



KIRBY GROVE

LEVY PARK TOWER AT KIRBY GROVE
A NEW CLASS OF CLASS-A



LEVY PARK TOWER AT KIRBY GROVE



KIRBY GROVE

A COMMUNITY DESTINATION

Within the Upper Kirby District, the mixed-use Kirby Grove destination features culinary concepts from renowned chefs, luxury mid-rise residences, and class-A office space framing one of Houston's most vibrant urban parks. Garnering widespread acclaim and generating excitement, it's all here for you to discover in the heart of Houston's most affluent and influential neighborhoods surrounded by major activity centers.



2019 Development of Distinction Award Honoree

KIRBY GROVE

BY THE NUMBERS

LEVY PARK TOWER



158,697 R.S.F
Class A Office Space



14,382 S.F
Upscale Shopping + Dining



636
Space, Integrated Parking Garage

EXISTING



248,061 S.F.
Class A Office Space



24,180 S.F.
Upscale Shopping + Dining



852
Space, Integrated Parking Garage



6-acre
Award Winning, Levy Park



270
Luxury Multi-Family Residences
at Avenue Grove



365+
Daily variety of fitness
camps and classes.

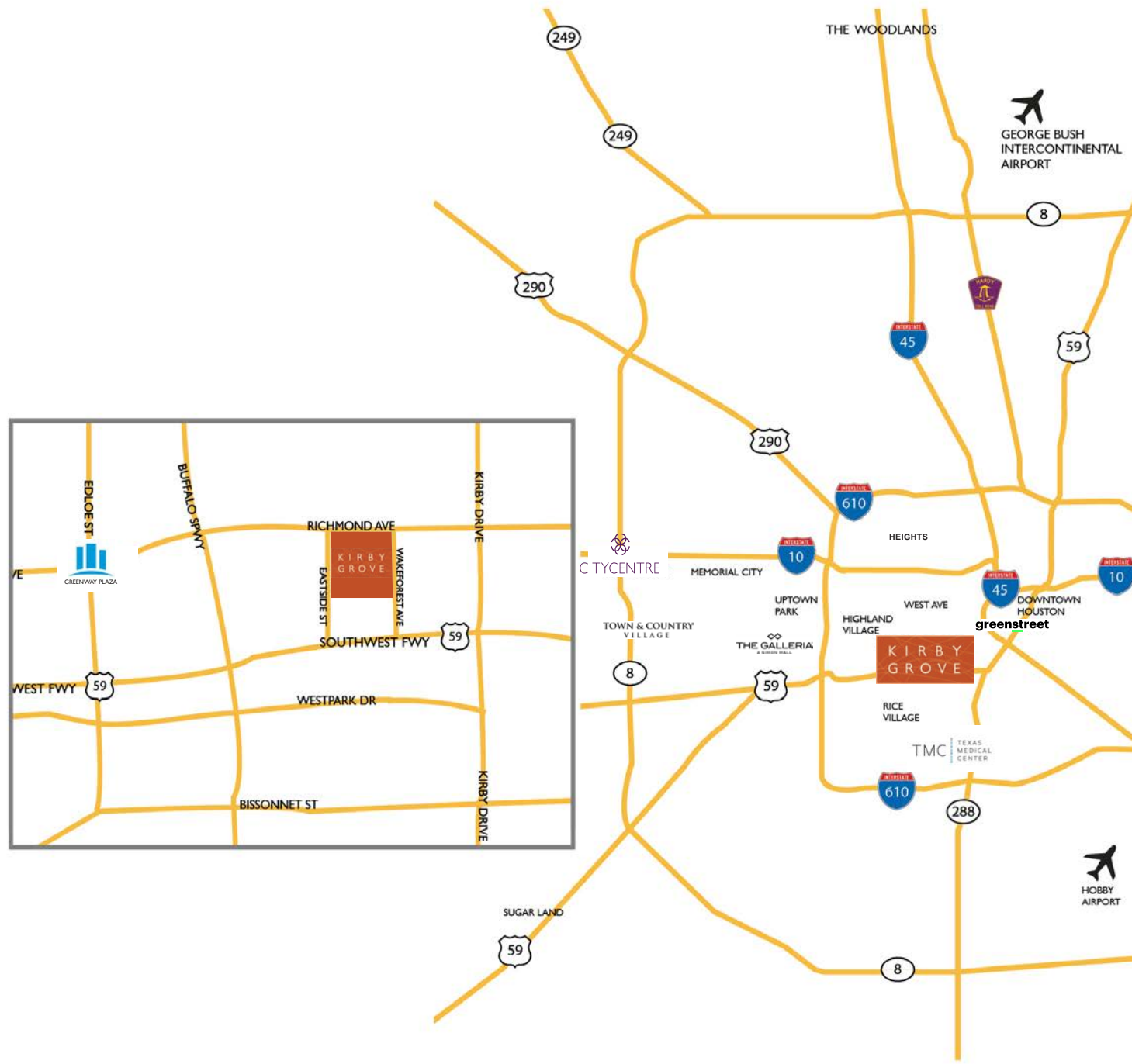


100+
Unique Events Annually in Levy Park

STRATEGIC LOCATION

WHERE YOU WANT TO BE

Kirby Grove is situated in the center of the city's dynamic areas and draws the decision makers from River Oaks and West University as well as the young professionals living in Montrose, Midtown, and The Heights. The strategic location along U.S. 59 between I-610 and I-45 also give tenants expeditious access to the city's major hubs.



91

Walk Score - Described as a
“Walkers Paradise”



38.8%

Percentage with a Bachelors
Degree or Higher in a
One Mile Radius



11

ULI Awards and Nominations
Across the Entire Project

SITE PLAN

IT'S ALL RIGHT HERE



- 1
OFFICE
- 2
RESIDENTIAL
- 3
RETAIL
& RESTAURANT
- 4
LEVY PARK
- 5
LEVY PARK TOWER
AT KIRBY GROVE
- 6
PARKING GARAGE
- 7
HOSPITALITY
- 8
DAYCARE

