



Central Brazoria County

Business Park | Angleton, Texas



Location

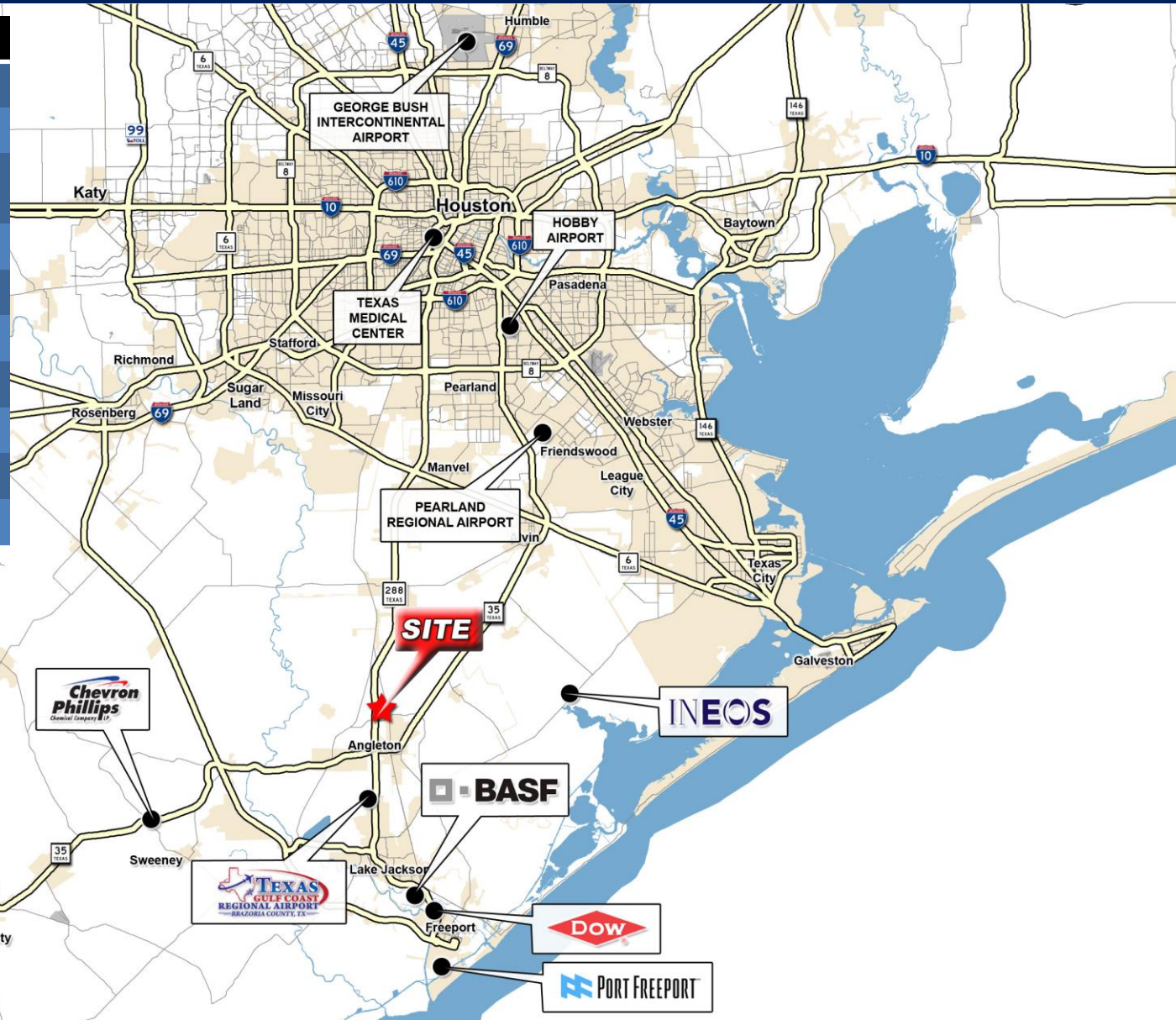
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Location	Miles
Bush Airport	60
Hobby Airport	39
Gulf Coast Regional Airport	8.5
Texas Medical Center	38
Port Freeport	24
Houston	40
Lake Jackson	16
Pearland	30
Alvin	21
Clute	18



Central Brazoria County Business Park

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Central Brazoria County

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Located in the Heart of Brazoria County, the **Central Brazoria County Business Park** ("CBCBP") is Brazoria County's finest mixed-use commercial campus offering high-quality professional space to businesses of all size. The 5-building, 120ac landscaped/wooded campus includes approximately 400,000 total square feet of commercial space, comprised of office, fully climate-controlled office/warehouse and medical manufacturing/clean room areas.



