

LOOP  
CENTRAL

# WHERE EVERYTHING COMES TOGETHER



 TRANSWESTERN

 GRIFFIN  
PARTNERS

Universal Pegasus  
INTERNATIONAL 



Loop Central

# Innovative and Connected Campus Experience

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Located conveniently close to the Galleria, West Loop, Bellaire and Greenway submarkets.

- 3 Buildings
- Unparalleled Access
- Real Tenant Value

**4888**  
LOOP CENTRAL DR

**4848**  
LOOP CENTRAL DR

**4828**  
LOOP CENTRAL DR

Experience Loop Central

# Offering the best value



Excellent location



Above-standard parking



80k + RSF of contiguous space



On-building signage opportunities available



Ample tenant amenities



Competitive economics

# Ample Tenant Amenities

Fitness Center

Delicatessen

Tenant Lounge

Conference Center

Pre-function Area

Outdoor Space



## Fitness Center

- Individual showers with private lockers available
- Gym access from 5am to 8pm
- One time fee of \$25



# Ample Tenant Amenities

Fitness Center

Delicatessen

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## Delicatessen

- Extensive menu
- New commercial-grade coffee offering
- Full kitchen and seating
- Open from 7am-2pm

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## Tenant Lounge

- Connectivity to 3 TVs and WIFI
- New sparkling water dispenser
- Kitchen and seating area available from 7am-6pm



# Ample Tenant Amenities



## Conference Center

A state-of-the-art conference facility with flexible seating configurations and plug-and-play technology accessibility

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# Ample Tenant Amenities



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## Pre-function

Convenient pre-function area available with catering kitchen.



# Ample Tenant Amenities

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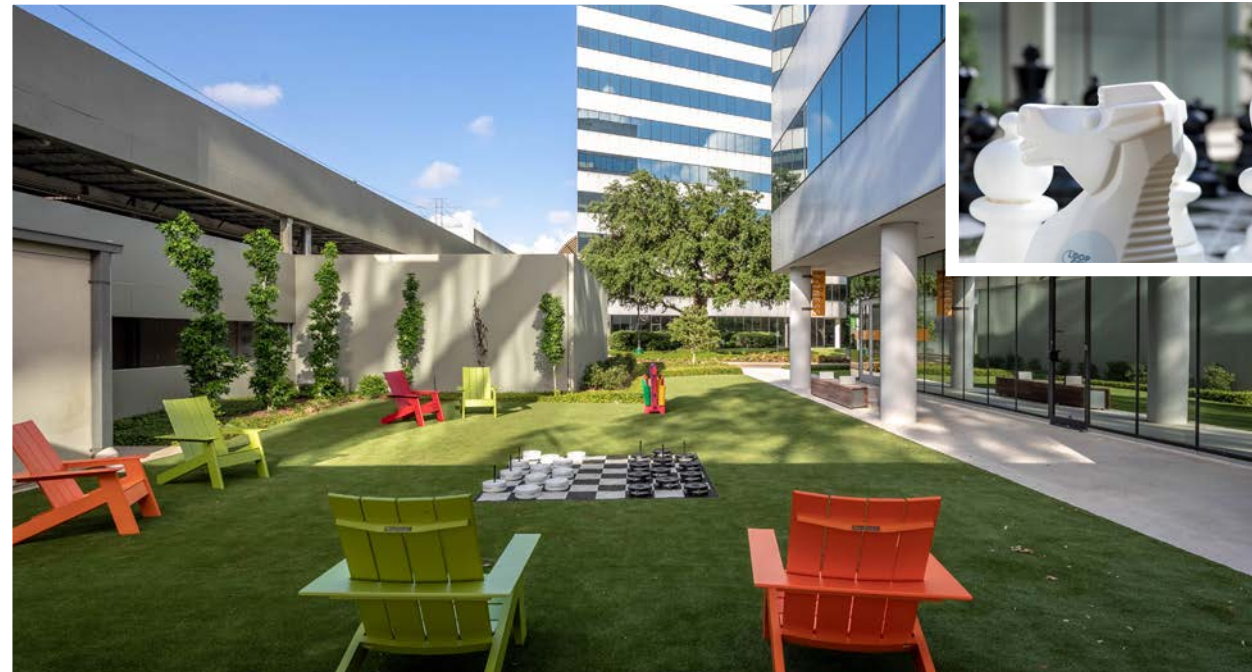
Pre-function Area

Outdoor Space



## Outdoor

Multiple outdoor greenspaces conveniently located throughout the campus with a variety of outdoor games for tenants and visitors to enjoy