LEVY PARK TOWER AT KIRBY GROVE

PROGRAM



6 Office Levels

158,679 RSF of Office

14,382 SF of Ground Level Retail

4,535 SF of Class AA Lobby with Park Exposure



22,507 RSF Floor Plates: Floors 11-13

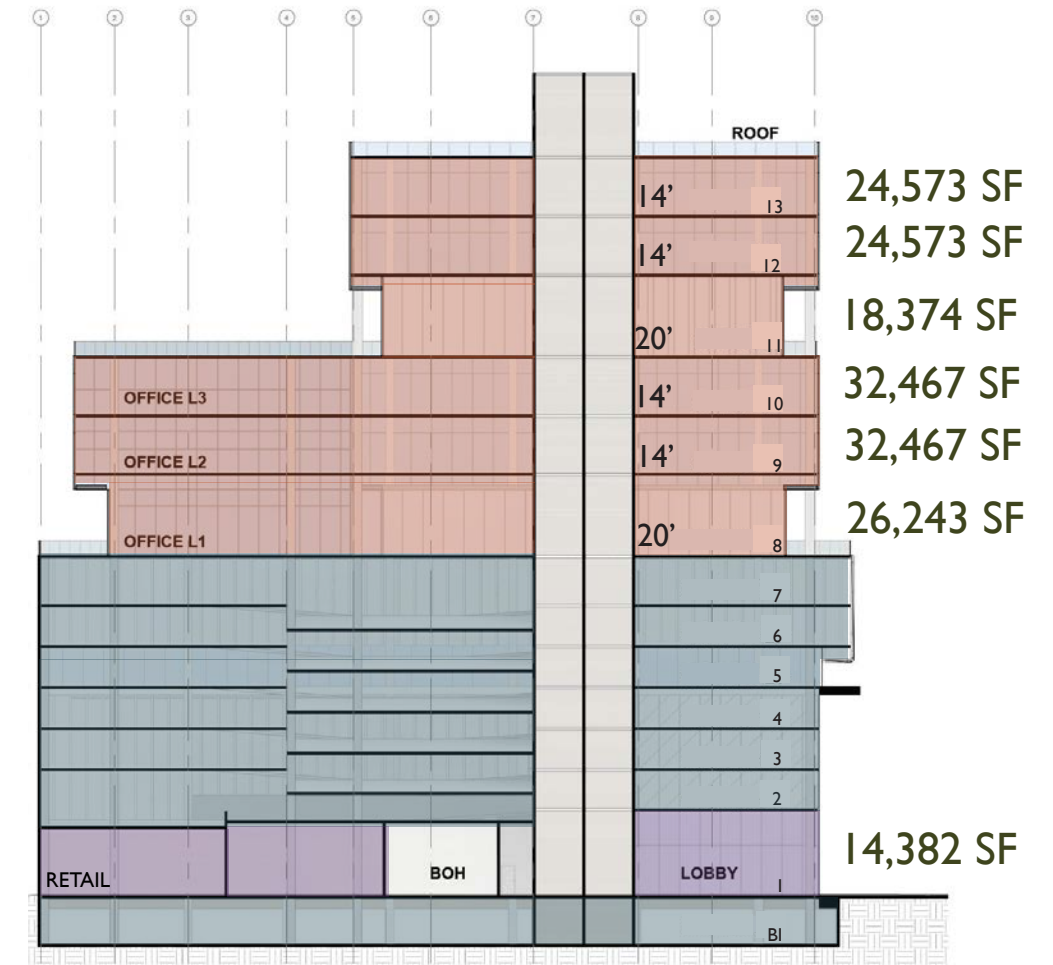
30,392 RSF Floor Plates: Floors 8-10

Terrace With Levy Park and Downtown Views: Floors 8 & 11

3.5 : 1000 Parking Ratio



BUILDING SECTION & FLOOR PLANS



■ OFFICE ■ RETAIL/LOBBY ■ PARKING

