



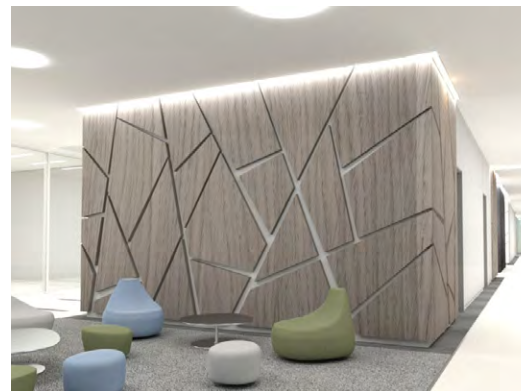
281.875.7800
16945 Northchase Drive | Suite 150 | Houston TX 77060

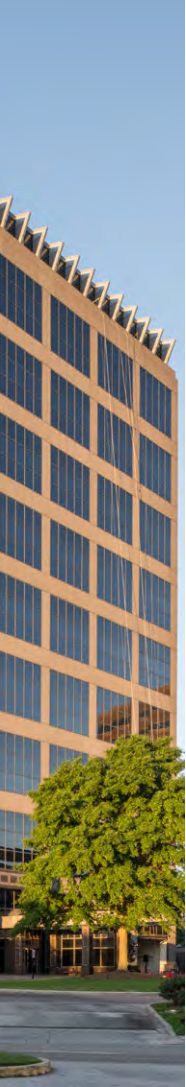


CITY NORTH

CityNorth is a Class A, LEED certified office campus that offers world-class amenities set amid 36 Acres of landscaped grounds with newly designed outdoor spaces. Six architecturally distinct office buildings provide tenants with light-filled floors, state-of-the-art building systems, plentiful parking, 24-hour access, security and on-site management. The campus is made up of two multi-tenant buildings, over 750,000 square feet and four single-tenant buildings, over 1,280,000 square feet. Accompanying the 2 million plus square feet of office space, is an additional 80,000 square feet of retail which includes a variety of dining options and services for tenants.

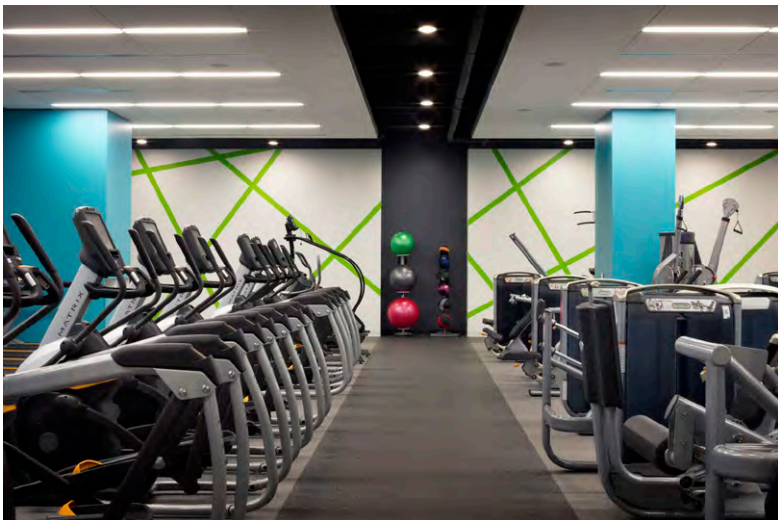
Strong ownership and development partners, HIG Realty and Lincoln Property Company, have collaborated with various Houston architects to develop the best offering of luxury, amenities and convenience found no where else in Houston.