Availability

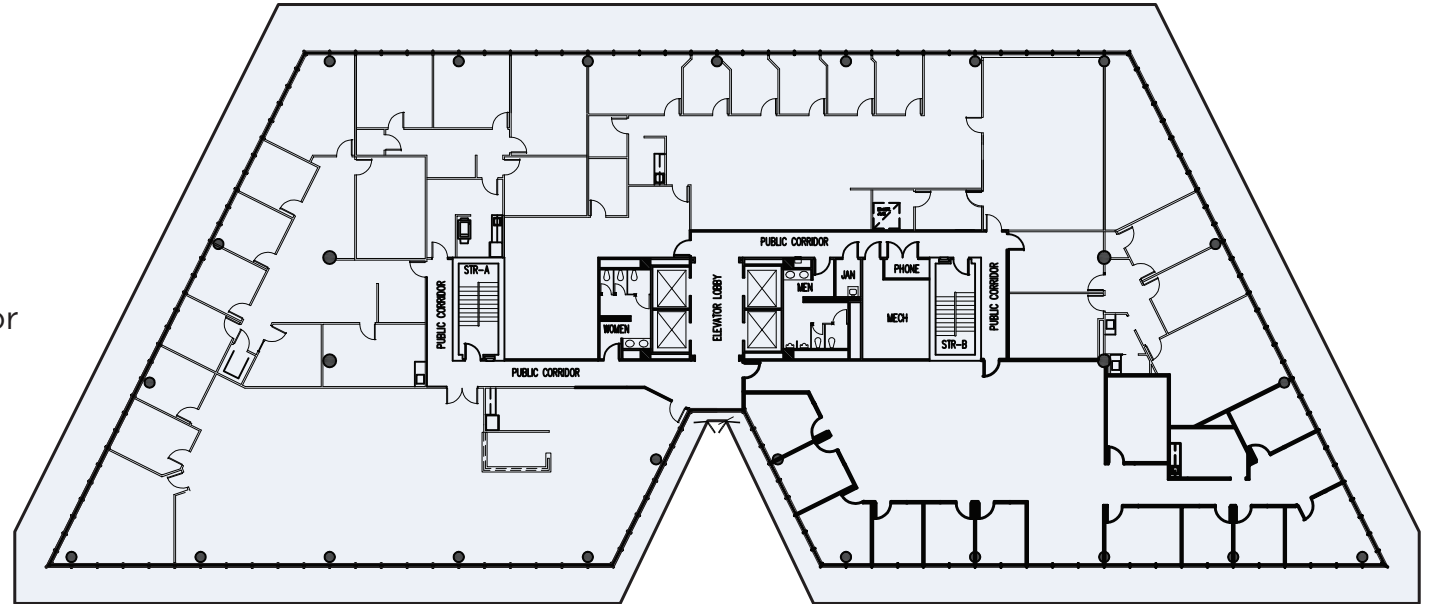
# Floor Plates



Floor Plate

# Loop Central One

- 178,130 RSF
- 9 stories
- Efficient 20,653 RSF floor plate with z-shaped corridor
- 9' ceilings with energy efficient window glass
- Recently renovated lobby
- Conference center and fitness center located on first floor
- 2022 estimated operating expenses - \$12.26



