



GENERATION PARK

Houston's New Business Destination



## ±300,000 SF CLASS A OFFICE TOWER IN REDEMPTION SQUARE

[www.GenerationPark.com](http://www.GenerationPark.com)

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**±300,000 SF CLASS A OFFICE TOWER**



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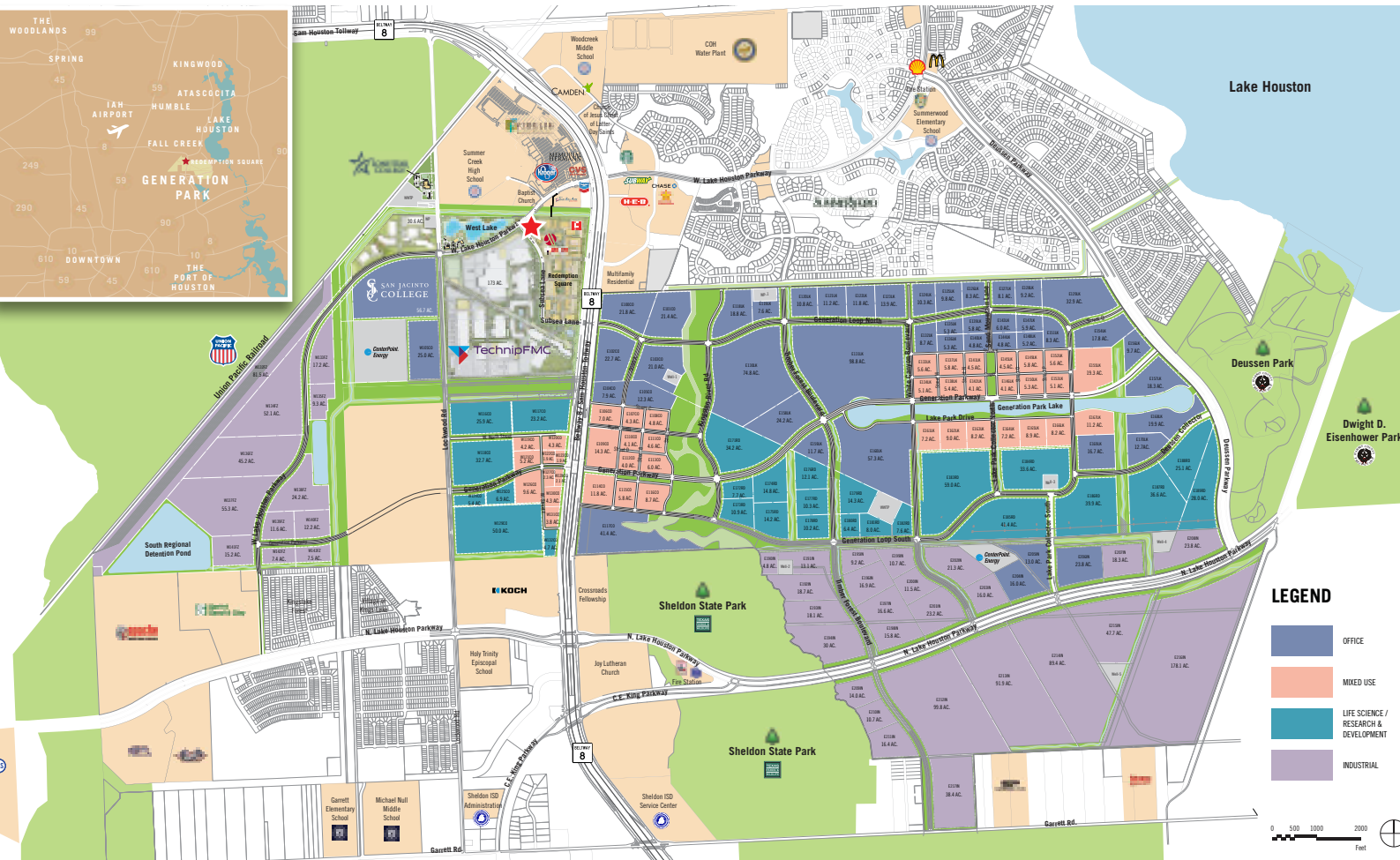
# 1

## GENERATION PARK OVERVIEW

# ABOUT GENERATION PARK

Spanning nearly 4,000 acres on the northeast corner of Beltway 8 in Houston, Texas, McCord Development has created a master-planned corporate environment unlike any other in Houston with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, where companies can grow, and where shareholder value can be maximized. Welcome to Generation Park

We work tirelessly to address the real estate requirements of the world's leading companies and institutions, allowing them to maximize the performance of their everyday business. Generation Park is a platform for innovation and an ecosystem that feeds, serves, and supports your business by putting you at the center of hundreds of like-minded companies and organizations that will be locating in Generation Park for decades to come.



