

[VIEW VIDEO](#)

LEGACY POINTE



Mixed-Use Redevelopment For Lease



OVER 200,000 RSF OF SPACE AVAILABLE

500,000 SF Main Building

Office, Retail & Medical Availabilities

Recent building renovations including new coffee kiosk, lobby, expansive tenant lounge and fitness room

Deli & sundry shop

Campus Environment

Autonomous Suites

24/7 Security

Outdoor Courtyard

On-site Management

High Density Parking

Building Signage Opportunity

CAMPUS ENVIRONMENT

Convenience + Productivity

The project offers all the amenities of a campus setting.



SUNDRY SHOP



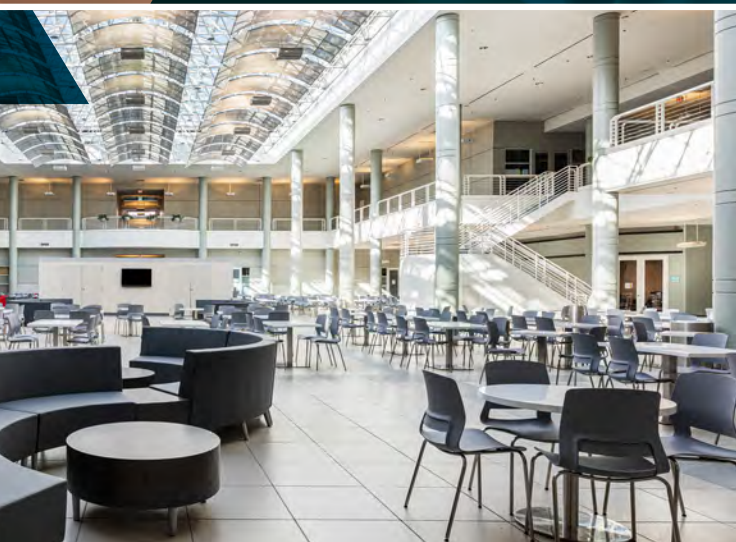
LEGACY POINTE

FITNESS | GYM



FOOD COURT

TENANT LOUNGE



COFFEE KIOSK

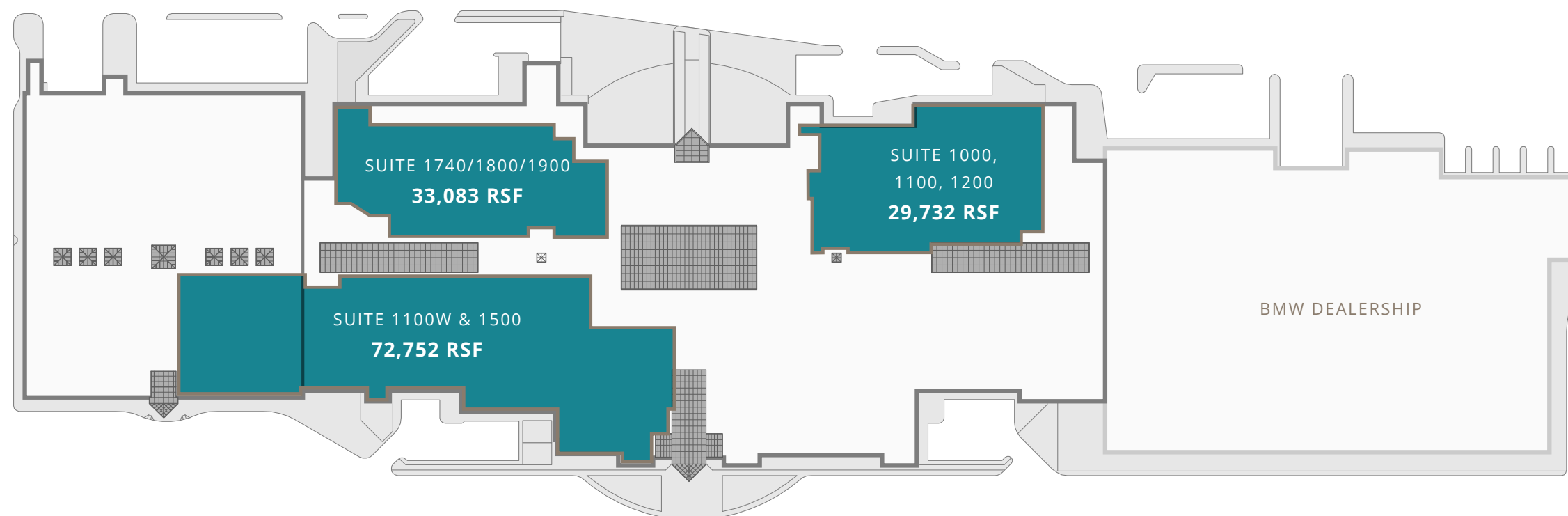


OUTDOOR COURTYARD

AUTONOMOUS SUITES

Think tanks

Multiple hub opportunities that allow tenants to set their own hours of operation and have complete control of their space.



Move-in ready suites
(Suites 1000, 1800 and 1200/1225 are white boxed)

12' Ceiling height to grid

15' Ceiling height slab to slab



Private suite restrooms



Private tenant entrance



Separately metered (janitorial & utilities)