The **Central Brazoria County Business Park** is the iconic original home of Sulzer Intermedics, founded in 1974.

Since Acquisition by the current ownership in 2010, extensive renovations have been performed in order to create Brazoria Counties premier choice for business owners in need of professional, high class office space.

Aerial

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A	4001 Technology Dr.	3 Story Office Building
B	4005 Technology Dr.	2 Story Office/Manufacturing Building
C	4013 Technology Dr.	Storage/Distribution Building
D	4015 Technology Dr.	Service Center Building
E	4023 Technology Dr.	Biomedical Building

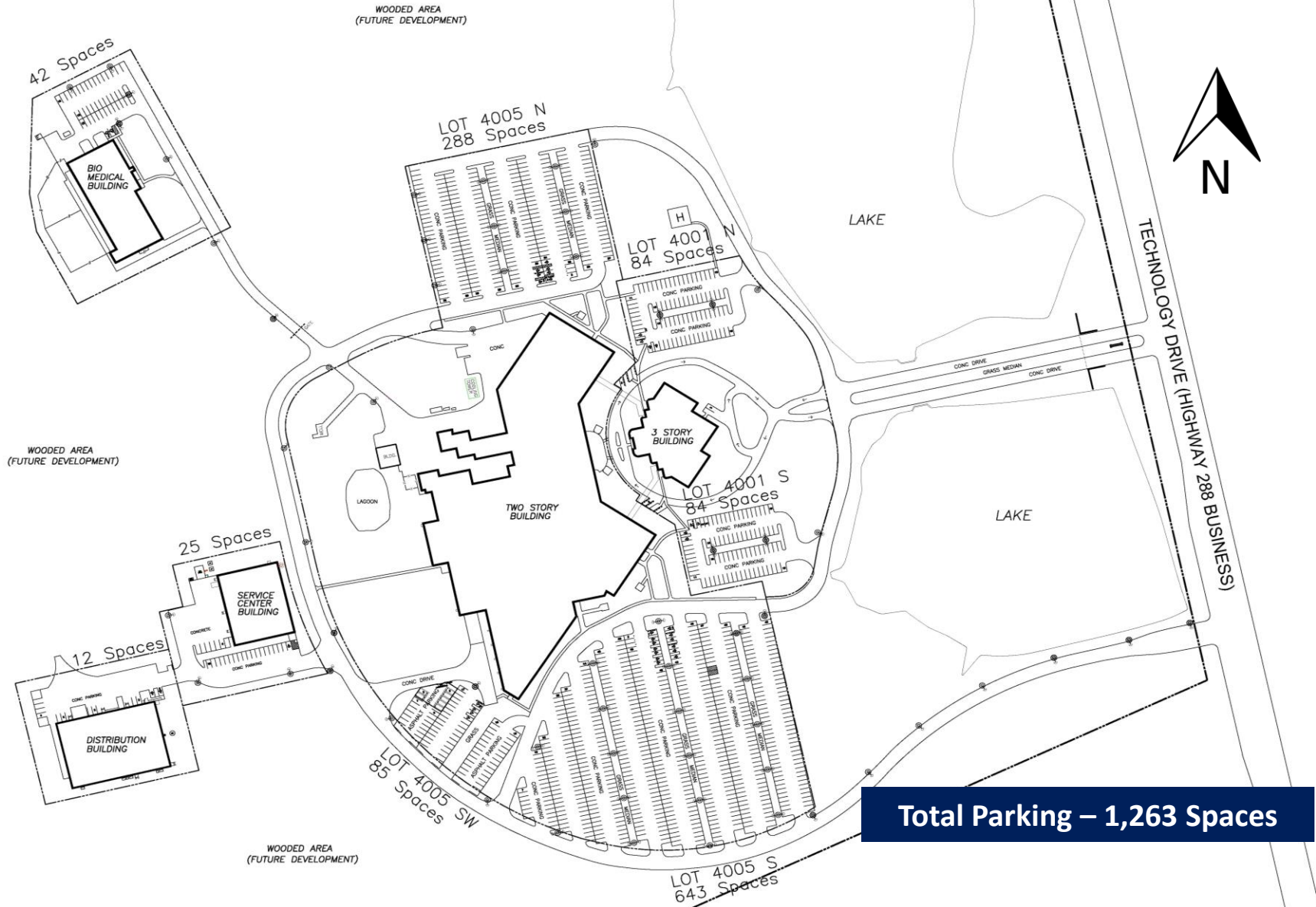
Site Plan

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Major Tenants

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BOYS & GIRLS CLUB
OF BRAZORIA COUNTY



United Way
of Brazoria County



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Dr. Salim F. Dabaghi



Five Building Campus

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Central Brazoria County

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4001 Technology Dr.