4888

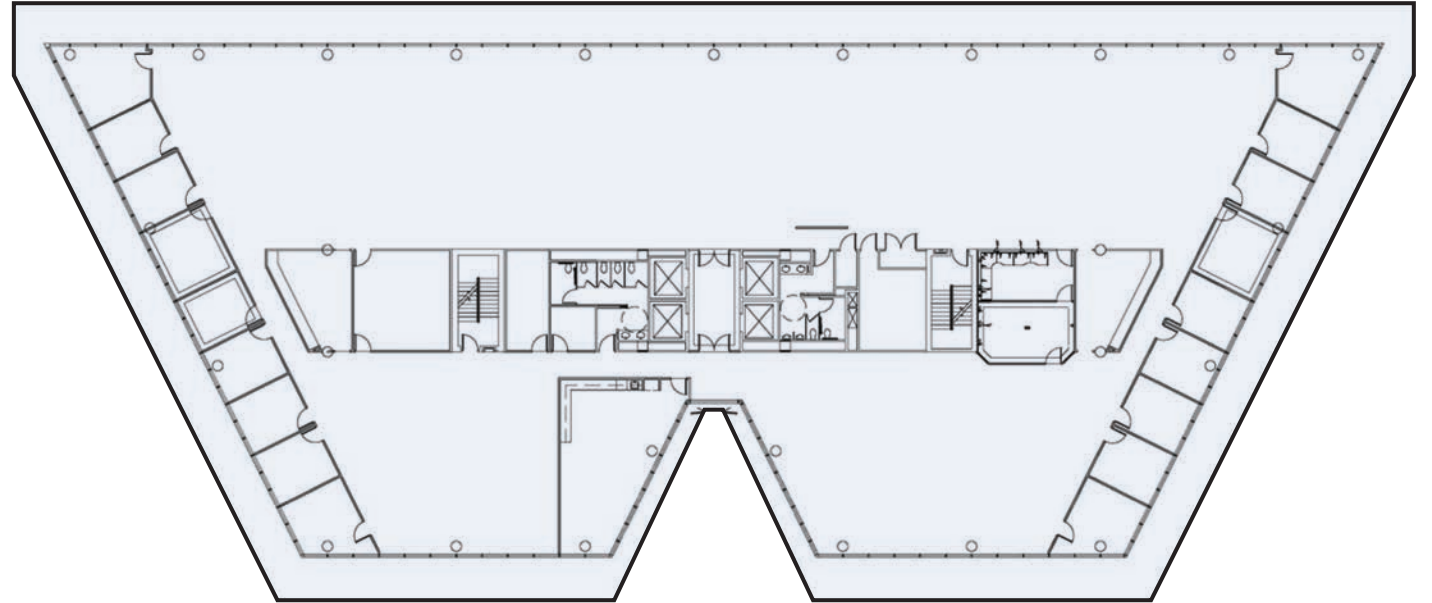
4848

4828

Floor Plate

# Loop Central Two

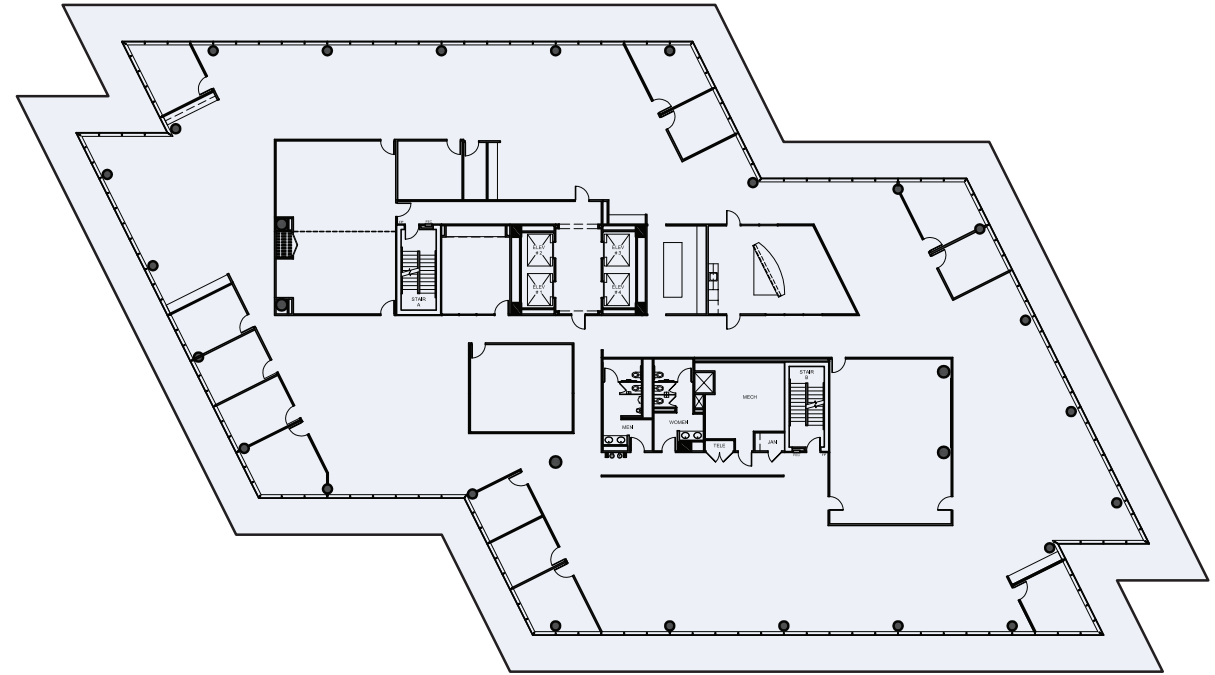
- 197,868 RSF
- 10 stories
- Efficient 20,365 RSF floor plate with z-shaped corridor
- 9' ceilings with energy efficient window glass
- Recently renovated lobby
- 2022 estimated operating expenses - \$12.29



## Floor Plate

# Loop Central Three

- 198,946 RSF
- 10 stories
- Efficient 21,556 RSF floor plate with z-shaped corridor
- 9' ceilings with energy efficient window glass
- Tenant lounge located on first floor
- Energy Star rated
- 2022 estimated operating expenses - \$12.60



