

# BAYOUPLACE II

315 CAPITOL ST • HOUSTON, TX 77002

**LOFT OFFICE SPACE** IN HOUSTON'S THEATER DISTRICT

 **TRANSWESTERN**



# Welcome to BAYOUPLACE II



Situated in Houston's dynamic Theater District, **Bayou Place II** provides a distinctive loft office environment ideally suited for a creative or tech firm, innovation or data center.

## Property Features

- Modern loft-style office space totaling 78,120 SF
- On-site entertainment & private venues:
  - Bayou Music Center
  - AMC Theatre
  - The Ballroom at Bayou Place
  - Curtain Call
- On-site parking garage
- Two-minute walk to adjacent Tranquility Park
- Nestled in the heart of Houston's Theater District downtown, home to Houston's nine world-class performing arts organizations
- Quick access to I-45, I-10, Memorial Drive and Allen Parkway
- Walkable to METRORail (Green and Purple Lines) and multiple METRO bus stops

# LOFT OFFICE SPACE IN HOUSTON'S THEATER DISTRICT

## Space Features

- Up to 3 megawatts of power available
- Small data center
- Mix of open and closed office
- Private balcony overlooking the Hobby Center
- Previously used as the HQ & control center for a cloud company



**78,120 SF**  
available

# Meeting & Collaboration

Versatile control center and multiple conference rooms within Suite 200



**Conference Room**  
Seats up to 14

Additional Walkable Conference & Event Options:

## **THE BALLROOM AT BAYOU PLACE**

15,000 SF venue available for large corporate events up to 1,600 guests

## **CURTAIN CALL**

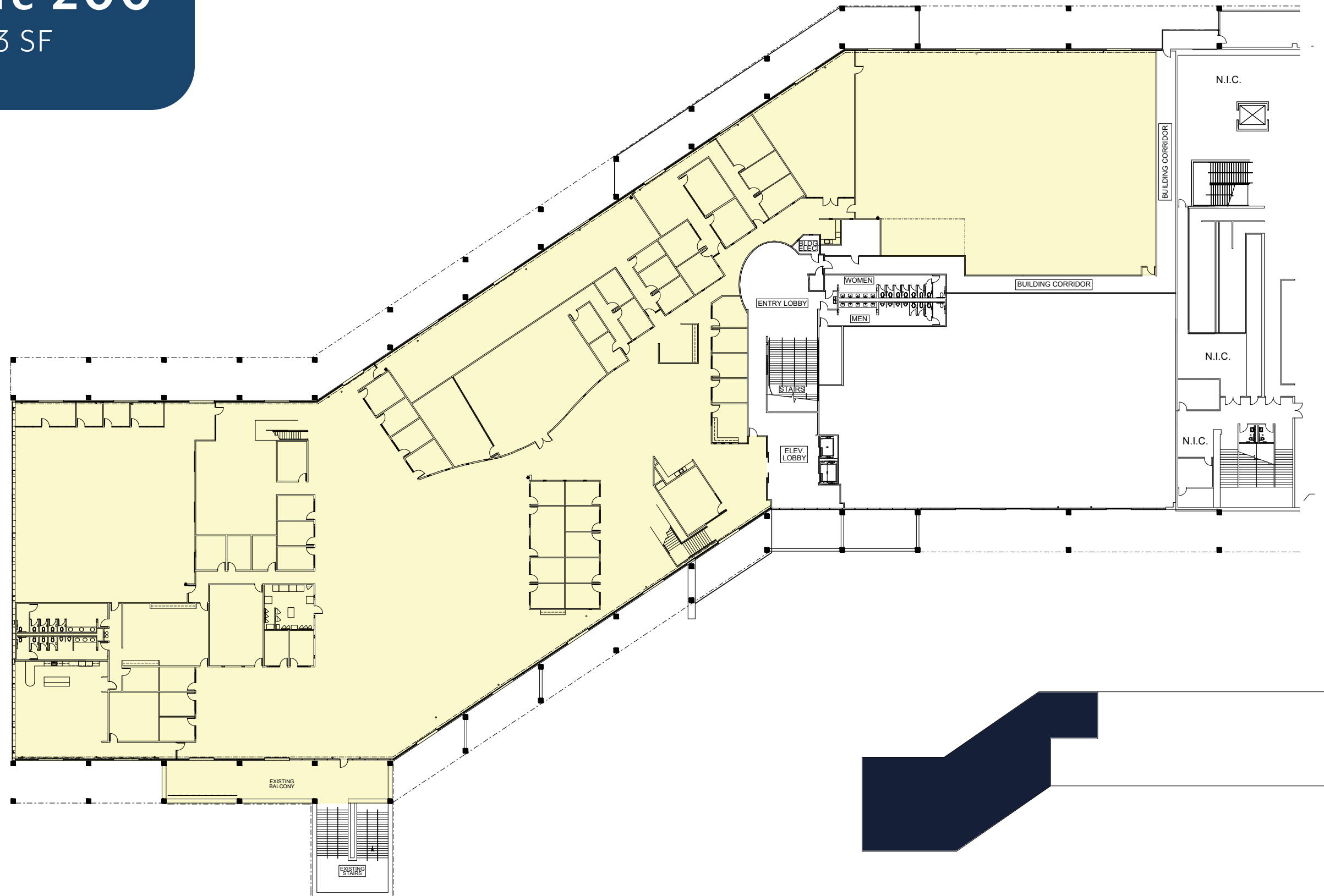
Intimate boutique event and meeting space on the 1st floor of Bayou Place



