



THE JONES
ON MAIN

712 & 708 MAIN STREET, HOUSTON



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KEEP UP WITH **THE JONES**

Introducing **The Jones on Main**, a storied Houston workspace that marries classic glamour with state-of-the-art style. This dapper icon sets the bar high, with historic character – like classic frescoes and intricate masonry – elevated by contemporary co-working space, hospitality-inspired lounges and a restaurant-lined lobby. Highly accessible and high-energy, **The Jones on Main** is a stylishly appointed go-getter with charisma that always shines through. This is the place in Houston to meet, mingle, and make modern history – everyone wants to keep up with **The Jones**.

Opposite Image : The Jones on Main, Evening View

The image shows a detailed view of a domed ceiling. At the center is a square skylight with an octagonal frame, through which light streams. The ceiling is covered in intricate, dark woodwork, featuring a complex geometric pattern of interlocking lines and shapes. On either side of the central skylight, there are curved wooden bands containing painted scenes, possibly depicting historical or religious events. The overall lighting is warm and golden, highlighting the textures and colors of the wood and paint.

A Historically Hip
Houston Landmark

A MODERN MASTERPIECE
WITH A
TIMELESS
PERSPECTIVE

The Jones on Main's origins date back to 1927, when 712 Main Street was commissioned by legendary Jesse H. Jones – Houston's business and philanthropic icon – as the Gulf Oil headquarters. The 37-story masterpiece is widely acclaimed, a City of Houston Landmark recognized on the National Register of Historic Places. Together with 708 Main Street – acquired by Jones in 1908 – the property comprises an entire city block in Downtown Houston.

Distinct and vibrant, The Jones touts a rich history, Art Deco architecture, and famous frescoes – soon to be complemented by a suite of one-of-a-kind, hospitality-inspired amenity spaces. Designed for collaboration and social interaction, these historically hip spaces connect to a range of curated first floor retail offerings, replete with brand new storefronts and activated streetscapes.

Opposite Image : The Jones on Main, Main Street Entrance



THE JONES circa 1945



THE JONES Present Day : 37 Stories, 794,000 Square Feet



THE NEW CURRENCY LOUNGE

The debut amenity, the **Currency Lounge** is a dual-level social space showcasing Art Deco influences and contemporary hospitality-inspired design. While honoring its architectural past, the space features modern communal tables and lounge seating with tech hook-ups, bold feature walls, and lightboxes with all-new artwork. Outfitted with grand chandeliers, stunning marble tile, rich wood veneer, and patterned glass, the **Currency Lounge** is the go-to for casual lounging or upscale social occasions.

Opposite Image : Grand Staircase Area. Located at Rusk Street Entrance. Completion early 2017.



CURRENCY LOUNGE FINISHES

Offering a luxe mix of plush seating, rich patterns, and striking lighting, the Currency Lounge is on the cutting edge of comfort and design.



CURRENCY LOUNGE
MEZZANINE

CURRENCY LOUNGE
LOBBY LEVEL



THE NEW
LOBBY CONNECTION

712 & 708 Main Street

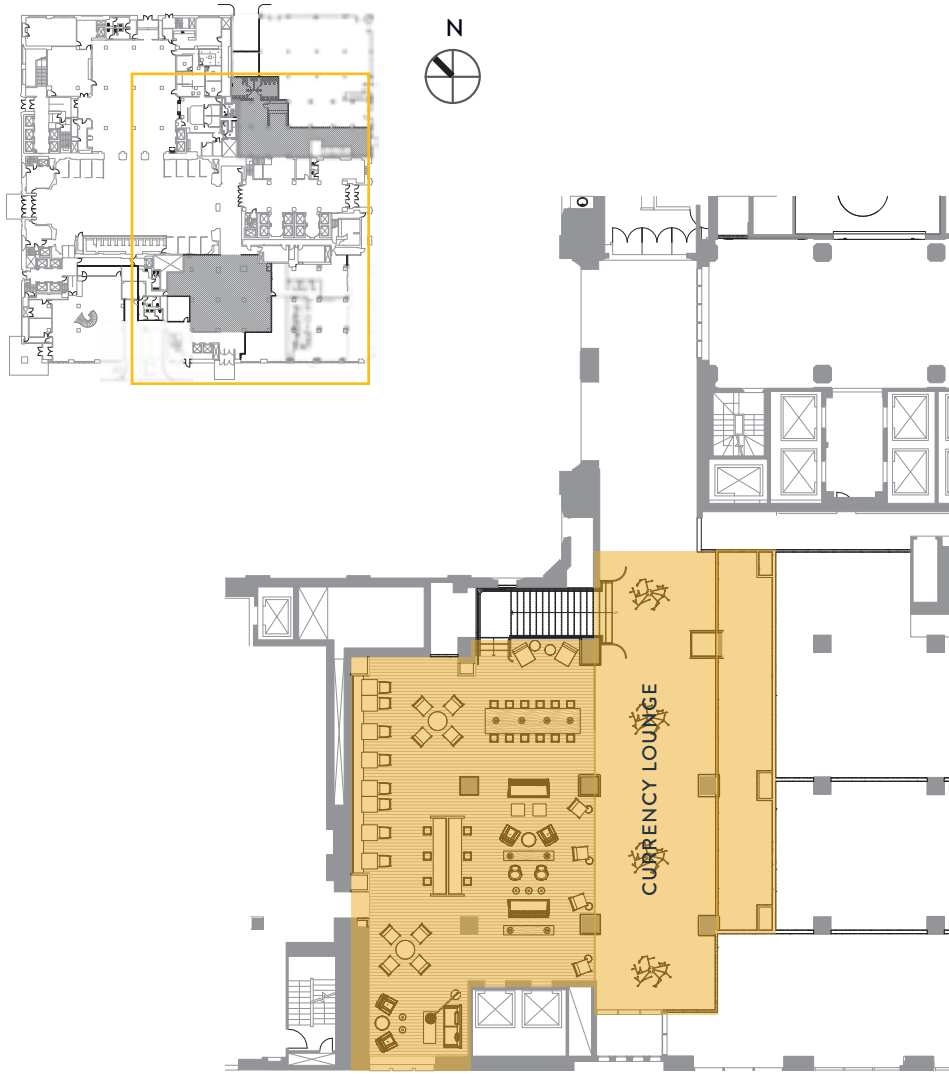
The building symbolizes my conception of
the Houston of today. Both are essentially modern.

