



# CITYCENTRE



# CITYCENTRE CONSTANTLY EVOLVING

CITYCENTRE is known within Houston and beyond for its award-winning approachable luxury retailers, restaurants and entertainment, class-A office, luxury living, world class hotel, The Moran CITYCENTRE, and vibrant event spaces. Immensely livable and offering the city's best, CITYCENTRE is an exciting destination welcoming visitors from near and far.



**Recognized as Urban Land Institute (ULI) Houston's  
2017 Development of Distinction People's Choice of the Decade: 2007 - 2017**

# CITYCENTRE BY THE NUMBERS



**625,000 S.F.**  
Class A Office Space



**400,000 S.F.**  
Upscale Shopping + Dining



**266-ROOM**  
Luxury Flagship Hotel,  
The Moran CITYCENTRE



**75,000 S.F.**  
Versatile Meeting +  
Event Space



**1,120**  
Luxury Multi-Family Residences



**140,000 S.F.**  
Premier Fitness Facility,  
Life Time Athletic



**8-SCREEN**  
Dine-In Movie Theatre,  
Studio Movie Grill



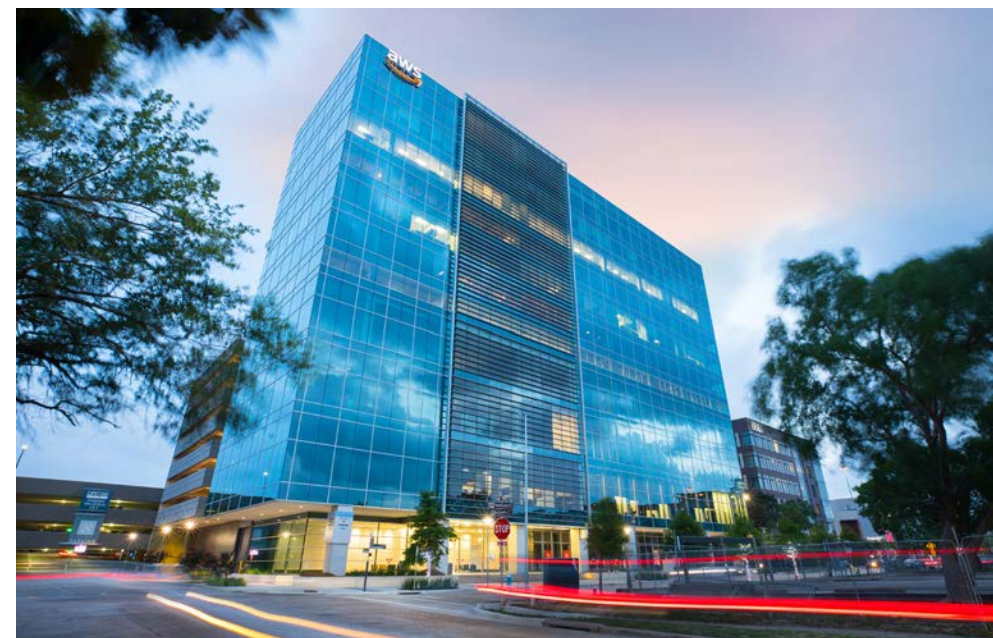
**14-LANE**  
Boutique Bowling Alley



**225+**  
Unique Events Annually

# STRATEGIC LOCATION WHERE YOU WANT TO BE

CITYCENTRE is strategically located in the demographic center of Houston at I-10 and Beltway 8, the primary east/west, north/south connectors, and is easily accessible to more than 2 million people within 20 minutes including the Energy Corridor, Westchase District, The Galleria, and Downtown.