GROUND FLOOR PLAN



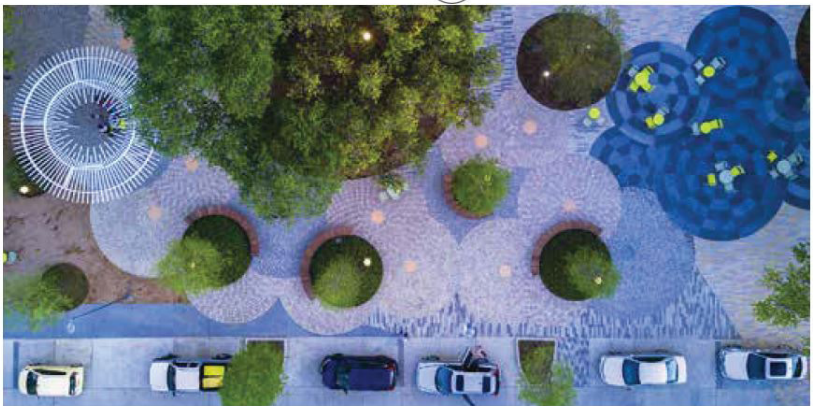
1



2



3



4

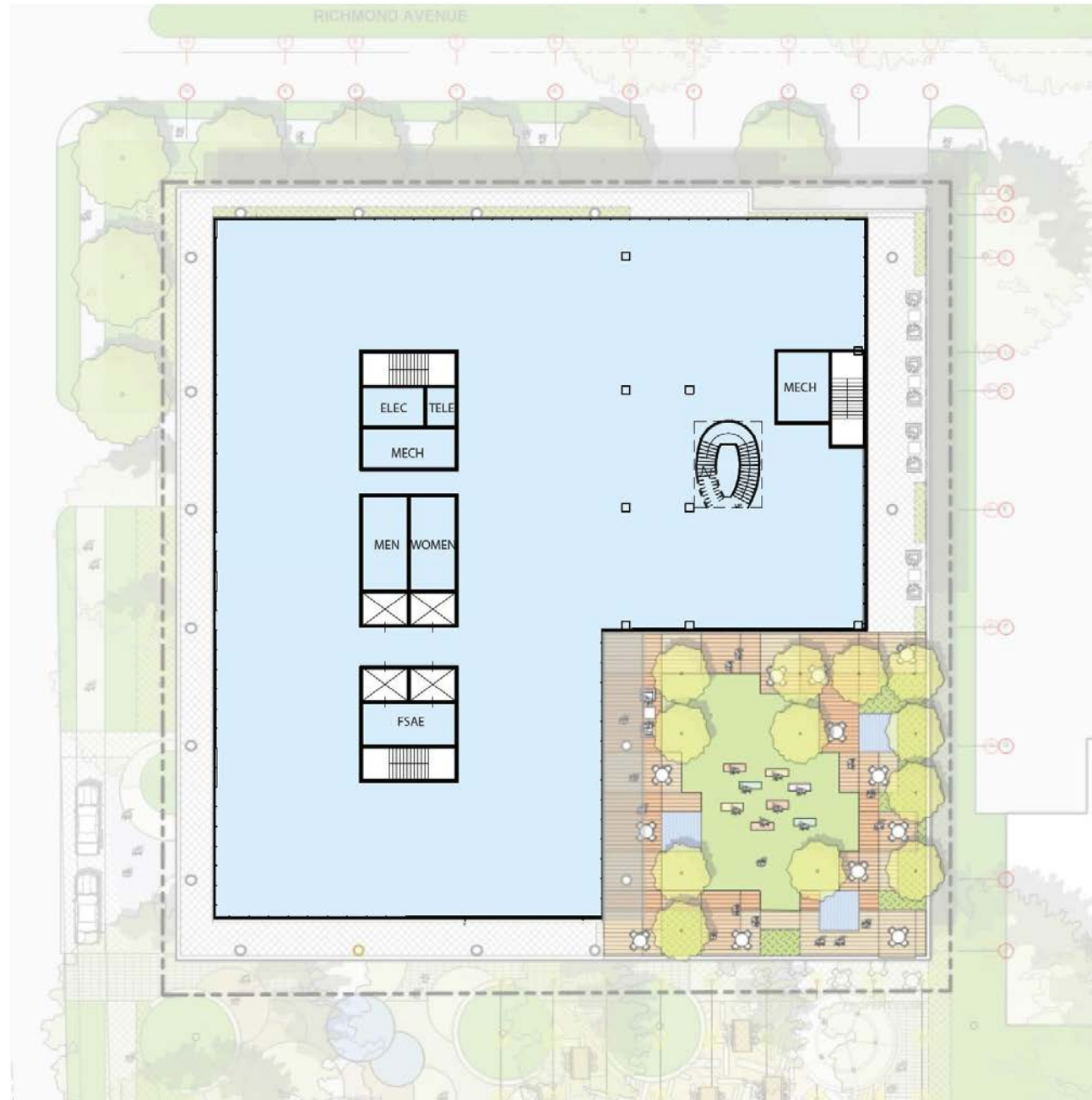


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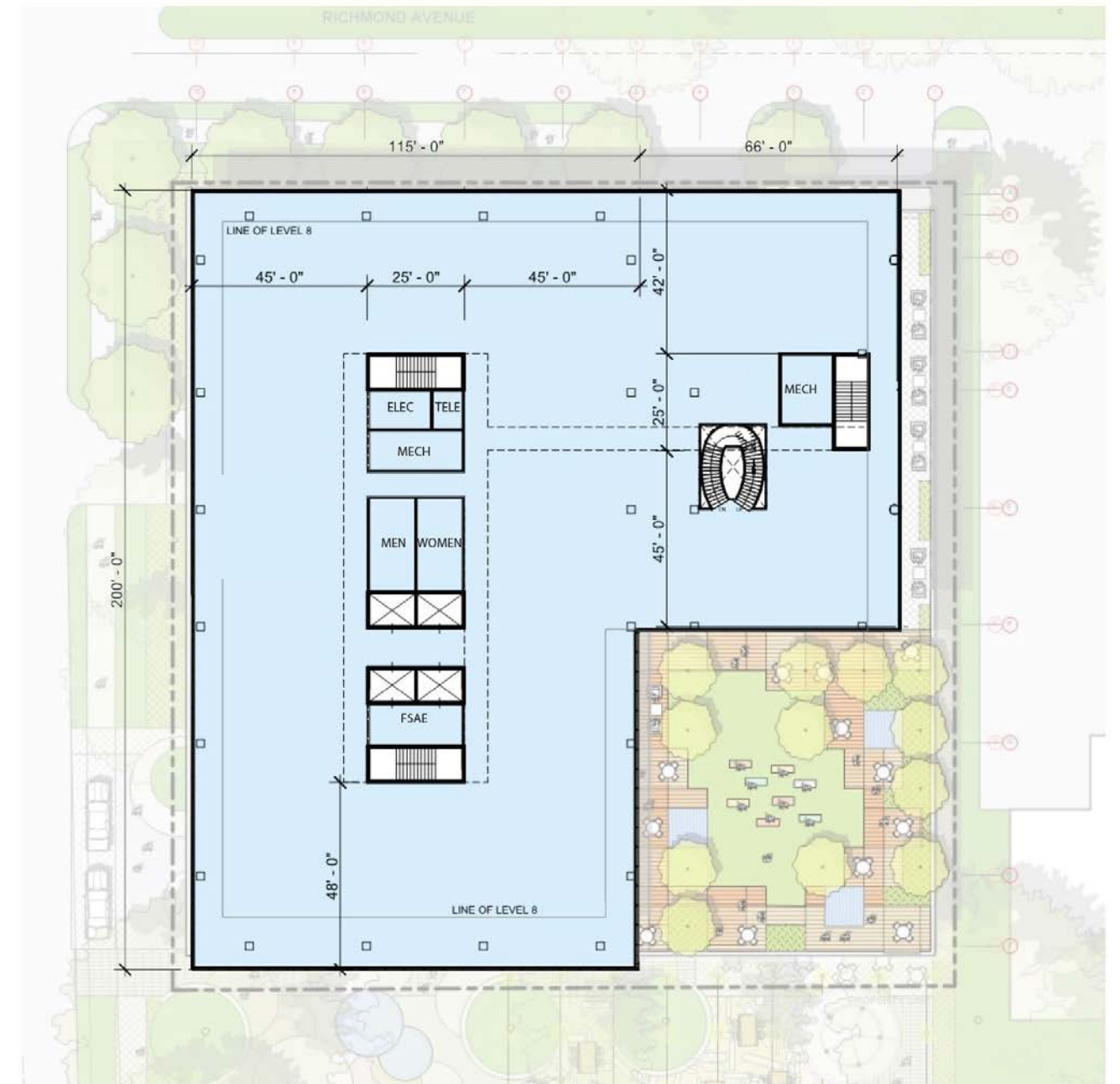
6

