

MONTROSE COLLECTIVE

WELCOME TO  
MONTROSE COLLECTIVE

Montrose Collective is a creative canvas in the heart of Houston’s most culturally eclectic neighborhood. We worked to infuse the creative character and energy of the Montrose neighborhood into every aspect of the design. The project has been imagined by a team of internationally acclaimed designers around the pedestrian. Honest materials detail expressive buildings, unique storefronts and unexpected moments.

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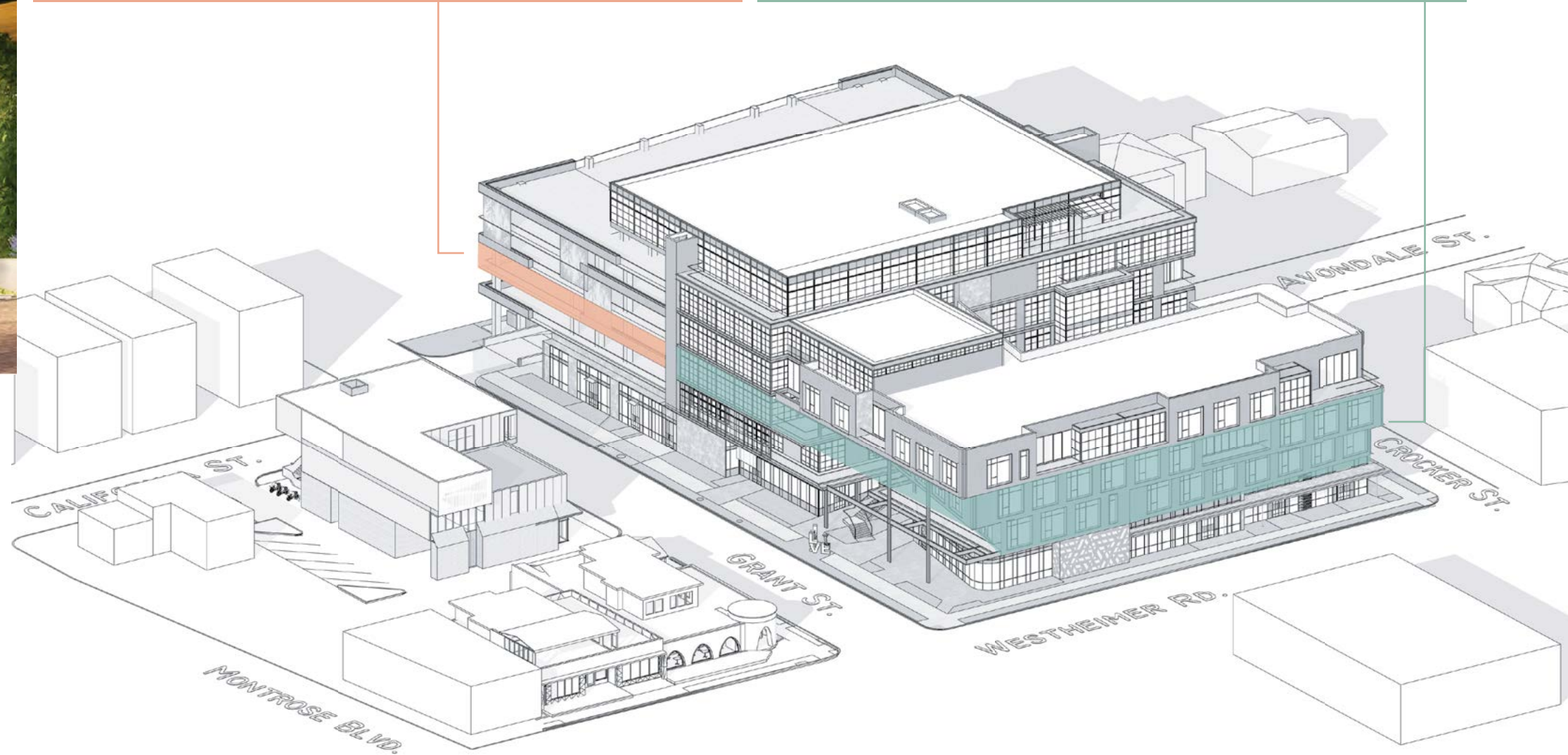


