

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.





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.

+ CONFERENCE CENTER
WITH 12+ CONFERENCE
ROOM OPTIONS

+ PATIO

+ ON-SITE RESTAURANT
(HIGH TOWER)

Office Spaces Designed for Today's Workforce

567,333 RSF of Flexible Office

5,500-340,000 SF

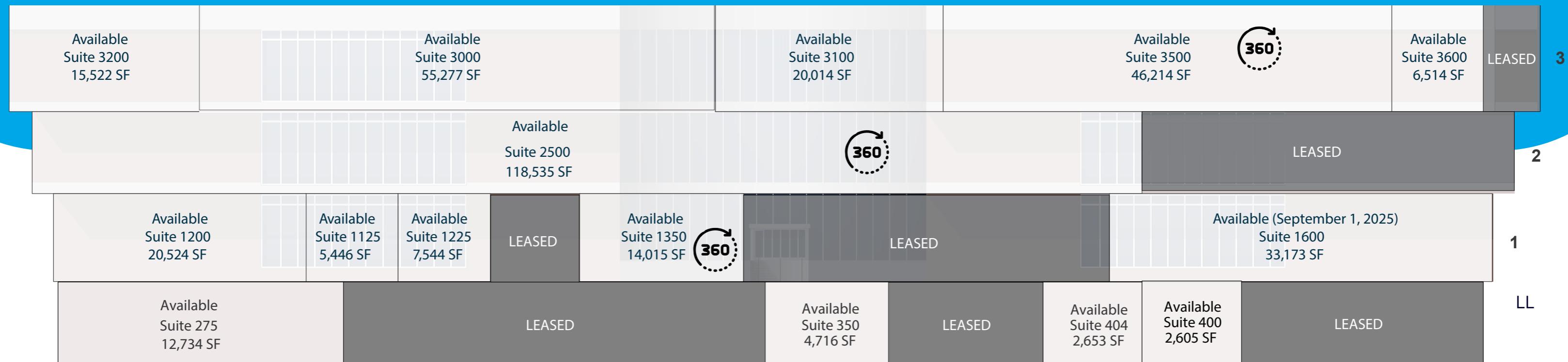
Office Space Availabilities

150,000 SF

Typical Floor Size

4

Floors