4888 Loop Central

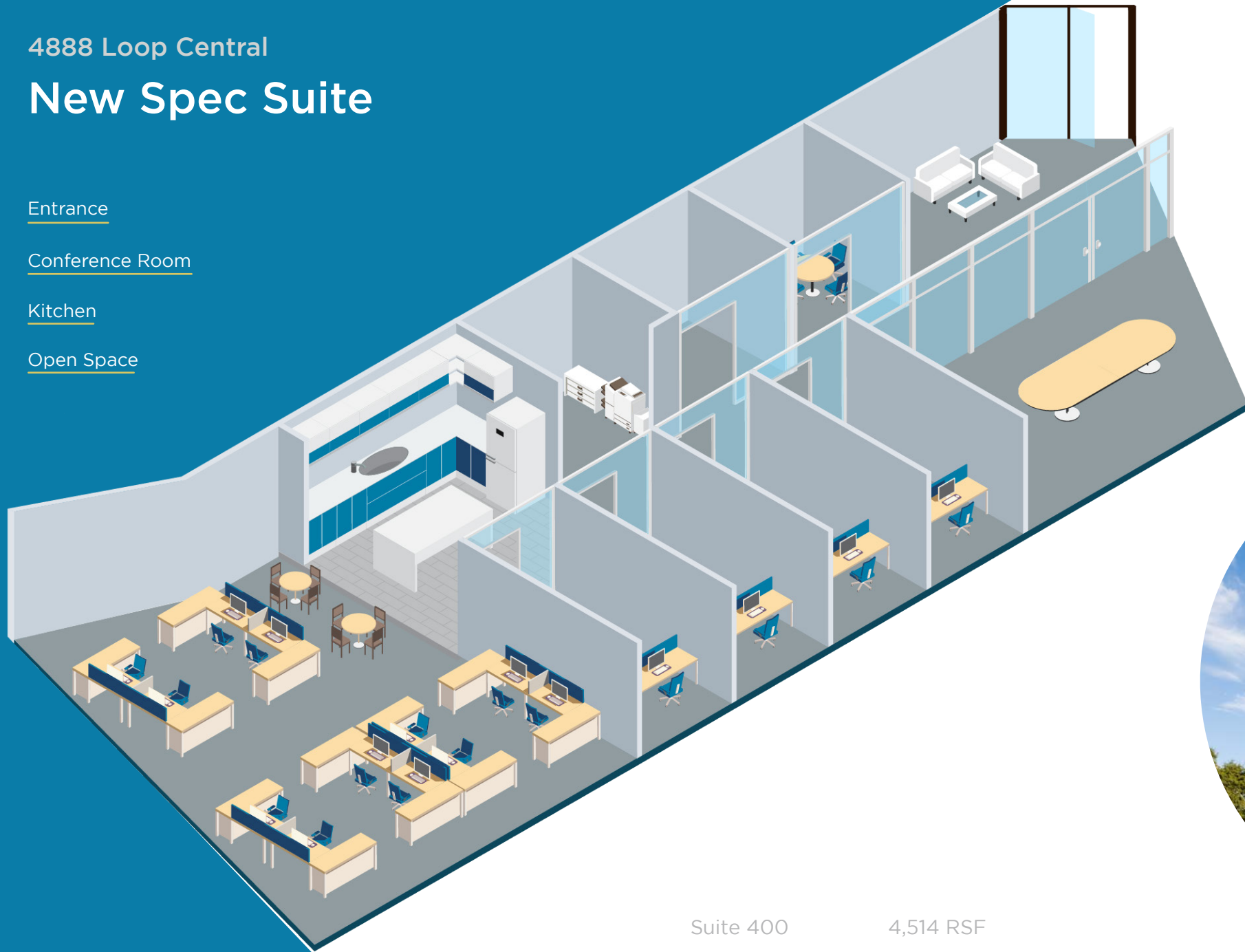
# New Spec Suite

Entrance

Conference Room

Kitchen

Open Space



Suite 400

4,514 RSF



4888 Loop Central

# New Spec Suite

Entrance

Conference Room

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Open Space



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Suite 400

4,514 RSF



4888 Loop Central

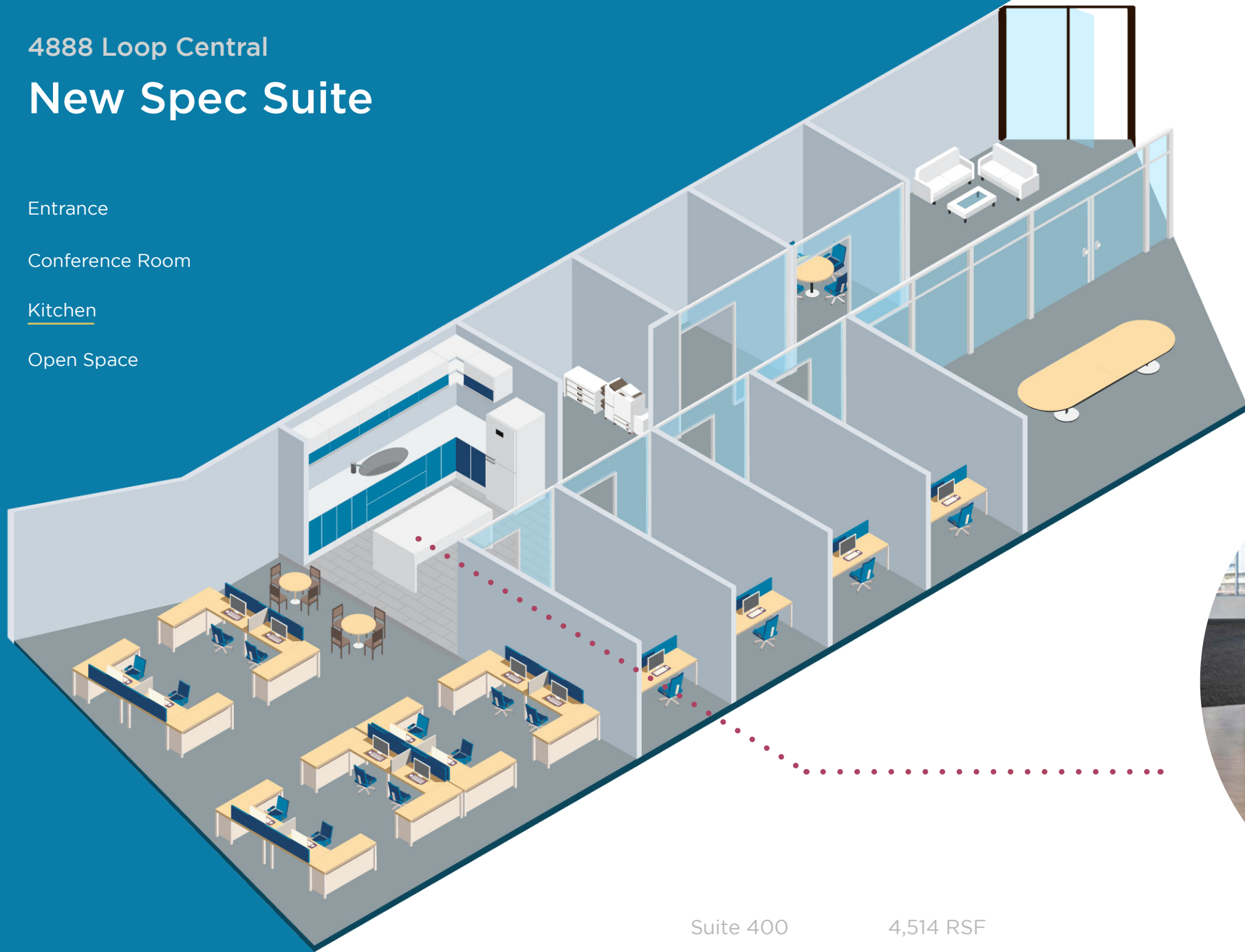
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Entrance