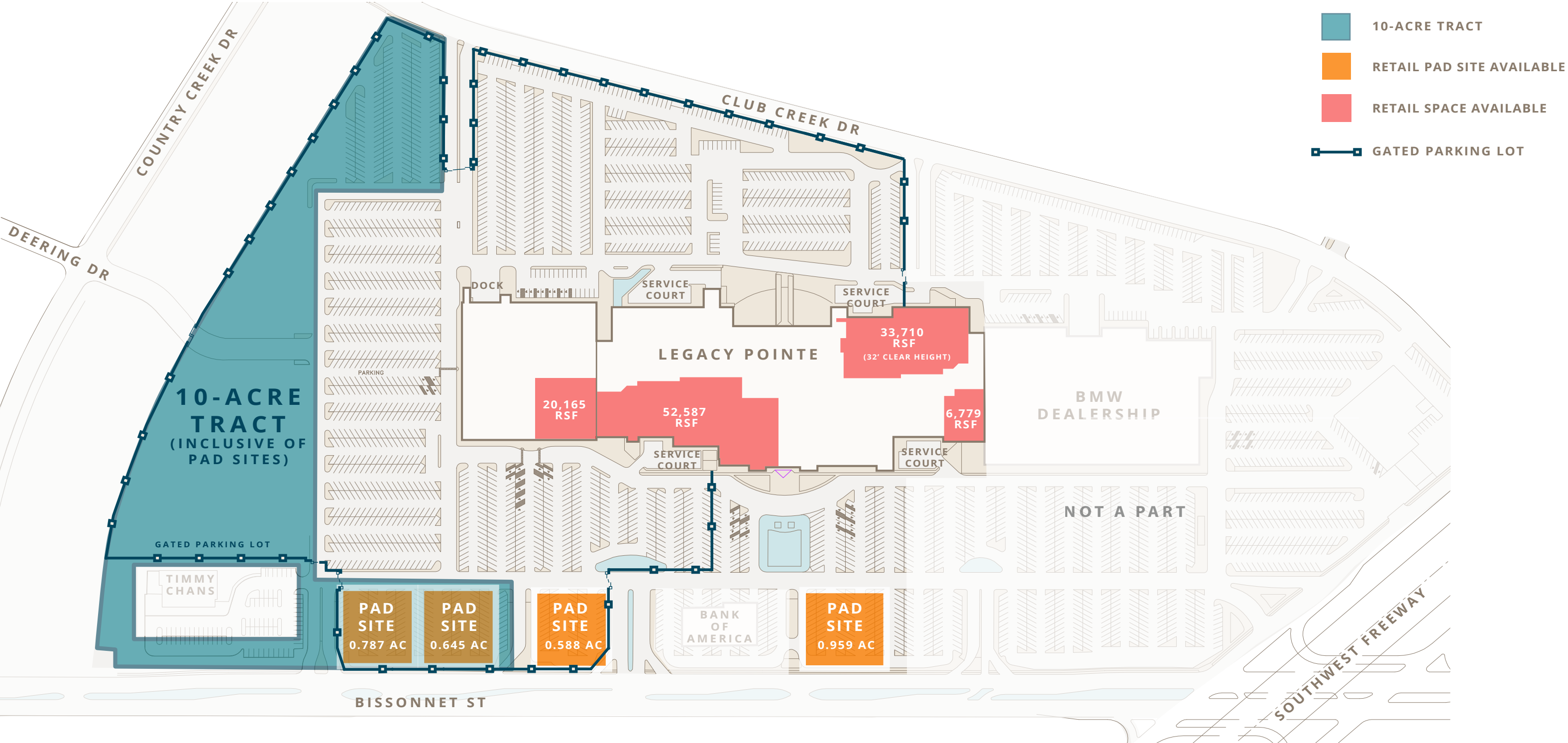


Separate HVAC units in each suite to set own operating hours

HIGHLY VISIBLE

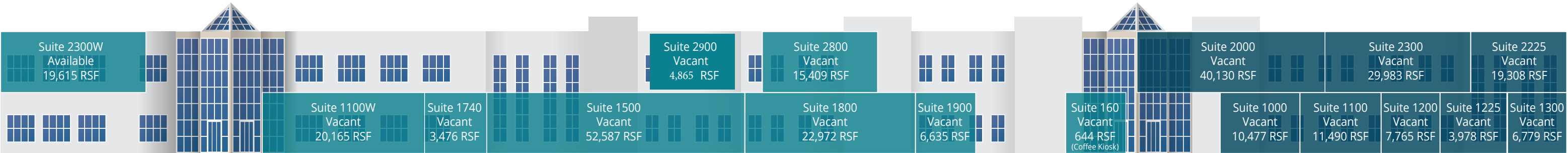
Retail opportunities

Retail Spaces ranging from 6,779 - 72,752 RSF
4 Pad Sites ranging from 0.588-0.959 AC



STACKING
Plan

- West Wing | 141,503 RSF Available
 - East Wing | 129,910 RSF Available
- 271,413 RSF Available Total



