

585 M. DAIRY ASHFORD
HOUSTON, TX

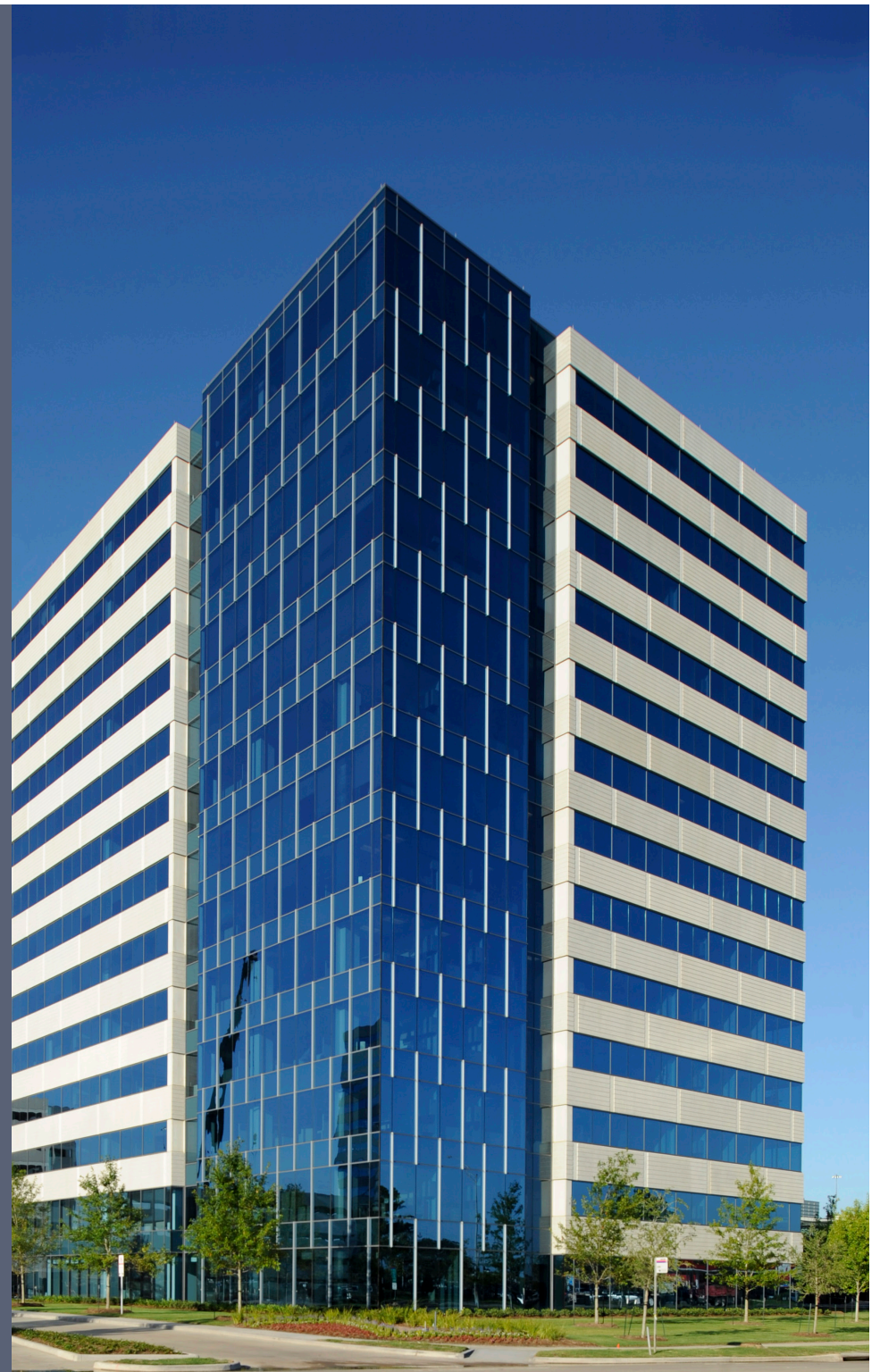


ENERGY CENTER 1



Presenting Energy Center 1

- 334,367 sq. ft. across thirteen stories
- Exceptional freeway visibility
- Unparalleled access to I-10
- Katy Freeway at Eldridge
in the heart of the Energy Corridor
- Built in 2008





E C 1 OPPORTUNITY

Energy Center 1 is a premier building opportunity

- Typical Floorplate: 27,500 sq. ft.
- Parking ratio of 4 / 1,000 sq. ft.
- 8-story parking garage adjacent to the building, with connected access on Level 1



E C 1

OUR LOCATION

Unparalleled ease and time-saving access to freeway

Energy Center 1 is located adjacent to the Katy Freeway and offers views of the greater Houston area and nearby greenspace.

