

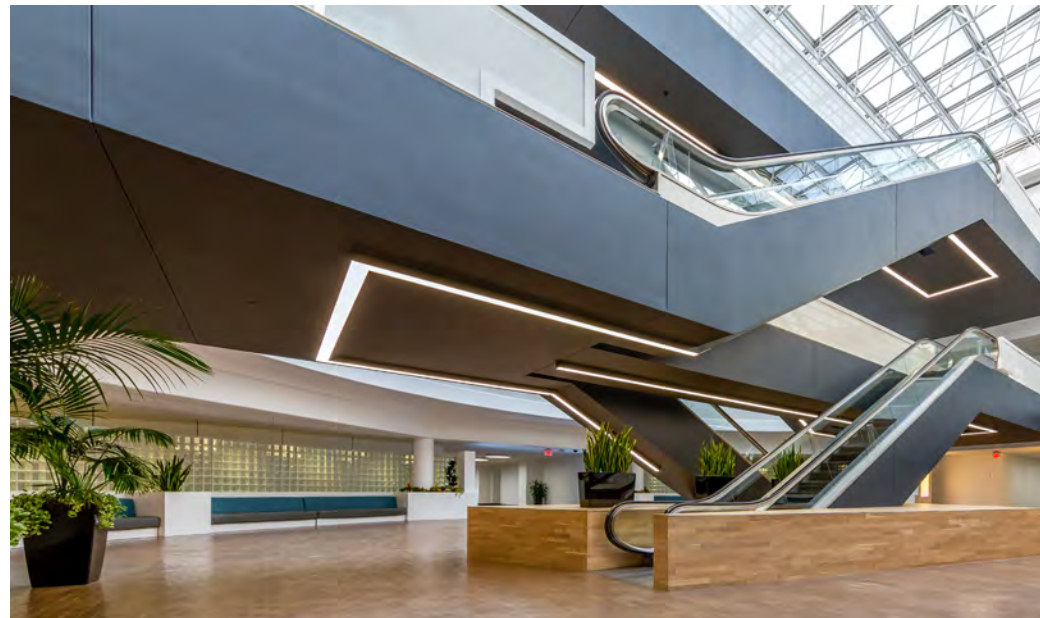
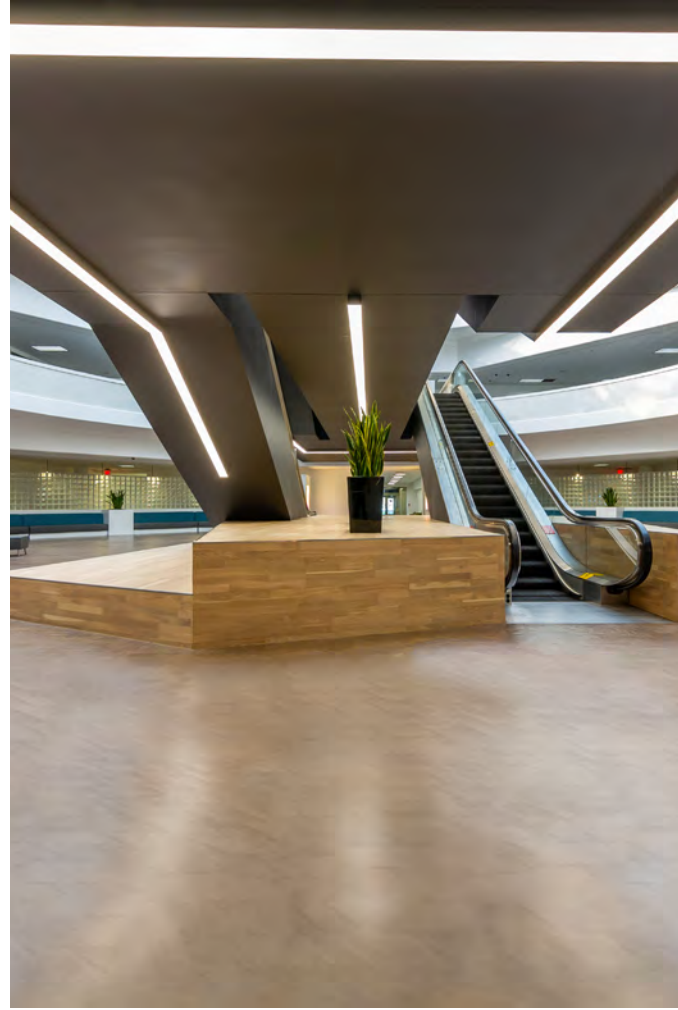