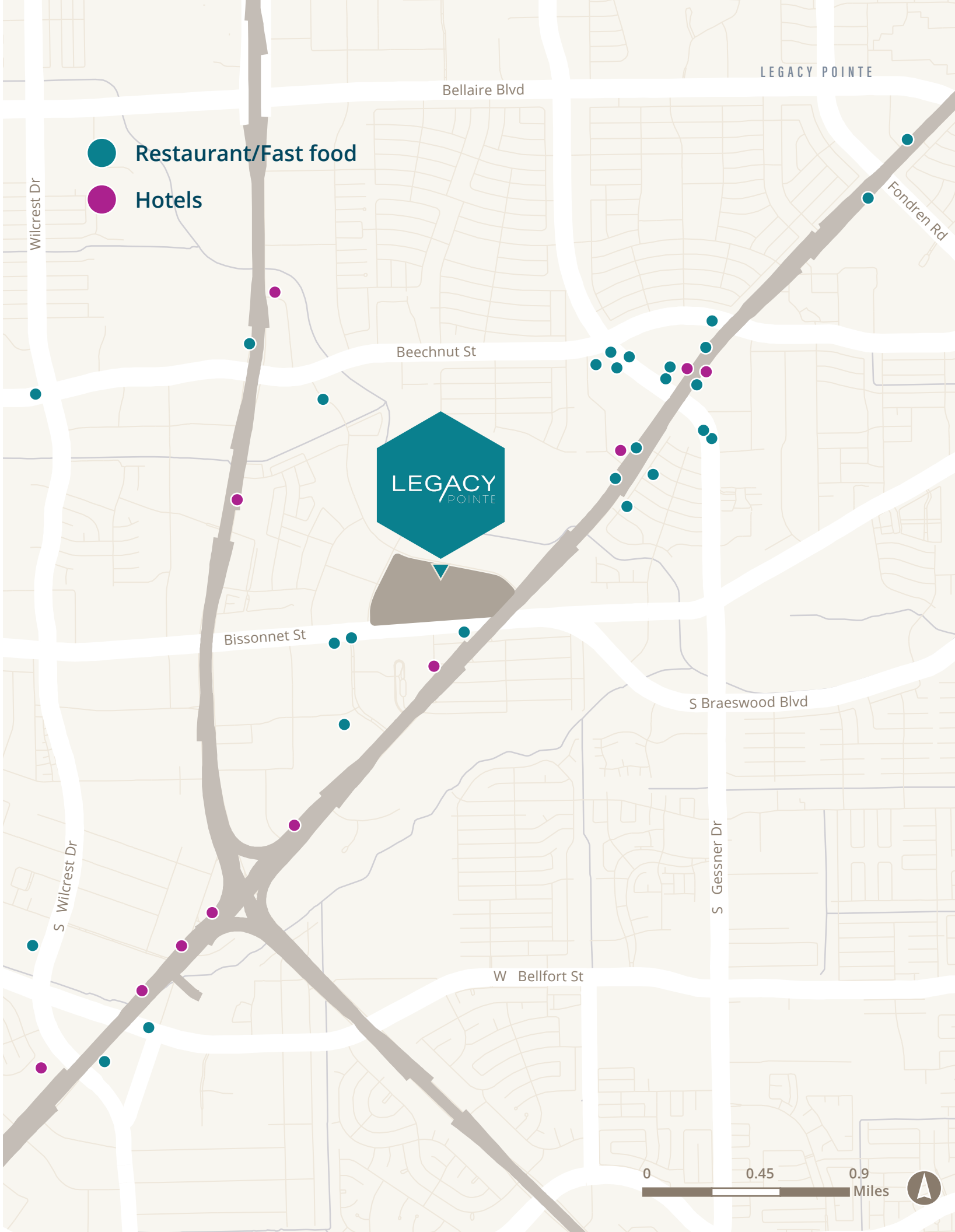
OFF-CAMPUS

Eateries

Enjoy plenty of fast food and full service restaurants within walking distance or short car ride.