4005 Technology Dr.



4015 Technology Dr.



4013 Technology Dr.



4023 Technology Dr.

Campus Amenities

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Central Brazoria County

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- Luby's Cafeteria serving Breakfast and Lunch
- Meeting & Banquet Rooms
- 80 Person Auditorium
- Gated Entrances
- Building Access Control System
- Redundant Power
- High Power Available
- High-Speed Internet (Fiber) from AT&T and Comcast
- Fully Sprinklered Buildings
- Emergency Back-Up Power via Two (2) Generators
- City of Angleton Water/Sewer
- Modernized Atrium and Common Lobbies
- FedEx Collection Boxes



Campus Amenities

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Gated Entrance



80 Person Auditorium



Luby's Cafeteria



3 Story Office Building

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AVAILABLE SPACE HIGHLIGHTS

20,944 SF – Second Floor

Single tenant floor that includes spectacular scenic views.

19,737 SF – Third Floor

Single tenant floor that includes spectacular scenic views.

3 Story Office Building



3 Story Executive Office Building

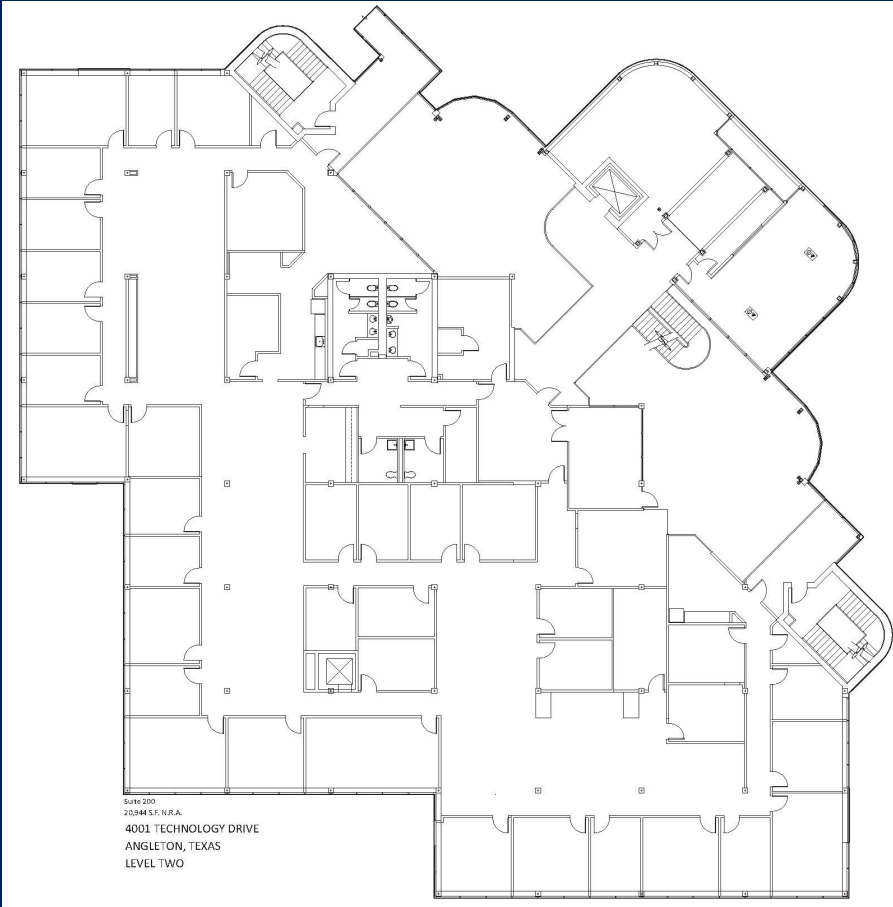
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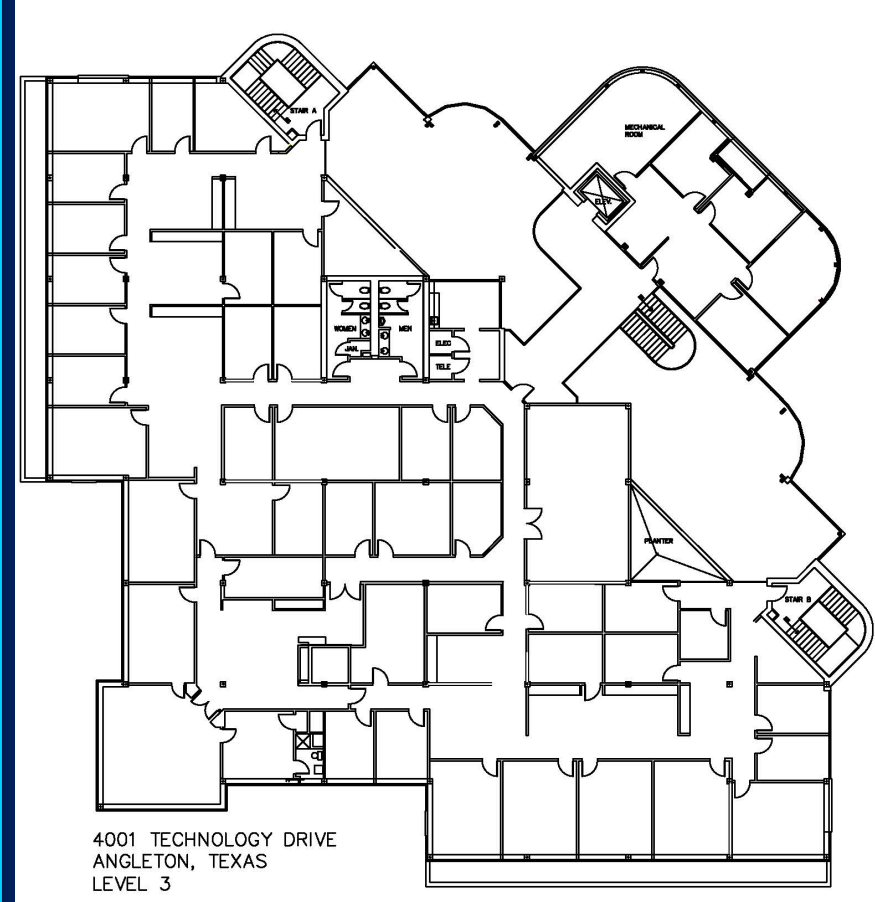
Central Brazoria County