## Fast Facts

- 4,000-acre master-planned commercial development
- Northeast Houston's center of economic activity
- Close proximity to airport, port, and CBD
- Fortune 500 presence
- Houston's fastest growing zip code: 77044
- 13,000 new homes within 5-miles
- Best large school district in Texas
- Walking distance to higher education

# STRATEGIC BENEFITS

## Surrounded by Brand-New Master-Planned Residential Communities

Top companies need top talent that demands a high quality of life. 13,000 brand new homes in top-tier master-planned communities are in development within 5-miles of Generation Park allowing your business to attract and retain top talent. These master-planned communities have affordable homes from the \$200's+ for those just entering the market to lake-front homes up to \$1MM+ for executives looking for more exclusive offerings.

For more information visit: [GenerationPark.com/Overview/LakeHoustonResidentialCommunities](http://GenerationPark.com/Overview/LakeHoustonResidentialCommunities)

## George Bush Intercontinental Airport is at Your Back Door

Situated just 10-minutes from George Bush Intercontinental Airport, Generation Park delivers unparalleled and uncongested access for executives and employees traveling across the world. Generation Park puts your business closer to where you do business.

## Your Employees Will Love Working at Generation Park

Generation Park's well planned environment provides a work/life balance that promotes healthy, active lifestyles, for your employees, partners, and clients. There are nearby places to eat, exercise, and enjoy Generation Park's generous use of open green space; a plus for workforce recruiting and retention.

## Opportunity for Growth

Moving to a master-planned business park allows your business ample room for adjacent expansion when you grow. You'll also benefit from close interaction with an ecosystem of Fortune 500 companies.

## Award Winning School District

If you live in Lake Houston, you're in the Humble Independent School District (HISD) which recently won the HEB Excellence in Education Award for Best Large School District. Students in Humble ISD also have the option to enroll in the Career & Technical Education (CTE) program where they may earn college credit while in high school in various fields including STEM.

For more information about the CTE program visit: [humbleisd.net/cte](http://humbleisd.net/cte)

## Workforce Training

Generation Park provides employers with two local higher education school systems, Lone Star College and San Jacinto College, eager to work with industry on tailored curriculum to train your employees and create a qualified base of new hires.