**Control Center**  
Seats up to 27

# Suite 200

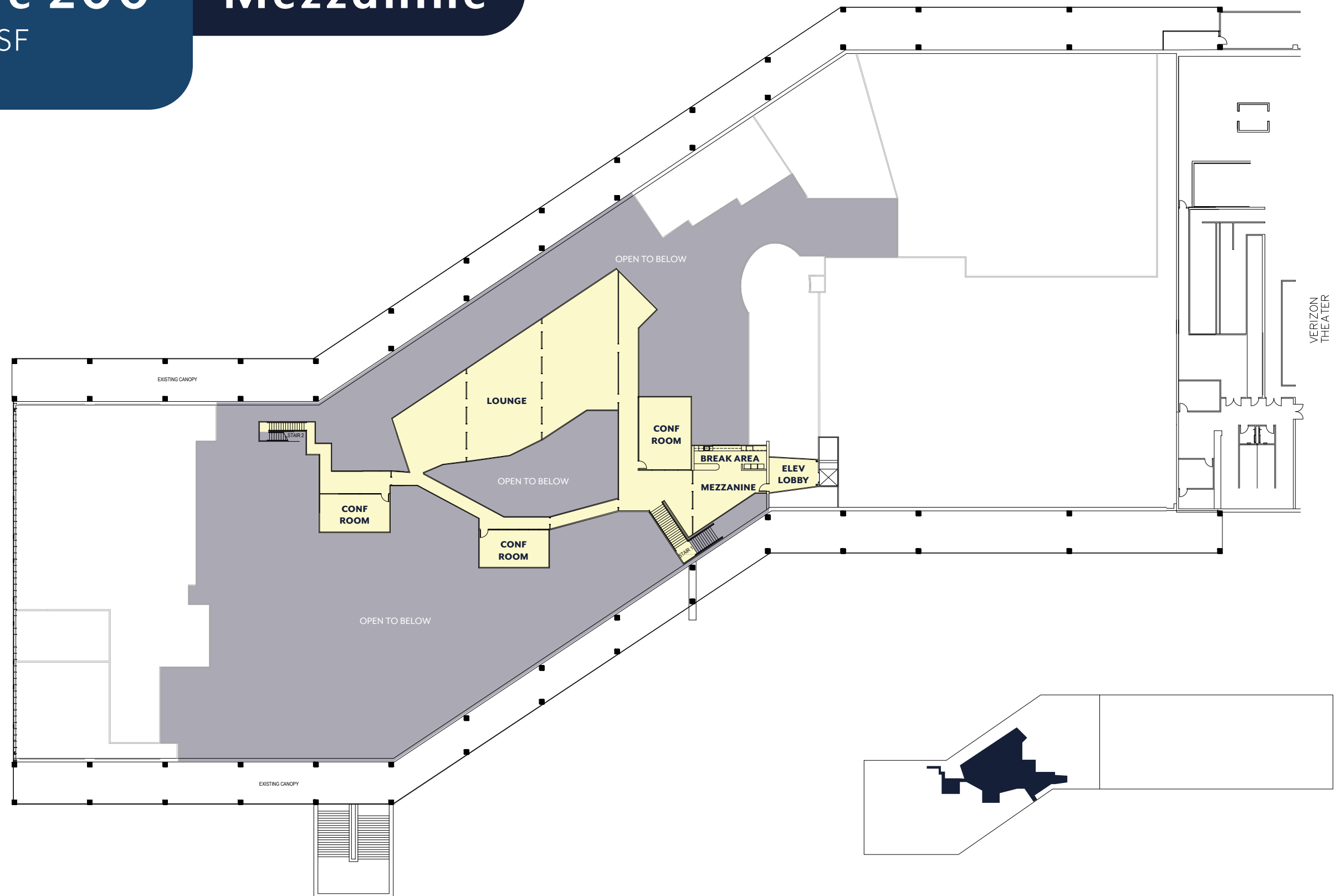
68,573 SF



# Suite 200

