



LaCenterra

At Cinco Ranch

OFFICE BUILDINGS ★

Buildings G•H
Upper Level - Eastgate Garage

Buildings A•B•C
Upper Level - Westgate Garage

PROPERTY HIGHLIGHTS

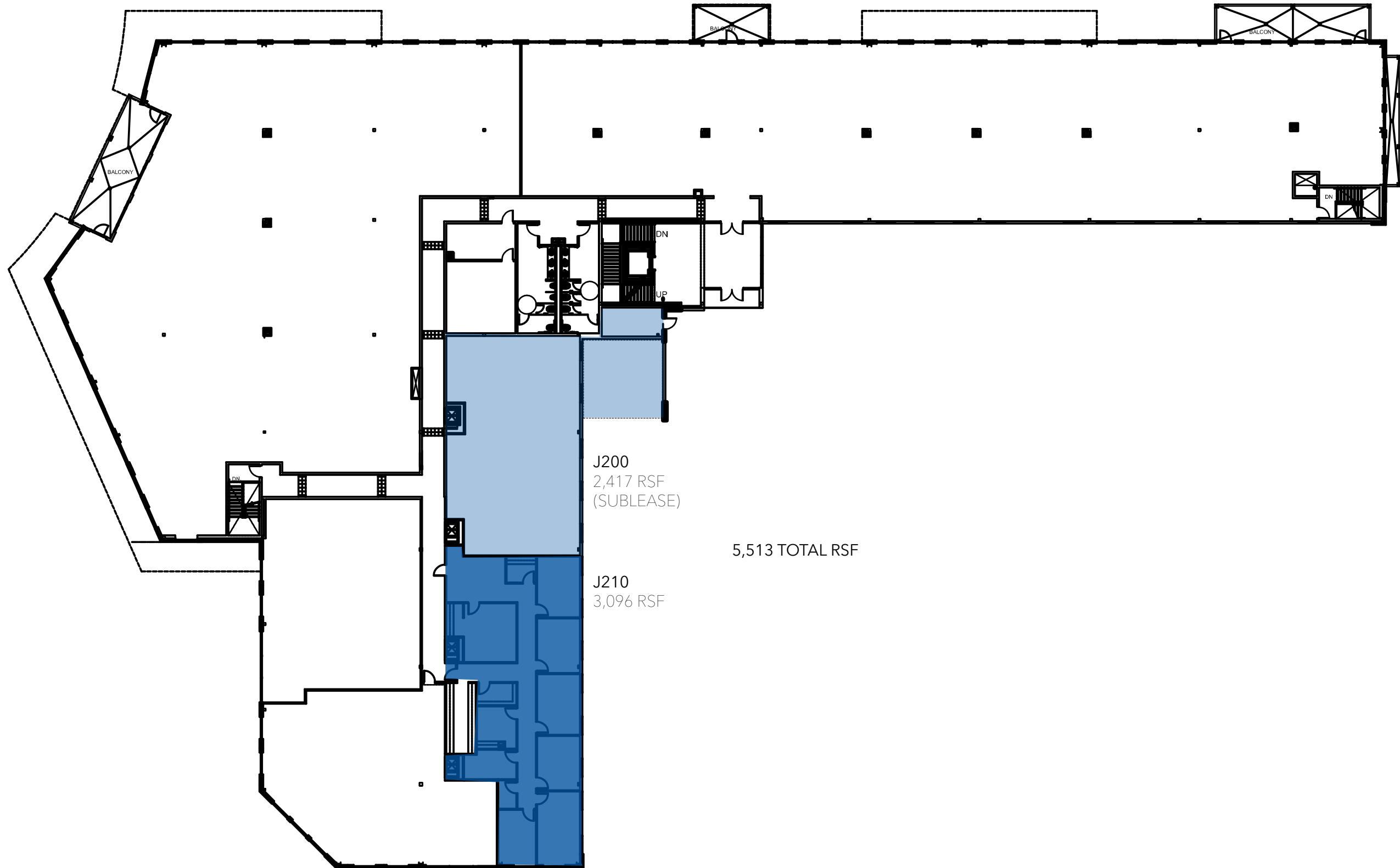
- 90,000 RSF CLASS A OFFICE SPACE ABOVE RETAIL SPACE
- LOCATED ON A 34-ACRE MIXED USE SITE
- OVER 20 RESTAURANTS ONSITE
- EASILY ACCESSIBLE ATTACHED GARAGE PROVIDING COVERED PARKING FOR BOTH VISITORS AND TENANTS
- PRESTIGIOUS ADDRESS WITH EXCELLENT NAME RECOGNITION
- CUSTOM DESIGNED COMMON AREAS ACCENTED WITH RICH WOODS AND MARBLE FINISHES
- 24/7 CARD KEY CONTROLLED BUILDING ACCESS AND COURTESY PATROL
- CONVENIENT ACCESS TO KATY, SUGAR LAND AND CYPRESS VIA GRAND PARKWAY



PHASE I



PHASE III



LOCATION

Located on the Grand Parkway 3 miles south of Interstate 10, LaCenterra provides West Houston users unparalleled access for employees located in major suburban areas including Katy/Cinco Ranch, Sugar Land and Cypress.