**77024**

Located in one of the wealthiest zip codes in Texas



**2 MILLION**

Accessible by 2 million people within 20 minutes



**500,000+ CARS**

More than 500,000 cars travel by CITYCENTRE daily

SITE PLAN

# IT'S ALL RIGHT HERE



1  
OFFICE

2  
RESIDENTIAL

3  
RETAIL  
& RESTAURANT

4  
HOTEL

5  
FITNESS

6  
CITYCENTRE  
SIX

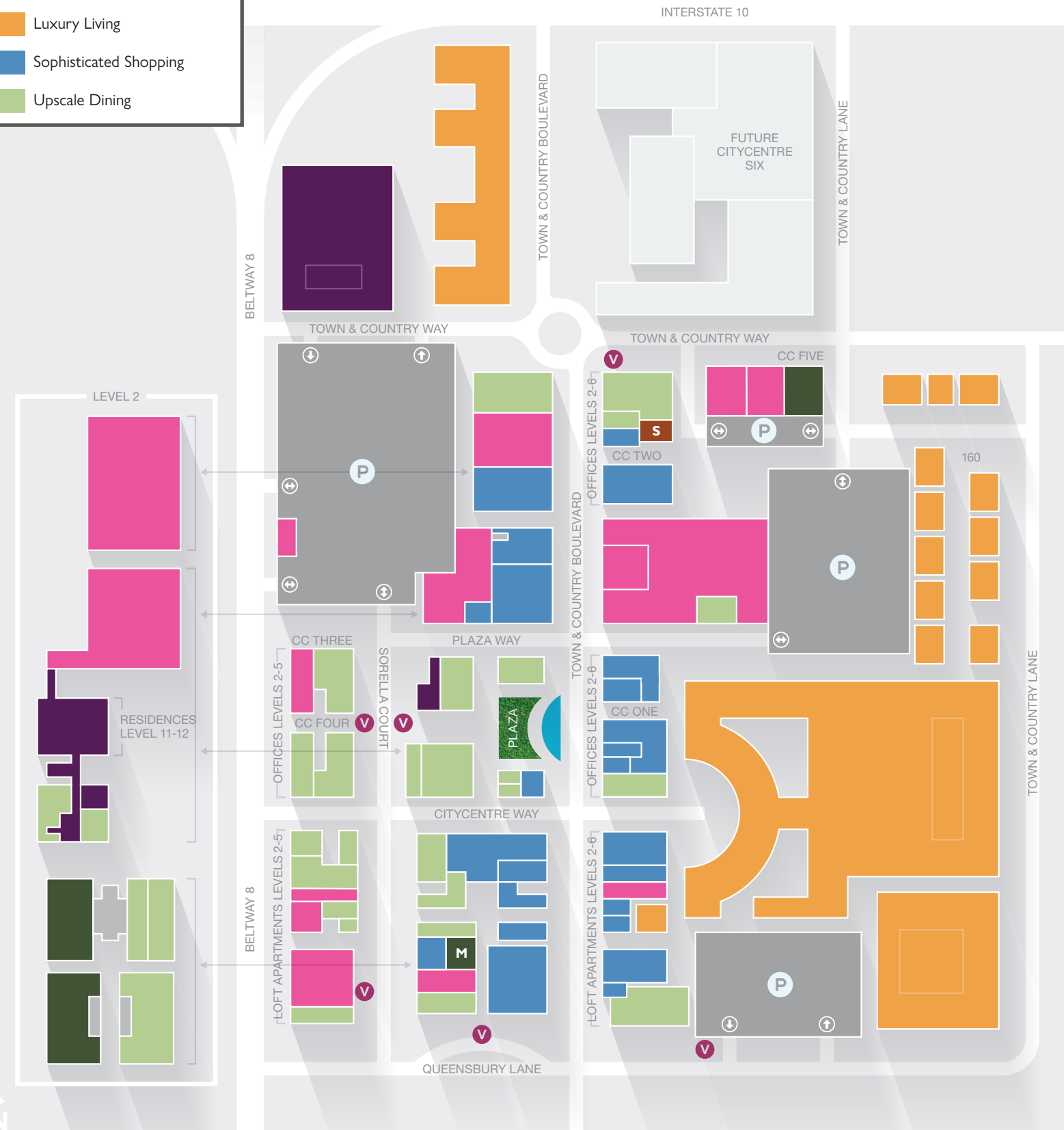
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CORPORATE BTS

TENANT MIX

METICULOUSLY SELECTED



- Class-A Office
- Hotel
- Lifestyle & Entertainment
- Luxury Living
- Sophisticated Shopping
- Upscale Dining





# RETAIL + RESTAURANTS IN GOOD COMPANY

With a focus on first to market, CITYCENTRE has become a landmark mixed-use development with carefully chosen retailers and restaurants. Offering everything from boutique retail to decor for the home, and global cuisine to inviting patios, CITYCENTRE features a variety of choices for tens of thousands patrons visiting on a daily basis.