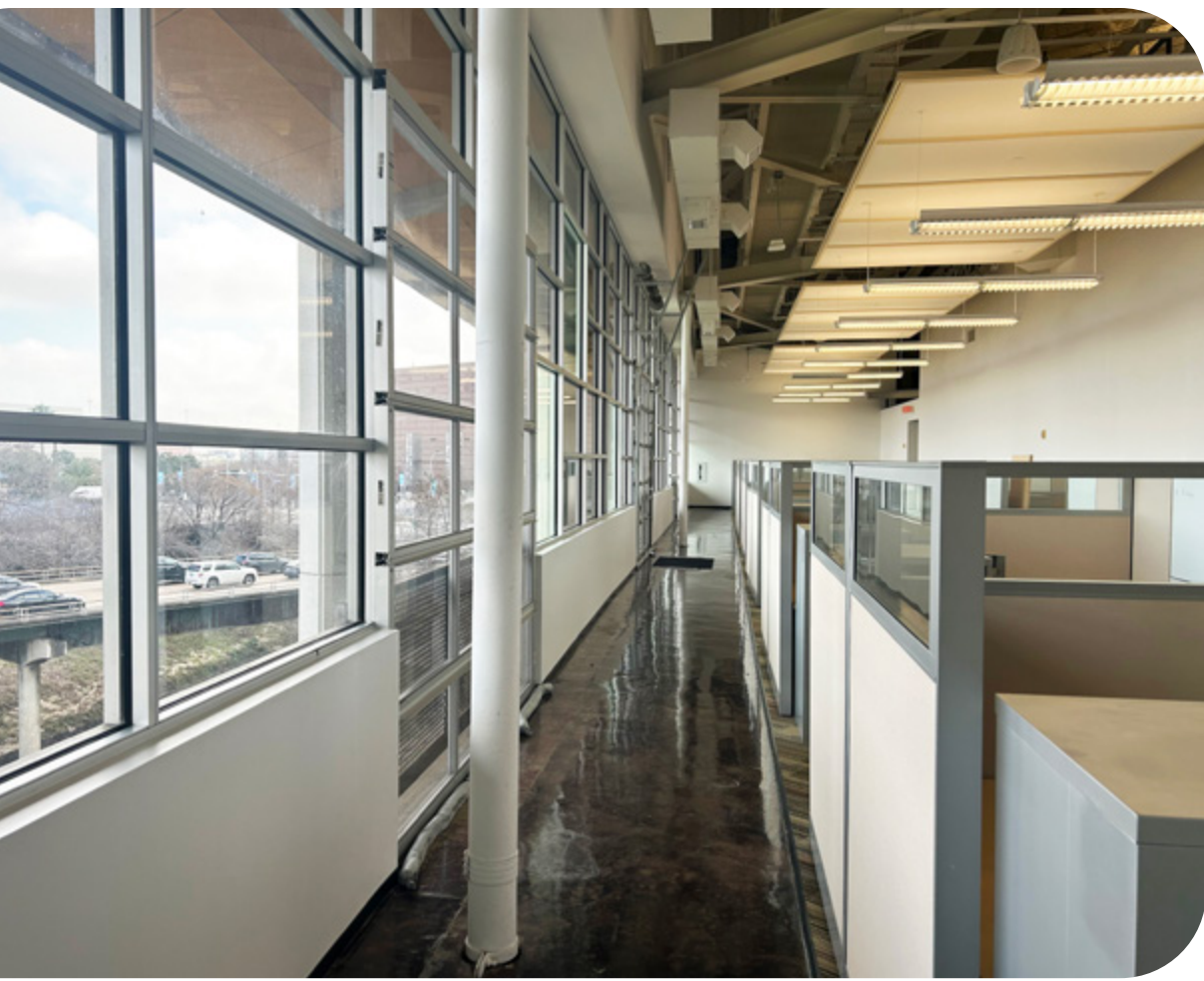
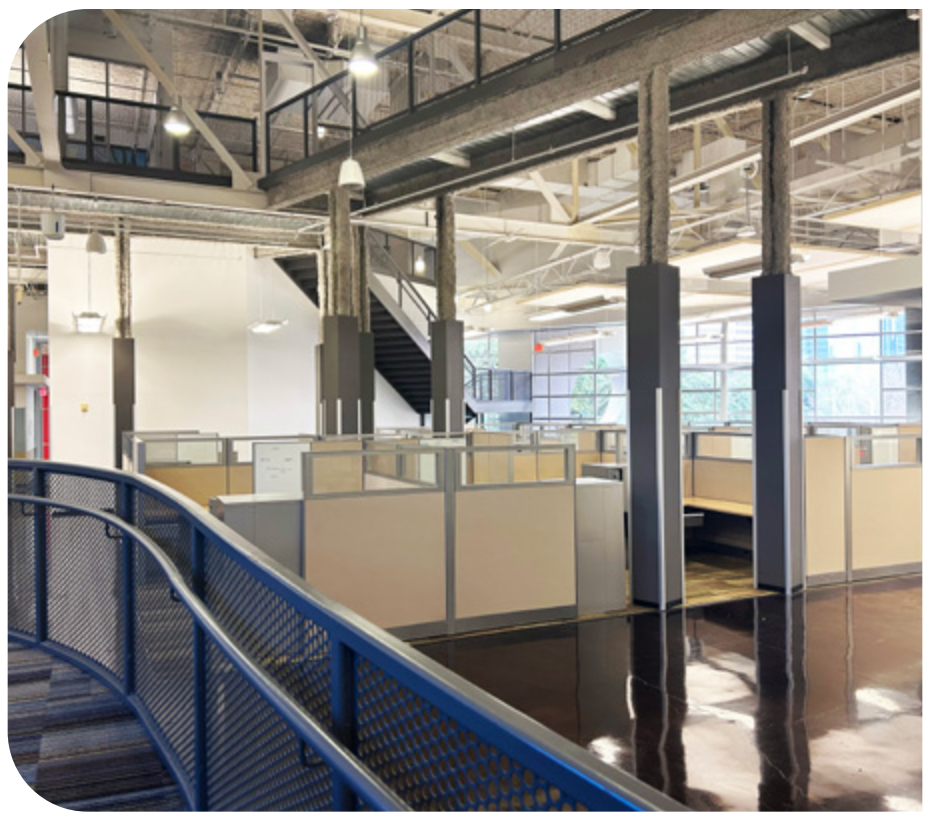
