

UPTOWN UPDATE

WEST LOOP UPDATE

NEW WESTHEIMER ENTRANCE OPENS!

Commuters now have a new option when traveling in Uptown Houston. The new northbound Westheimer entrance ramp to IH-610 (West Loop), pictured at right in green, opened last month! In addition, commuters have enjoyed the southbound Westheimer entrance and exit ramps, shown in blue, for several months.



Looking south from San Felipe

FOUR OAKS PLACE 'AFTER THE SALE'

Last October, **Four Oaks Place** — a collection of four buildings located on the north end of Post Oak Boulevard — was purchased by **TIAA-CREF**, America's largest institutional real estate investor, for \$255 million. The purchase, which totaled 1.76 million square feet, recently won "Best Project Sale" of the year at the 2005 *Houston Business Journal* Landmark Awards.

Improvements are planned for Four Oaks Place. Gensler, the architectural firm hired to implement capital improvements, will focus on cosmetic upgrades including: renovation of exterior entrances, walkway connections



between each building, flooring, walls, ceilings and lighting; creation of marketing/concierge center; and upgrades to existing auditorium for use by all tenants.

Built in early 1980, Four Oaks Place was designed by well-known architect Cesar Pelli and developed by Giorgio Borlenghi's Interfin Company.

JOSÉ EBER RETURNS TO UPTOWN

A new José Eber salon will return to Uptown Houston this fall. Originally located in Saks Fifth Avenue at The Galleria, patrons will find **José Eber** in Uptown Park's expansion located at 1180 Uptown Park Boulevard.

At age twenty-six, José Eber was already one of Beverly Hills' most popular stylists when Farrah Fawcett became his first major celebrity client. Eber's association with this *Charlie's Angel* further propelled his career, making him a household name.



OFFICE MARKET

According to **O'Connor & Associates Houston Office Performance Update**, Uptown Houston's Class A office market was the "**best performing sector**" for absorption in first quarter 2005, with more than 222,800 square feet of office space absorbed.

Home to more than 2,000 companies, Uptown houses approximately 12 percent of Houston's total office space.

RETAIL MARKET

Houston's overall retail market improved in 2004, with occupancy nearing 87 percent and rental rates up slightly, averaging \$15 to \$23 per square foot. **Uptown Houston's retail market**, with more than 1,000 premier stores, remains robust with the **highest retail rates and sales** volumes in the city.

UPTOWN HOUSTON MAKES STRONG SHOWING AT 2005 LANDMARK AWARDS

Held last month, the **2005 Houston Business Journal Landmark Awards** recognized Houston's outstanding commercial and residential real estate deals and developments which, upon completion, have become focal points in the city's landscape and skyline. Uptown congratulates three of its own projects that were recognized in their respective categories:

Four Oaks Place – Winner of "Best Project Sale" of the year

Lofts on Post Oak – "Best Multi-family – For Rent" finalist

The Manhattan – "Best Multi-family – For Sale" finalist

UPTOWN HOUSTON — CIRCA 1992 — DID YOU KNOW?

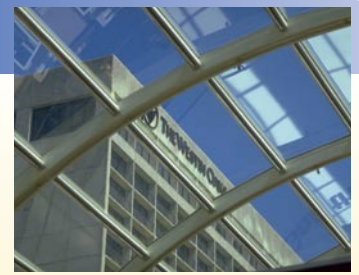
UPTOWN'S STAINLESS STEEL ARCHES AND RINGS

While the **Uptown Houston** organization has facilitated countless beautification and improvement projects over the past 30 years, the most memorable resulted in Uptown's prominent streetscape elements that stand guard over Post Oak Boulevard today.

In 1992, Uptown Houston fabricated and installed six pairs of stainless steel arches along Post Oak Boulevard.



Traffic stops temporarily as crews move an arch to its permanent location.



AAA HONORS FOUR UPTOWN HOTELS

Fifty-two hotels and 22 restaurants in Texas recently received AAA's prestigious Four Diamond Award for 2005, according to AAA Texas.

Four of the five award-winning Houston hotels are located in the Uptown area, including **Intercontinental Houston; The Houstonian Hotel, Club & Spa; The Westin Galleria Houston** and **The Westin Oaks Houston**.

"The AAA Four Diamond Award is one of the lodging and restaurant industry's most coveted honors," said George L. Clarke, general manager for AAA Texas.

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