

# HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR



WELCOME TO HOUSTON TECHNOLOGY CENTER -  
A FULLY REDUNDANT CAMPUS

# An Unmatched Dual-Purpose Destination

Houston Technology Center stands as a historically renowned destination for data and call centers, poised to become the largest data-center hub in Houston with ability to significantly expand power infrastructure capacity

Positioned with high resilience, power redundancy, and full fiber connectivity, the property is a technology powerhouse ready to meet the demands of data-center users.

Offering the modern office amenities, from fitness facilities to conferencing and on-site dining, creating an environment where work and technology seamlessly intersect.







+ CONFERENCE CENTER

WITH 12+ CONFERENCE  
ROOM OPTIONS

+ PATIO

+ ON-SITE RESTAURANT  
(HIGH TOWER)

## Campus Attributes

**Modern Connectivity:** Wireless common areas and an activated lobby create a welcoming, tech-enabled environment.

**On-site Amenities:** Fitness center, conference facilities, and deli space to enhance tenant well-being and productivity.

**Generous Parking:** Up to 5/1000 surface parking on a 26 acre site with 24/7 secured building access.

**Former Campus Uses:** Telecom switching HQ, colocation/ data center, and a disaster recovery center.

**Security:** High-security campus with 24/7 surveillance, access control, and on-site personnel for complete protection.





