

Real Estate

Industrial, CRE and RRE
inside Beltway 8



Jeff Jeffrey

✉ jjeffrey@bizjournals.com
Phone: 713-395-9627

MANUFACTURERS

HQ breaks ground in East River

Anton Paar USA, an Ashland, Virginia-based manufacturer of precision lab instruments, has broken ground on its new regional headquarters in Midway's East River mixed-use development.

The company has begun site work on a tract it acquired in April 2024 at the southwest corner of Clinton Drive and Meadow Street, where it will build a three-story, 30,000-square-foot facility.

The new building was designed by Houston-based Powers Brown Architecture and will include 12,500 square feet of office space and 12,599 square feet dedicated to technology, lab, training and conference facilities. The building also will have 5,000 square feet for distribution and shipping.

Benchmark Houston Builders is constructing the facility, which is scheduled for completion in summer 2026.

The company's existing South region headquarters is in an industrial building at 3955 World Houston Parkway. Anton Paar USA said the new purpose-built facility was designed to fuel growth and innovation in the region.

Anton Paar USA is a subsidiary of Austria-based Anton Paar Group. The company specializes in developing, producing and distributing highly accurate laboratory instruments and process measuring systems, as well as providing custom-tailored automation and robotic solutions.

Many of the company's products focus on measuring density, concentration and CO₂, as well as those focused on the field of rheometry, or the study of how matter deforms and flows.

DOWNTOWN

LAW FIRM PLANS \$4.3M OFFICE BUILD-OUT



GETTY IMAGES

The project will begin in October and end in February.

International law firm Arnold & Porter is preparing to move its Houston office to a different downtown office tower.

The firm has submitted paperwork to the Texas Department of Licensing and Regulation outlining plans for a \$4.3 million build-out of a 23,679-square-foot space on

the 18th floor at 811 Main St.

The firm's existing offices are at the TC Energy Center, formerly known as the Bank of America Center, at 700 Louisiana St.

The planned build-out is scheduled to begin in October and be completed in February 2026. The filing said the firm has tapped Houston-based Perkins & Will to design the office build-out. TDLR filings are preliminary and are often subject to change.

Christopher Odell, who heads Arnold & Porter's Houston office, confirmed the planned move in an

Arnold & Porter's existing offices are at TC Energy Center. They will move to 811 Main St.

interview. Odell said the new offices will be larger than Arnold & Porter's current space at 700 Louisiana and will allow the firm to continue growing.

Arnold & Porter currently has 25 lawyers, including eight partners, in Houston, as well as a number of staff members, he said. The firm plans to hire several more attorneys in the coming months, Odell said.

"We've been very happy at 700 Louisiana – I have spent half my career here at two different firms – but we have outgrown it," Odell said. "It's a really happy story that reflects the amount of growth we have seen in recent years."

Odell said the firm is in the process of hiring a general contractor for the build-out at 811 Main St.

Washington, D.C.-based Arnold & Porter entered the Houston market in 2014, when it leased a temporary space at 700 Louisiana. The firm moved into a permanent space in the building in 2017.

At the time, the firm leased the full 40th floor at 700 Louisiana, which encompassed 19,449 square feet. The build-out in 2017 cost about \$2.2 million, according to previous HBJ reporting.

Arnold & Porter's new offices at 811 Main will have the firm's attorneys rubbing elbows with a number of other law firms, including BakerHostetler, Cozen O'Connor, Gibson Dunn & Crutcher, Holland & Knight, Jones Walker and Latham & Watkins, among others.

RESTAURANTS

Ostia to close after 5 years in business

Ostia, a Montrose restaurant that draws heavy inspiration from Italian and Mediterranean cuisine, will close tomorrow after just five years in operation.

In a post on its website and Instagram, founder and chef Travis McShane said the restaurant's final service at 2032 Dunlavy St. will be Sept. 13. The announcement was made on Sept. 1, the last day of Houston Restaurant Weeks.

Ostia was McShane's first restaurant that

he owned and operated independently.

"It was only after much time spent weighing the current climate and strains on our industry, along with some personal reflections, that I have come to this difficult decision," McShane said in the post. "Since opening, I have met the best guests and regulars. We have laughed, cried and celebrated together. These moments will be the hardest part of walking away. When I first started cooking 16 years ago,

I dreamed of opening my first restaurant, and because of y'all I was able to live that dream. Thank you."

McShane said he plans to take some time away from cooking to focus on his growing family and some other exciting projects.

Ostia opened in September 2020 after first being announced in April 2020. The space was designed by Jon de la Cruz of DLC-ID in San Francisco.