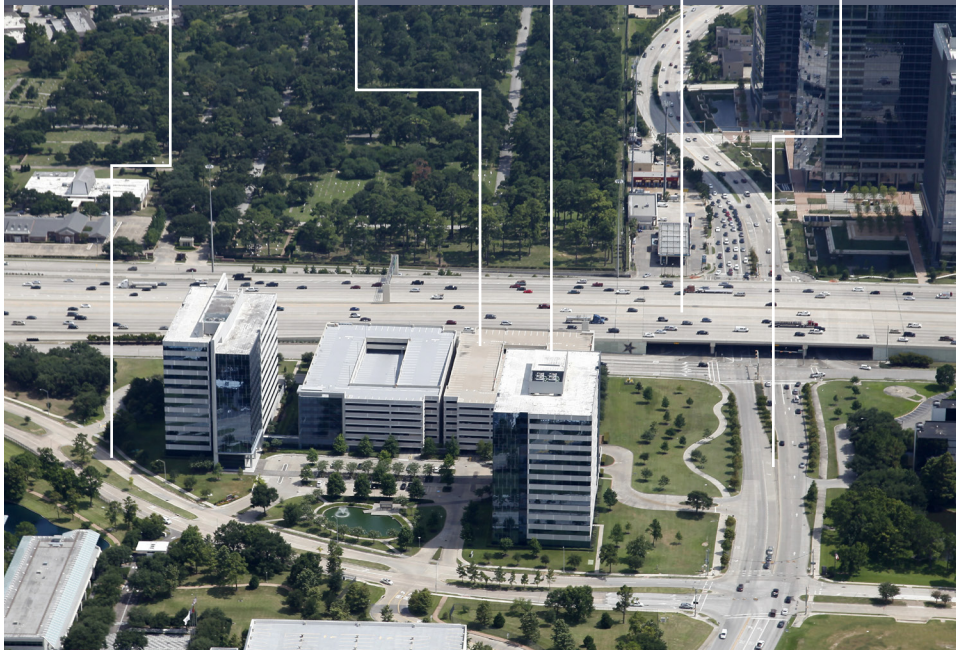
E.C. 1

N. DAIRY
ASHFORD RD

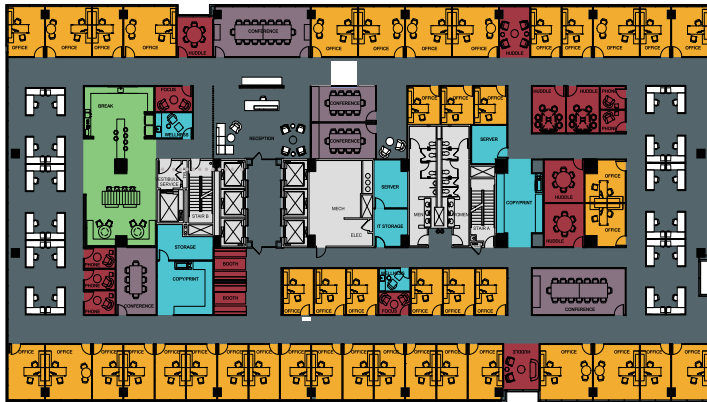
PARKING
GARAGE

N. ELDRIDGE
PKWY

I-10



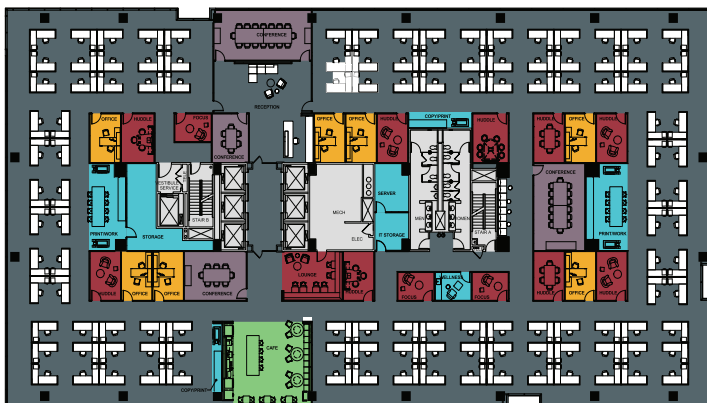
The Office Plan



- 43** ● Offices
- 24** ○ Workstations
- 16** ● Collaboration
- 5** ● Conference
- 1** ● Cafe/Break
- 8** ● Support