\$1 BILLION OF DEVELOPMENT IN THE LAST 30 MONTHS

2016

TechnipFMC

OFFICE TOWER SITE

TechnipFMC Phase II

Lockwood Business Park

Lockwood Rd

Expanded to 4-Lane Divided Boulevard

SAN JACINTO COLLEGE

85,000 VPD

Trails at Lake Houston

250 Assay St  
June 2017 Delivery  
Office & Restaurant Space Available

710+ Car Parking Garage

Redemption Square Rd

Plaza

Subsea Lane

West Lake Houston Parkway

Waterfront Restaurant Sites

West Lake  
20 Acres

Performance Lawn  
Over 1 Mile of Pathways

Signature Live Oak Tree



255 Assay St  
252 Luxury Apartments  
17,000 SF Retail  
2Q2017



2Q2017



Chevron



West Lake Houston Parkway



Hotel TBD

Summer Creek High School



CVS pharmacy



OLD NAVY

Marshalls

ROSS DRESS FOR LESS

ULTA

PET SMART

Michaels THE ARTS AND CRAFTS STORE

Burlington coat factory

EVERY SEASON STARTS AT DICK'S SPORTING GOODS

MEMORIAL HERMANN



2014



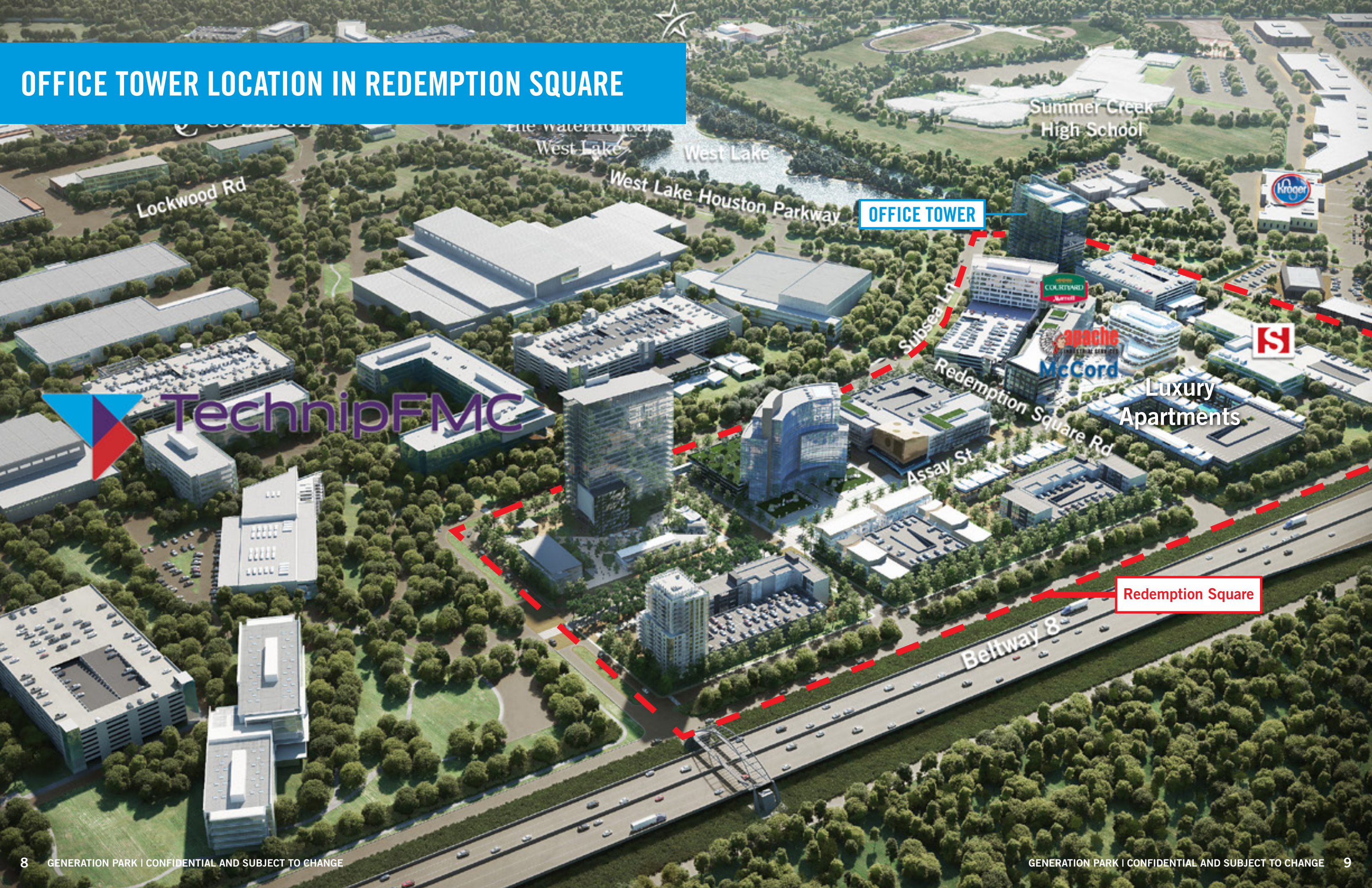
# REDEMPTION SQUARE: GENERATION PARK'S 52-ACRE LIFESTYLE DISTRICT



Redemption Square is designed to behave like your business' corporate campus, regardless of your business size. With offices overlooking the various plazas, you have walkable access to a wide range of amenities including restaurants, shops, daily services, entertainment, hotels, and luxury apartments. With San Jacinto College and Lone Star College on-site, there's even convenient proximity to workforce training. Our design is on purpose. It is to ensure your business can attract and retain the best talent from around the world, and the benefits extend beyond Redemption Square into the surrounding Lake Houston community.