CINCO RANCH

CINCO RANCH

CINCO RANCH BOULEVARD



PHASE I

PHASE II

PHASE III

PHASE IV

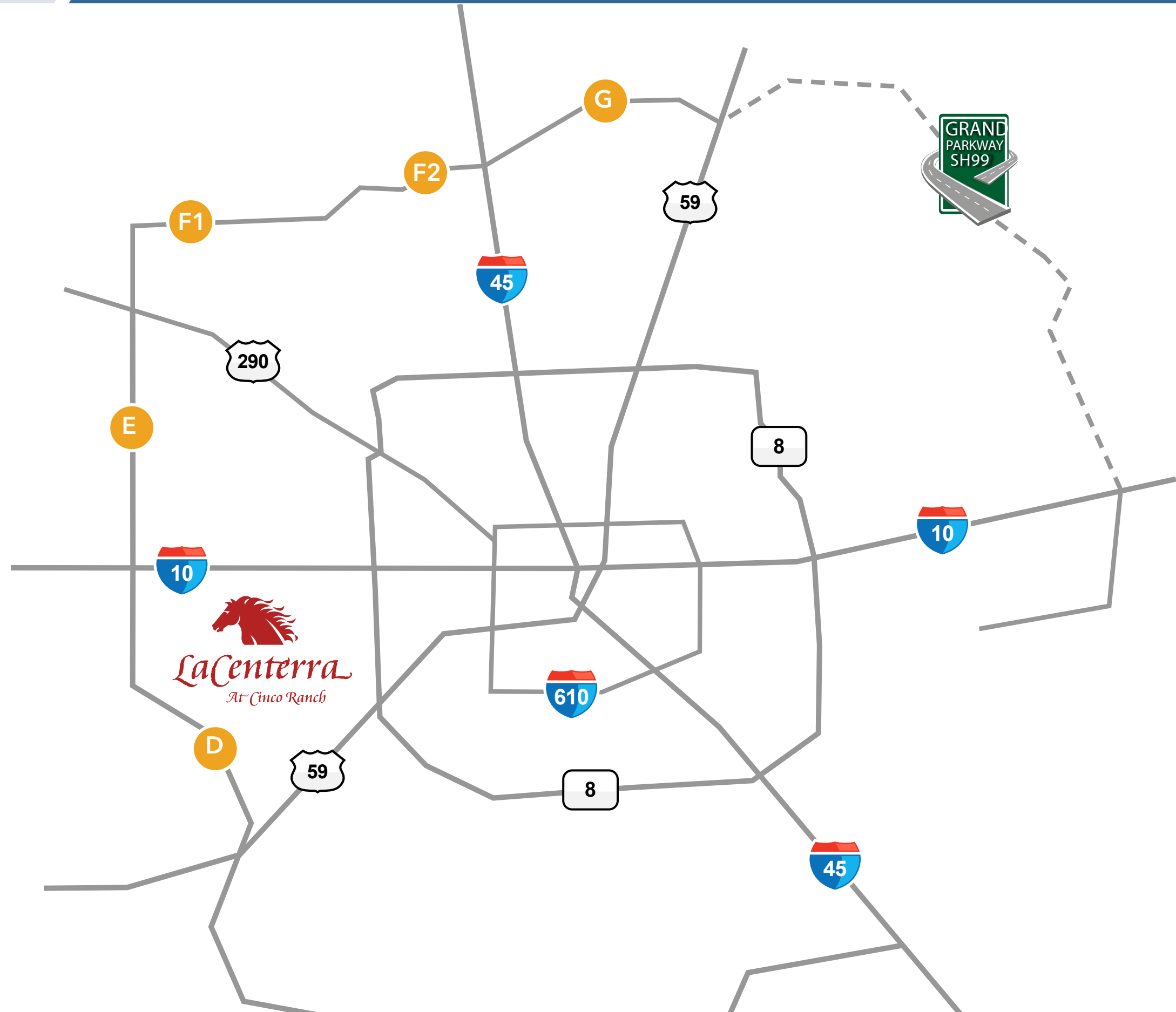
EASY ACCESS

GRAND PARKWAY

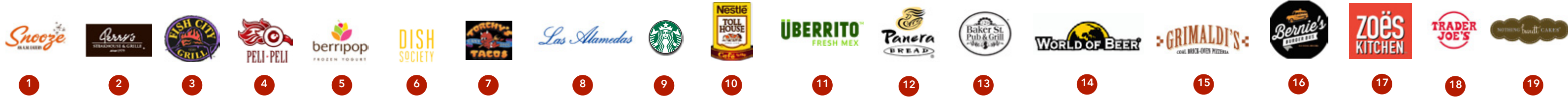
- D** I-10 to 59, 18.2 miles
- E** I-10 to 290, 15.2 miles
- F1** & **F2** 290 to 45, 24 miles