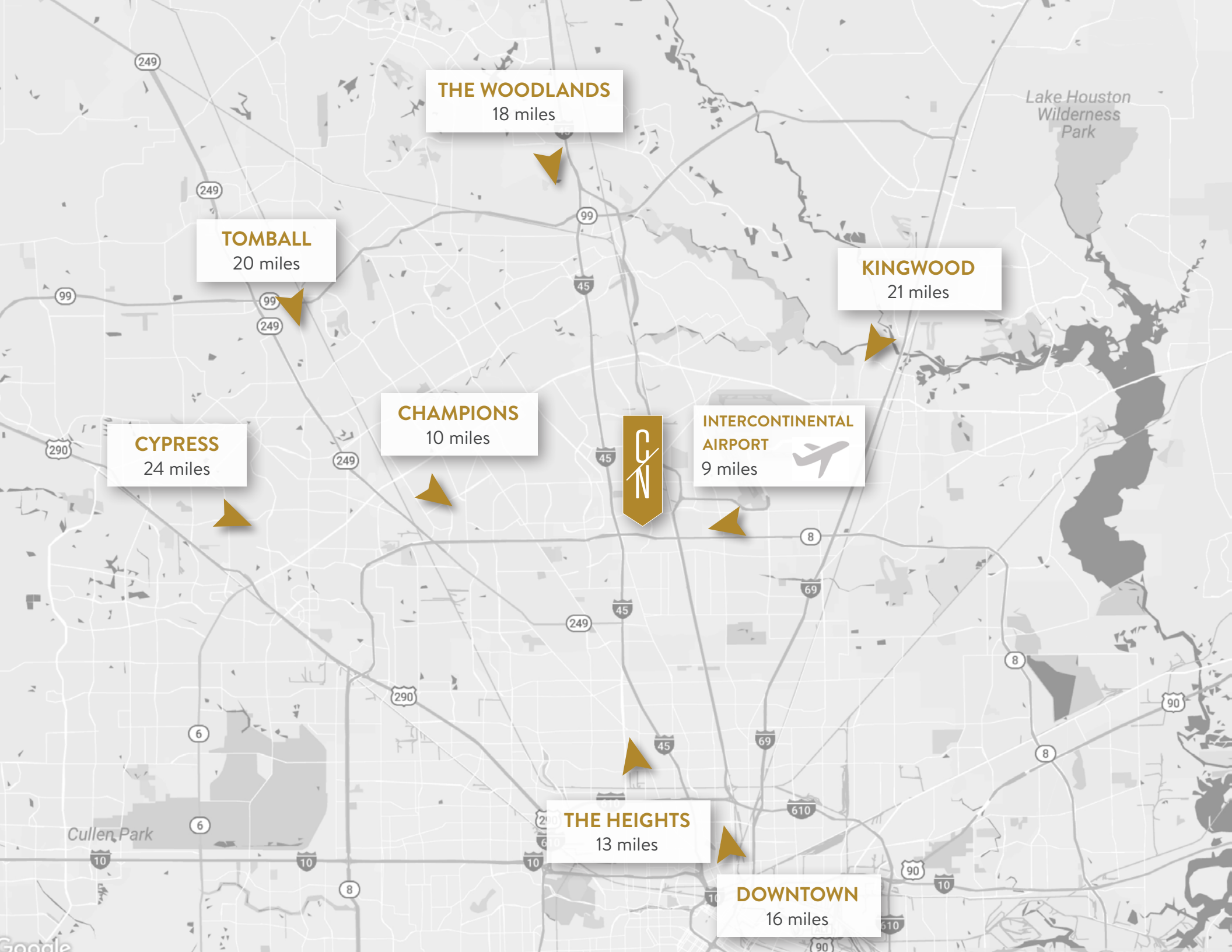




KEY FEATURES

- On-Site Hotel
- 12+ Walkable Restaurants
- 24/7 Security
- 7,000 SF Fitness Center
- World Class Conference Center
- Shoe Service
- Mobile Car Wash
- Premiere Luxury Third Place Tenant Lounge
- Outdoor Activity Area
- Renovated Retail Facade