# Office Spaces Designed for Today's Workforce

567,333 RSF of Flexible Office

5,500-340,000 SF

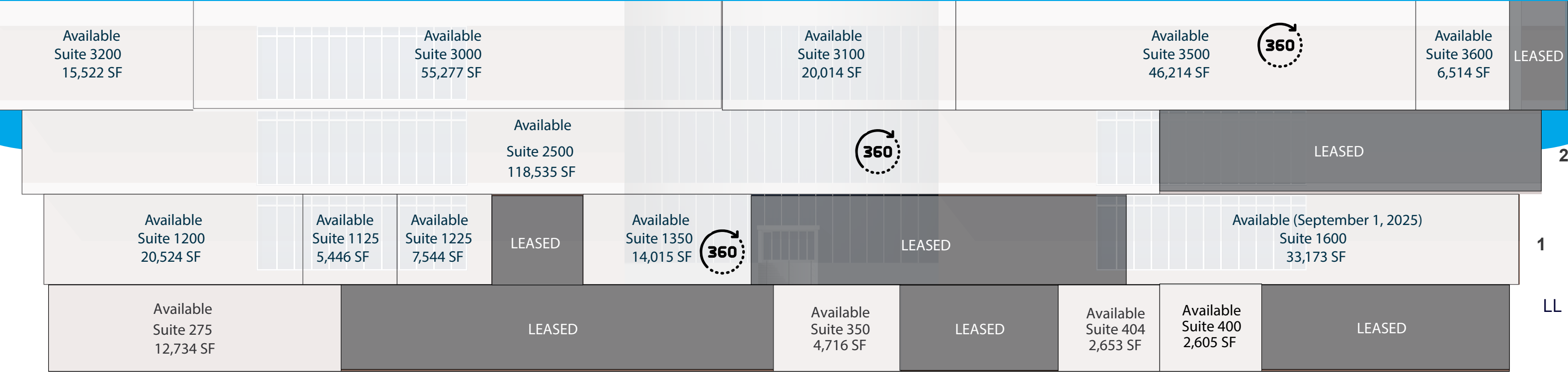
Office Space Availabilities

150,000 SF

Typical Floor Size

4

Floors



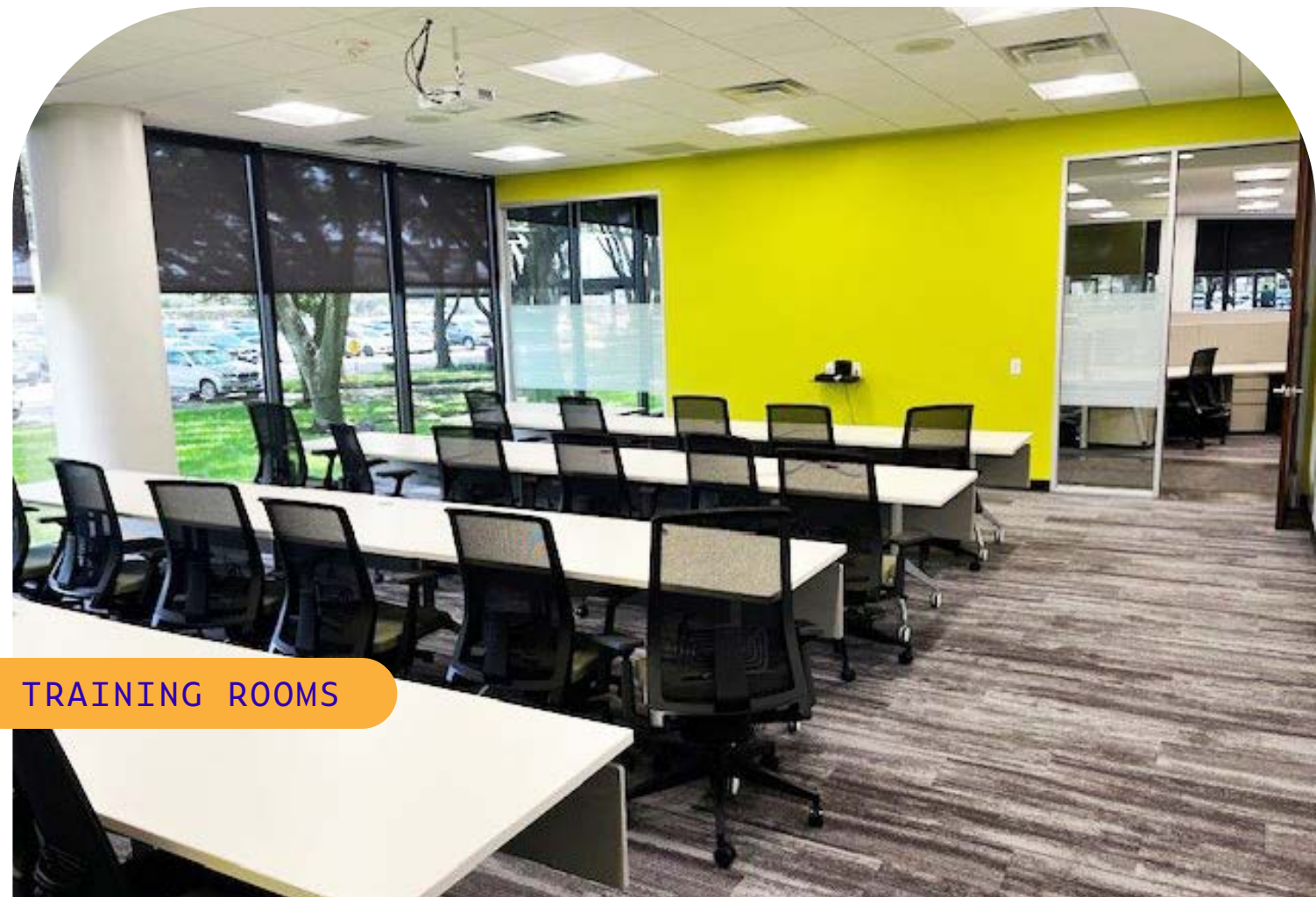




WORKSTATIONS



CONFERENCING



TRAINING ROOMS

MOVE-IN READY

Suites available with  
select furniture in place



# Security + Safety



**On-site Security Staff:** Around-the-clock security patrols, plus fixed posts in the lobby and the command center



**Secured Parking:** 26 acre secured campus with controlled access gates



**Access Control Tech:** Bluetooth card readers for doors



**Long History of Technology uses:** including data center & call contact center.



## DID YOU KNOW?

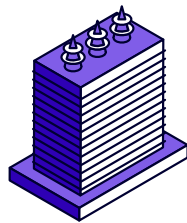
Crime stats within a quarter-mile radius around 5959 Corporate rate **LOWER** overall than crime stats in and around CityCentre.



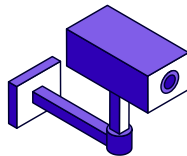


# Future Data-Center Ready

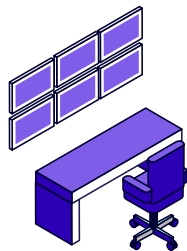
THE PROPERTY PLANNED TRANSITION  
INTO A HIGH-CAPACITY DATA-CENTER



**Expansion Potential:** Prepared for large-scale data-center use, ensuring ample power and space to grow.



**Unrivaled Resilience:** Positioned to become a highly resilient technology property with power redundancy built into its infrastructure.



