

UPTOWN UPDATE

FROM JIMMY CHOOS TO LUCCHESI, PRADA TO STALLION: UPTOWN HOUSTON SHOWCASES DESIGNER BOOTS



Everything's bigger and better in Texas, including the **Houston Livestock Show and Rodeo's commemorative designer boots** now on display in **Post Oak Park** at the corner of Post Oak Boulevard and the West Loop. Celebrating a legacy of roping, riding and wrangling, the eleven, six-foot tall cowboy boots were created to raise awareness of the Houston Livestock Show and Rodeo's 75th Anniversary. Flags bearing the anniversary logo also line Post Oak Boulevard.

Organized locally by the Western Heritage Community Challenge Committee, Houstonians and out-of-town guests can enjoy more than 80 uniquely-decorated cowboy boots in various locations throughout the Bayou City.

For more information, visit www.hlsr.com.

RESIDENTIAL NEWS

Turnberry Associates, one of America's premier real estate development and property management companies, is currently constructing the sales office for **Turnberry Tower Galleria**, an ultra-luxury 38-story condominium development. Located just west of the Water Wall, the Turnberry Tower Galleria sales office will feature a full-size, 9,000-square-foot condominium model. For more information, visit www.turnberryltd.com.



UPTOWN HOUSTON'S OFFICE MARKET SOARS

Investors in Uptown Houston's office market are reaping the benefits of **six consecutive quarters of net positive lease absorption**. CoStar's end-of-year report states that the area's Class A office space gained nearly 7 percent in occupancy last year, jumping from 82.6 percent in fourth quarter 2005 to 88.8 percent in fourth quarter 2006. Additionally, the price per square foot of Class A office space in Uptown increased to **\$22.53 per square foot** in the fourth quarter of 2006, up from \$19.10 in fourth quarter 2005.

In 2006, **Uptown Houston's Class A office market** had a **net absorption of 700,000 square feet**. The most notable increase occurred in Williams Tower, which is now 89 percent leased.

For more information on Uptown Houston's office market, contact Debbie Westbeld at 713-621-2011.

HOTEL SPOTLIGHT: THE WESTIN GALLERIA GETS FITNESS FACILITY IN TIP-TOP SHAPE

The Westin Galleria recently unveiled a new and improved fitness facility that features state-of-the-art cardiovascular and strength-training equipment, a cardio theater and a **Reebok Core Training Zone** all housed in a sleek, airy environment reminiscent of the nation's most upscale health clubs. Guests of both Westin properties – **The Westin Galleria and Westin Oaks** – can now enjoy 24-hour access to the facility and its amenities, including complimentary towels, bottled water, the latest newspapers and magazines as well as luxurious extras like modern furnishings, serene art and access to digital music.

For more information or to make hotel reservations, call **713-960-8100**.



HOTEL NEWS

Occupancy rates in 2006 reached levels that Houston hotel operators have not seen in decades according to **John Keeling**, senior vice president of PKF Consulting. Keeling says the **occupancy rate for the first half of the year was phenomenal...** "you would have to go back to the 1970s to find occupancies as good."

How does **Uptown Houston** fare locally? The area is the leader of the pack with daily **occupancy rates stable at 75 percent**, compared to the City's average of 69 percent.



RETAIL NEWS ON THE GO...

...Estate jeweler Louis Tenenbaum will relocate from The Galleria to the former Bailey Banks & Biddle space at **1801 Post Oak Boulevard** later this month.

...Borders recently opened a 27,000-square-foot store in **The Galleria**. Housed in the former Lord & Taylor space, the retailer offers 200,000 books, music and movie titles as well as a **Seattle's Best Coffee Café**.

...Truluck's Seafood, Steak & Crab House has moved to **5350 Westheimer**, just past Yorktown. The new location features a large welcoming bar and the same great menu.

www.uptown-houston.com

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