- G** 45 to 59, 13.4 miles

ESTIMATED DRIVE TIMES

	PLACE	 TIME
	ENERGY CORRIDOR	12 minutes
	TO WESTCHASE VIA WESTPARK TOLL ROAD	10 minutes
	TO KATY / CINCO RANCH	05 minutes
	TO SUGAR LAND	15 minutes
	TO CYPRESS	20 minutes



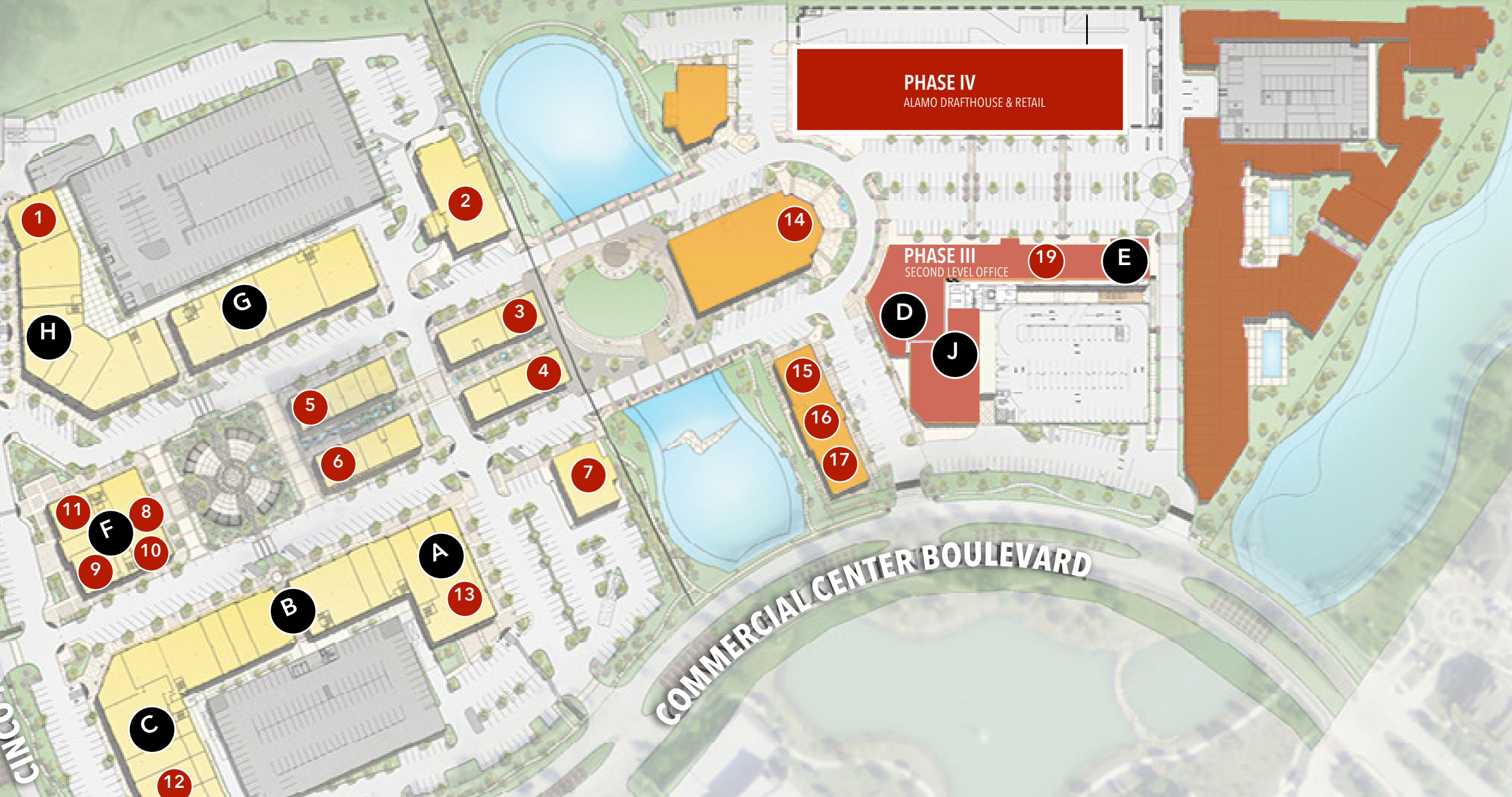
SITE PLAN



GRAND PARKWAY (SH99)