### Seamless parking experience

- On-site garage with 316 spaces
- Park assist with digital spot counters and available spot markers
- Overhead RFID scanners for garage entry
- Bypass the elevator: third-floor garage access for employees and guests
- 3 per 1,000 parking ratio

### Creating New Solutions for New Concerns

- Private elevator access for employees and guests
- Walk-up, open-air emerald tile expressive stairwell
- 5 outdoor private patios totaling 1,950 RSF
- Bluetooth enabled access control (no key cards, only using phone)
- HVAC will comprise highest quality commercial grade filtration of airborne nuclei particles



## Arrival

Montrose Collective is the future of office and offers [Tenant] a stress free workplace. From your arrival on the property, and through the workday, Montrose Collective has been designed to minimize confined spaces and shared surfaces, while maximizing the health, welfare, livability and productivity of its occupants.

60K SQFT of Boutique Retail



# Office Experience

Montrose Collective offers office users the most innovative work experience in Houston. Twelve foot windows overlook heritage live oaks, cypress groves, and planted over-sized balconies that immerse the user in nature. Eat, exercise, and gather on-site: the ultimate in convenience.



**24/7**  
manned Security

**Delivery Lockers**  
Amazon-UPS-FedEx

**80k SF**  
best-in-class retail

**Laundry**  
Pick-Up and Delivery

**Car and Bicycle**  
valet

**Collaborative**  
Greenspaces

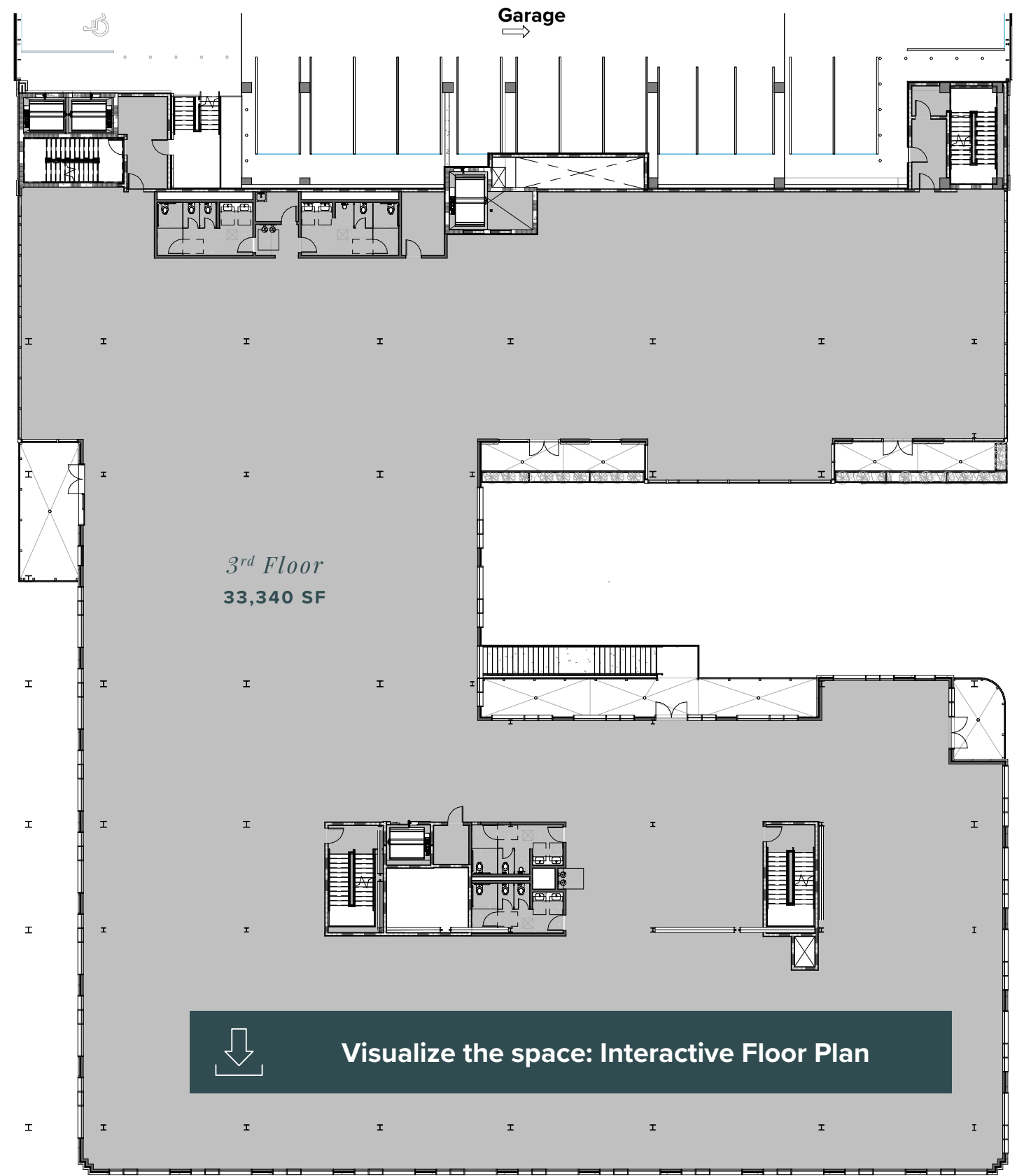
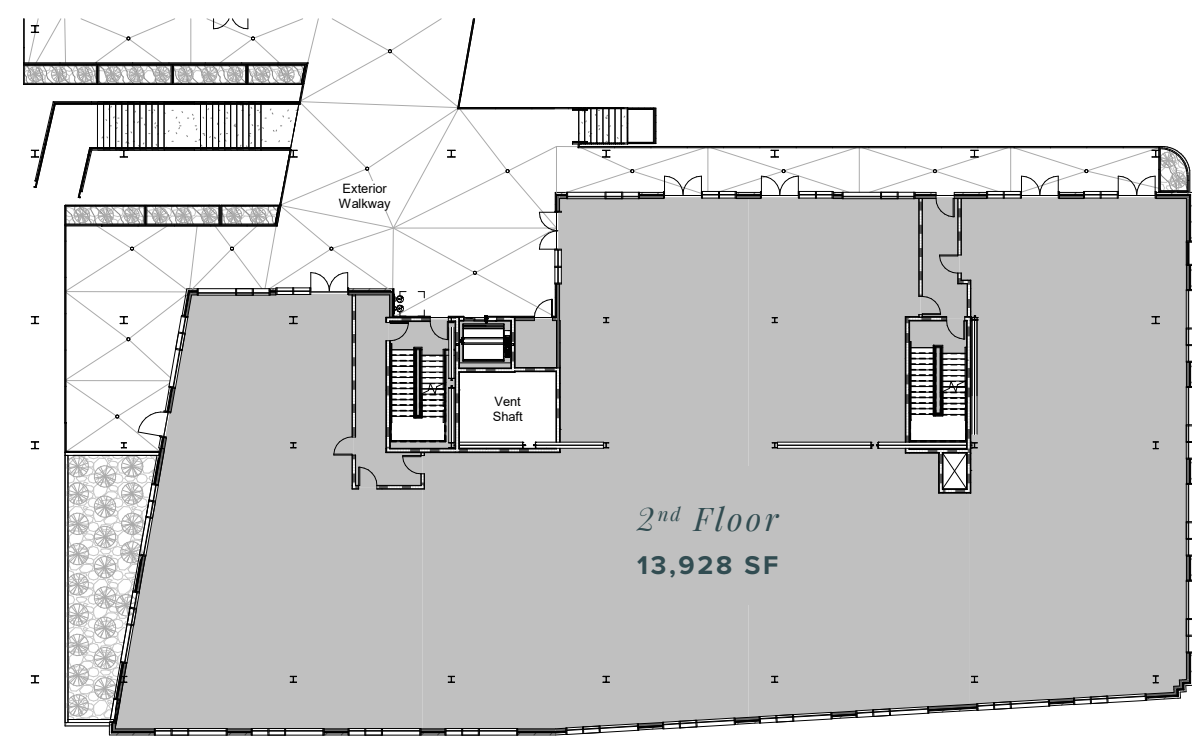


