

UPTOWN UPDATE

OFFICE NEWS

Stanford Financial Group has inked a ten-year lease at approximately \$19 per square foot for seven floors of the **Galleria Tower II**, which is owned by Walton Houston Galleria Office LP. The 112,000-square-foot lease brings the 320,000-square-foot tower at 5051 Westheimer Rd. close to fully occupied. Growing human resources, accounting, legal, information technology and advertising departments warranted the expansion. Stanford will retain its corporate headquarters across the street at **5050 Westheimer Rd.**, which it has owned since 1996.



Panhandle Energy, located at **5444 Westheimer Rd.**, recently announced its decision to expand its Uptown location rather than move to downtown. The 10-year contract, signed in February, adds 72,000 square feet of office space to its current lease of 136,000 square feet.

Los Angeles investors purchased **5400 Westheimer Court**, a 614,397-square-foot building, for \$84.6 million (\$138 per square foot). The property is currently net-leased to **Duke Capital Corporation** through April 2018.

Two Riverway, a 371,000-square-foot building on the north border of Uptown, was recently purchased by **Coventry Realty Advisors** and the **Austin Police Pension System** for around \$28 million (\$75 per square foot).

RESTAURANT NEWS

With more than 120 restaurants, Uptown Houston is one of the premier dining areas in Houston. If you are looking for fine wine or a good time, stop by two of Uptown's newest additions:

Sports aficionados and amateurs alike will enjoy a contemporary American menu, diverse wine list and uncompromised sports and entertainment viewing at **Fox Sports Grill** in **The Galleria**.

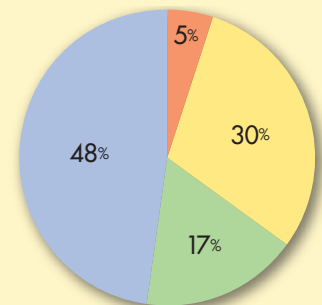
With only five locations in the United States, Uptown Houston's **Grand Lux Café**, located at 5000 Westheimer Rd., offers guests unique, global cuisine in an elegant yet relaxed atmosphere.



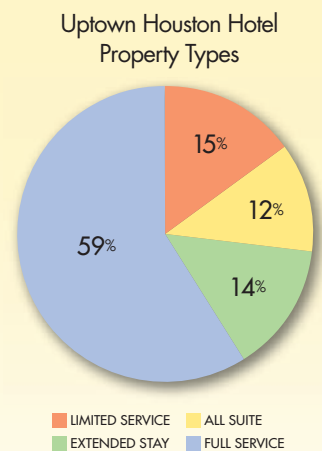
HOTEL FAST FACTS

Boasting the city's highest revenue per available room at \$80, Uptown Houston accommodates leisure and business travelers with its variety of business-class hotels to premier luxury lodging.

Uptown Houston Hotel Market Segmentation



Uptown Houston Hotel Property Types



Source: PKF Consulting Texas Hotel Industry Report 2004

If you'd like to receive Uptown Updates via e-mail, send your e-mail address to uptown@uptown-houston.com



UNIQUE STREETScape ELEMENTS

Uptown Houston is expanding its trademark of unique streetscape elements with the addition of 36 METRO transit shelters.

BOOMING RESIDENTIAL CONSTRUCTION

Since 2000, six high-rise residences, towering 30 stories or higher, have been constructed in the Uptown Houston area. The buildings house more than 566 condominium units and 586 apartment units.

DEVELOPMENT	ADDRESS	DATE BUILT
Villa d'Este	1000 Uptown Park Boulevard	May 2000
The Mark	3505 Sage Road	Sept. 2001
The Mercer	3388 Sage Road	April 2003
1200 Post Oak Boulevard	1200 Post Oak Boulevard	July 2003
Montebello	1100 Uptown Park Boulevard	June 2004
Dominion at Post Oak	2323 McCue Road	March 2005

WELCOME TO UPTOWN HOUSTON

Uptown Houston welcomes the newly renovated **Hilton Houston Post Oak**, formerly DoubleTree Hotel Post Oak, to the area. The official ribbon-cutting ceremony, held on March 1, unveiled the \$13 million face-lift.



UPTOWN HOUSTON — CIRCA 1880 — DID YOU KNOW? San Felipe, Post Oak Road and Westheimer were the only serviceable roads. Now they are three of Uptown Houston's major thoroughfares. • San Felipe was the only route between the Texas colonial settlements of Harrisburg and Stephen F. Austin's settlement in Central Texas.

FOR MORE INFORMATION, PLEASE VISIT OUR WEB SITE AT WWW.UPTOWN-HOUSTON.COM.

www.uptown-houston.com

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