LEVEL 8
26,243 RSF OFFICE



FLOOR HEIGHT: 20'

LEVEL 9 & 10
32,467 RSF OFFICE



FLOOR HEIGHT: 14'

PRIVATE TERRACE - LEVEL 8



1



2



3



4



5

TYPICAL TOWER - LEVEL 12-13

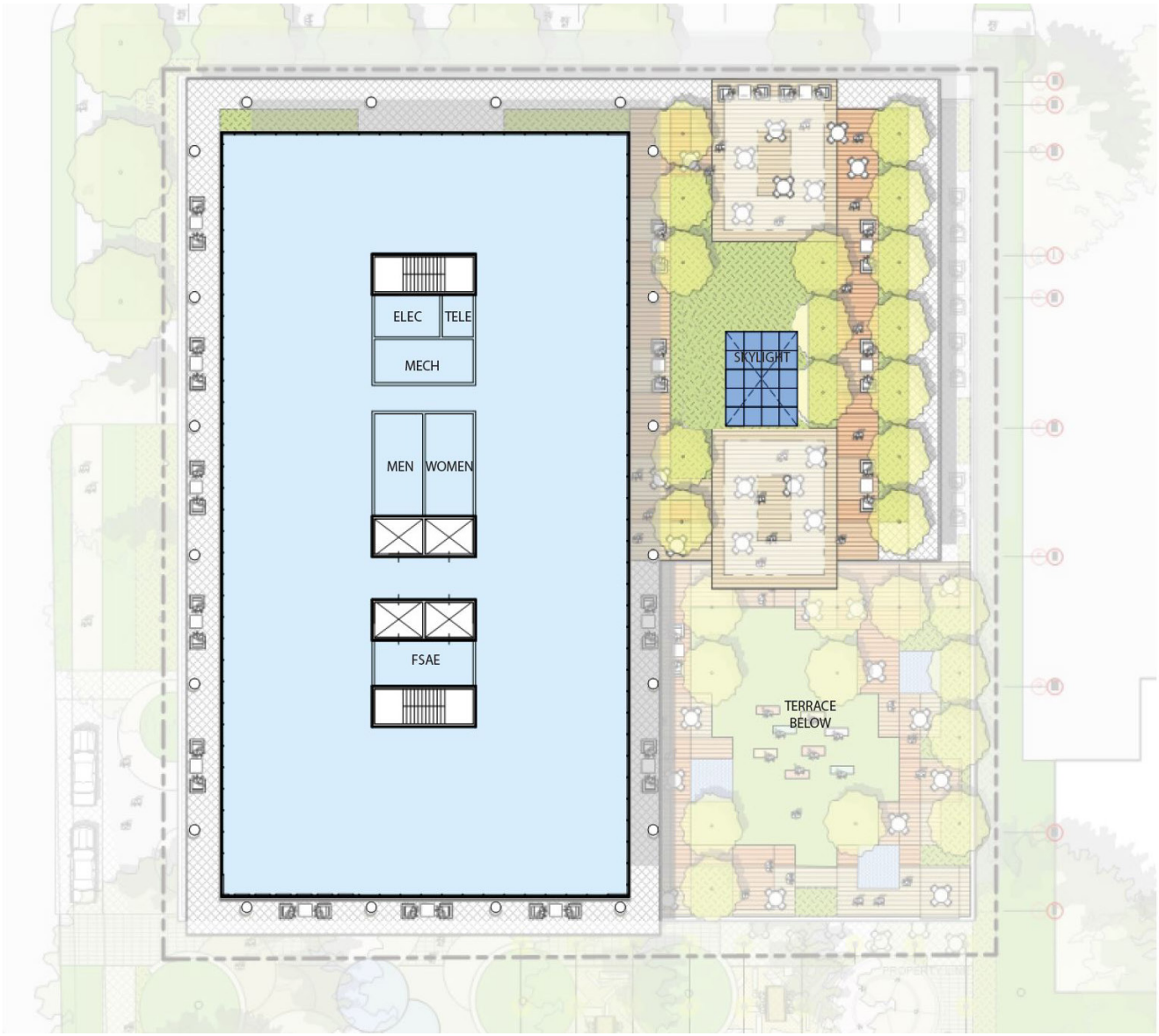
24,573 RSF OFFICE



LEVELS 12 & 13

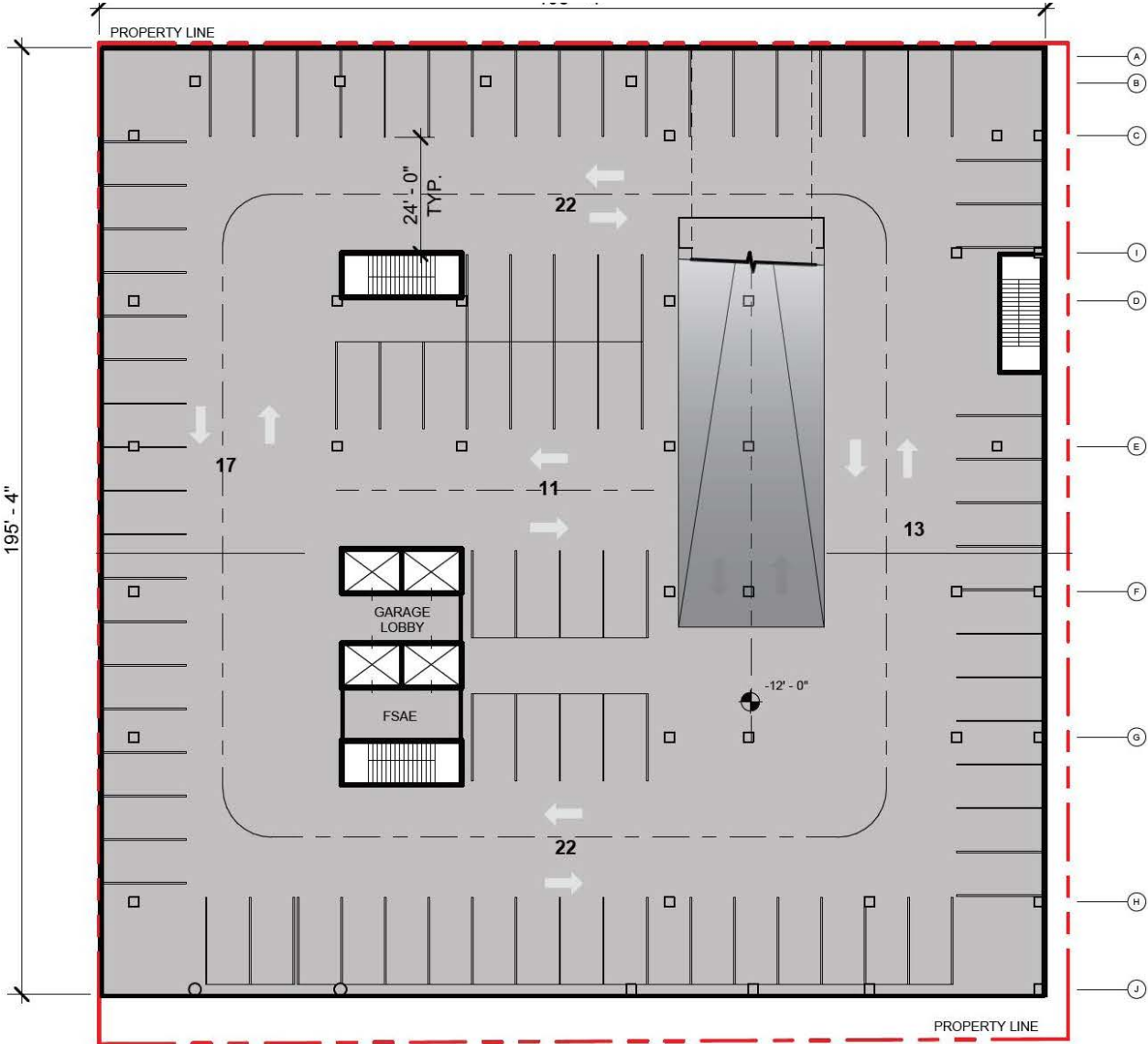
PUBLIC TERRACE - LEVEL 11

18,374 RSF OFFICE



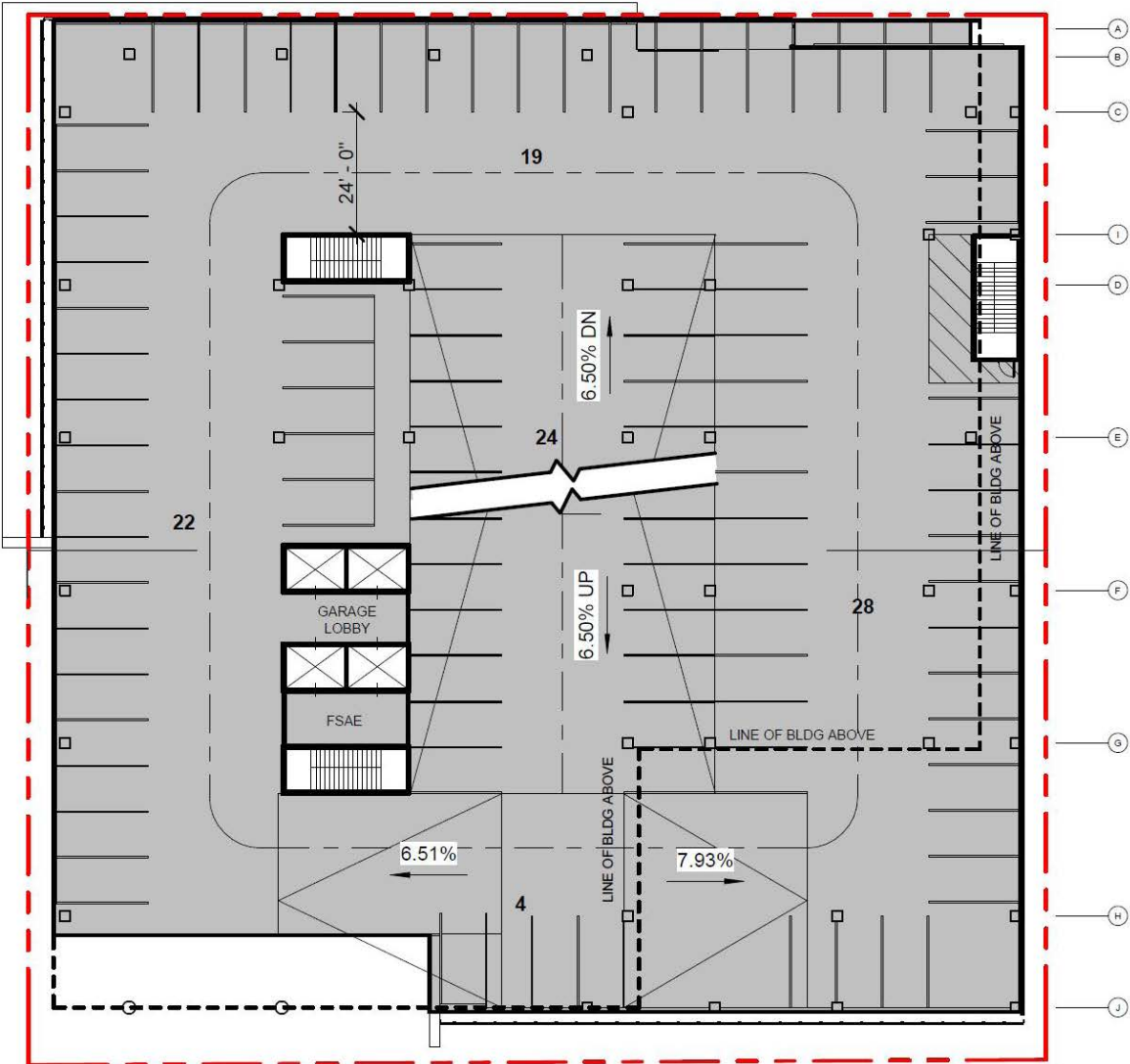
LEVEL 11

BASEMENT



85 TOTAL - BASEMENT LEVEL

TYPICAL GARAGE - LEVEL 2-7



97 TOTAL PER LEVEL



RETAIL + RESTAURANTS

SOPHISTICATED TASTE

The Upper Kirby District is known for its good taste, and Kirby Grove hosts 24,180 S.F. of ground-level space for restaurateurs who want to be among the city's best-performing eateries and shops. Integrated patios will provide professionals, neighbors and visitors with a dining experience unlike any other.



24,180 S.F.

Kirby Grove Shopping & Dining



Slowpokes.

WOODSHED
— SMOKEHOUSE —

CERON
hair studio

LOVE
SHACK

LEVY PARK COMMUNITY GATHERING

Levy Park is a vibrant urban space located in the heart of the Upper Kirby District. The 74-year old park was redesigned in 2015 with thoughtful design and features activity areas, a dog park, a community garden, the Children's Park, and beautiful landscaping. Whether visiting the park for a special event, program, picnic, play date, or to enjoy the outdoors, Levy Park is an inclusive space to connect, experience, do, and play.