Jesse H. Jones, Houston Chronicle, 1929



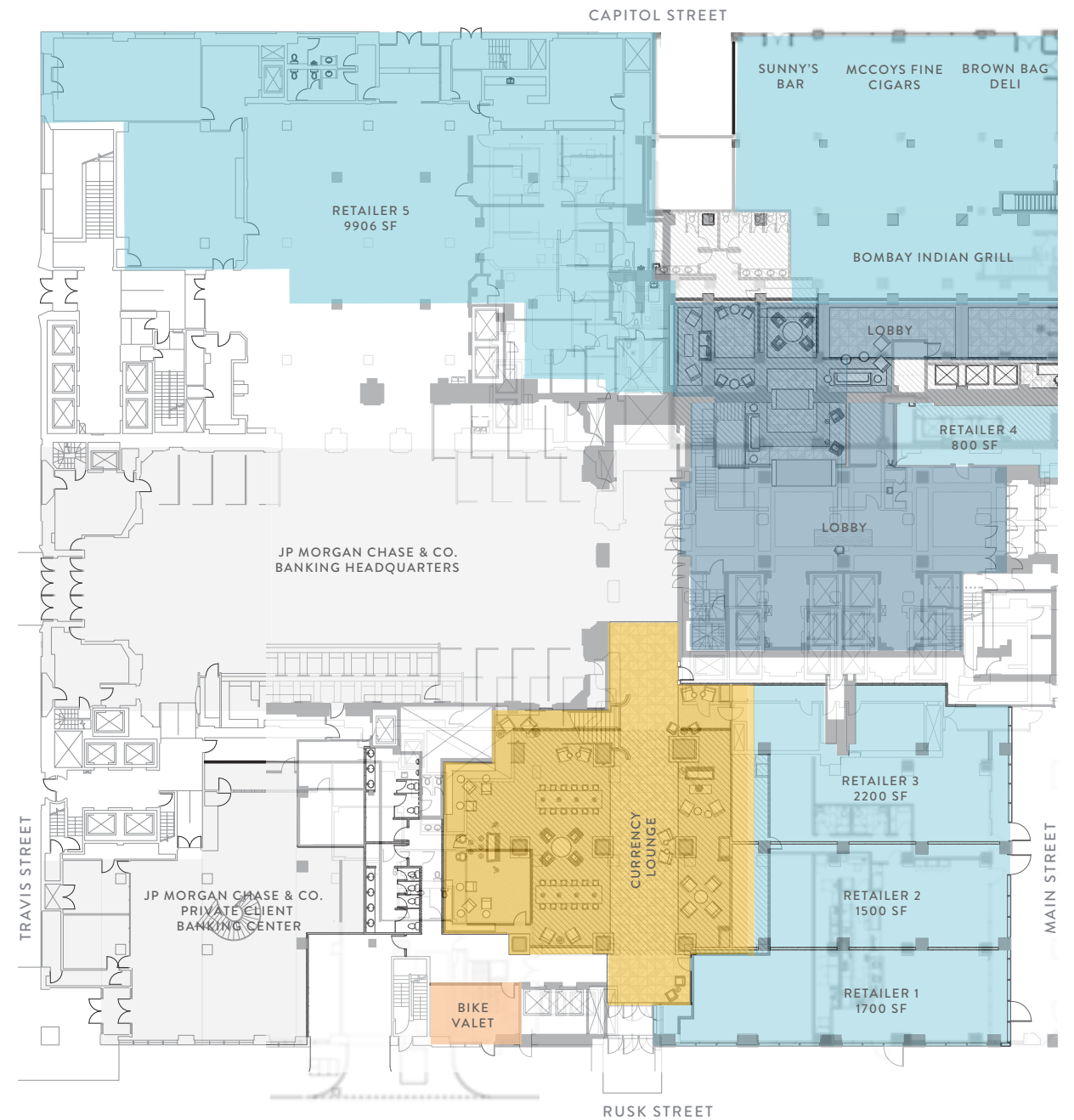
This page: The New Lobby Connection. Completion early 2017.

