

## LANDMARK AWARDS



## MIXED-USE AND PUBLIC/ PRIVATE PARTNERSHIP WINNER



Houston Pavilions

### DEALMAKERS:

Developer: Houston Pavilions LP

Architect: HOK

Construction Manager: The Wells Partnership Inc.

Contractor: D.E. Harvey Builders

Law Firms: Vinson & Elkins LLP;

Munsch Hardt Kopf & Harr PC.

Municipal and Government

Services: Hawes Hill Calderon LLP

Investment Banking Firm: Holliday

Fenoglio Fowler LP

Real Estate: Transwestern

### Houston Pavilions

**H**ouston Pavilions is the first downtown mixed-use development of its kind in 20 years, offering dining, entertainment, retail and office space. The three-city-block project is bounded by Dallas Street to the north, Polk Street to the south, Main Street to the west and Caroline Street to the east. Sky rings connect the three city blocks over Fannin Street and San Jacinto Street and intimate courtyards with large planters featuring two-story bamboo provide a place to see and be seen.

The pedestrian-friendly, open-air retail entertainment center contains 360,000 square feet of retail space, 200,000 square feet of office space and a 1,600-space parking garage.

Retail and dining venues occupy the first two levels of the center, with entertainment venues located on the third floor. A central courtyard and people-friendly streetscapes allow for alfresco dining and window-shopping.

Located midblock, the 200,000-square-foot, Class A office Houston Pavilion Tower stands 11 stories high with views of the George R. Brown Convention Center, Discovery Green and the Toyota Center adding a unique location option for downtown companies.

Houston's Downtown District, through its Retail Incentives Grant Program, gave the Houston Pavilions \$1 million which was tied to anchor retailers and Dallas Street improvements, and the City of Houston and Harris County provided \$17 million through a Tax Increment Reinvestment Zone over 15 years. ■