CINCO RANCH BOULEVARD

COMMERCIAL CENTER BOULEVARD



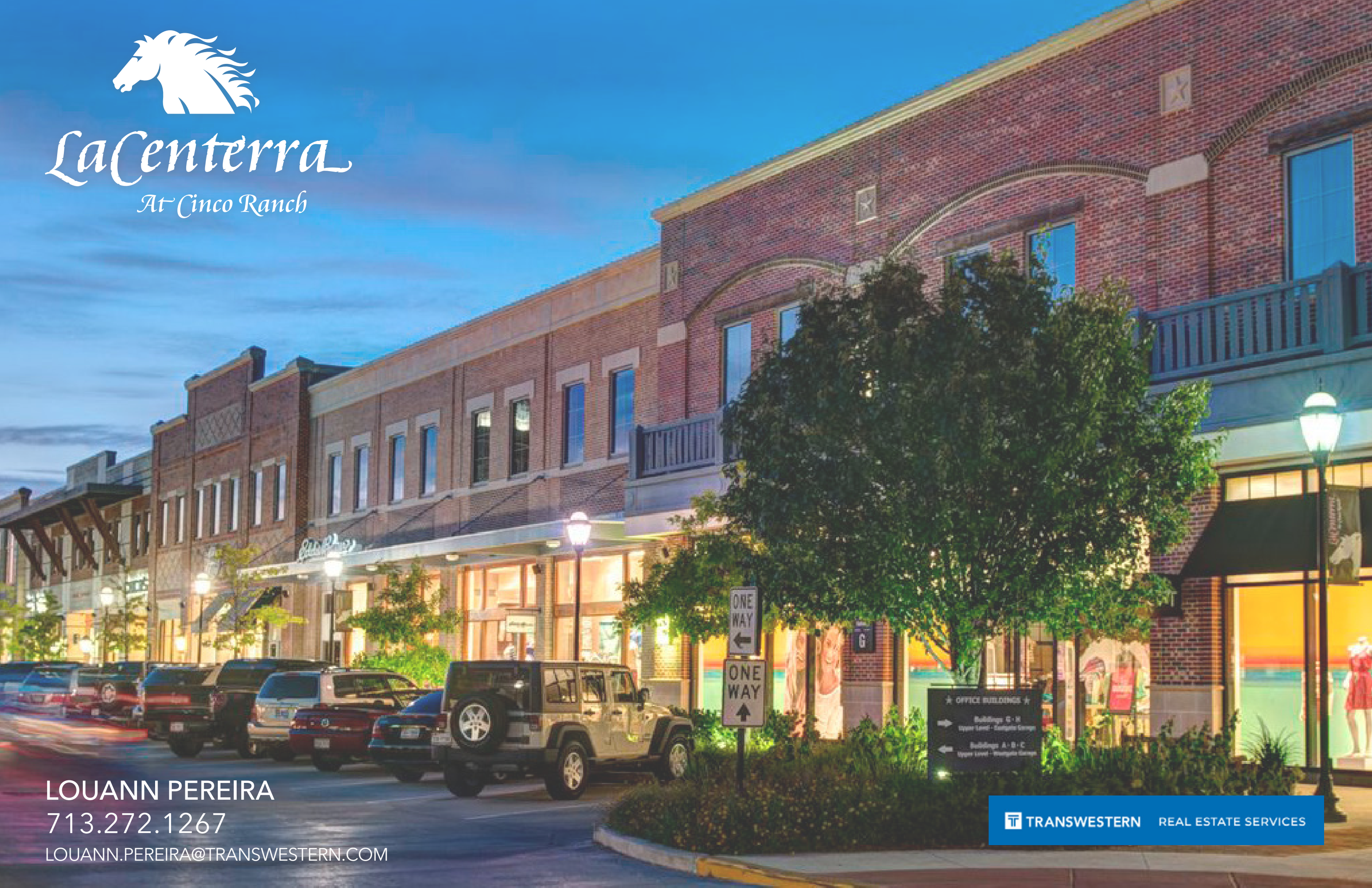
PHASE IV
ALAMO DRAFTHOUSE & RETAIL

PHASE III
SECOND LEVEL OFFICE



LaCenterra

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 **TRANSWESTERN** REAL ESTATE SERVICES