



PENNZOIL PLACE

—  
RETAIL  
OPPORTUNITIES



 TRANSWESTERN<sup>®</sup>





PENNZOIL PLACE

TUNNEL LEVEL

Multiple tunnel access points to One and Two Shell Plaza, Chase Tower, 919 Milam and Bank of America Center.

TUNNEL CO-TENANTS



WITHIN 5 BLOCKS



BAYOU PLACE



DEMOGRAPHICS

3 MILE

200,277 Population      294,280 Daytime Population

38% Millennials [25-40 years]      36 Median Age      \$107,940 Average HH Income

# LOBBY LEVEL



| SUITE | TENANT  | SIZE                  |
|-------|---|-----------------------|
| 1     | Available with interconnecting staircase to mezzanine & 2nd floor | 5,301 SF<br>20,520 SF |
| 2     | Office of James Burnett   | 5,833 SF              |
| 3     | Available   | 3,805 SF              |
| 4     | Totally Carpet  | 1,300 SF              |
| 5     | JZ Interior   | 1,222 SF              |
| 6     | Transwestern Management Office                                    | 2,858 SF              |
| 7     | Perbacco Italian Restaurant                                       | 1,722 SF              |
| 8     | Available   | 832 SF                |
| 9     | D.E. Harvey Builders  | 1,278 SF              |

# TUNNEL LEVEL



| SUITE | TENANT                           | SIZE     |
|-------|----------------------------------|----------|
| 1     | Michael's Cookie Jar             | 630 SF   |
| 2     | Available                        | 750 SF   |
| 3     | Which Wich                       | 1,090 SF |
| 4     | Starbucks                        | 874 SF   |
| 5     | Greenworks Florist               | 863 SF   |
| 6     | Paradise Gifts                   | 1,894 SF |
| 7     | Salata                           | 1,586 SF |
| 8     | Cyclone's Taqueria (Coming Soon) | 2,369 SF |
| 9     | Otto's                           | 2,400 SF |
| 10    | Bodard                           | 325 SF   |
| 11    | Treebeards                       | 1,910 SF |
| 12    | Chick-fil-A                      | 2,042 SF |
| 13    | Available                        | 1,695 SF |







# CBD RETAIL



## GRB

- › Avenida Houston
- › 1600 Bar + Grille
- › Biggio's
- › Brasserie Du Parc
- › Cueva & Texas T
- › Grotto
- › The Grove
- › Hearsay on the Green
- › Kulture
- › The Lake House
- › Pappadeaux Seafood
- › Pappasitos
- › Phoenicia Specialty Foods
- › The Rustic
- › Saltgrass Steakhouse
- › Starbucks
- › Vic & Anthony's
- › Walker Street Kitchen
- › Xochi

## GREEN STREET

### SHOP

- › Esperson Gallery at Greenstreet
- › FOREVER 21

### ENTERTAINMENT

- › House of Blues
- › Lucky Strike
- › Pete's Dueling Piano Bar

### STAY

- › Hotel Alessandra

### DINE

- › Guadalajara Del Centro
- › House Of Blues Restaurant And Bar
- › McCormick & Schmick's Seafood & Steaks
- › Salata

## THE SHOPS AT HOUSTON CENTER

### DINE

- › Bullritos
- › Chick-fil-A
- › Doozo's Dumplings & Noodles
- › Great American Cookies
- › Juice Girl
- › Leaf and Grain
- › Murphy's Deli
- › Ono Poke
- › Otto's Barbecue & Hamburgers
- › Pappas Bros. Steakhouse
- › Pho Huy Vietnamese Noodle House
- › Potbelly Sandwich Shop

### SHOP

- › Funatics
- › Gateway Newsstands
- › General Nutrition Center
- › Jos. A. Bank
- › My Workshop & Gallery
- › Trudy's Boutique
- › Pretzel Time
- › Quizno's
- › Salata
- › Sangam Chettinad Indian
- › Simon's
- › Starbucks Coffee
- › Subway
- › Tejas Grill & Sports Bar
- › Thai Basil
- › Treebeards
- › Wok & Roll



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |             |       |       |
|--|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm  | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate                       | License No. | Email | Phone |
| Sales Agent/Associate’s Name                                       | License No. | Email | Phone |

|                                       |      |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|





PENNZOIL PLACE

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**TRANSWESTERN®**

**METROPOLIS**