FEATURED AMENITIES
WITHIN 2 MILES





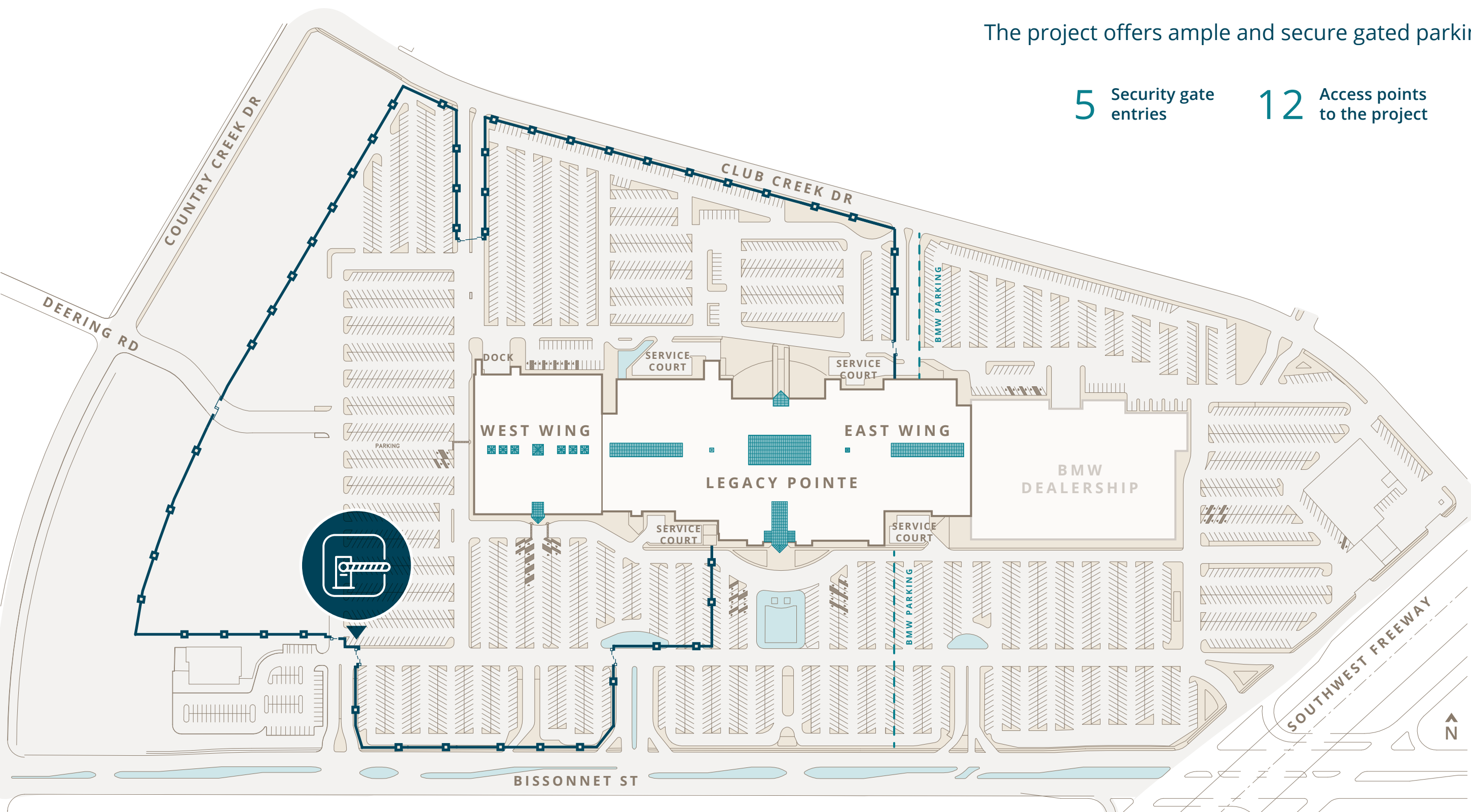
HIGH DENSITY CAMPUS

Parking

The project offers ample and secure gated parking.

5 Security gate entries

12 Access points to the project



STRATEGIC

Location

The project sits along Southwest Freeway with direct freeway access. Located within a 25 mile radius of most of Houston’s destination + business districts.

DRIVETIMES WITHIN 2 MILES	
8	Minutes to Grid (Shops/ Entertainment district)
10	Minutes to Sugar Land Town Square / First Colony Mall
11	Minutes to Galleria/Uptown
12	Minutes to CityCentre/ Memorial area
20	Minutes to Downtown
22	Minutes to Texas Medical Center
30	Minutes to Hobby Airport
38	Minutes to George B. Intercontinental Airport



AROUND THE CLOCK

Security

Feel at ease with 24/7 on-site security officers on duty. The facility is equipped monitoring technology throughout the campus.



Tenant private/
fenced parking



Proximity key card access with
video monitoring station



Optional tenant integrated
security system



Call box with voice
communication





SUITE 2000 - 40,130 SF
Plug & Play Space



LEGACY POINTE

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LEGACY POINTE

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BUILDING INFORMATION

Availabilities

Suite 160 - 644 SF	 Food & drink kiosk in tenant lounge
Suite 1000 - 10,477 SF	 2nd generation; Retail or Office w/ 32' clear height