THE NEW
RETAIL FLOORPLAN



This page: The New Retail Floorplan. Completion early 2017.

MEZZANINE LEVEL



LOBBY LEVEL

HOUSTON'S HIGHLY ACCESSIBLE HEADQUARTERS





HIGH ENERGY HIGH IMPACT

Houston has transformed into a global city with a vibrant arts and entertainment scene and thriving shopping and dining hubs. Downtown Houston boasts high household incomes and a robust daytime population of business professionals. **The Jones on Main** is situated at the epicenter of this dynamic destination.

Opposite Image : JPMorgan Chase & Co. entrance, Grand Lobby, The Jones on Main

DEMOGRAPHIC PROFILE

EMPLOYEES	127,851	202,206	242,335
RESIDENTS	4,065	23,404	74,815
2015 EST. AVERAGE HOUSEHOLD INCOME	\$109,226	\$88,517	\$84,827
	WITHIN .5 MILES	WITHIN 1 MILE	WITHIN 2 MILES

7,700 hotel rooms by early 2017
 1.2 million people stay in Downtown hotels annually
 18.3 million Downtown visitors per year
 \$6.1 billion in development since 1996



Sources : Houston Downtown Management District; Tetrad Sitewise





ALWAYS ON THE UP AND UP

Since 1996, \$6.1 billion worth of construction has been completed for more than 135 public and private projects in Downtown Houston. Today, more than \$2.2 billion in new Downtown construction projects are underway, with another \$2 billion in pre-development or design.

Opposite Image : JP Morgan Chase & Co. Banking Headquarters, The Jones on Main



Above Images : Skyhouse Main (Top Left); Sunset Coffee (Top Right); Discovery Green (Bottom)
Opposite Images : George R. Brown Convention Center (Top); Hotel Alessandra (Bottom)



WELL POSITIONED WELL CONNECTED

Bounded by Main, Rusk, Travis, and Capitol Streets, **The Jones on Main** is prominently positioned at intersecting MetroRail lines that connect the property to the Convention Center, the Ballpark District, the Medical Center, and the Civic District. Steps from an array of restaurants, theatres, hotels, and cultural attractions, this high-profile workplace is at the center of the Downtown action. Directly connected to the North Travis Tunnel and the Downtown tunnel system, the destination is also within easy reach of bike lanes and Houston's B-cycle bikeshare stations.

Opposite Image : Main Street View

TRANSIT AND AMENITIES

Walk Score
98

Transit Score
100

Bike Score
82

DINING

1. Bombay Indian Grill (706 Main Street)
2. Flying Saucer (720 Fannin Street)
3. The Springbok (711 Main Street)
4. Perbacco (700 Milam Street)
5. Azuma Sushi & Robata Bar (909 Texas Street)
6. Morton's The Steakhouse (1001 McKinney Street)
7. Coffee Beanery (1000 Main Street)
8. Brooklyn Meatball Co. (930 Main Street)

THEATER & ENTERTAINMENT

1. Jones Hall (615 Louisiana Street)
2. Jones Plaza (610 Louisiana Street)
3. Alley Theatre (615 Texas Avenue)
4. Sundance Cinemas (510 Texas Street)
5. Revention Music Center (520 Texas Street)
6. Wortham Theater Center (501 Texas Avenue)
7. Tranquility Park (500-598 Walker Street)
8. Hobby Center (800 Bagby Street)
9. Lucky Strike (1201 San Jacinto Street)
10. House of Blues (1204 Caroline Street)
11. Museum of Cultural Arts (908 Wood Street)

GREEN SPACE & EVENTS

1. Market Square Park (301 Milam Street)
2. GreenStreet (1201 Fannin Street)
3. Discovery Green (1500 McKinney Street)

TUNNEL ACCESS DINING

- Maggie Rita's (600 Travis Street)
- Otto's (600 Travis Street)
- Salata (711 Louisiana Street)
- Skyline Deli (717 Texas Street)
- Buzz Barista (811 Main Street)
- Which Wich (811 Main Street)
- Schlotzsky's (815 Walker Street)
- Treebeards (1100 Louisiana Street)