Conference Room

Kitchen

Open Space



Suite 400

4,514 RSF



4888 Loop Central

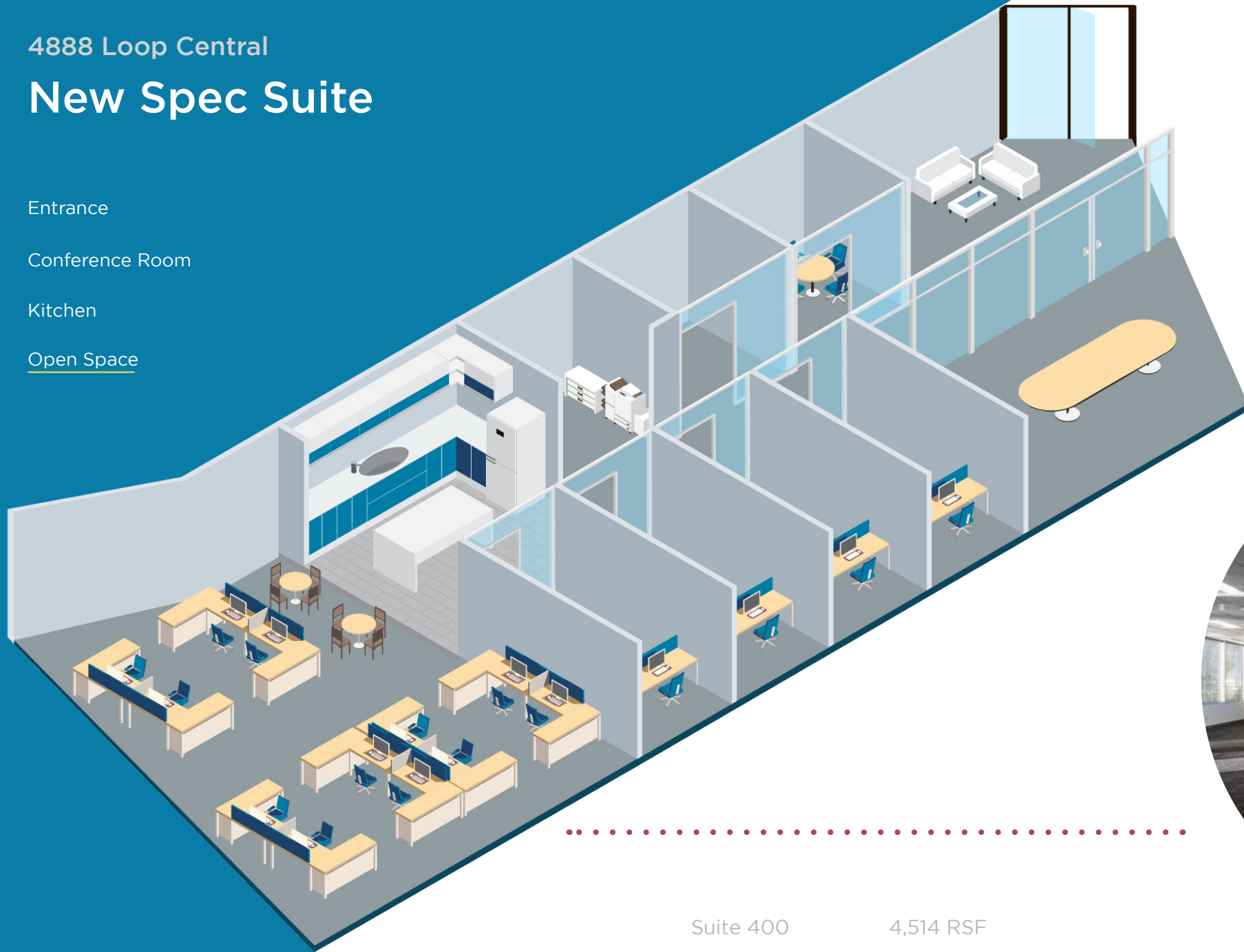
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Entrance