*Outdoor private terraces will be accessible to employees without having to leave the 3rd floor.*

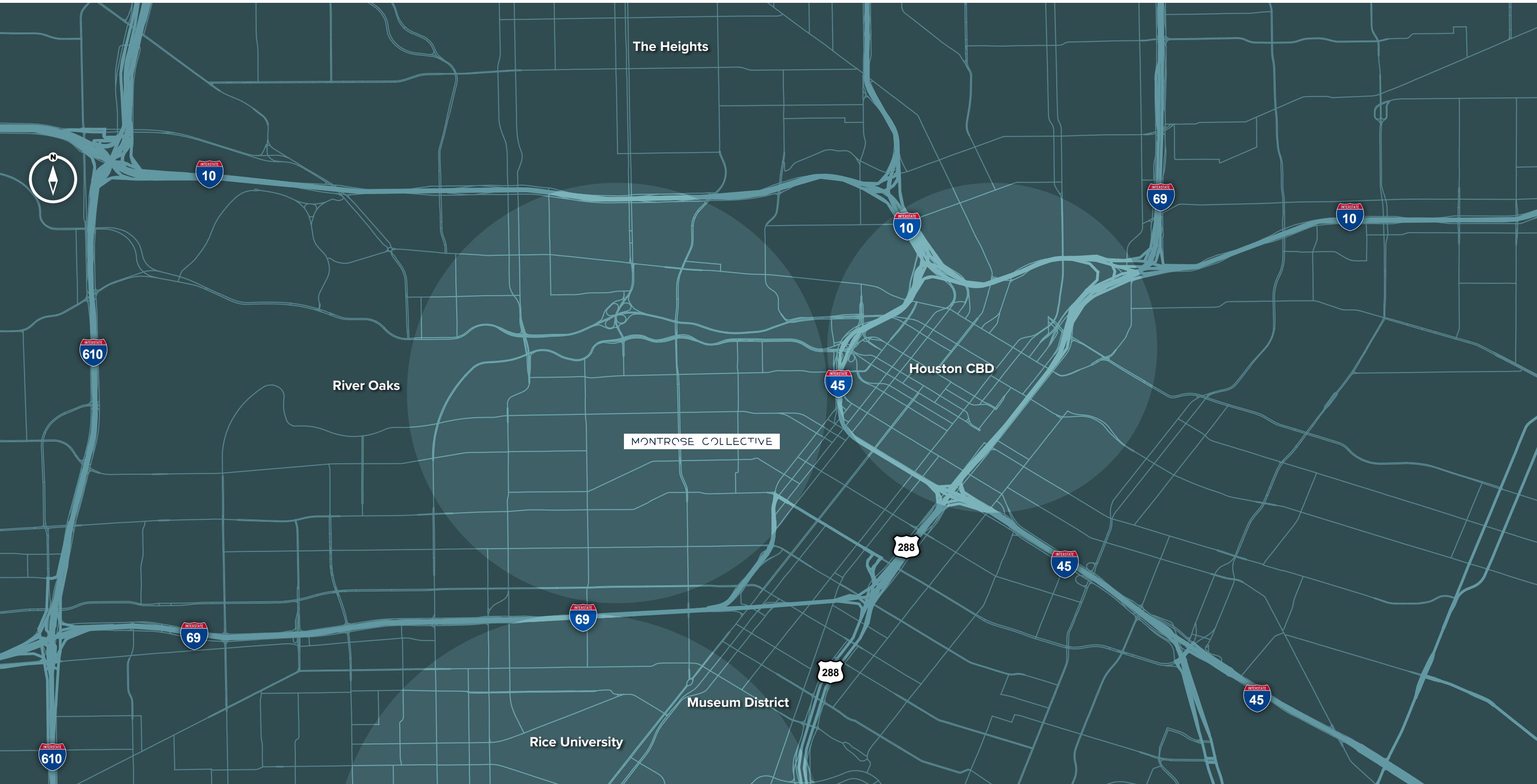
*The design embraces biophilia and includes a large number of lush planters and green walls.*