HOTELS

1. JW Marriott (806 Main Street)
2. The Lancaster Hotel (701 Texas Avenue)
3. Magnolia Hotel Houston (1100 Texas Avenue)
4. Hotel ICON (220 Main Street)
5. The Sam Houston Hotel (1117 Prairie Street)
6. Doubletree Hotel (400 Dallas Street)
7. Hyatt Regency (1200 Louisiana Street)
8. Hotel Alessandra (1070 Dallas Street) *opening early 2017*
9. Four Seasons Hotel (1300 Lamar Street)
10. Embassy Suites (1515 Dallas Street)
11. Hilton Americas (1600 Lamar Street)

METRO LINES

- Red North Line
- Green East End Line
- Purple Southeast Line

-- Tunnel Network △ Central Station P Tenant Parking Garages



The image shows a detailed view of a ceiling. The central portion is a large, rectangular grid of square panels, each containing a stylized, eight-pointed starburst or sunburst design. The panels are framed by a dark, possibly black or dark brown, grid. This central grid is surrounded by a wide, ornate border. The border features large, golden, Art Deco-style motifs, including sunbursts and geometric patterns. The overall color palette is dominated by gold, black, and white, with a warm, slightly aged appearance. The lighting is soft, highlighting the intricate details of the ceiling's design.

A Modern Workspace With Historic Character

JOIN THE JONES

Reimagine your routine in a destination workspace perfectly tailored to your needs.

FEATURES

Enviably Downtown address

Stunning Art Deco architecture with historic frescoes and detailed masonry
Breche de Salernes French marble and Italian Siena travertine walls with stained glass

50' high richly carved, vaulted and colonnaded grand lobby

Single-tenant floors available, from 3,990 – 11,450 SF

Move-in ready modernized and fully updated suites

White-boxed suites

State-of-the-art elevator system

Parking ratio of 2:1,000

Direct access to tunnel system

Located at the intersection of MetroRail's Green, Purple, and Red Lines

Walking distance from dozens of shops and restaurants

AMENITIES

Mix of distinctive restaurants, cafés, and retail onsite

Dual-level, hospitality-inspired lounge and co-working space

Elegant pre-function areas

Historic, privately accessible Chase Banking Headquarters

Activated pedestrian patios

Bike valet

Onsite management and security



Opposite Image : Newly Renovated Interior Suites, The Jones on Main

KEEP UP WITH THE JONES

Spend the day in Houston's high-access headquarters.



COFFEE
8 AM

Lobby

Start the day with a fresh cappuccino – prepared with an expert touch by the barista downstairs.

BANK
9 AM

Chase Bank

Make a quick stop at Chase Banking Headquarters, just off of The Jones's lobby.

MEETING
11 AM

Currency Lounge

Call a team meeting at Currency Lounge's communal tech tables.

LUNCH
NOON

Lobby Dining

Grab a gourmet bite from a selection of delicious fast-casual restaurants lining the lobby.

PRESENTATION
3 PM

The Jones Offices

Ace a long-awaited presentation in your visionary open workspace.

WORKOUT
6 PM

Bike Valet

Grab your bike at the on-site bike valet and explore the city.

DINNER PARTY
8 PM

Lobby Dining

Get social at a patio dinner party at one of The Jones on Main's signature restaurants.

ABOUT MIDWAY

Our purpose is to create enduring investments and remarkable places that enrich people's lives. 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 its clients and investors for more than 48 years. The Midway portfolio of projects completed and/or underway consists of approximately 45 million square feet of properties in 23 states and Northern Mexico ranging from mixed-use centers, corporate headquarters, multi-family, entertainment, hospitality, business and industrial parks, and master-planned resort and residential communities. Since its inception in 1968, Midway has created projects of distinction, aesthetic relevance and enduring value for its investors, clients and local communities.

For more information, visit MIDWAYCOMPANIES.COM.

ABOUT LIONSTONE INVESTMENTS

Lionstone's objective is to identify and execute smart investments by understanding the evolution of internationally competitive cities, then pinpointing where the most productive people in America want to live and work—Places for Productive People.™ Since the firm's inception in 2001, Lionstone has endeavored to consistently generate attractive, risk-adjusted returns on real estate on behalf of our institutional investors and high net worth individuals, with over \$5 billion in current assets under management. The business is organized across three investment platforms, each one offering growth opportunities at different points in the real estate cycle. Not being pressured to invest at specific times in the capital market is a major strength, reflective of Lionstone's culture of high performance and steadfast trust. For more information, visit

LIONSTONEINVESTMENTS.COM

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MIDWAY