

OFFERING SUMMARY

Available SF:	428 - 4,566 SF
Lease Rate:	\$11.00 - 12.00 SF/yr (Gross)
Lot Size:	3.4 Acres
Year Built:	1981
Building Size:	108,558 SF

PROPERTY OVERVIEW

This building is minutes US-69, Beltway 8 and I-10, as well as numerous hotels, restaurants, banks and retail shopping. Building amenities have been upgraded to make sure that all tenants, employees and their guests feel like they are in a modern well maintained Class A office building. Located in close proximity to the Houston Galleria, I-10 Energy Corridor, Memorial City, and Sugar Land Town Square.

PROPERTY HIGHLIGHTS

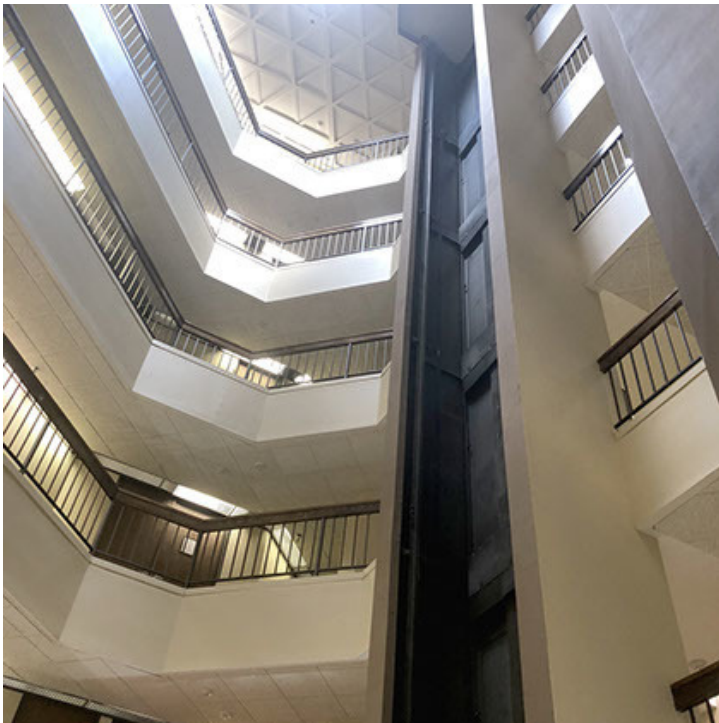
- Easy access to Highway 59 and Beltway 8
- Adjacent to Westwood Mall
- Excellent restaurants and shopping nearby
- Updated lobby, carpet, and elevator cabs
- 24/7 onsite security

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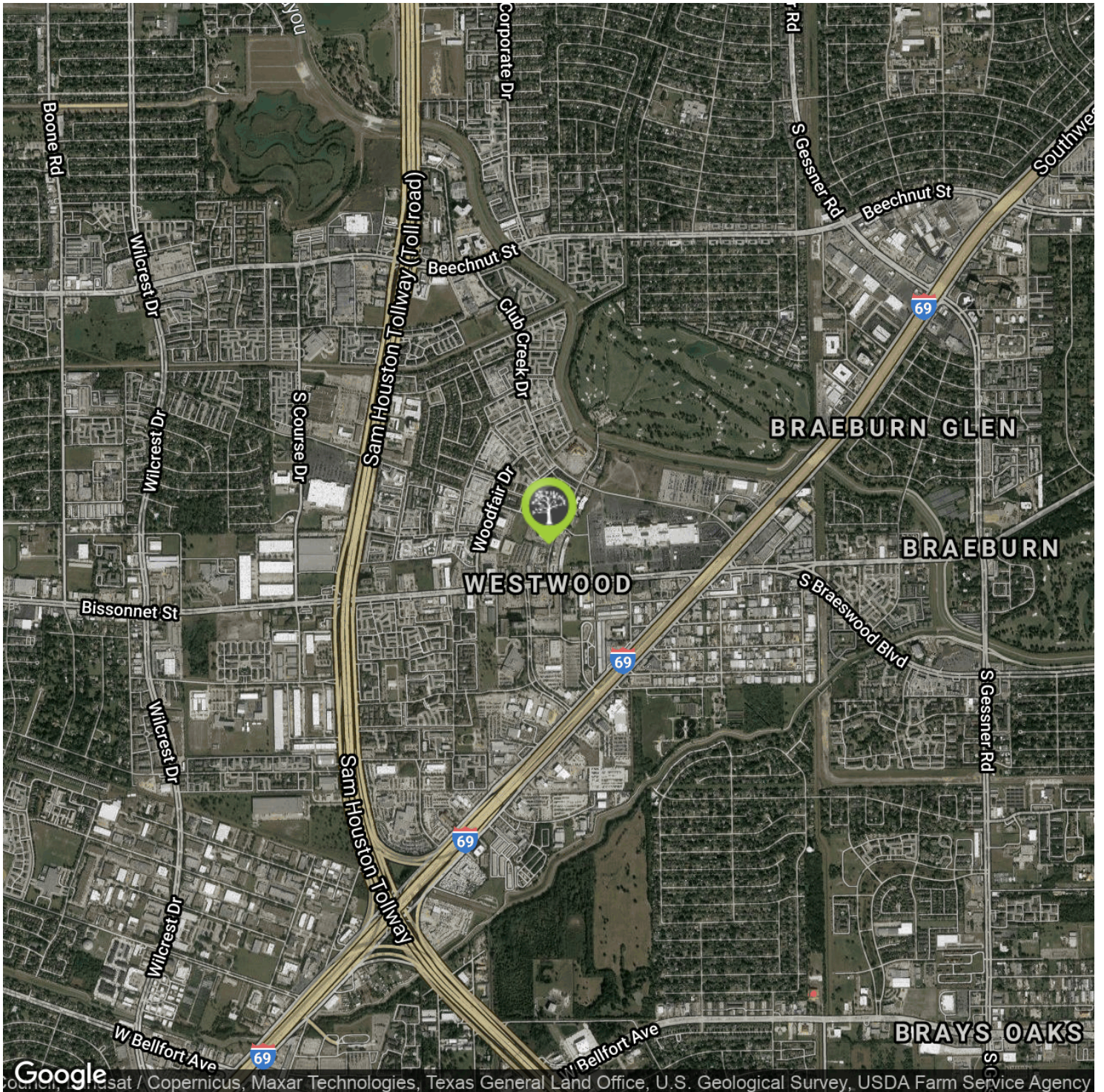
2550 Gray Falls Drive, Suite 400 • Houston, TX 77077 • 713.789.2200 • landparkco.com