HOUSTON TECHNOLOGY CENTER

OVER 300K SF AVAILABLE

5959 CORPORATE DR

PLUG & PLAY OFFICE





WELCOME

TO 5959 CORPORATE

OVER 300,000 CONTIGUOUS SF AVAILABLE ACROSS 3 FLOORS
PLUG & PLAY OFFICE SPACE AVAILABLE
FULL FIBER & POWER REDUNDANCY WITH BACKUP GENERATION

567,333 RSF Office in SW Beltway 8 Submarket

Move-in ready suites

Wireless common areas & activated lobby

Furniture in place in select suites

Fitness center

Conference facility

Deli space

Lunchdrop service Monday-Friday

Controlled access

Outdoor tenant areas

Up to 5/1000 secured parking

Signage opportunities available

24/7 on-site building and surface parking security

Convenient access to restaurants and retail in area

Quick access to Beltway 8 and Westpark Tollway

Basement - 80,000 SF available with dock-high loading docks

LOCATION



Dining:

85° Bakery Café
Café 101
Chick-Fil-A
Denny's
Kim Son
Tiger Den
Golden Dim Sum
Banana Leaf
Cheddar's
Mala Sichuan Bistro
Starbucks
Tejas Taco House
Benihana
Chili's
Jason's Deli
la Madeleine
Outback Steakhouse
Red Robin
Salata
Torchy's Tacos
Zoe's Kitchen

Conveniences:

10+ nearby bus stops
Gessner Park & Ride
Westchase Park & Ride

Hospitality:

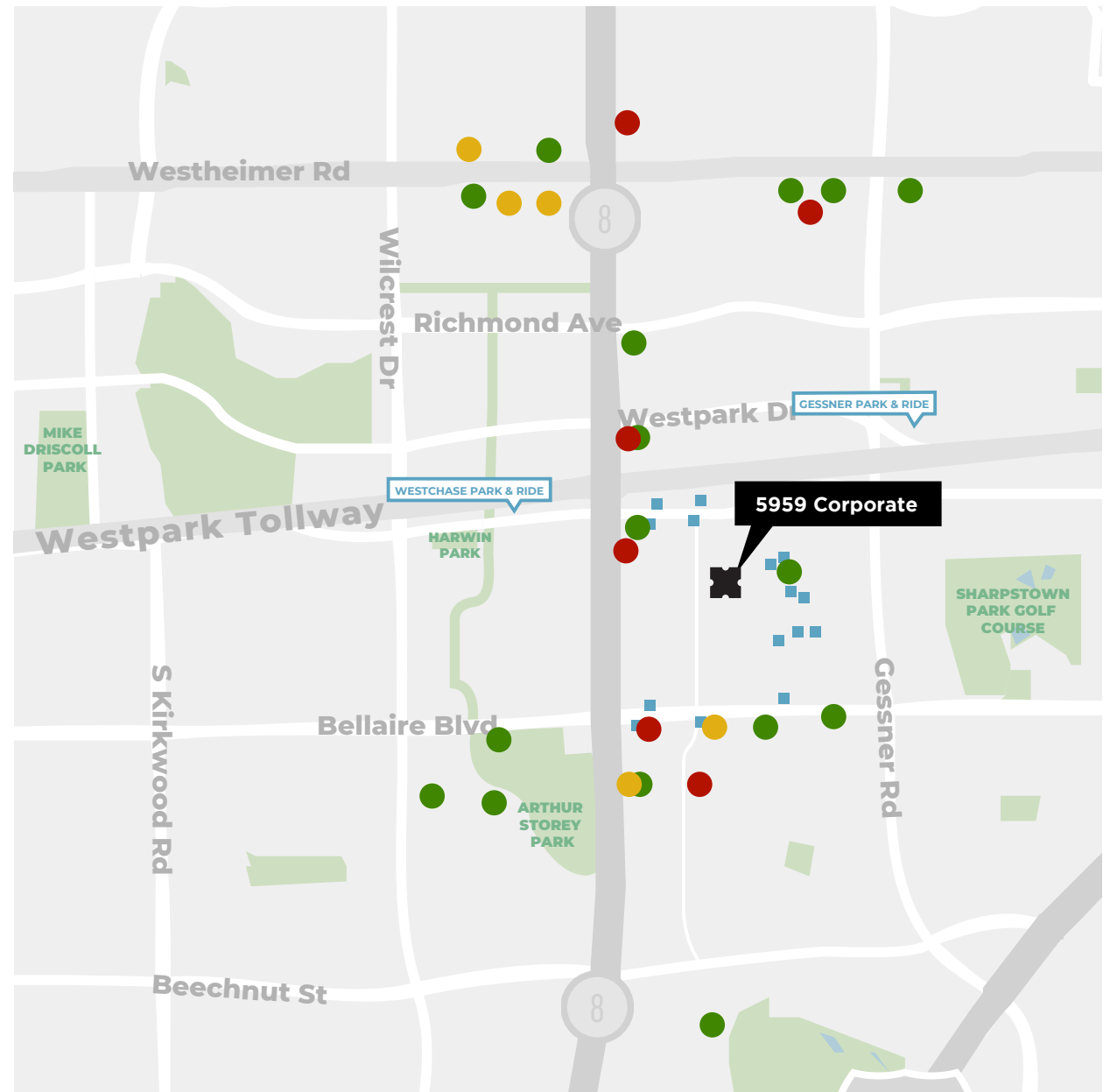
Hampton Inn & Suites
Hilton Garden Inn
Holiday Inn
La Quinta Inn & Suites
SpringHill Suites
Fairfield Inn & Suites
Houston Marriott
Westchase