**EXPERIENCE REDEMPTION SQUARE IN VIRTUAL REALITY**  
[GENERATIONPARK.COM/RS360](https://GENERATIONPARK.COM/RS360)

# OFFICE TOWER LOCATION IN REDEMPTION SQUARE

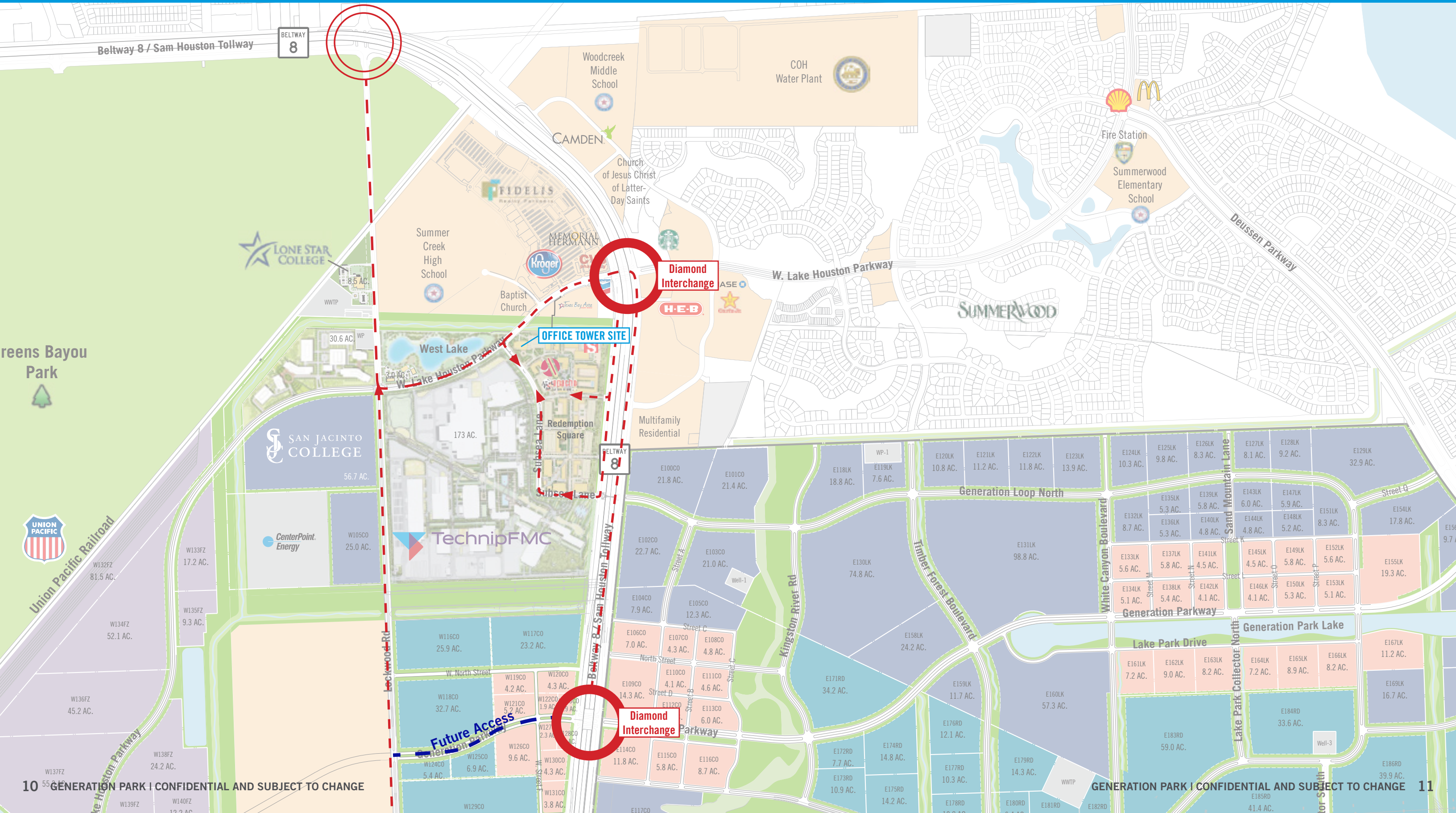


OFFICE TOWER

TechnipFMC

Redemption Square

# ACCESSIBILITY: DIAMOND INTERCHANGE WITH MULTIPLE POINTS OF INGRESS & EGRESS





# 2

## ±300,000 SF OFFICE TOWER

The ±300,000 SF Office Tower is the pinnacle office location in Redemption Square and sits on over four acres at the hard corner of West Lake Houston Parkway, Subsea Lane, and North Redemption Square. The site offers commanding views of the 20-acre West Lake and its mile-long walking trails, the downtown Houston skyline, and has high visibility from Beltway 8 in all directions. Walkability takes precedent in Redemption Square, with access to the Square's lifestyle destinations and Courtyard Marriott hotel via a dedicated crosswalk. The site is also next to fitness and child development centers currently under design, perfect for employees with children and those who enjoy an active lifestyle. Luxury apartments are also nearby. If your company wants to be a part of the action there's no place better.