Suite 1100 - 11,490 SF	 2nd generation; Retail or Office w/ 32' clear height
Suite 1200 - 7,765 SF	 Open space; Retail or Office w/ 32' clear height
Suite 1225 - 3,978 SF	 Retail or Office w/ 32' clear height
Suite 1100W - 20,165 SF	 Slab; Retail facing Bissonnet
Suite 1300 - 6,779 SF	 Closed offices; Retail facing Bissonnet
Suite 1740 - 3,476 SF	 2nd generation
Suite 1800 - 22,972 SF	 2nd generation
Suite 1900 - 6,635 SF	 2nd generation
Suite 2000 - 40,130 SF	 Plug & play with cubicles
Suite 2225 - 19,308 SF	 2nd generation call center, Restrooms, Kitchen
Suite 2300 - 29,983 SF	 2nd generation, Restrooms, Kitchen
Suite 2300W - 19,615 SF	 Available Now
Suite 2800 - 15,409 SF	 2nd generation
Suite 2900 - 4,865 SF	 Open Plan

Amenities

- Office, retail and medical spaces available
- Recent renovations including new coffee kiosk, lobby, expansive tenant lounge, conference room and fitness center
- On-site deli and sundry shop
- Separate HVAC controls in each suite
- Private restrooms within most suites
- Secure employee parking
- Outdoor patio / courtyard
- 24/7 state of the art security on-site
- 8,000 amp power (over 19 watts/SF)
- Immediate access to Beltway 8 & Hwy 59
- Several walkable fast food and full service restaurants
- On-site Metro bus stop
- Pad sites available for sale
- Fiber Providers: AT&T, Phonoscope, Comcast, Level 3