THE WOODLANDS
18 miles

TOMBALL
20 miles

KINGWOOD
21 miles

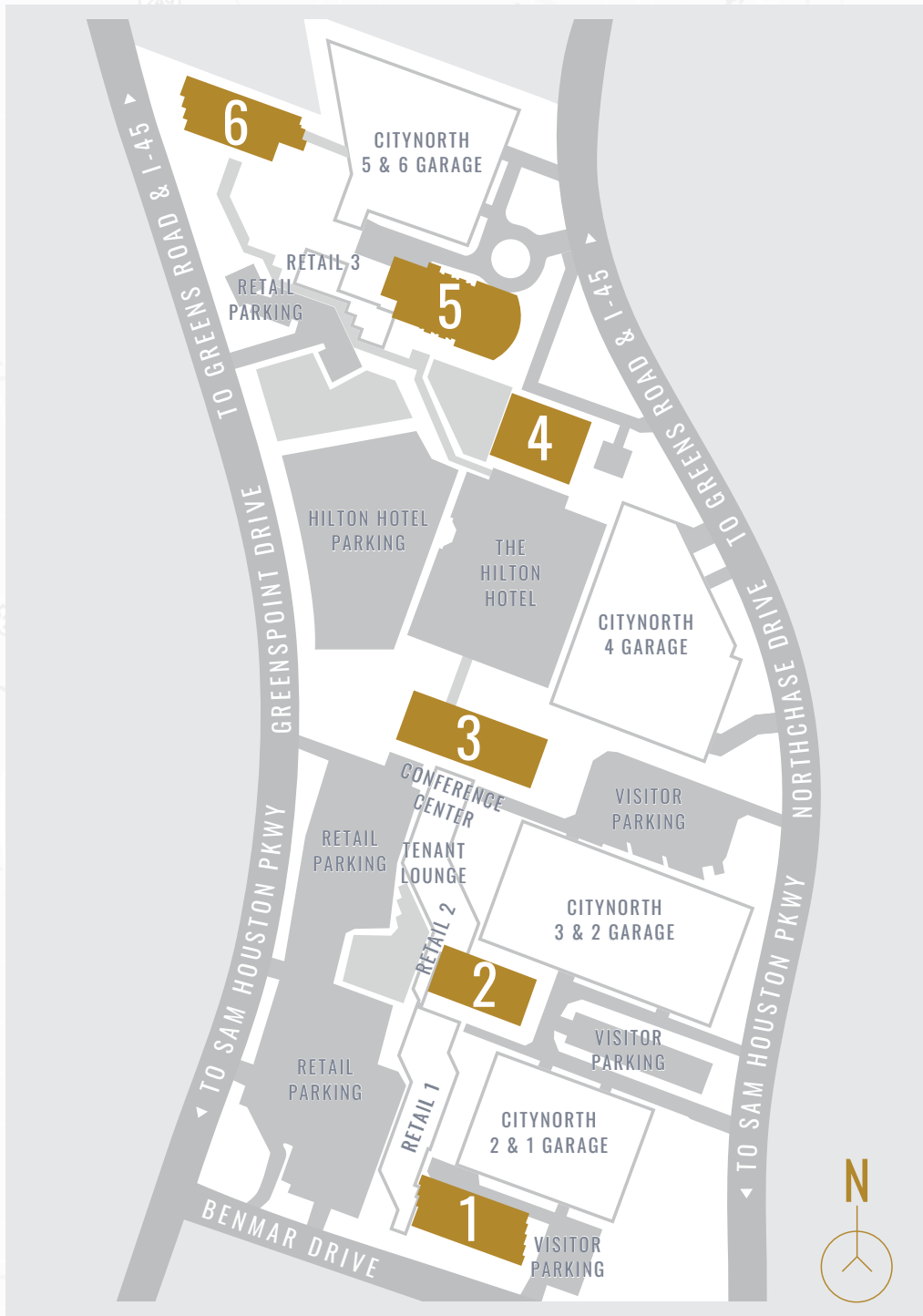
CYPRESS
24 miles

CHAMPIONS
10 miles

INTERCONTINENTAL AIRPORT
9 miles

THE HEIGHTS
13 miles

DOWNTOWN
16 miles



LOCATION

Located at the central intersection of I-45 and Beltway 8 in North Houston, CityNorth sits at the best location in Houston. Get to Intercontinental Airport in 15 minutes or downtown Houston in 20. Outside the downtown congestion, it is easy to get to many desirable residential neighborhoods in North Houston including Kingwood, Champions, Spring, The Woodlands and Klein.

The CityNorth campus offers luxury amenities all under one roof. There are 12 restaurants on campus, all accessible by covered walkways. Our Conference Center and Tenant Lounge are located in the center of the campus to allow all tenants easy access to utilizing both during the day. The on-campus Hilton Hotel has 480 rooms with 50,000 SF of meeting or exhibit space that can accommodate over 1,500 people.