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Suite 400

4,514 RSF

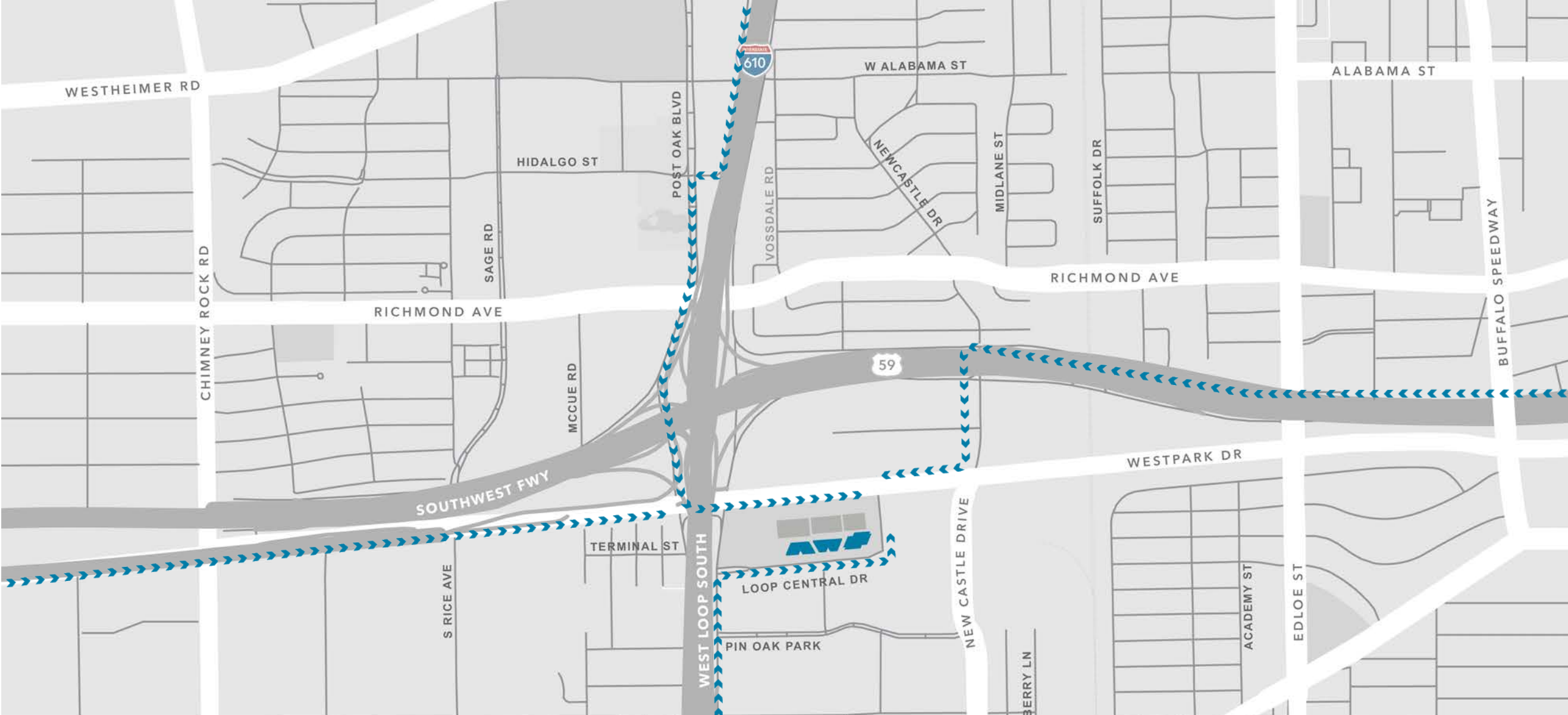


EXCELLENT LOCATION

MAKING ACCESSIBILITY A LIFESTYLE

Ingress

Egress



EXCELLENT LOCATION

MAKING ACCESSIBILITY A LIFESTYLE

Ingress

Egress



EXCELLENT LOCATION

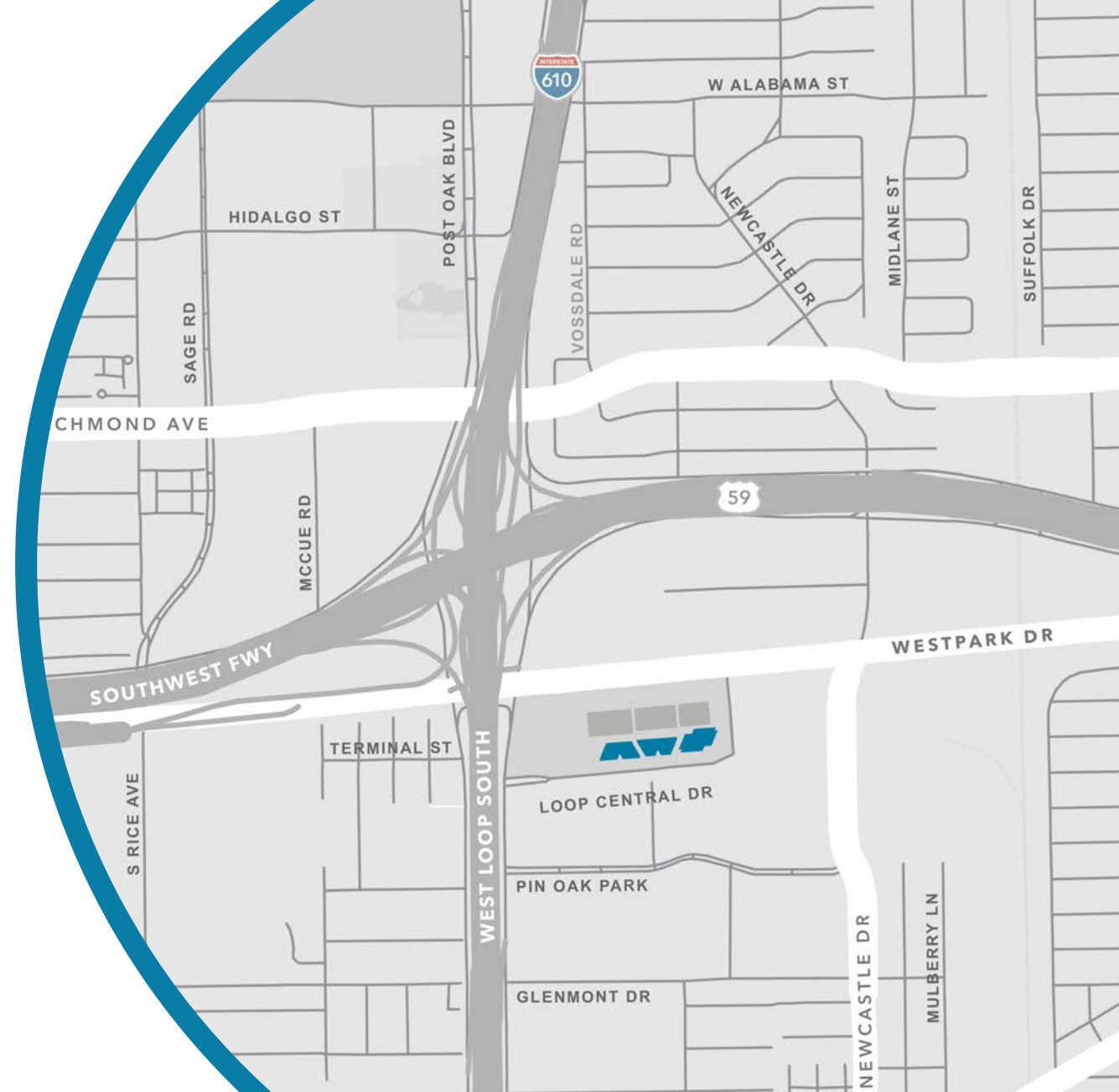
MAKING ACCESSIBILITY A LIFESTYLE

Ingress

Egress