The Hybrid Plan

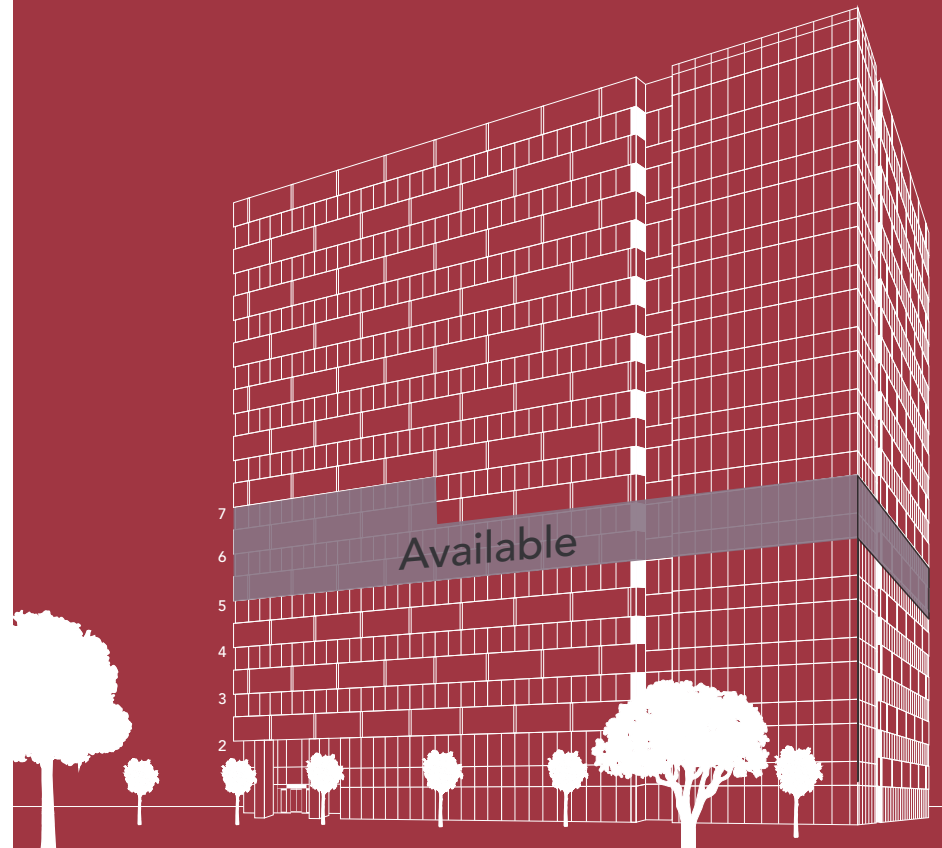


- 7** ● Offices
- 120** ○ Workstations
- 12** ● Collaboration
- 4** ● Conference
- 1** ● Cafe/Break
- 8** ● Support



Flexible Floorplates

Efficient, rectangular floorplates provide maximum flexibility for a range of buildout options, from fully open plan to perimeter office layouts.



EC 1

DEVELOPMENT

Renovations recently completed,
including:

Building Lobby ↓



↑ Café + Coffee Bar

EC 1

DEVELOPMENT

Renovations recently completed, including:

Elevator Lobbies + Restrooms ↓



↑ Fitness Center + Locker Rooms



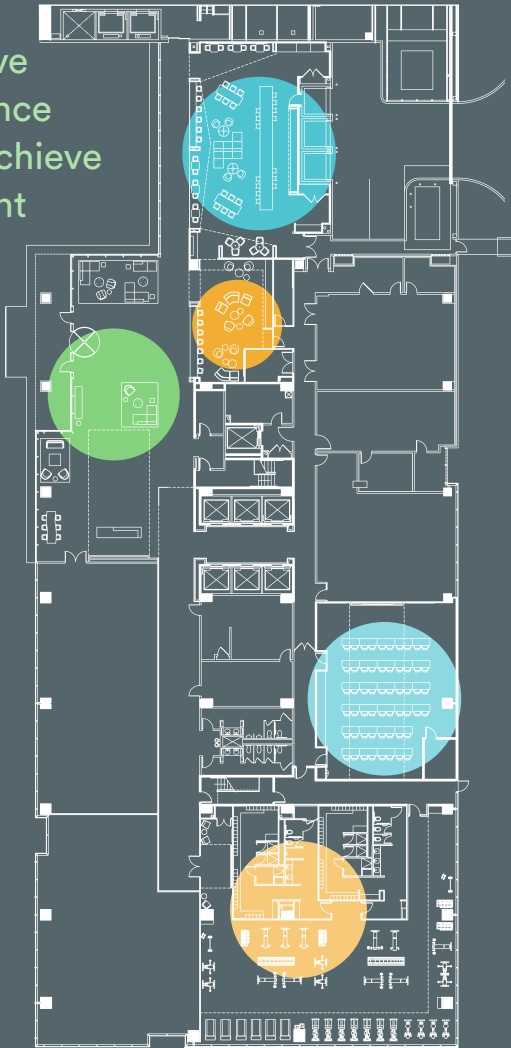
E C 1

LEVEL 1 PLAN

A Re-envisioned Space

Ground Floor renovations include amenities designed to improve the tenant experience and help tenants achieve recruiting and talent retention goals.

- CAFÉ
- REFRESHED LOBBY WITH BREAKOUT SPACES
- COFFEE BAR
- TRAINING ROOM
- FITNESS CENTER WITH LOCKER ROOMS





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