**Strategic Network Access:** Significant on-network assets ensures seamless connectivity.





EXISTING GRID SUBSTATIONS

ENERGY REDUNDANT

2 MW

Of redundant critical load available

6.4 MW

Utility power from redundant feeds

100MW

Future electric capacity potential

80%

of electric capacity available

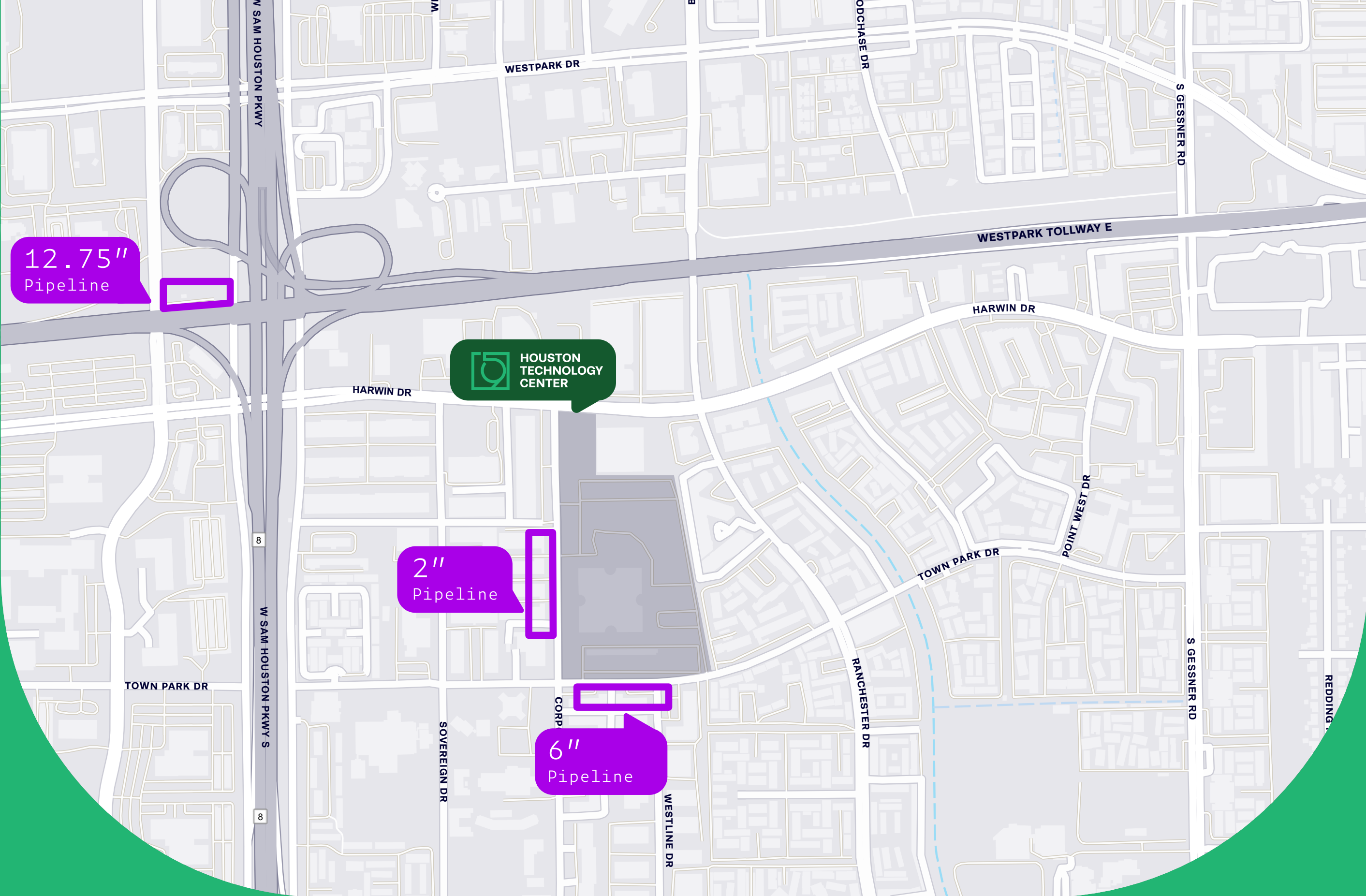




NATURAL GAS PIPELINE

NATURAL GAS  
Up to 50MW

Of natural gas  
power generation





NETWORK STUDY

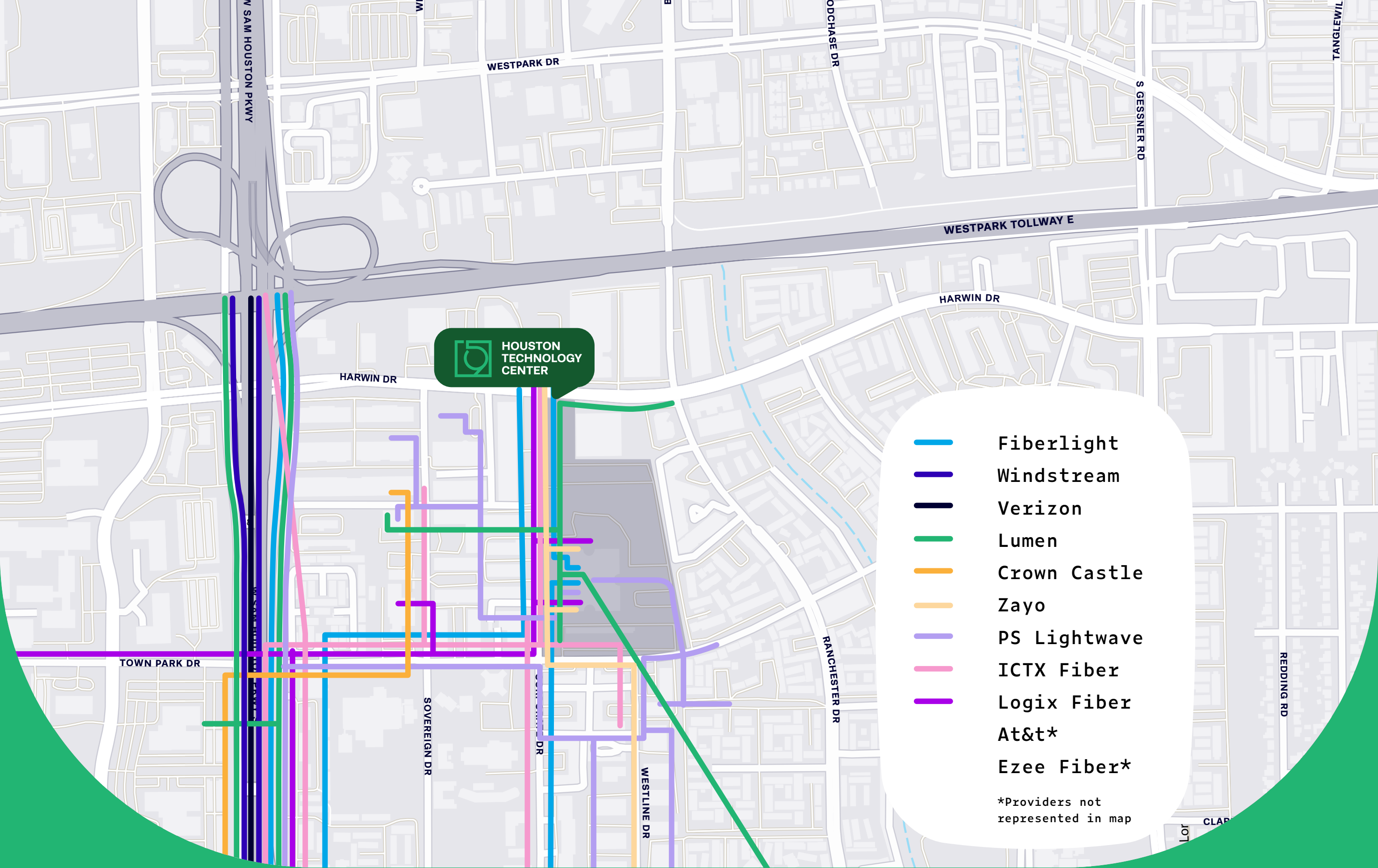
NETWORK

10+

Network carriers  
and fiber providers

<1MS

To cloud on ramps





# Prime West Houston Location

**Centralized Access:** Located in West Houston, with quick connections to Beltway 8 and Westpark Tollway.

**Convenient Proximity:** A short distance from nearby restaurants and retail hubs.




**Cloud Connectivity:** The property offers ultra-low latency—within 1 millisecond—to two major cloud on-ramps (AWS & Google), positioning it at the forefront of cloud-based operations.