### Overview

**Size:** ±300,000 SF on ±4.15 acres

**Parking:** 1,100-car garage

**Site Features:**

- A fourteen story ±300,000 SF free-standing Class A office building with connected parking garage
- Premium hard corner of West Lake Houston Parkway, Subsea Lane, and North Redemption Square Road
- Commanding views of the 20-acre West Lake and Downtown Houston
- Premium Beltway 8 visibility
- Short walk to 252-unit luxury apartment building
- Across from Courtyard Marriott hotel
- Redemption Square's 52-acres of mixed-use urban lifestyle amenities are at your doorstep
- Multiple fiber internet providers
- Walking distance to brand new Kroger Marketplace and 550K SF of retail

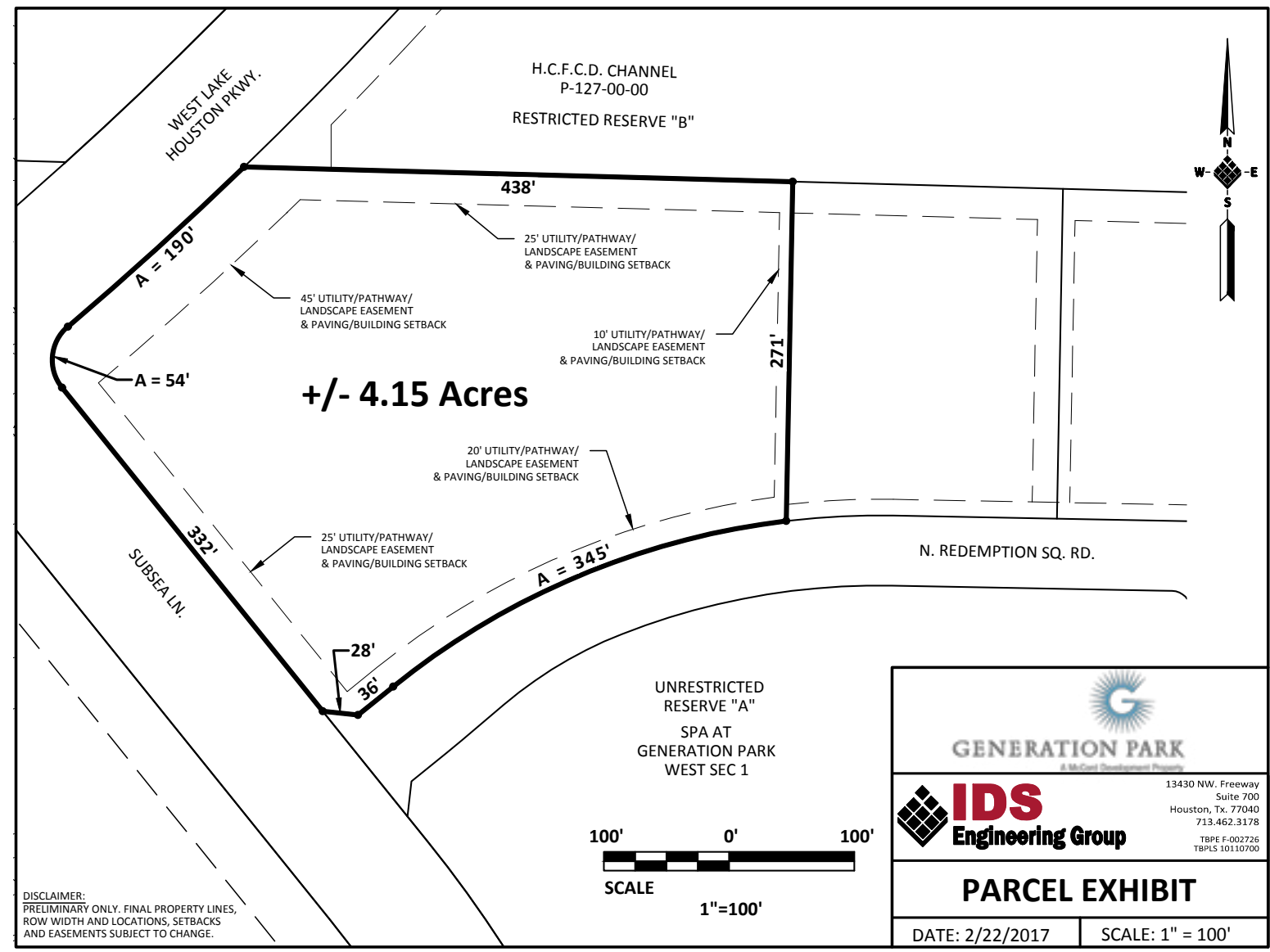


# SITE PLAN



- Key:**
- ① Lobby
  - ② Office Space
  - ③ Back of House
  - ④ Parking Garage
  - ⑤ Drop-Off
  - ⑥ Garage Entry
  - ⑦ Service Entry

# SITE DIAGRAM



**GENERATION PARK**  
A McCord Development Property

**IDS Engineering Group**

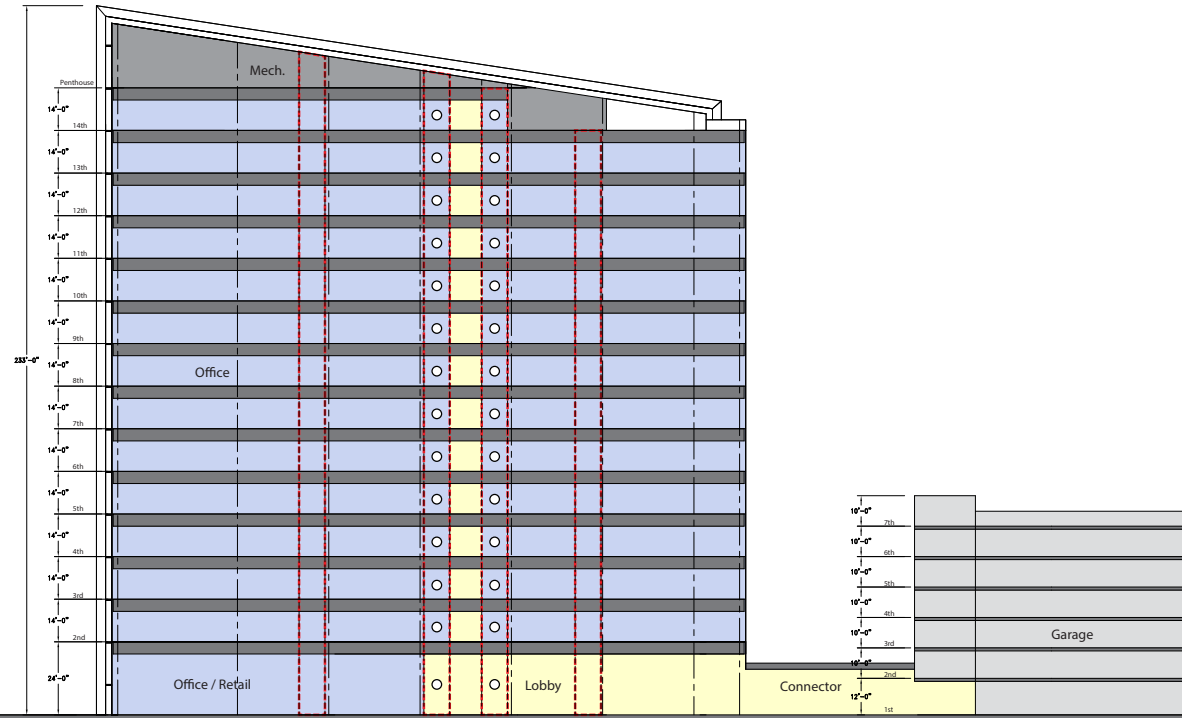
13430 NW. Freeway  
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TBPLS 10110700