Total NRA	525,580 RSF
Floors & Year Built	2 / 1975 / Renovated & Retrofitted 2000, 2007/ 2020
Smallest Contiguous	644 RSF (1st Floor)
Largest Contiguous	271,413 RSF (1st & 2nd Floors); 141,503 RSF (West Wing); 129,910 RSF (East Wing)
Office Rental Rate	\$22.50/RSF Modified Gross (Net of janitorial, HVAC maintenance & tenant utilities)
Operating Expenses	Est. 2025 - \$5.50 (Net of janitorial, HVAC maintenance & tenant utilities)
Parking Rate	4/1000 Secured Surface Parking (Up to 6/1000 can be made available)
T.I. Allowance	Negotiable
Add-On Factor	18.5%
Building Hours	*Tenants can set their own hours 7 am - 6 pm Monday - Friday 7 am - 1 pm Saturday Closed on Sundays - 24/7 cardkey access



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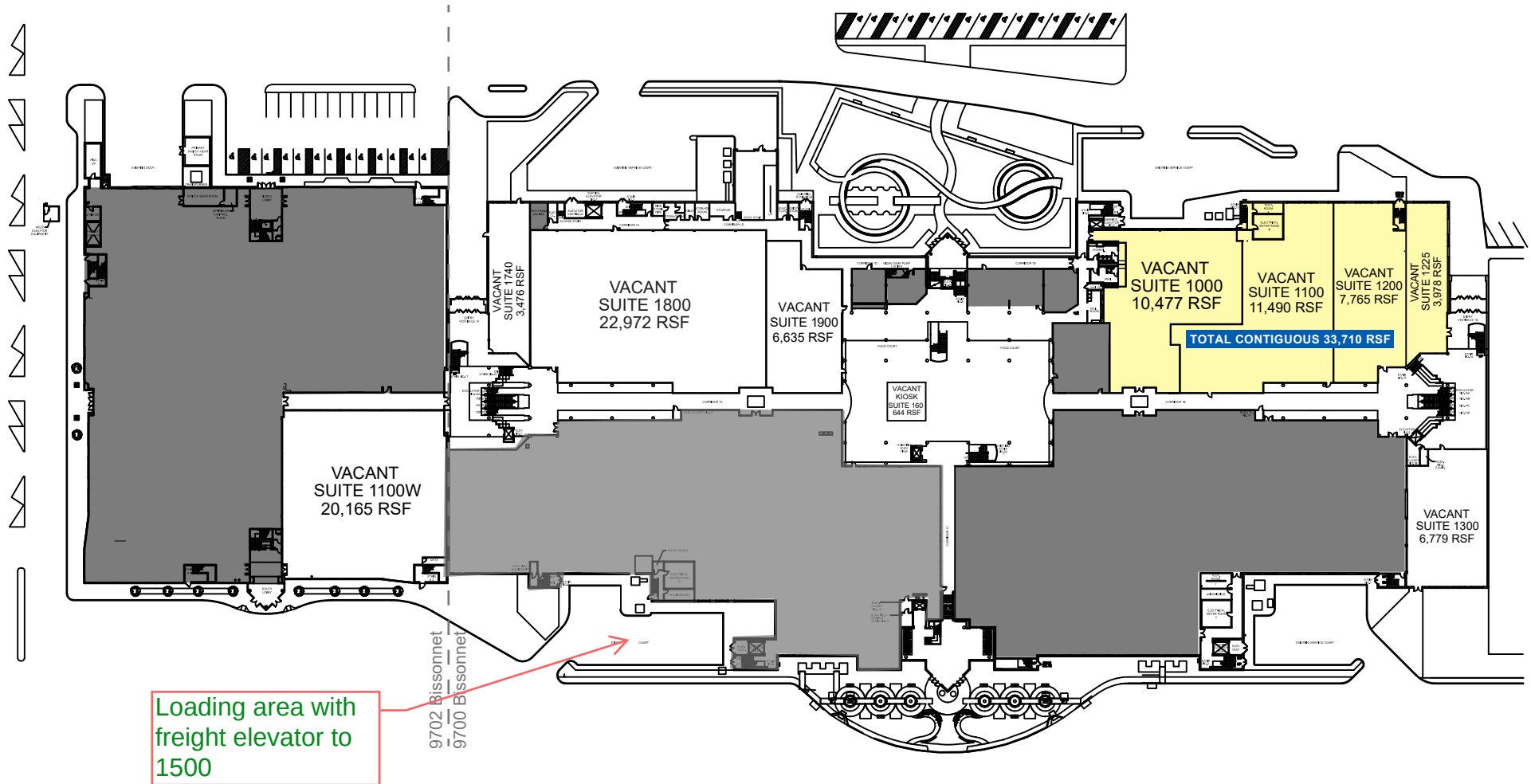
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LEGACY POINTE