## 21 SHOPS

From Local Lifestyle Boutiques to International Brands



## 24 RESTAURANTS

From Fast-Casual to White-Tablecloth Dining

lululemon  athletica

west elm

 KENDRA SCOTT

WARBY PARKER

ANTHROPOLOGIE

*Eddie V's*  
PRIME SEAFOOD

**LOVESAC**  
Designed for Life Furniture Co.

**H&M**

hopdoddy  
BURGER BAR

THE  
**CAPITAL**  
G·R·I·L·L·E

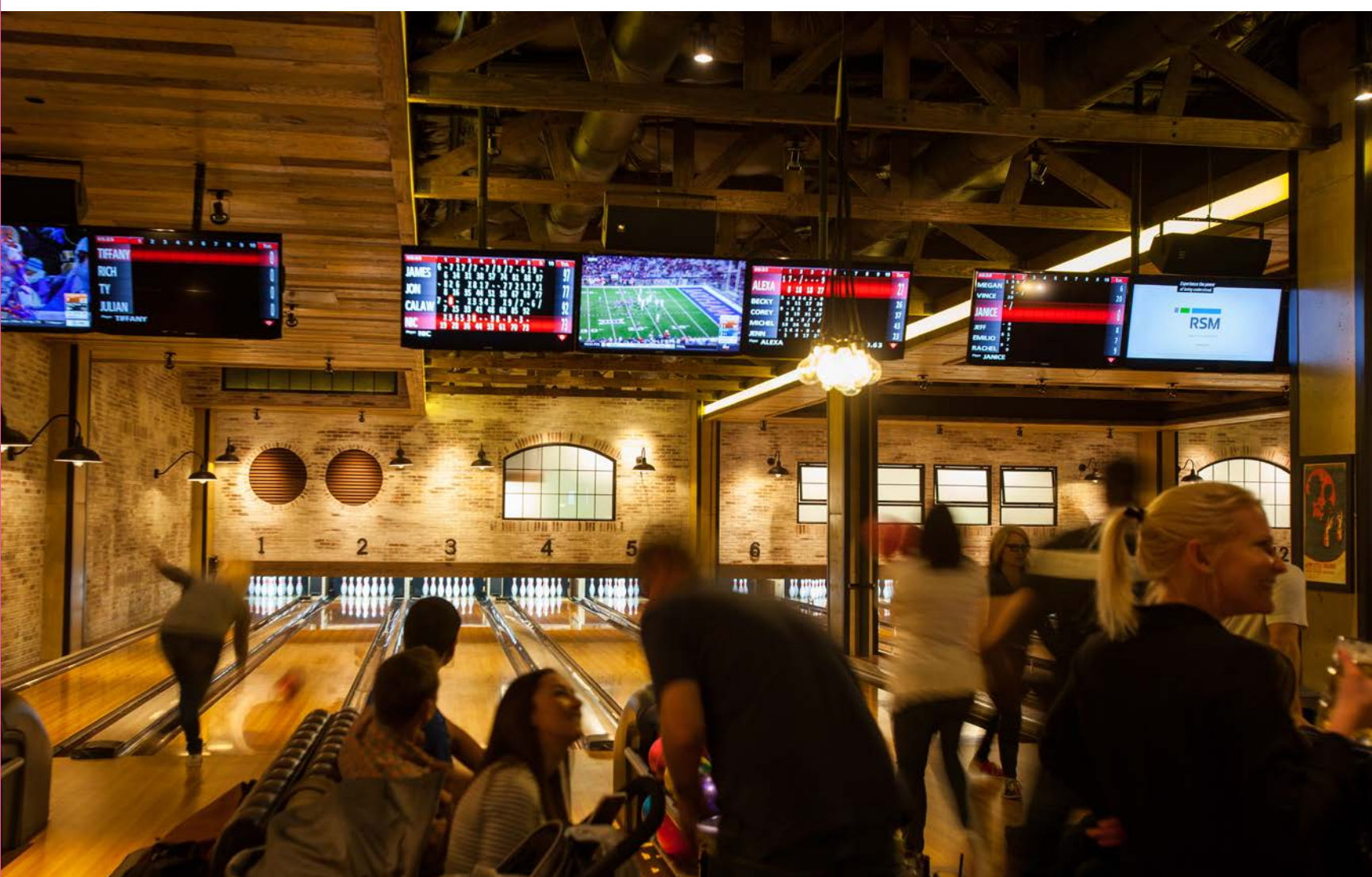
*Madewell*



Sushi • Bar • Restaurant

# LIFESTYLE + ENTERTAINMENT SOMETHING FOR THE WHOLE FAMILY

CITYCENTRE is the ultimate destination to meet every family's entertainment, beauty and lifestyle needs. When patrons visit CITYCENTRE, they know there isn't a shortage of things to do because of brands like Studio Movie Grill, Bowl & Barrel, Anthony Vince' Nail Spa and Beverly Hills Rejuvenation Center. Since the April 2018 opening, The Escape Game CITYCENTRE has remained the #1 location in the country. At CITYCENTRE, there really is something for the whole family to enjoy.





# LIFE TIME ATHLETIC GYM, COFFEE, SHOPPING, REPEAT

Life Time Athletic offers premier services and programs to support a healthy lifestyle, fitness goals and fun at every age. Since Life Time's opening, CITYCENTRE has become a part of the daily routine for their members. Members can choose from an array of group classes or train one-on-one with experienced fitness professionals available to accommodate any schedule.



**140,000 SF**  
Flagship Location



**10,000+**  
Members with access to the  
Life Cafe, LifeSpa & Life Time Work



**2,000 S.F.**  
Full-Service Spa + Salon



**3,000 S.F.**  
Café Featuring Healthy Menu Options



**3**  
Full-Sized Soccer Basketball Courts  
+ A Regulation Soccer Field



**3**  
Pools, Including a 5,000 S.F. Outdoor  
Pool + Lounge



**3-STORY**  
Rock Climbing Wall