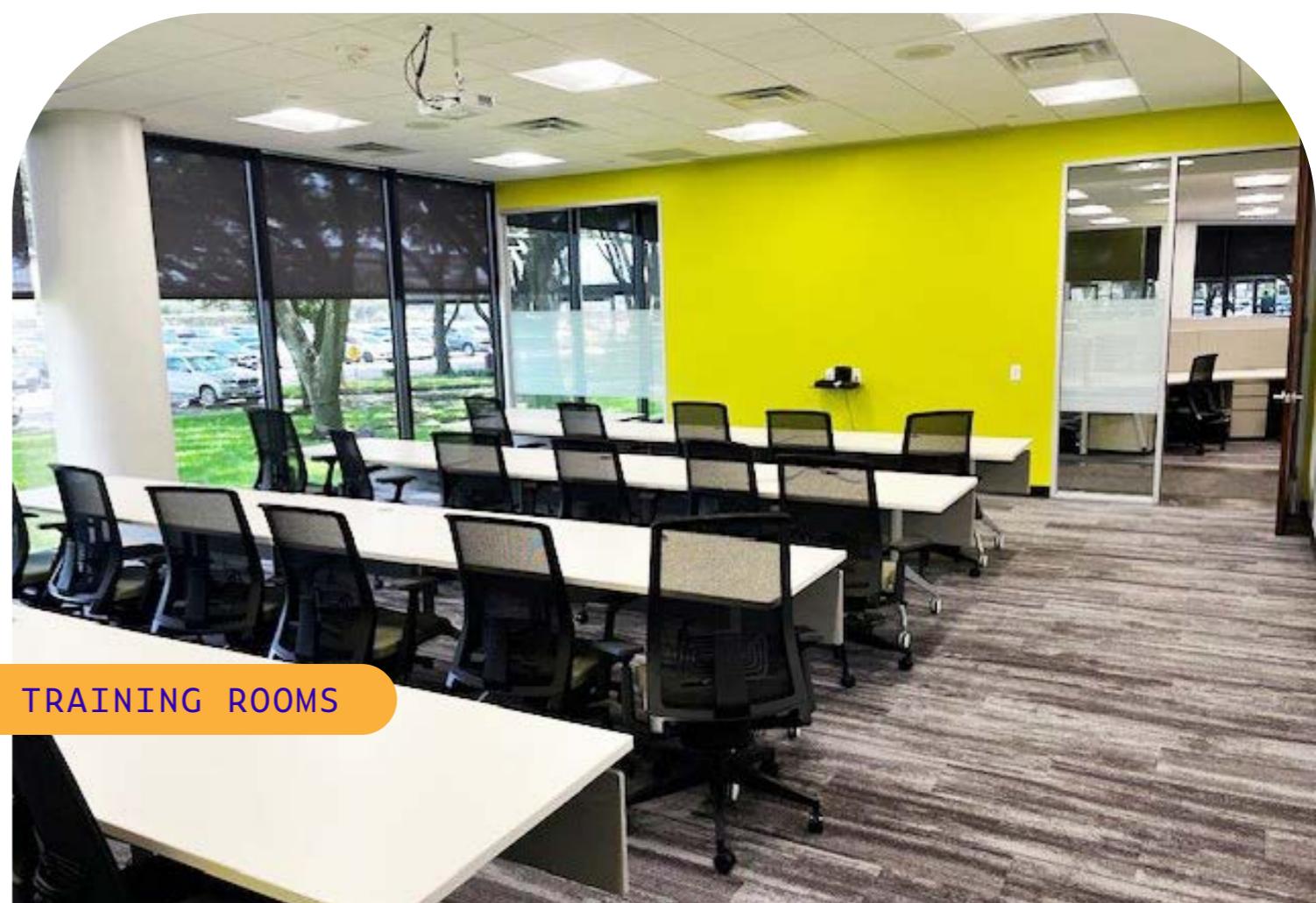
WORKSTATIONS

MOVE-IN READY

Suites available with
select furniture in place



CONFERENCE



TRAINING ROOMS

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.

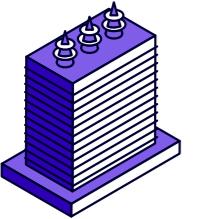


DID YOU KNOW?

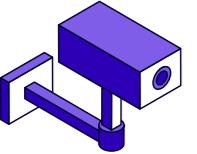
Crime stats within a quarter-mile radius around 5959 Corporate rate LOWER overall than crime stats in and around CityCentre.