Outdoors & Fitness:

Sharpstown Park Golf Course
Arthur Storey Park
Brays Bayou
Greenway Trail
Harwin Park
Westchase District Trail
Mike Driscoll Park
24 Hour Fitness

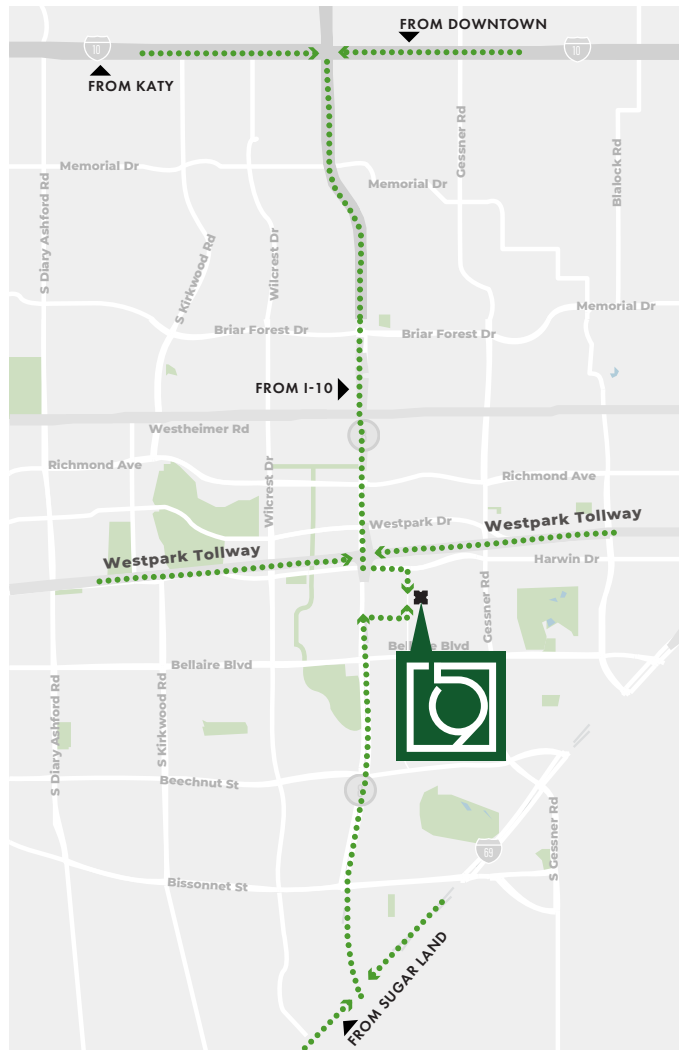
Retail:

Target
Whole Foods
H-E-B
H Mart
Home Depot

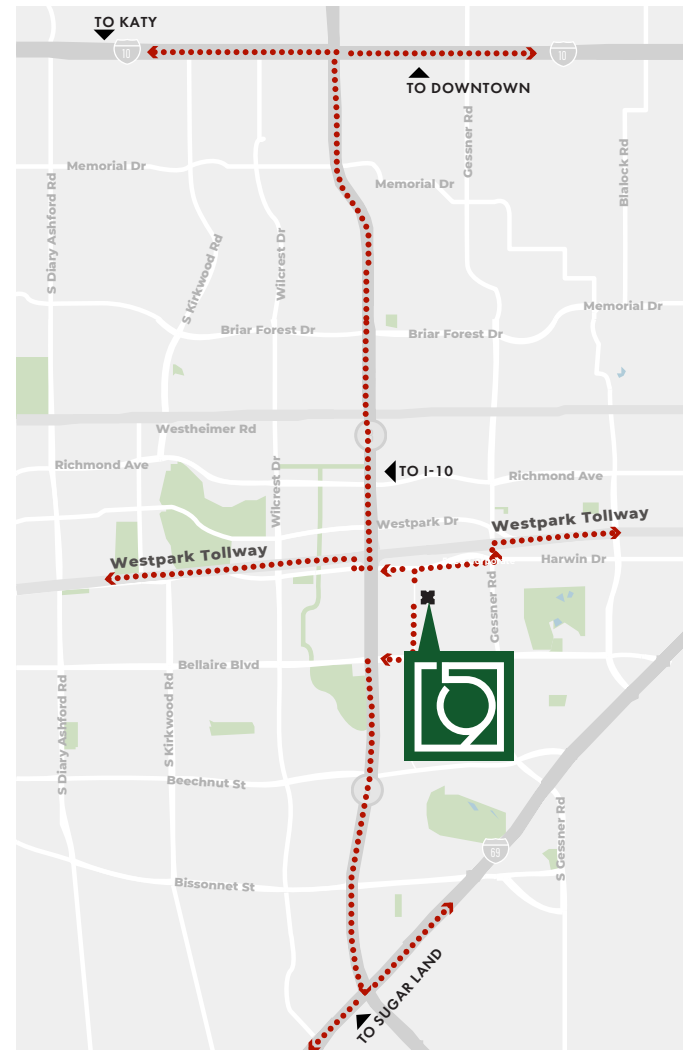


ACCESS

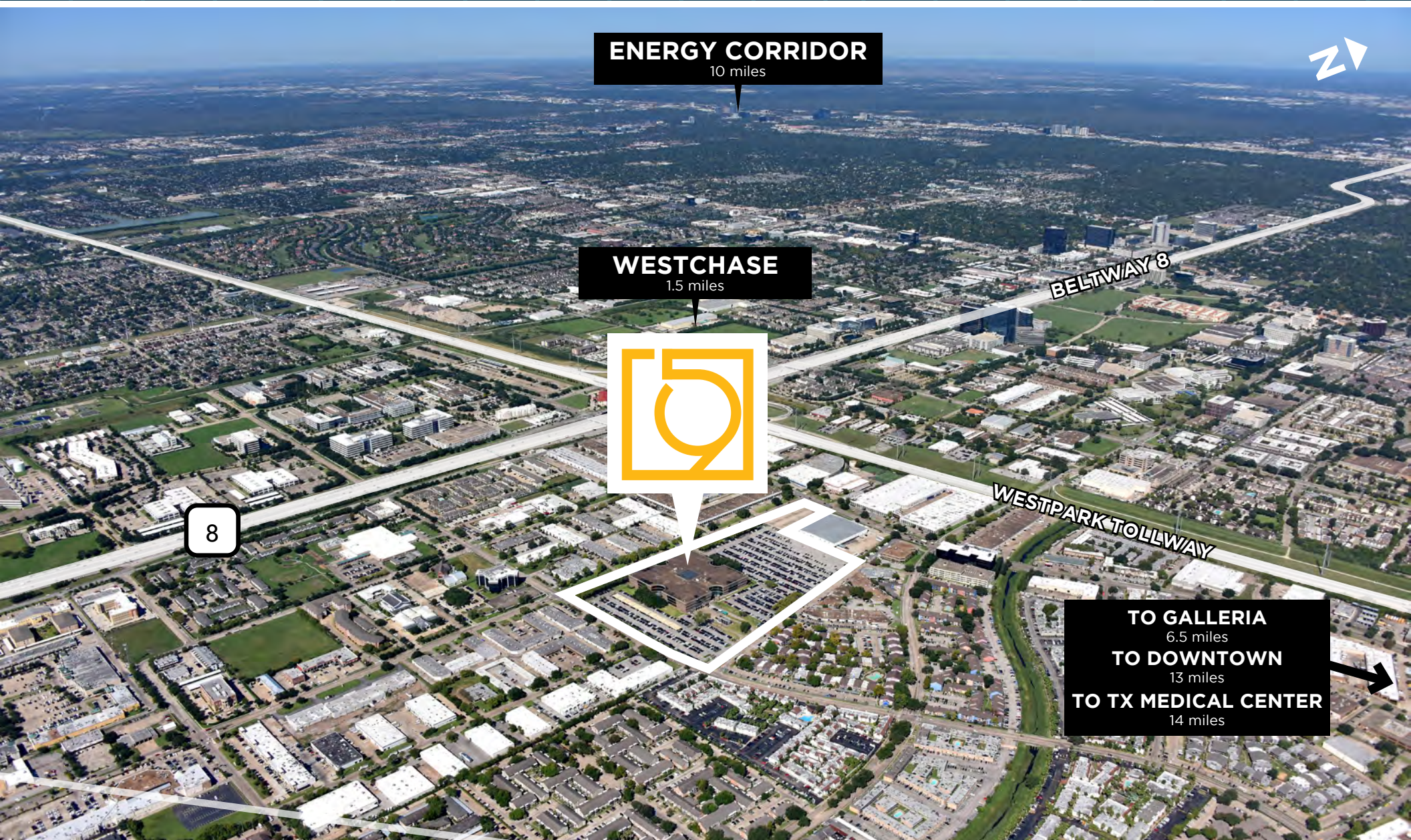
INGRESS



EGRESS



PROXIMITY



ENERGY CORRIDOR

10 miles

WESTCHASE

1.5 miles

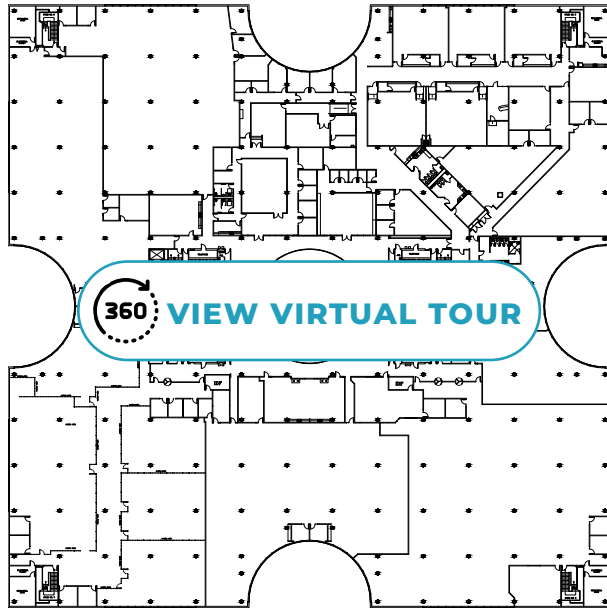
BELTWAY 8

WESTPARK TOLLWAY

8

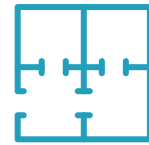
TO GALLERIA
6.5 miles
TO DOWNTOWN
13 miles
TO TX MEDICAL CENTER
14 miles

FLOOR PLATE

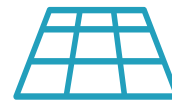


FULL PLUG & PLAY FLOOR AVAILABLE

2nd Floor
153,273 RSF