CENTRALIZED CONVENIENCE

A QUICK DRIVE TO THE GALLERIA,  
HIGHLAND VILLAGE, AND UPPER  
KIRBY ALL WITHIN PROXIMITY.



Restaurants

Hotels

Gyms

CENTRALIZED CONVENIENCE

## RESTAURANTS



1



2

**BUBBA'S**  
TEXAS BURGER SHACK



3



4



5



BARBEQUE & SALOON  
HOUSTON, TEXAS

6



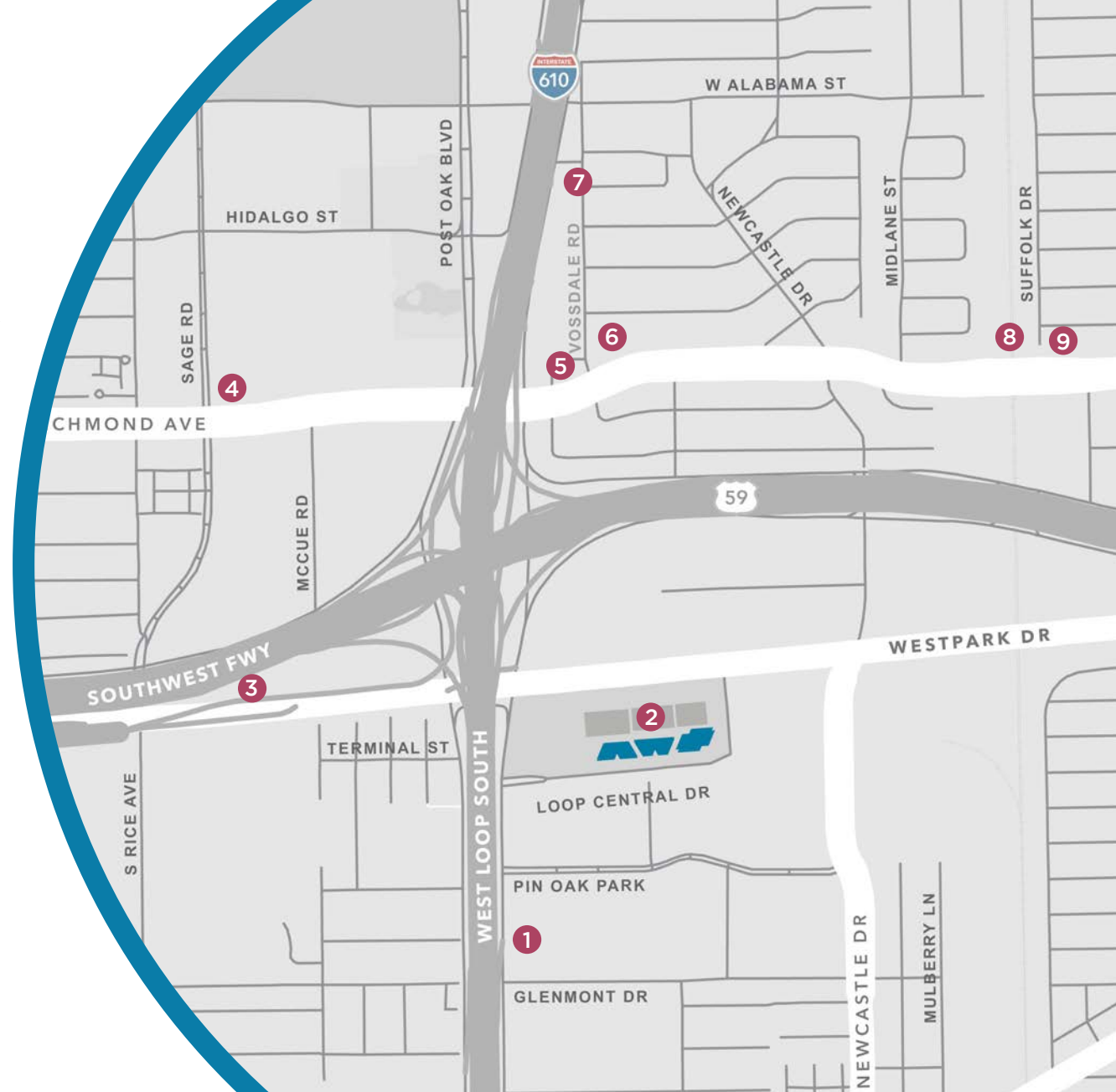
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8



