of access to the amenities in the CBD and the East End Cultural Arts District.
East River is among the hottest neighborhoods in H-town. It’s the next wave of growth, and the immediate path of infill urban redevelopment is already here.
Buffalo Bayou Partnership is helping to transform the former industrial heart of Houston and our city’s most important waterway. The east sector will continue the organization’s legacy of world-class parks and trails. East River will link with this emerald necklace of waterfront parks and extend the catalyst for inclusive growth and neighborhood revitalization.
**MASTER PLAN**

**PHASE I**
- 6,000 FT
- BUFFALO BAYOU
- JENSEN ROAD
- CLINTON DRIVE
- HIRSCH ROAD

**FUTURE PHASES**
- TO/FROM DOWNTOWN
- TO/FROM I-10
- TO PORT OF HOUSTON

**PLANNED FEATURES**
- TOTAL ACREAGE: 150
- PLANNED MULTI-FAMILY UNITS: 14K+
- WATER FRONTAGE: 1+ MILES
- PLANNED HOTEL ROOMS: 390
- PLANNED SF CLASS-A OFFICE SPACE: 8.9M
- PLANNED SF RETAIL SPACE: 500K
- PLANNED SF RETAIL SPACE: 500K
- PLANNED SINGLE-FAMILY RESIDENCES: 475+
- ACRES OF GREEN SPACE: 12+

East River figures are based on the conceptual master plan and are subject to change.
PHASE I

A 80,000 SF OFFICE 30,000 SF RETAIL
B PLAZA PAVILION 6,500 SF RETAIL
C 60,000 SF OFFICE 10,000 SF RETAIL
D 60,000 SF OFFICE 11,000 SF RETAIL
E BAYOU PAVILION 11,000 SF RETAIL
F PHASE I
G PARKING GARAGE 1,000 SPACES
H THE LAURA 360 UNIT MULTIFAMILY 10,500 SF RETAIL

Subject to change.
**Phase I Site Plan**

- **Planned SF Class-A Office Space**: 250K
- **Planned SF Retail Space**: 110K
- **Planned SF Multi-Family Units**: 359
- **Acres of Green Space**: 3 AC

**Key Areas**:
- **A**: 40,000 SF Floor Plate
- **B**: 6,500 SF
- **C**: 10,000 SF Floor Plate
- **D**: 15,000 SF Floor Plate
- **E**: 6,500 SF
- **F**: 22,000 SF Floor Plate

**Marked Areas**:
- **M**: 6,500 SF Floor Plate
- **P**: Building-to-Suit Opportunity
- **G**: Parking Garage

**Phase I Site Plan** includes various planned square feet for office, retail, and multi-family units, with a total of 250K SF of Class-A office space, 110K SF of retail space, 359 planned multi-family units, and 3 acres of green space.
East River aims to blend local favorites and hidden gems to shake up our city’s retail and restaurant scene. Picture a dynamic mix of a gourmet bakery to a hip bike shop; from artisan ice cream to a trendy bowling alley; rooftop happy hour, then dinner with bayou views. Here patrons and employees will soak up a completely unique experience unlike any other in Houston.
**Summary:** 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:** 66,000
- **Retail SF:** 26,000
- **Floor Plate SF:** 22,000
- **Stories:** 5
- **Skyline, Plaza & Waterfront Views:** YES
- **Delivery Date:** 2022
**Summary:** 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 / Bldg:** 60,000
- **Retail NRSF / Bldg:** 11,000
- **Floor Plate SF / Bldg:** 15,000
- **Stories / Bldg:** 5
- **Plaza Views:** Yes
- **Delivery Date:** 2022

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**East River 1 + 2**

**Building C + D**
Summary: 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: 80,000
- Ground Floor Retail SF: 30,000
- Floor Plate SF: 40,000
- Stories: 3
- Skyline & Plaza Views: Yes
- Delivery Date: 2022
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 and Generosity.

Midway By The Numbers

- $2B Assets Under Management
- 36 Investments
- 2.7M SF of Office
- 1M SF of Retail/Entertainment
- 52 Years
- 140+ People
- 12 Midway Offices
- 12 Awards in 2019
- 550+ Events in 2019
- 9 Remarkable Places
EXPLORE ANOTHER SIDE OF HOUSTON
EastRiverHTX.com

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