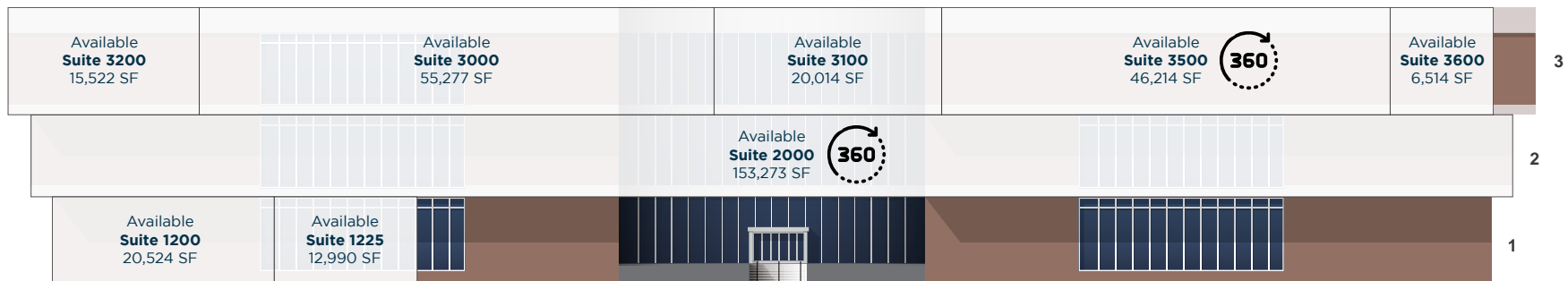
6,500-330,000 SF
Office Space Availabilities



140,000 SF
Typical Floor Size



4
Stories



SECURITY & SAFETY OVERVIEW

24/7



On-site Security Staff



Secured Parking with Controlled Access Gates



Secured Building with Access Control Technology



Around-the-clock **security patrols**, plus **fixed posts** in the lobby and the command center



Bluetooth card readers for doors and turnstiles



Visitor Management System with tenant access

Crime Incidents

on-site since 2021

= Zero (0)