**YEAR-LONG**  
Children's events, camps and classes



# CLASS-A OFFICE DYNAMIC AND EVOLVING WORKSPACES

With five office buildings onsite, CITYCENTRE is where more than 3,000 employees come to work every day. Every building has a dynamic mix of oil & gas, technology, financial services and wealth management companies.

CITYCENTRE is also home to three co-working concepts including Life Time Work, SPACES, and FUSE Dynamic Workspace. An increased need for work-life balance makes CITYCENTRE the perfect place to work with fine dining, upscale shopping, and fitness all within walking distance.

Development is underway on the north end of the district where in 2021 Marathon Oil Corporation will open its new 500,000 SF headquarters at CITYCENTRE. To accompany the building, CITYCENTRE Six is on the horizon with a proposed 300,000 SF office building, ground floor retail, and 25,000 SF urban plaza.





HOSPITALITY + CONFERENCE  
**HOUSTON'S PREMIER  
 HOSPITALITY DESTINATION**

The luxury hotel, The Moran CITYCENTRE, features dramatic, residential-style guest rooms while the full-service Four Points by Sheraton offers a relaxed atmosphere with at-home comforts. With the outdoor plaza and tremendous amenities within steps, The Moran CITYCENTRE is the preferred choice for weekly business travelers and weekend staycationers alike.

With more than 75,000 S.F. of versatile meeting and event space onsite, CITYCENTRE is a regional draw as the perfect venue for team meetings, corporate conferences, galas or weddings.



- 266 Hotel Rooms
- 15,000 S.F. Executive Meeting Space
- 4,000 S.F. Ballroom
- State-of-the-Art Lighting and Sound Systems



- 3,000 S.F. State-of-the-Art Facility
- Connected via Sky-Bridge to Hotel Sorella
- Flexible Configurations
- Accommodations for up to 600 Guests



