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Kings Harbor adds new tenants

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Kings Harbor got off to a slow start when it opened in 2007, courtesy of a sluggish economy.

But things are looking better at the 7-acre commercial center. Three companies have signed leases in the center, making the property 93 percent occupied.

"Like everyone else, we were affected by the slow economy," said **Jonathan Brinsden**, chief operating officer of **Midway Companies** - the real estate company that owns Kings Harbor.

The addition of apartments and incoming companies have helped the waterfront development catch up.

The Tasting Room Wine Café, Capital Title and Orion Engineered Carbons will have offices in the waterfront development.

The Tasting Room has three locations in the Houston area, and **John Horowitz**, vice president of marketing, said the wine bar always looks for opportunities to expand.

"Kings Harbor was a place we were considering opening a location when it first started to develop 3½ years ago," Horowitz said. "It didn't feel like the right time then, but things have worked out, and we've seen the place grow."

Horowitz said there have been no concerns since the tenant in the previous space also was a wine bar.

"Our demographics show that the demand is there for what The Tasting Room offers," he said, "and I have no doubt that we will be successful here."

Horowitz said the 3,000- square-foot space will be redone, and patio added. He said they are anticipating opening the bar in late November.

Orion Engineered Carbon, a new carbon black company, also will be opening up its doors.

Jimmy Boyd, Orion's engineering director, said the 18,000-square-foot space the company will occupy will house about 60 employees. The company expects to begin operations as early as Jan. 1.

Construction will begin in two weeks and be completed within 90 days, he said.

The company will take up 3,000 square feet of space that faces West Lake Houston Parkway.

Capital Title is another one of the companies making Kings Harbor its new home. The company is the largest independently-owned title company in Texas, and it's hoping to get a lock in the Houston market, said **Kevin Clark**, vice president for the company's Houston division.

"We're just taking advantage of the growth in the Houston market," Clark said. He said he is glad the company was able to secure a space in Kings Harbor.

"It's one of the places that is booming in Kingwood," Clark said. "This is a great location for us, and we're going to get a lot of exposure."

Construction will take 60 days in the 3,300-square-foot space. Clark said he is unsure of construction costs at the moment but said costs will be finalized when construction begins.

Brinsden said these companies will help Kings Harbor achieve its goal to fully occupy the development.

"Our tenants feed off each other, and so we're going to continue the mission of finding diverse businesses to occupy our space," Brinsden said. "We do hope be at 100 percent occupancy some day."

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