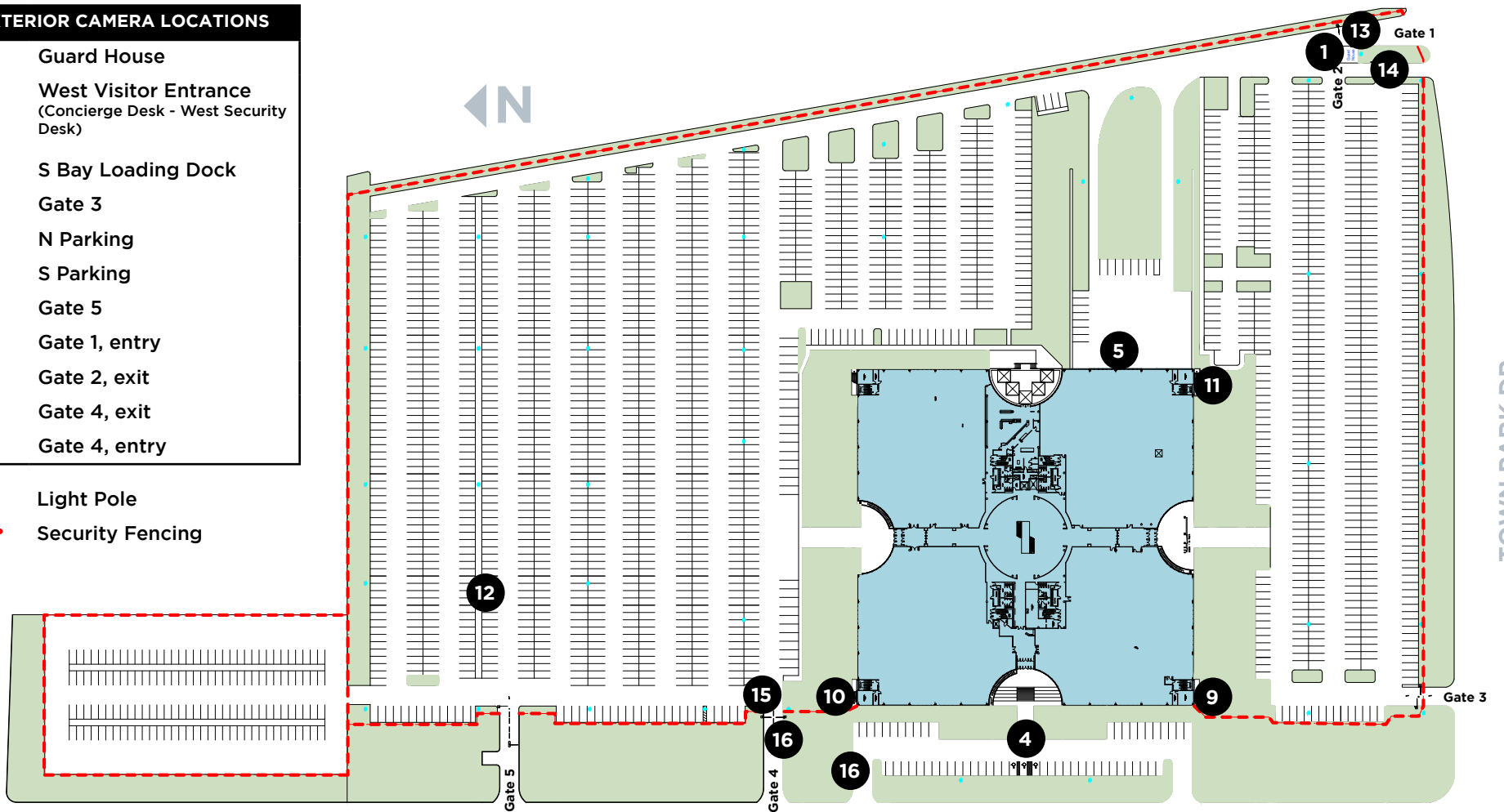
Did you know?

Crime stats within a quarter-mile radius around **5959 Corporate** rate **LOWER** overall than crime stats in and around **CityCentre**.

SECURITY EXTERIOR

EXTERIOR CAMERA LOCATIONS	
#1	Guard House
#4	West Visitor Entrance (Concierge Desk - West Security Desk)
#5	S Bay Loading Dock
#9	Gate 3
#10	N Parking
#11	S Parking
#12	Gate 5
#13	Gate 1, entry
#14	Gate 2, exit
#15	Gate 4, exit
#16	Gate 4, entry