TENANT
CONFERENCE
CENTER

THIRD PLACE
TENANT
LOUNGE

CITYNORTH 2 & 3
PARKING GARAGE

2

UNCLE
TONGS
HUMAN CUISINE

BAKERS
Schlotzsky's
CAFE

RISING ROLL
gourmet cafe

Lone Star
Donuts & Burgers

SMOOTHIE
KING

PCP

VISION SOURCE

KIMBON

Allstate

CITYNORTH 1 & 2
PARKING GARAGE

1

GREENSPPOINT DRIVE

NORTHCHASE DRIVE

TO SAM HOUSTON PKWY

TO SAM HOUSTON PKWY

BENMAR DRIVE

ON-CAMPUS RESTAURANTS



AREA RESTAURANTS





CONFERENCE FACILITY

Over 10,000 SF of Meeting Space

The conference facility at CityNorth has over 10,000 SF of flexible meeting rooms to fit groups of any size. Rooms may be reserved in advance and stocked with various beverages including water, coffee and soft drinks. Staffed by concierge, the center is open during normal business hours. Most rooms have polycom (teleconferencing). The center has free Wi-Fi in all rooms including a business center with computers, printers and phones.




FITNESS CENTER

7,000 SF

The high-level fitness center at CityNorth is located in the lobby of building four. The club-style locker rooms have day-use lockers with fully stocked showers that make working out before or after work convenient. The facility has assisted and free weights, as well as numerous cardio machines, space to stretch and towel service.

Third Place

An aerial view of a modern office lounge area. The space is divided into several zones. In the center is a large, irregularly shaped green lawn area with a few chairs and a small table. To the right of the lawn is a pool table. The lounge is furnished with various seating options, including blue sofas, orange chairs, and white tables. There are also some plants and a bar area visible. The overall atmosphere is bright and open, designed for collaboration and relaxation.

The Third Place at CityNorth invites tenants to utilize the lounge as an extension of their office. Third Place was created for collaboration, meetings, events, parties, team building, creative thinking and unwinding.



FEATURES

- 6,000 SF facility
- 50' putting green
- **FULL SWING** Golf Simulator*
 - *Variety of other games included
- Golf Swing Bays
- Pool Table
- Big Screen TVs
- Ping Pong Table
- Monthly Happy Hours
- Reserve for client meetings, company parties and more with large serving setup and staffed concierge.





GRANDSCAPE - OUTDOOR AREA

- Covered outdoor seating
- Game areas including checkers, connect four, corn hole, kan jam, jenga and more
- Firepits
- Fountain
- Live music setup
- Data and Wifi capabilities





CITYNORTH

PHOTIE KING | PRIMARY CARE PHYSICIAN

JIMMY JOHN'S

VISION SOUP

FREE SANDWICH

FREE SOUP



INFRASTRUCTURE

LEED CERTIFICATION

- 1 CityNorth - Silver
- 2 CityNorth - Certified
- 3 CityNorth - Gold
- 4 CityNorth - Gold
- 5 CityNorth - Gold
- 6 CityNorth - Silver

Fiber

The 24-Strand, high-speed fiber lines have a direct connection to the I-45 trunk line, which is the largest and fastest in the state.

Power

Dual-power feed from Centerpoint (Circuits 41 & 43)

All buildings are equipped with emergency generators for fire, life safety & egress power. Buildings 4 & 5 have back up generators available.



SECURITY

The CityNorth campus has 24/7 manned security officer personnel. All garages are gated card access control. All buildings are card access control with a 24 hour lock-down on Saturdays and Sundays. In addition to the 13 officers on site, CityNorth has golf cart patrol and vehicular patrol 24/7. There are over 120 security cameras throughout the campus, interior and exterior of the buildings and garages, monitored and recorded 24/7 in the security office located in building two. On the Northchase Drive side of campus, there is a security house manned Monday through Friday.



CITYNORTH CLUB

30,000 SF

The CityNorth Club is an athletic, fitness and dining club. Athletic facilities included are basketball and racquetball courts, an indoor running track, circuit training area, cardio machines, full locker rooms with showers, a massage room and spa/hot tub/steam room. The dining room is supported with a full commercial kitchen. It is ready for activation at any time.



HILTON HOTEL

The connected Hilton Hotel has more than 480 rooms with free parking and has a free airport shuttle. Over 52,000 SF of meeting space is available to accommodate 1,500 people. The Hilton's concierge lounge for upgraded guests provides breakfast, Wi-Fi and evening hors d'oeuvres. Connected to the building four lobby, access to the hotel is easy from anywhere on campus. Renovations are underway to update all 480 rooms as well as a brand new lobby with bar, restaurant, more seating areas and larger Starbucks. The project will be completed by the end of 2019.



LINCOLN
PROPERTY
COMPANY

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