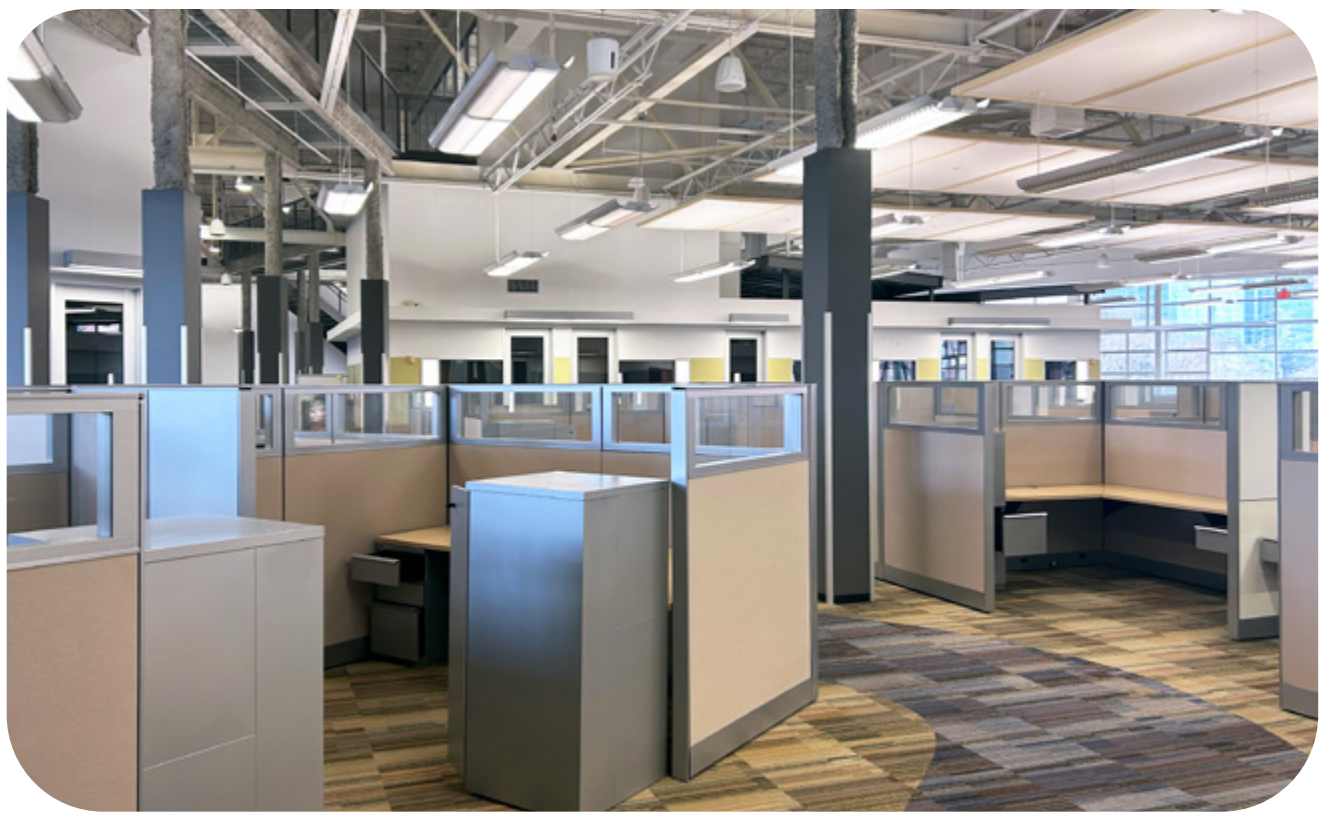
9,547 SF

