

11000 Corporate Centre Dr.

FULL BUILDING OPPORTUNITY



11000
CORPORATE CENTRE



FOR LEASE

FOR LEASING INFORMATION:

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BUILDING FACTS



**103,315 RSF
CONTIGUOUS
AVAILABLE**



**EASY INGRESS/
EGRESS
TO BELTWAY 8**



**6/1,000
PARKING**



**11000
CORPORATE CENTRE**

- **103,315 RSF Building Total**
- **103,315 RSF Contiguous Available**
- **Divisible from 50,000 SF**
- **6/1,000 Parking**
- **Building Signage Available**
- **Single Tenant Opportunity**
- **400kVA generator available**

AGELLAN PARK



Business Park Information

- 103,315 RSF contiguous available
- Divisible from 50,000 SF
- Part of 3 building complex
- 367,981 RSF in Agellan Park
- 6/1,000 Parking
- Easy ingress/egress to Beltway 8
- Can accommodate ± 550 seats
- In Deed restricted business park - Westway Park
- Efficient floor plate
- Building signage available
- Strong ownership
- Onsite building engineer
- 10' ceilings
- 53,645 RSF floorplate

Amenities Nearby

- Numerous restaurants within 5 minutes
- Adjacent to Pinto Business Park
- LA Fitness within 5 minutes
- Three (3) banks within 5 minutes
- Six (6) daycares within 2 minutes
- Restaurants options within 5 minutes:
Chick Fil A, Taco Cabana, Backyard Café and Grill, Escalante's, La Madeleine, Brio, Cyclone Anaya's, Eddie V's, Grimaldi's, Chipotle, Niko Niko's, Murphy's Deli, Pappadeaux's, Rudy's BBQ

DRIVE TIMES MAP



Ingress

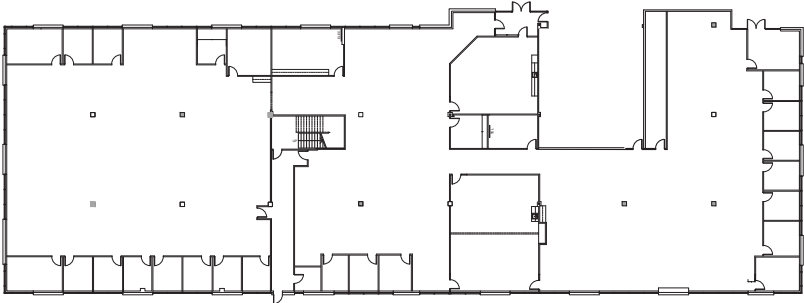
Egress

- 1** Direct access from Beltway 8
- 2** Access from Beltway 8 with Westway Park Blvd connection
- 3** Access from Beltway 8 and Clay Road with Westway Park Blvd connection