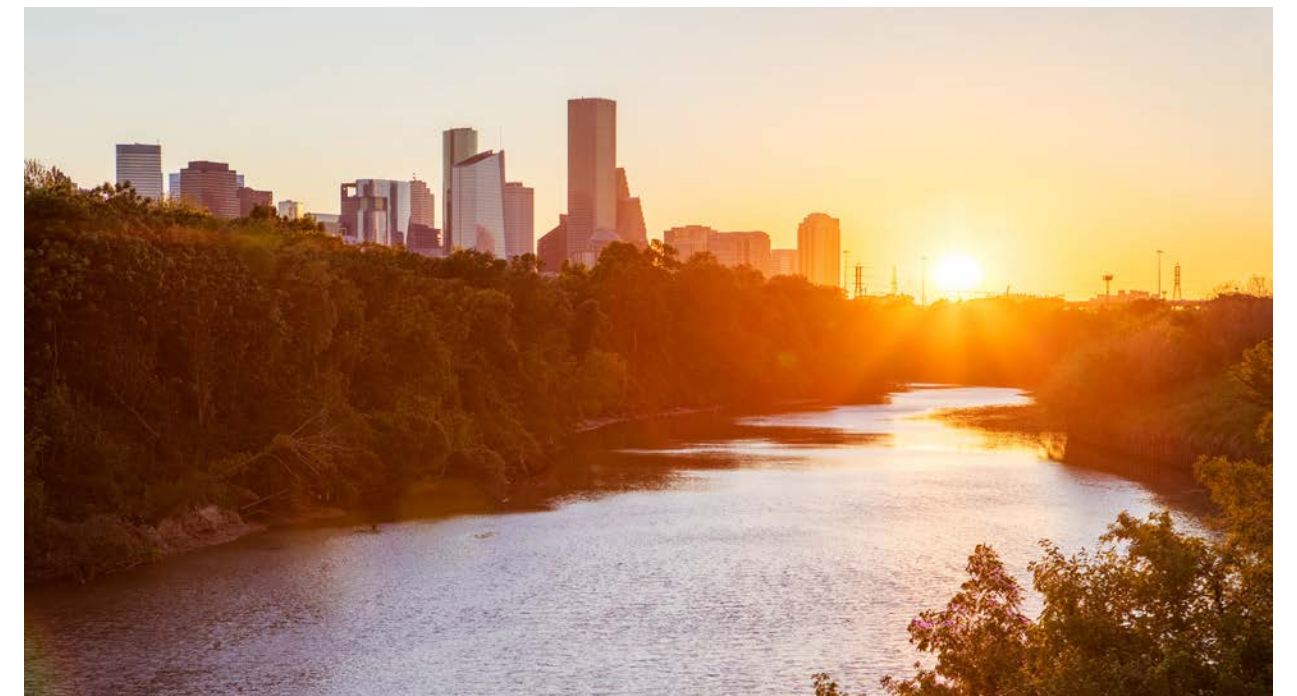
- 3,000 S.F. of Unique Event Space
- 4 Executive Lecture Halls
- 21 Break-Out Conference Rooms



- 8-Screen, 100% Digital Venue
- Available for Private Presentations

# ABOUT MIDWAY

Houston-based Midway is a privately owned, fully integrated real estate investment and development firm that has provided the highest level of quality, service and value to our clients and investors for more than 50 years. Our portfolio of projects completed and/or underway consists of approximately 45 million square feet of properties ranging from mixed-used destinations, office, institutional, industrial facilities, and master-planned residential communities. Midway continues to develop projects of distinction, aesthetic relevance and enduring value for our investors, our clients, and the people who live, work, and thrive in the environments we create.



## MIDWAY



### MIDWAY BY THE NUMBERS

ACTIVE INVESTMENTS  
**31**

SF OF OFFICE SPACE  
**2.6 M**

MULTIFAMILY UNITS  
**1,345**

ACRES OF GREENSPACE  
**8.6**

SF OF RETAIL AND ENTERTAINMENT SPACE  
**1.18 M**

HOTEL KEYS  
**963**

### IN THE PIPELINE

REMARKABLE PLACES  
**17**

SF OF OFFICE SPACE  
**1.3 M**

MULTIFAMILY UNITS  
**2,009**

ACRES OF GREENSPACE  
**19.8**

SF OF RETAIL AND ENTERTAINMENT SPACE  
**450 K**

HOTEL KEYS  
**332**





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800 Town & Country Blvd. | Houston, Texas 77024  
citycentrehouston.com

**MIDWAY**

713.629.5200 | [midwaycompanies.com](http://midwaycompanies.com)



**EVERGREEN**

713.664.3634 | [evergreentx.com](http://evergreentx.com)