- Light Pole
- - - Security Fencing



CORPORATE DR

TOWN PARK DR

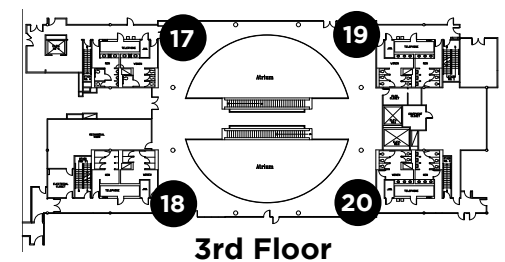
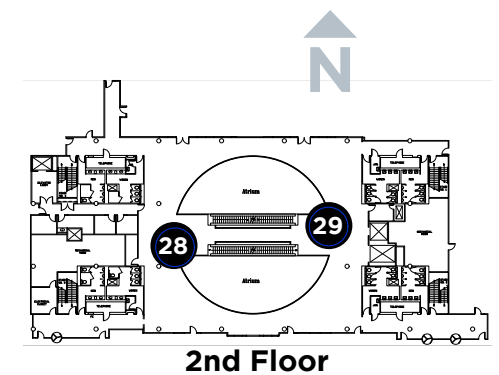
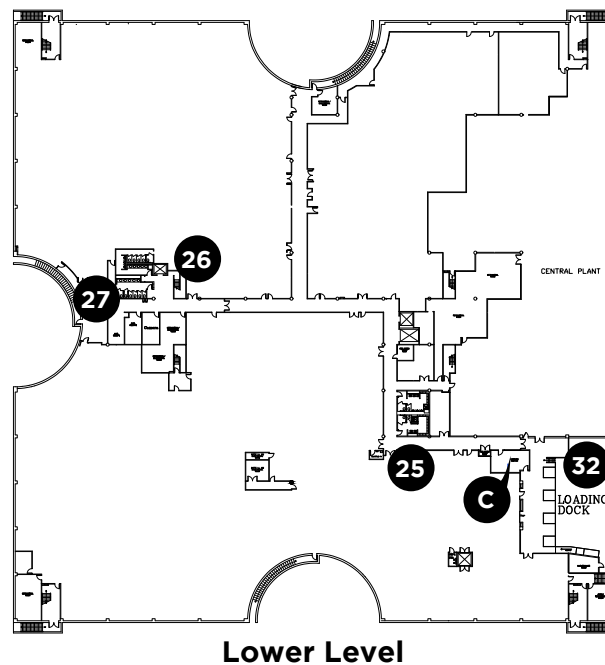
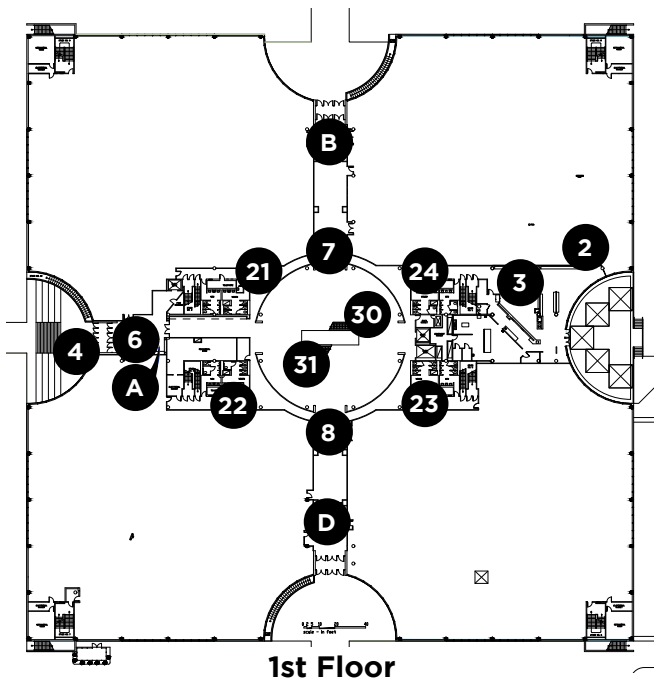
SECURITY INTERIOR