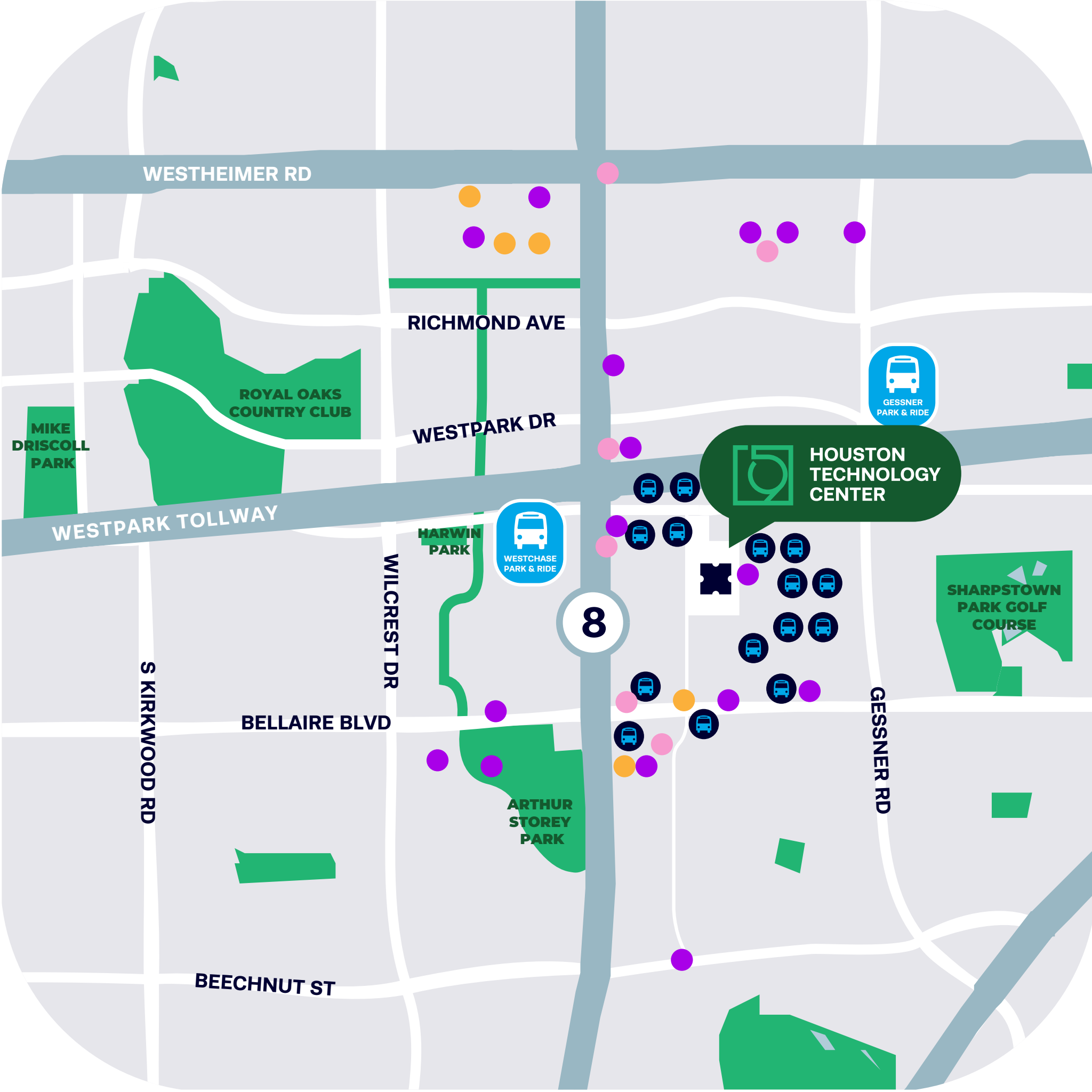




NEARBY AMENITIES

- **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
- **Public Transportation:**  
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