*Large balconies and terraces at each level connect the building's occupants to the outside with green verandas connecting the building to sweeping downtown views.*

# Tenant Space



# Access





# The Neighborhood

**11 James Beard nominations**  
*within 8 blocks*

**20 of Houston's top 100 restaurants**  
*within 7 blocks*

**200+ restaurants, coffee shops & bars**  
*within 1 mile*

OVER 100 RETAILERS AND RESTAURANTS WITHIN A 10-BLOCK RADIUS



# Montrose: Houston's Cultural Epicenter



**91 Walk Score**

*(one of the highest in the city)*

**“Houston’s, and Texas’s, coolest neighborhood”**

*TexasMonthly*

**“Houston’s hippest neighborhood is also home to some of it’s best bites”**

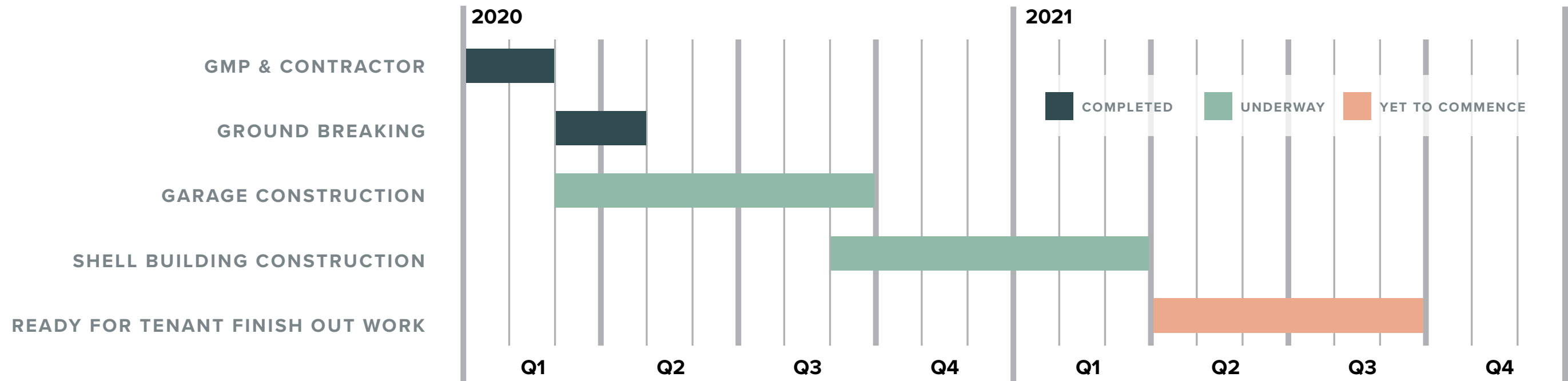
*bon appetit*

**“14 Coolest Neighborhoods In America”**

*TripAdvisor*



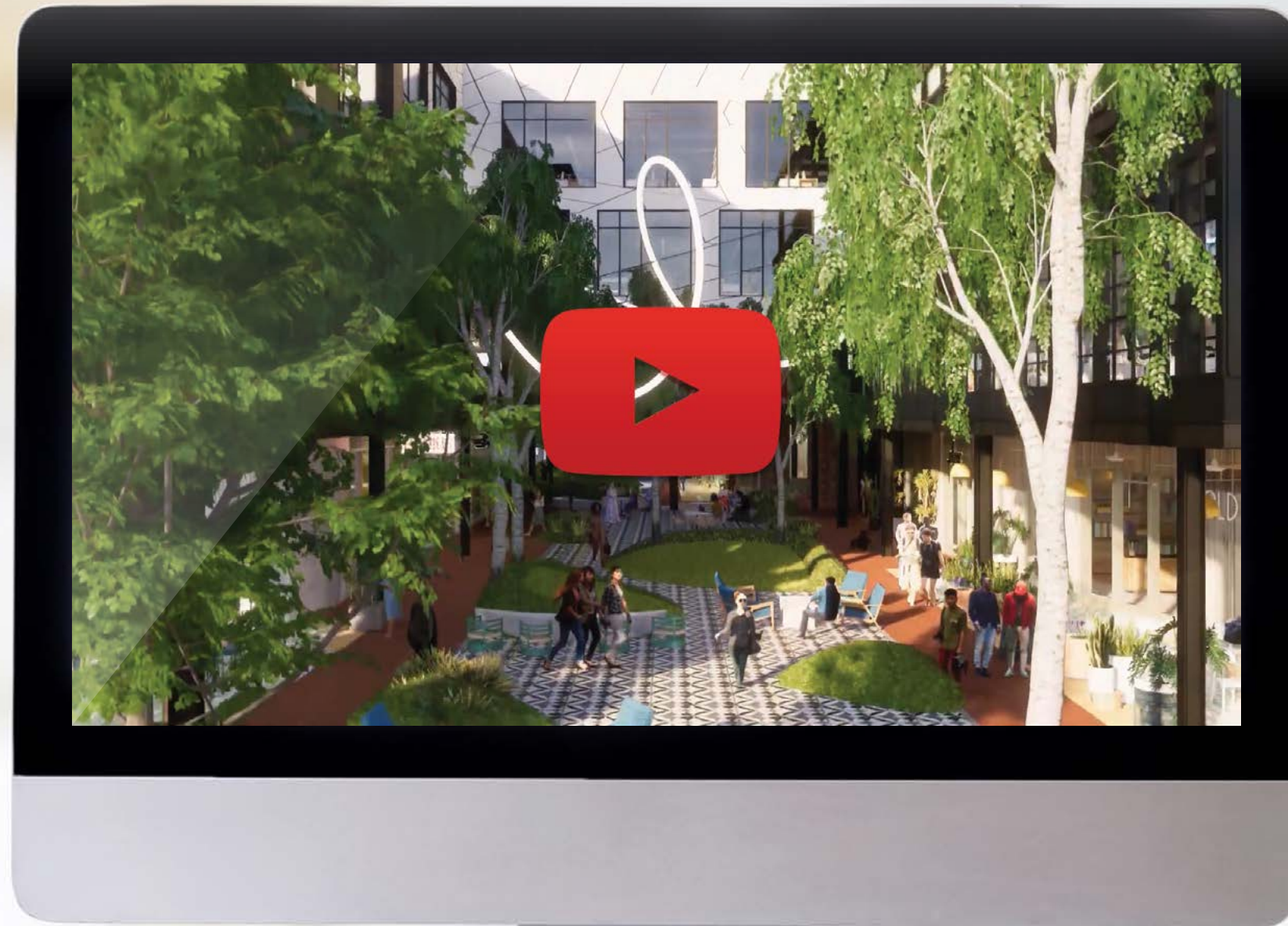
# Construction Update



Radom Capital is an award-winning, diversified real estate investment, development and management firm based in Houston, Texas. We aspire to collaborate community, culture and commerce in all of our projects. **We are real estate dreamers.**



# Virtual Tour



# MONTROSE COLLECTIVE

MONTROSECOLLECTIVE.COM



## RETAIL

[www.RadomCapital.com](http://www.RadomCapital.com)  
**713.783.4444**  
**714 Yale St., Ste. 2Z**  
**Houston, TX 77008**

**Sarah Starry**  
Sarah@radomcapital.com

**Barton Kelly**  
Barton@radomcapital.com

## CBRE

## OFFICE

[www.CBRE.com](http://www.CBRE.com)  
**713.577.1600**  
**2800 Post Oak Blvd., Ste. 500**  
**Houston, TX 77056**

**Parker Duffie**  
parker.duffie@cbre.com  
713.577.1613

**Elliott Hirshfeld**  
elliott.hirshfeld@cbre.com  
713.577.1775

**Madeline Gregory**  
madeline.gregory@cbre.com  
713.577.1693