**PARCEL EXHIBIT**

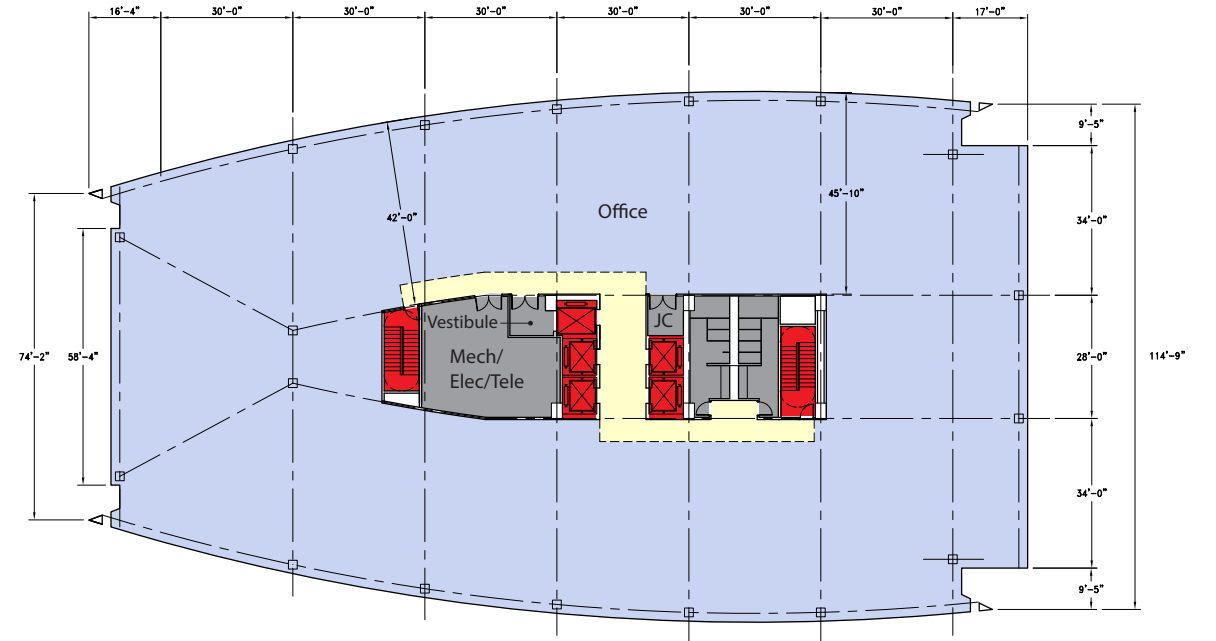
DATE: 2/22/2017 | SCALE: 1" = 100'