# Mezzanine



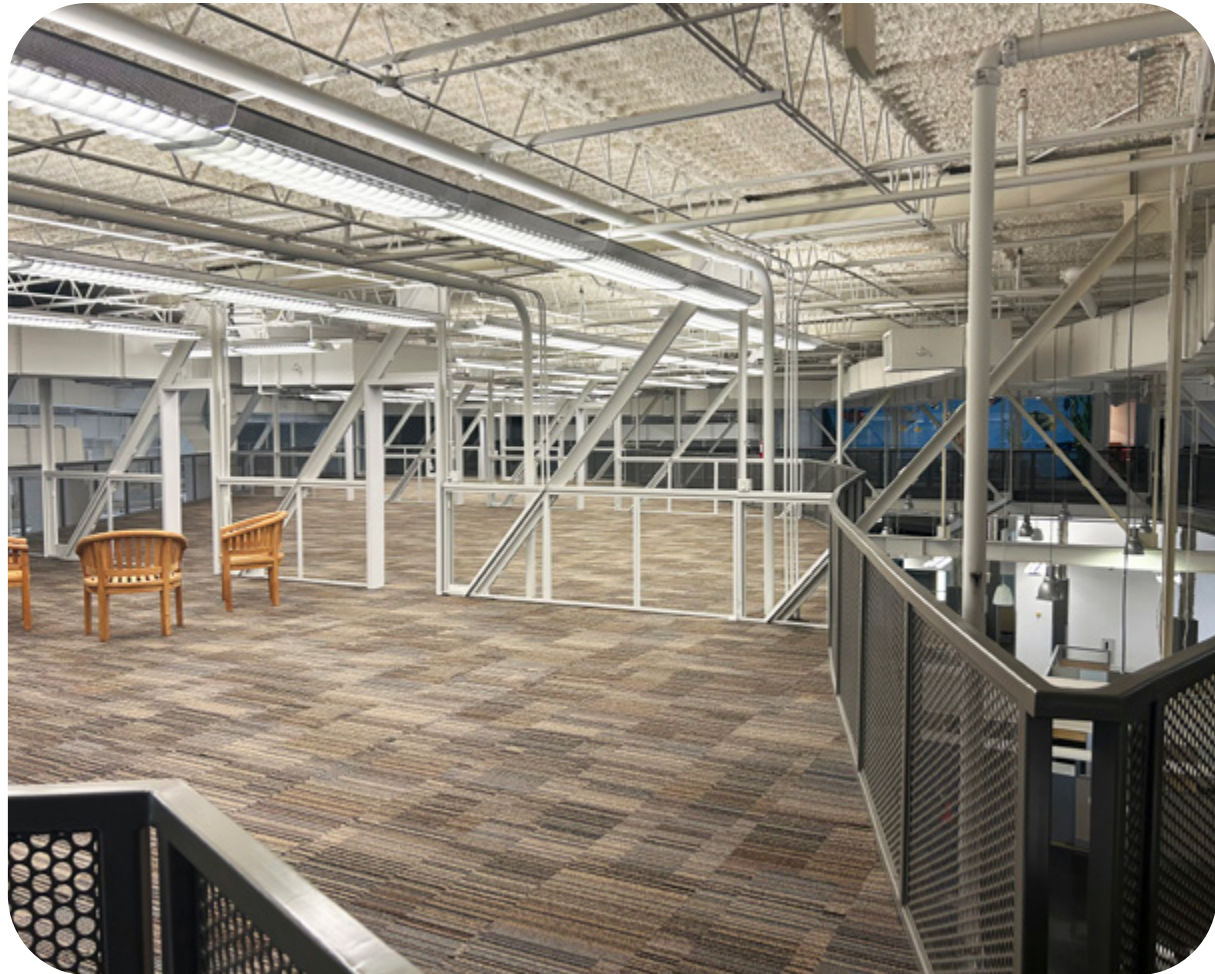