SECURITY POINTS

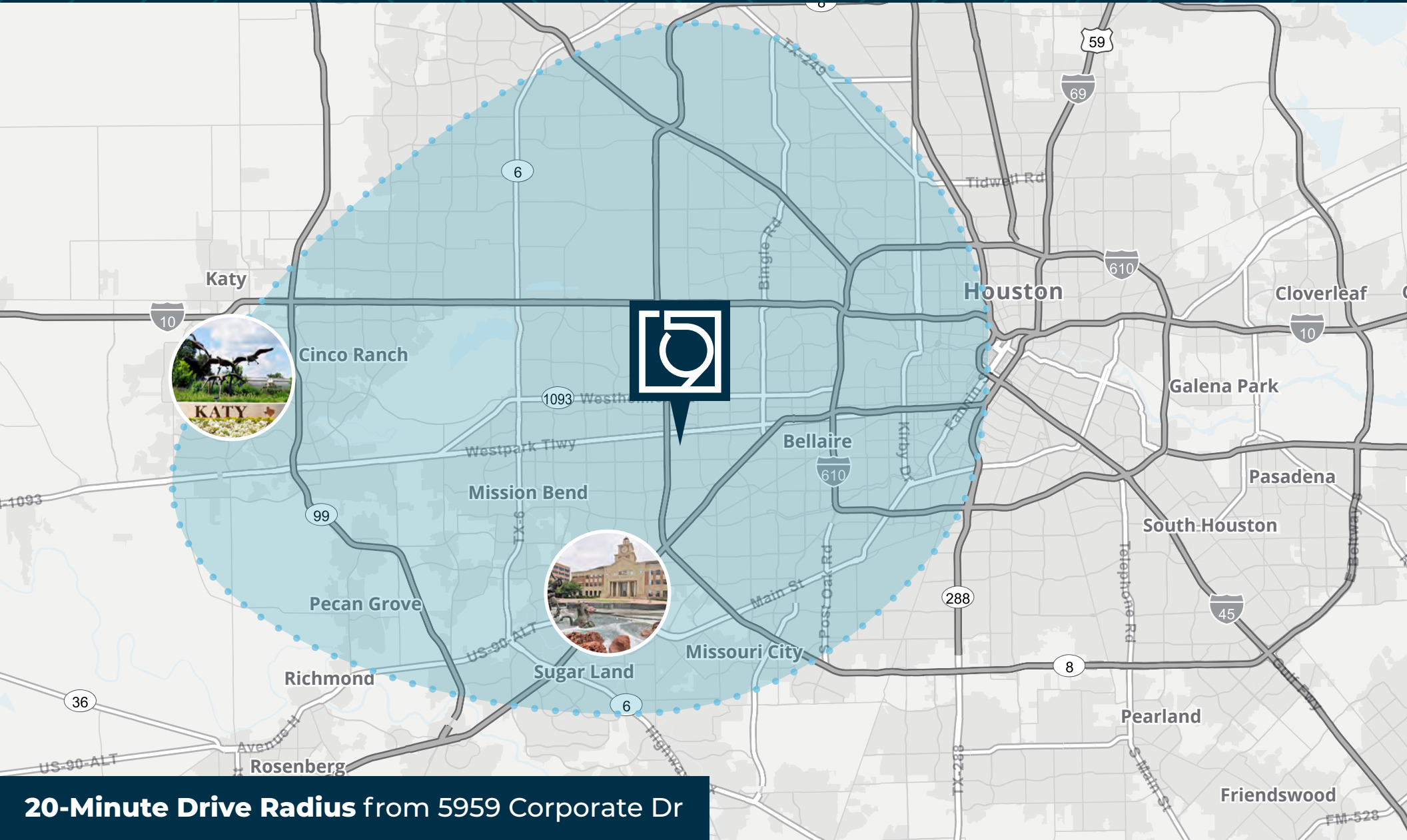
- A West Security Desk
(Stationed 8-5 Mon-Sat)
- B Turnstile - North
- C Command Center (LL)
(24/7/365)
- D Turnstile - South

INTERIOR CAMERA LOCATIONS

- | | | | |
|-----|-------------------|-----|------------------|
| #2 | Deli 1 | #22 | SW Hall |
| #3 | Deli 2 | #23 | SE Hall |
| #4 | W Entrance | #24 | NE Hall |
| #6 | W Lobby | #25 | LL 100 |
| #7 | N Entrance | #26 | Stairwell (LL) |
| #8 | S Entrance | #27 | Conf Center (LL) |
| #17 | NW Hall (3rd Flr) | #28 | ESC 2nd - 3rd |
| #18 | SW Hall (3rd Flr) | #29 | ESC 3rd - 2nd |
| #19 | NE Hall (3rd Flr) | #30 | ESC 1st - 2nd |
| #20 | SE Hall (3rd Flr) | #31 | ESC 2nd - 1st |
| #21 | NW Hall | #32 | Dock Entrance |



DEMOGRAPHICS



20-Minute Drive Radius from 5959 Corporate Dr

WITHIN 20 MINUTES:

164k

Office-Using Resident Workers

11k Technology Workers
(15% more than Houston avg)

13k Accountants, Auditors & Bookkeepers
(17% more than Houston avg)

11k Customer Service Reps
(7% more than Houston avg, forecasted to grow 11% in 5 years)

WITHIN 5 MI RADIUS:

34.0
Median Age

595k
Population



60%

With Higher Level Education



75%

White Collar or Services Employment among Workforce



For a typical employee commuting from **Katy**:

Save **292 hours** of commuting and **\$1,736** in commuting costs per year compared to Midtown.



For a typical employee commuting from **Sugar Land**:

Save **150 hours** of commuting and **\$1,193** in commuting costs per year compared to Midtown.



**5959 Corporate Dr
Houston, TX 77036**

FOR LEASING INFORMATION:

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