Future Data-Center Ready

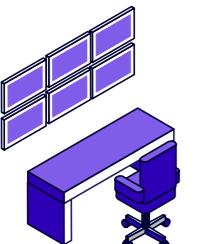
THE PROPERTY PLANNED TRANSITION
INTO A HIGH-CAPACITY DATA-CENTER



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

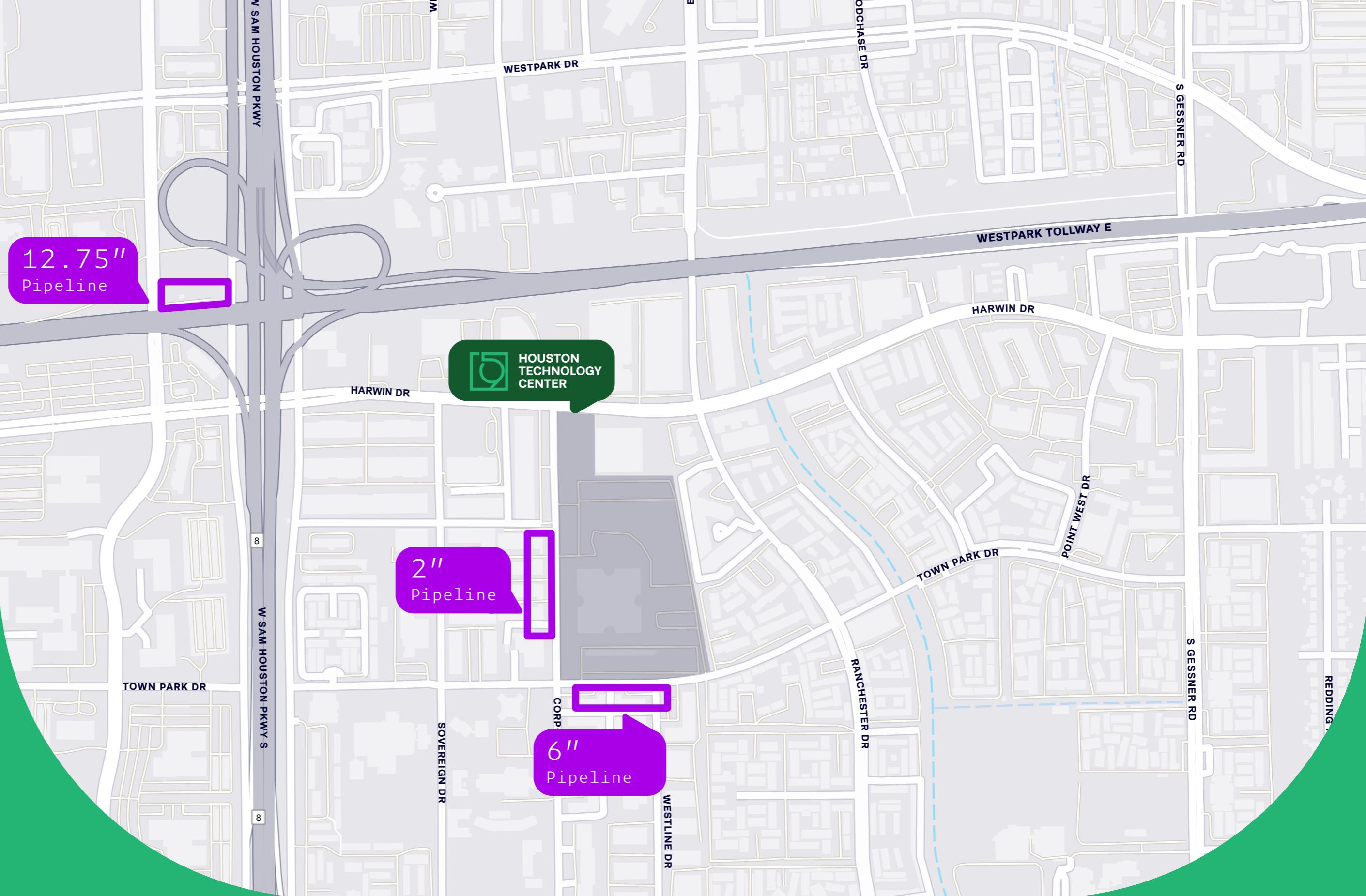