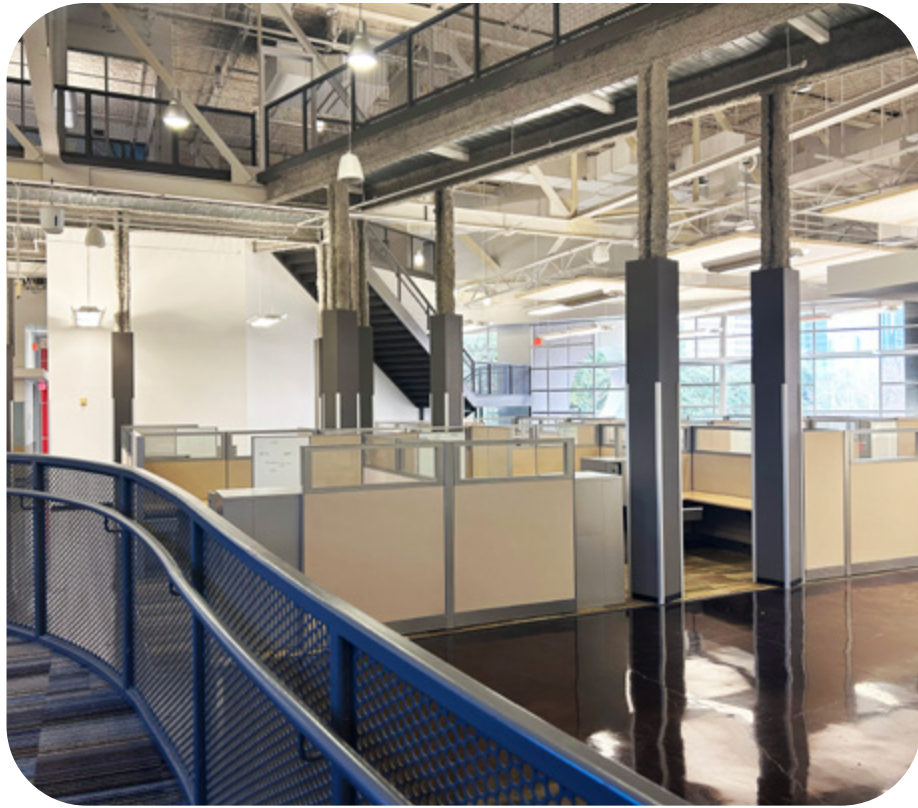
# BAYOUPLACE II