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Second Floor



Third Floor



2 Story Office/Manufacturing Building

4005 TECHNOLOGY DRIVE | ANGLETON, TEXAS



Central Brazoria County

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AVAILABLE SPACE HIGHLIGHTS

+/- 135-200 SF – 1st Floor

Single Office Suites

+/- 3,000-45,000 SF – 2nd Floor

Contiguous Office Space Opportunity

+/- 22,000 SF – 1st Floor

Contiguous office suite offering self-contained/dedicated access from the parking lot area

+/- 16,565-70,000 SF – 1st Floor

Lab/Manufacturing/Clean Room Space

BUILDING FEATURES

- 269,770 Total SF, including:
 - Executive Office Areas
 - Back-Office – High-Density Capacity
 - Storage and Distribution areas
 - Executive Office Areas
 - Back-Office – High-Density Capacity
 - Medical Manufacturing Area
- 80 Person State-of-the-Art Auditorium
- 7,000 SF Cafeteria and Sitting Area



2 Story Office/Manufacturing Building

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+/-58,085 SF (will divide) – 1st Floor Lab/Manufacturing/Clean Room

- Up to +/-60,000 SF
- Clean Room Capabilities
- Large isolated rooms with HEPA filtered closed air circulation
- Extensive exhaust capability for fume handling
- Capabilities for House gases such as Helium, Nitrogen, Argon and compressed air
- House Deionized water capabilities
- House High Vacuum capabilities
- Extensive 3 phase power - 480V, 240V & 208V available
- Significant number of large power drops for large and sensitive equipment.
- Pre-run electrical for isolated, floating and static sensitive applications.
- Safety showers for wet lab and chemical use applications.
- Extensive Cat 6 network infrastructure.
- Storage and distribution areas



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Central Brazoria County
Business Park
4001-4035 Technology Dr.