# PROPOSED BUILDING LAYOUT

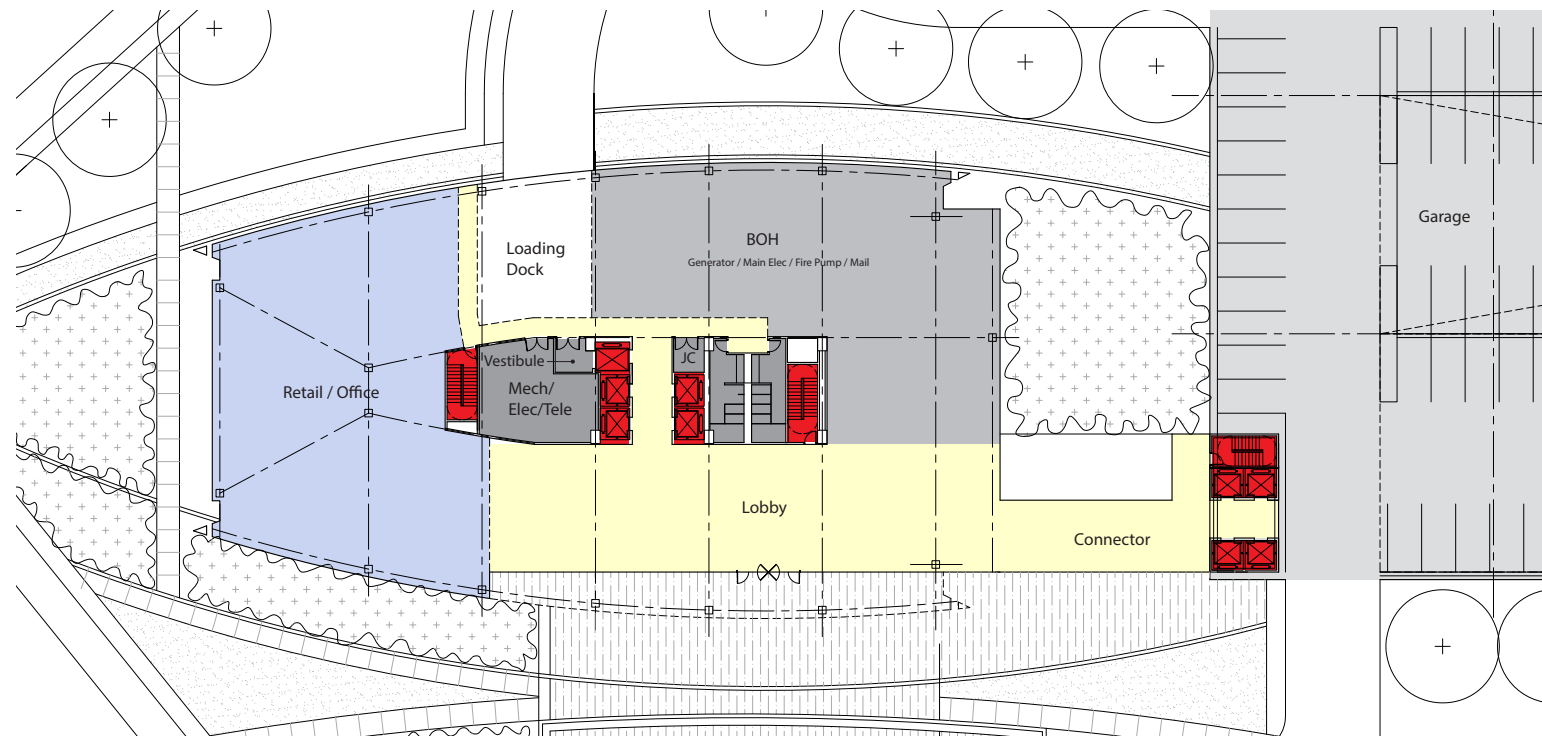
Building Section



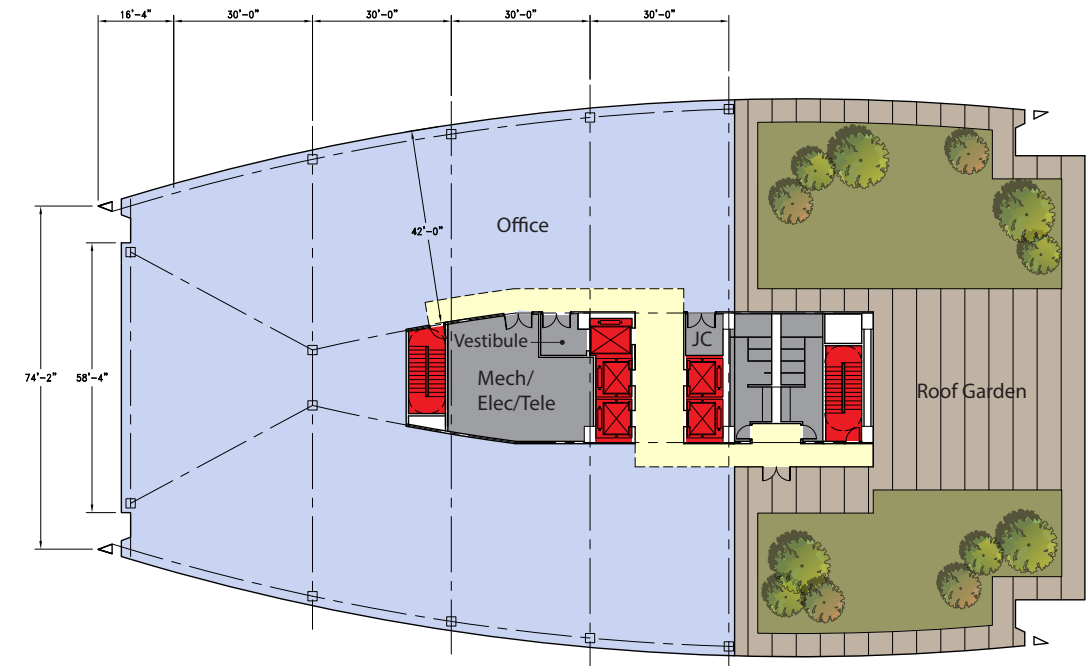
Typical Floor Plan (Level 2-13) - 22,000 GSF



Ground Floor Plan



Floor 14 - 14,100 GSF





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