Suite 200



# BAYOUPLACE II

Suite 200



# On-site at BAYOUPLACE

**Bayou Music Center** - A premier live entertainment venue with a capacity of over 3,400, showcasing top national musicians and comedians.

**AMC Houston 8** - The only movie theater located in Downtown Houston



**+ Restaurants coming soon**

# Nearby Hospitality

FOOD & BEVERAGE

Understory



Finn Hall



Lyric Market



More nearby



HOTELS



# Where entertainment meets the arts

From touring Broadway shows to world-class performances by the Houston Ballet or Houston Symphony, **Bayou Place II** is steps away from the best live entertainment Houston has to offer

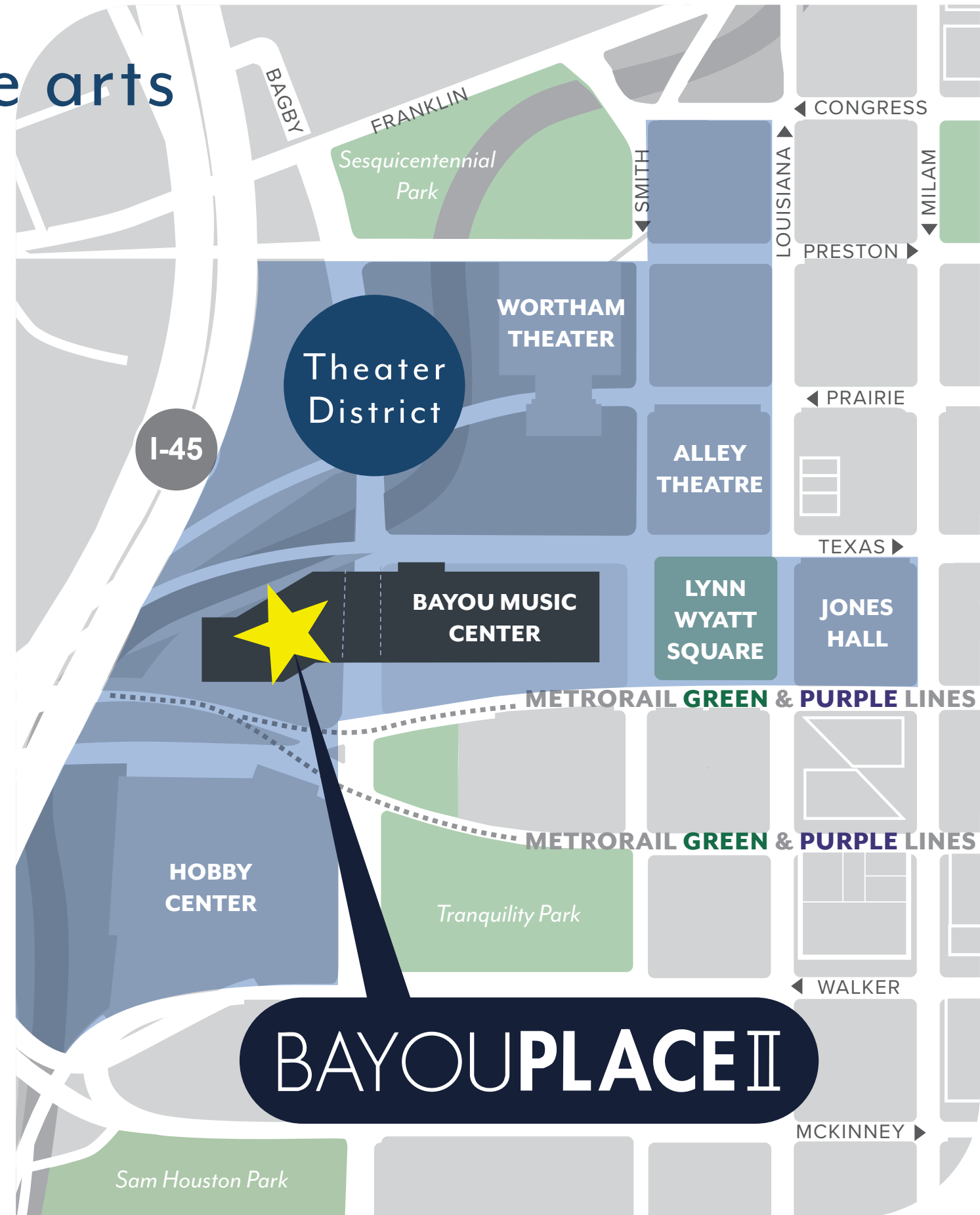
Houston Symphony | Jones Hall



Houston Ballet | Wortham Theater



Broadway on Tour | Hobby Center



A photograph of Tranquility Park, featuring a large, multi-tiered stone fountain with cascading water. The park is surrounded by lush green trees and a modern building with a red roof in the background.

Tranquility Park

A photograph of Bayou Place II, showing a large, mature tree in the foreground and a modern building with large glass windows in the background.

Bayou Place II

# Downtown pulse

## Nature's edge


Enjoy the great outdoors—an array of downtown green spaces are just a stroll away.

Tranquility Park

Lynn Wyatt Square

Sam Houston Park

Sesquicentennial Park

A photograph of Lynn Wyatt Square, showing a large, modern building with a curved facade and a large, open plaza area with trees and a curved staircase.

Lynn Wyatt Square

# BAYOUPLACE II

FOR LEASING INFO

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