The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

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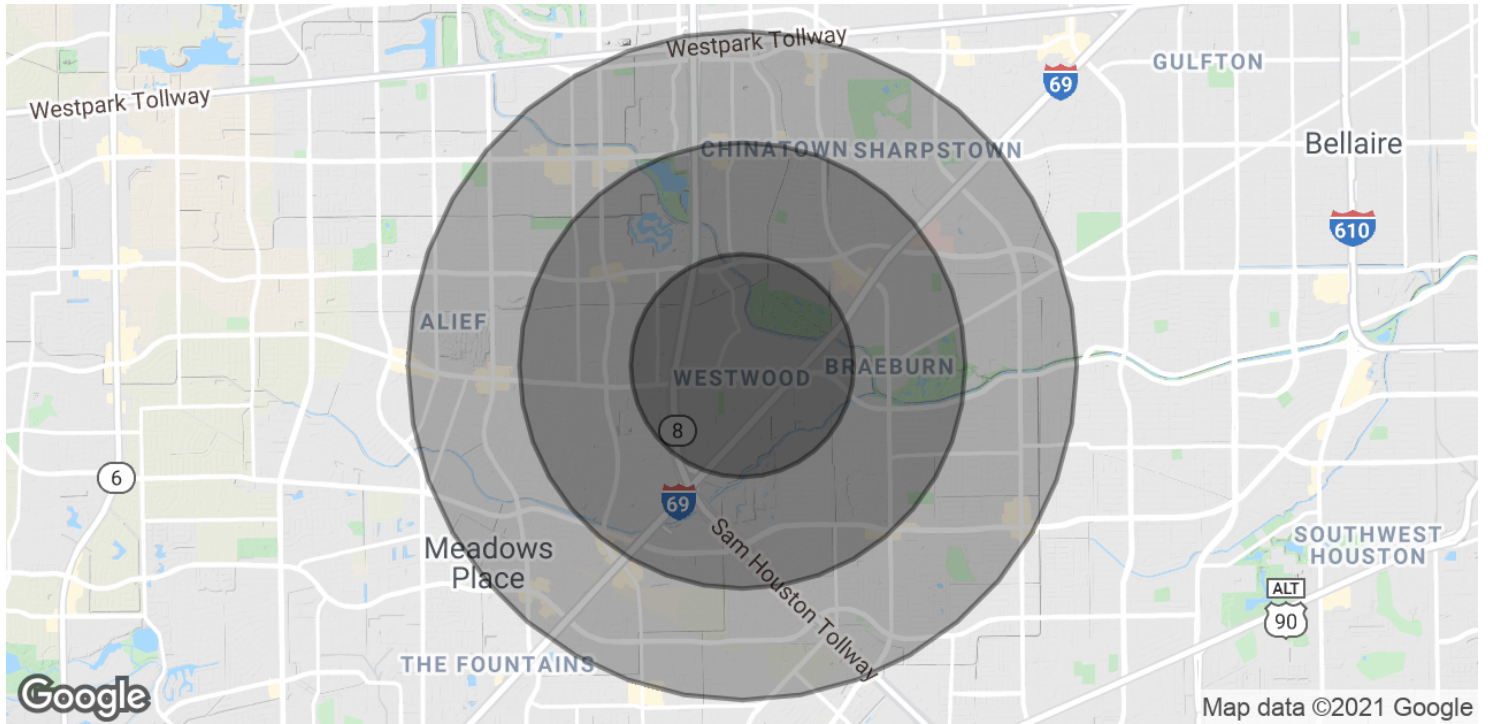


Google Earth / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	28,805	91,916	193,047
Average age	26.4	30.0	31.7
Average age (Male)	25.9	28.4	30.0
Average age (Female)	26.9	31.1	33.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,043	31,850	66,046
# of persons per HH	2.9	2.9	2.9
Average HH income	\$29,697	\$40,013	\$45,703
Average house value	\$72,234	\$117,922	\$123,004

* Demographic data derived from 2010 US Census

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