9



CENTRALIZED CONVENIENCE

# HOTELS



1



2



3

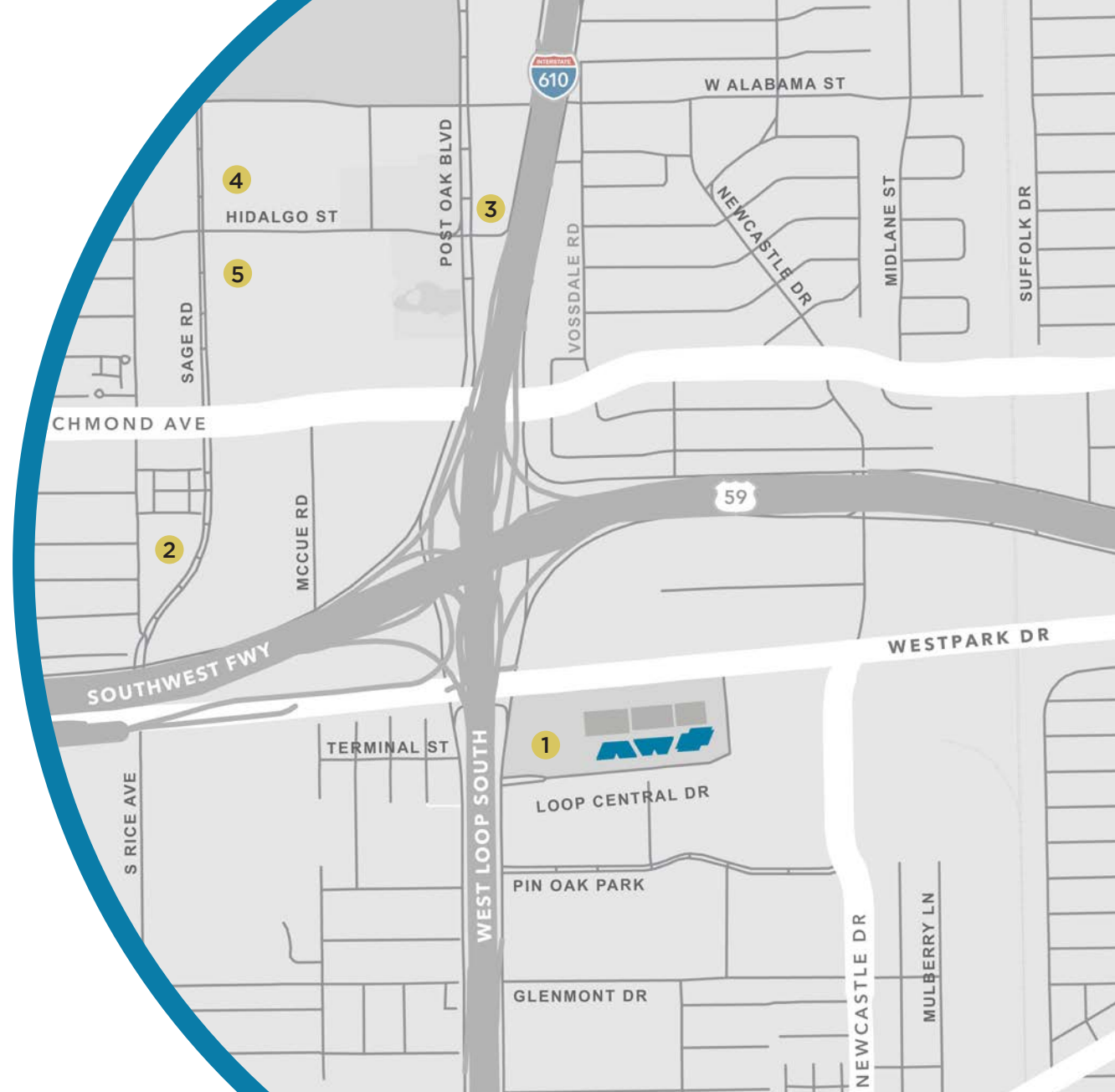


EMBASSY SUITES  
HOTELS®

4



5



Restaurants

Hotels

Gyms



CENTRALIZED CONVENIENCE

## GYMS



1



2



3



Restaurants

Hotels

Gyms



FOR LEASING INFORMATION

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