DEMOGRAPHICS

# Minutes to everyone that moves your business forward

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

60%

With Higher  
Level Education

595k

Population

75%

White Collar or  
Services Employment  
among Workforce

KATY COMMUTE

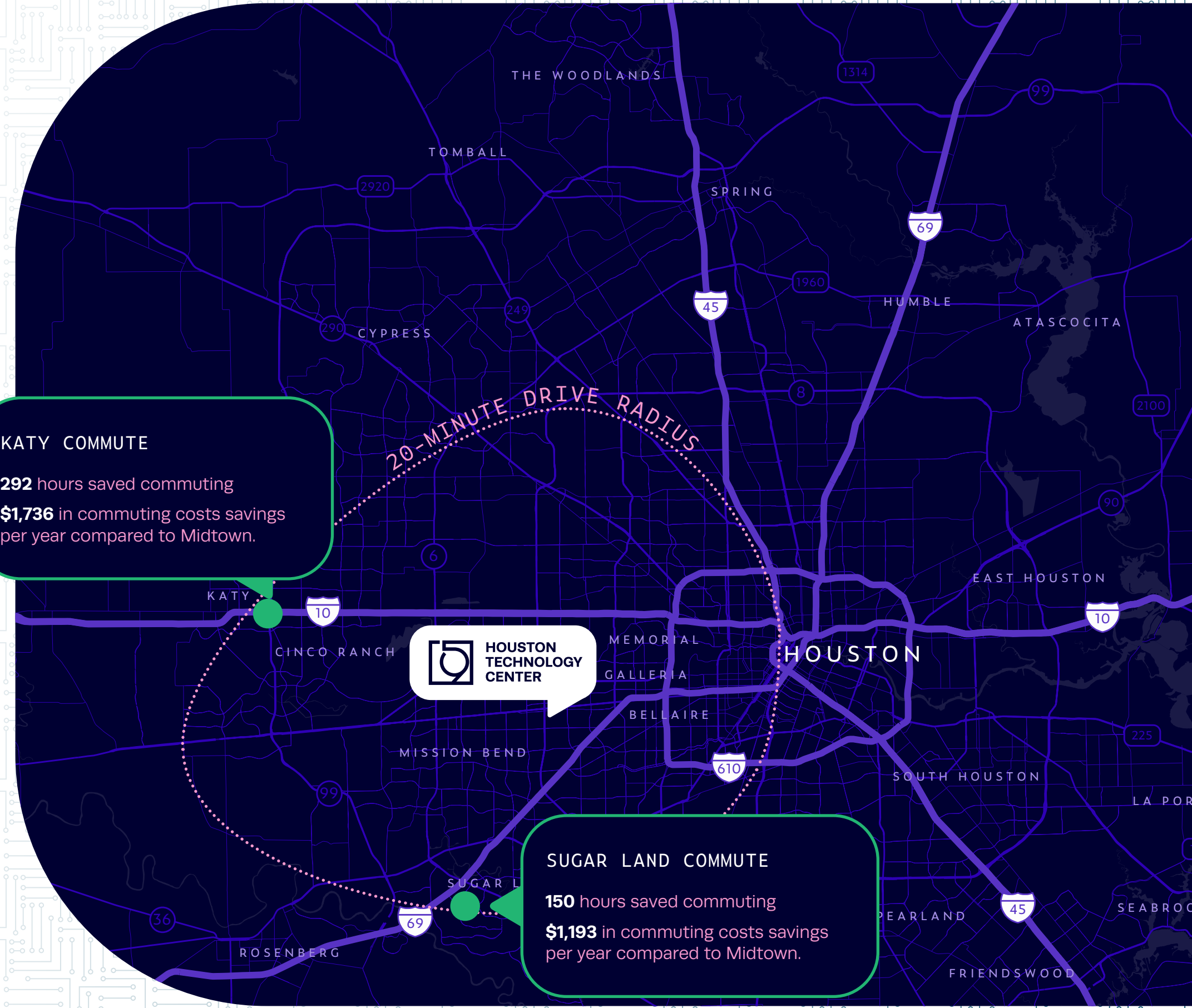
292 hours saved commuting  
\$1,736 in commuting costs savings  
per year compared to Midtown.

20-MINUTE DRIVE RADIUS

HOUSTON  
TECHNOLOGY  
CENTER

SUGAR LAND COMMUTE

150 hours saved commuting  
\$1,193 in commuting costs savings  
per year compared to Midtown.







# HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR



[Click to view property video](#)

[www.5959corporate.com](http://www.5959corporate.com)

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