YEAR-LONG

Community events, camps and classes

AWARDS:

ULI INTERNATIONAL URBAN OPEN SPACE AWARD

2018

ACEC SPECIAL PROJECTS GOLD METAL WINNER

2018

HBJ LANDMARK AWARD - PUBLIC PRIVATE PARTNERSHIP

2018

ASLA TEXAS HONOR AWARD - DESIGN

2018

PAPER CITY DESIGN AWARD - GREATER GOOD

2018

HOUSTON PRESS: BEST OF HOUSTON BEST NEW PARK

2017





LUXURY APARTMENTS AN ENVIABLE ADDRESS

Luxury mid-rise residential tower, Avenue Grove, raises the standard for contemporary urban living in the Upper Kirby District.



270 Urban Residences
Computer Lounge
Conference Room
Designer Finishes, Fixtures, and Appliances



10,000 S.F. Amenity Deck
State-of-the-Art Fitness Facility
Outdoor Kitchen
Zero Edge Pool



Secure Parking and
Building Access
Valet Package



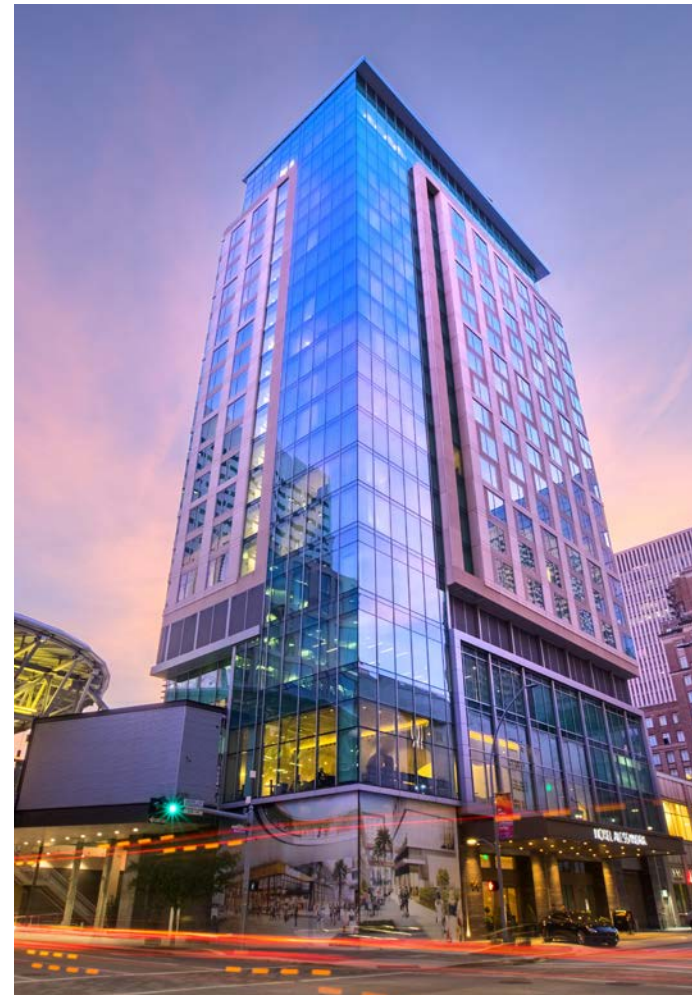
Dry Cleaning Lockers
Energy Efficiency

ABOUT MIDWAY

Midway's purpose is to create enduring investments and remarkable places that enrich people's lives.

Actions follow beliefs, and our purpose and values guide every decision at Midway. Our purpose drives us to invest, develop, operate and activate places that are relevant for today, while also anticipating the future. As a 51-year-old company built on a defined set of values: integrity, passion, adaptability, quality, initiative, teamwork and generosity, we are responsible for making a positive impact, for our investors, our team, and our communities. Our Midway Value Creation Process guides selection, analysis, and production of investment and development opportunities, while equipping our growing team to move further faster. Our focus on developing generational assets—differentiated, core infill real estate—in locations well positioned to hold and increase in value over time, inspires us to pursue excellence and innovation. Our developments have an impressive track record of performance, and have won awards and accolades. We appreciate industry recognition of Midway's vision, planning and diligent execution, but one honor stands above the others. We are humbled to be recognized as one of the best workplaces in the nation's fourth-largest city. Midway's team of caring, hardworking, gifted and innovative individuals has made Midway a "best place to work," and they are the ones who make our places remarkable. We appreciate the team who bring their best efforts to Midway every day. As we challenge ourselves to embrace change, continually adapting and innovating, we are grateful for partners who share our unchanging values.

MIDWAY



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MIDWAY

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