NATURAL GAS PIPELINE

NATURAL GAS

Up to 50MW

Of natural gas
power generation



NETWORK STUDY

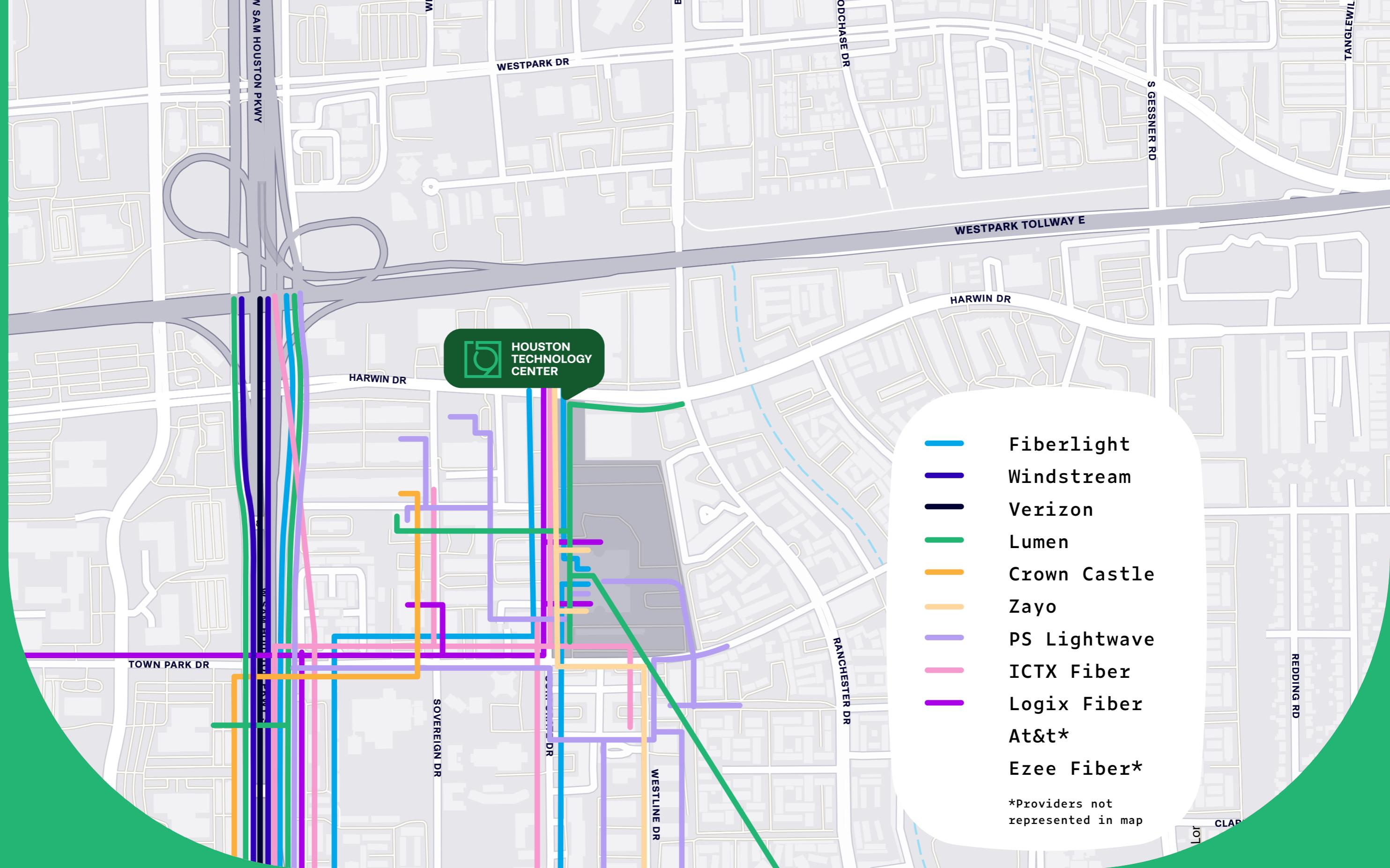
NETWORK

10+

Network carriers
and fiber providers

<1 MS

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:

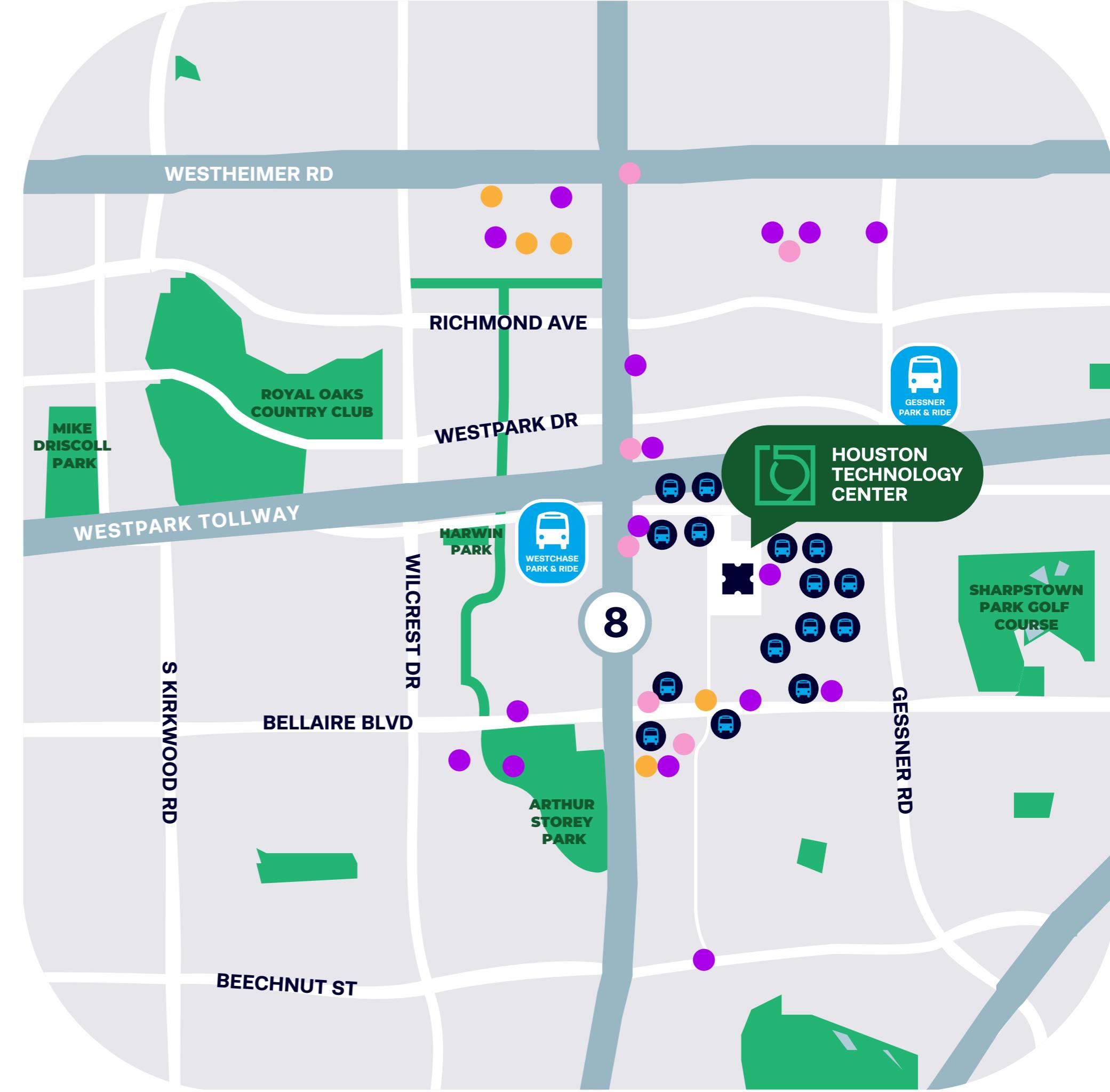
- Hampton Inn & Suites
- Hilton Garden Inn
- Holiday Inn
- La Quinta Inn & Suites
- SpringHill Suites
- Fairfield Inn & Suites
- Houston Marriott
- Westchase

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.

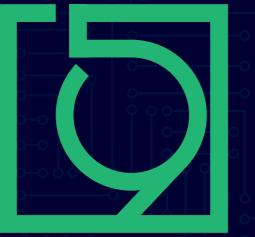


SUGAR LAND COMMUTE

150 hours saved commuting

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





HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR

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Click to view property video

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