MARKETING PLAN - FLOOR 01



UP TO 132,091 RSF AVAILABLE ON THE FIRST FLOOR



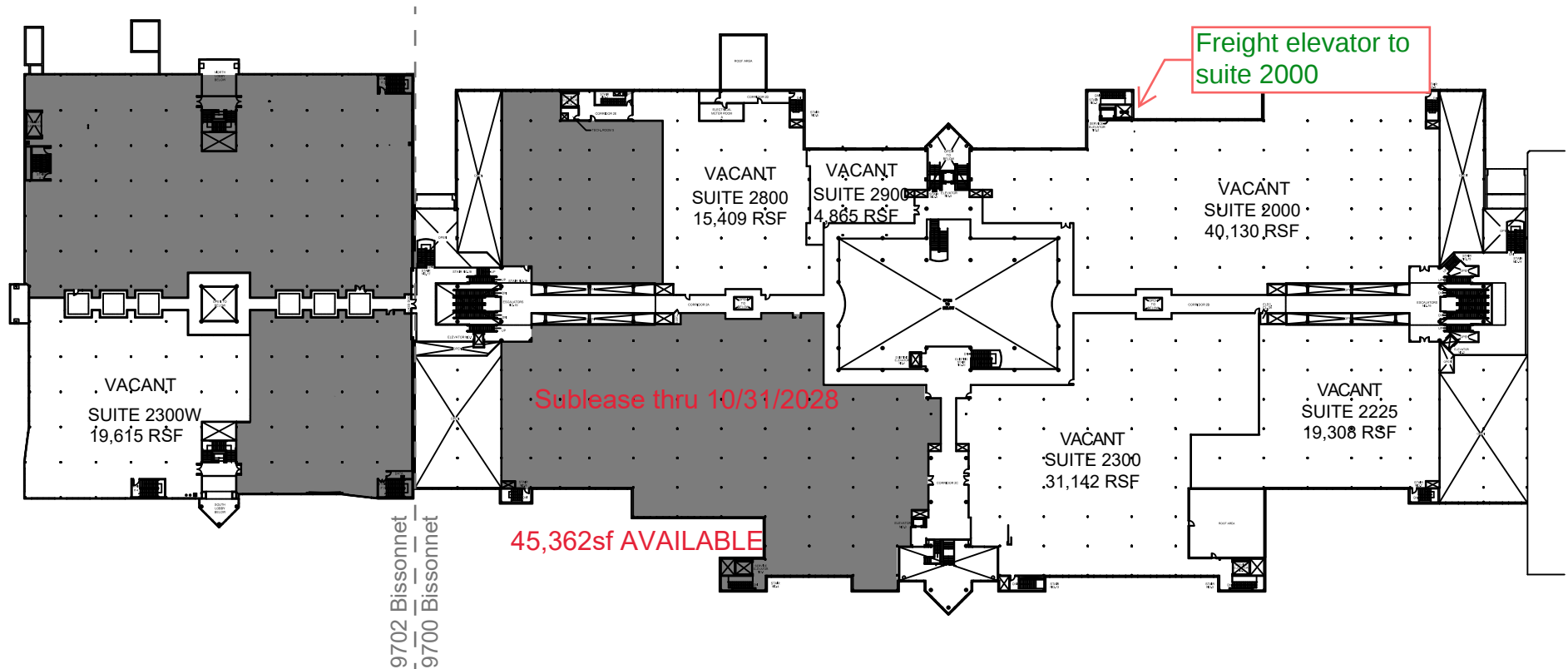
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11/11/20

LEGACY POINTE

MARKETING PLAN - FLOOR 02



UP TO 170,966 RSF AVAILABLE ON 2ND FLOOR



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