HOUSTON’S (SUB)URBAN?

SKYLINE

“There” There: New Place Making Paradigms in Hot U.S. Suburban Markets
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Demographics & Drivers

2014 EDUCATION: BACHELOR'S DEGREE OR ABOVE

estimated by block group
- 65% or more
- 40% to 65%
- 20% to 40%
- 10% to 20%
- less than 10%

Locations:
- Woodlands
- Energy Corridor
- Westchase
- Galleria
- Greenway
- CB
- Southwest

Cities and Areas:
- George Bush Intercontinental Arpt/Houston
- William P. Hobby
- 10, 288, 290, 55, 69, 90, 160, 225, 610, 90, 20, 45, 65

Class A Office Deliveries (2000-2015, >100KSF)

Suburban Deliveries
- 23.8 MSF
- 97 Buildings
- 23.3% of total Class A NRA today

Urban Deliveries
- 6.3 MSF
- 11 Buildings
- 6.2% of total Class A NRA today
Profitability/Value Proposition

- Class A quality at substantial cost delta to urban options
- Integrated campus provides scalable growth/flexibility
- Cost effective and ample parking solution
- Phased delivery provides speed to market
Design/Sustainability

- Expansive use of glazing – light and bright
- Large, efficient floor plates
- Column free corners
- Highly efficient lighting, plumbing, and mechanical systems
- Ample power and redundant electrical feeds
- Controlled and secure corporate environment
Amenities

- Amenities planned and designed within core/shell – fitness, conference, food service
- Bike lockers, charging stations
- Dry cleaning
- Immediate access to regional parks and trails
- Expansive landscaped areas and water get employees outside
- Adjacencies to regional shopping/dining
Mobility
Ease of access to expanded freeway system
Lack of mass transit requires greater parking density
Residential density/executive housing
Multi-generational housing stock