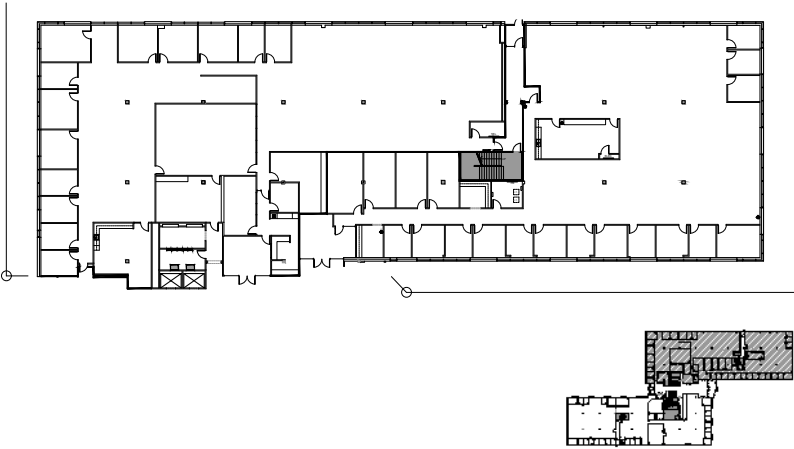


AVAILABLE SPACE

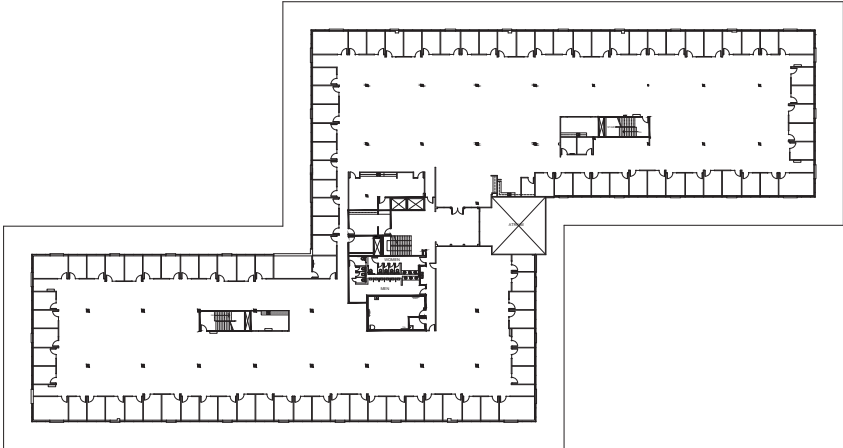
SUITE 125 □ **24,341 RSF Available**



SUITE 100 & 150 □ **25,329 RSF Available**



SUITE 200 □ **53,645 RSF Available**

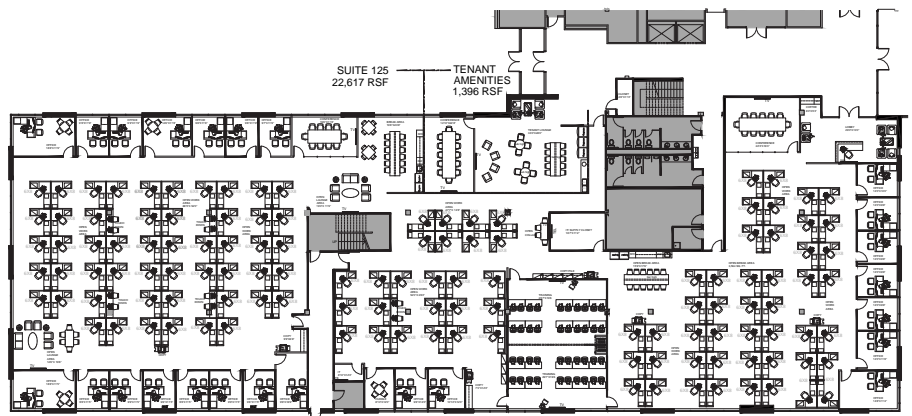


TEST FITS

SUITE 100 & 150 □
25,329 RSF
3100 SEATS

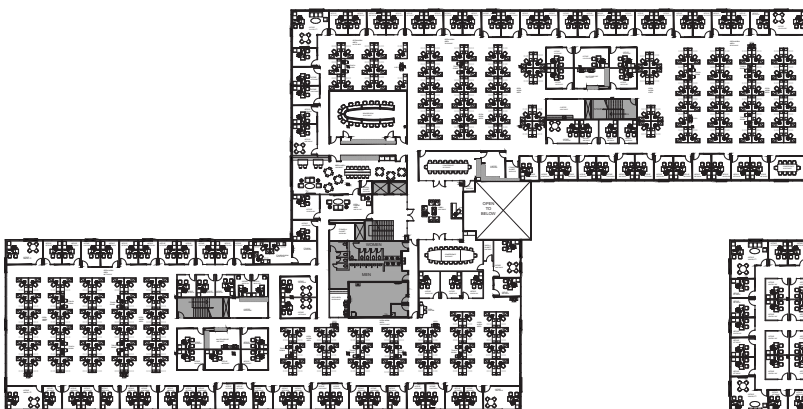


SUITE 125 □
24,341 RSF
PROPOSED LAYOUT
±150 SEATS

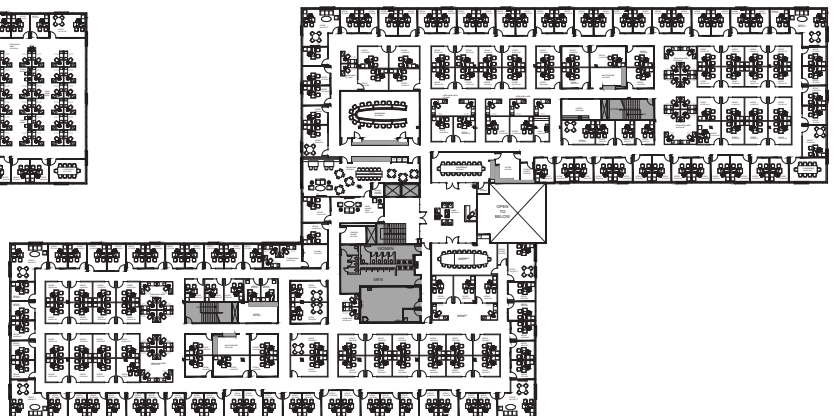


- | | |
|---|--|
| <p>SUITE 125</p> <ul style="list-style-type: none"> 1 - LOBBY 1 - COFFEE 2 - BREAK AREAS 1 - LARGE CONFERENCE 1 - MEDIUM CONFERENCE 34 - OFFICES 2 - TRAINING ROOMS 6 - COPY AREAS 2 - IT ROOM 2 - SUPPLY CLOSETS 125 - REST ROOMS 5 - TOUCH DOWN 1 - OPEN COLLAR 2 - LOUNGE AREAS | <p>TENANT AMENITIES</p> <ul style="list-style-type: none"> 1 - LOUNGE AREA 1 - BREAK AREA 1 - LARGE CONFERENCE |
|---|--|

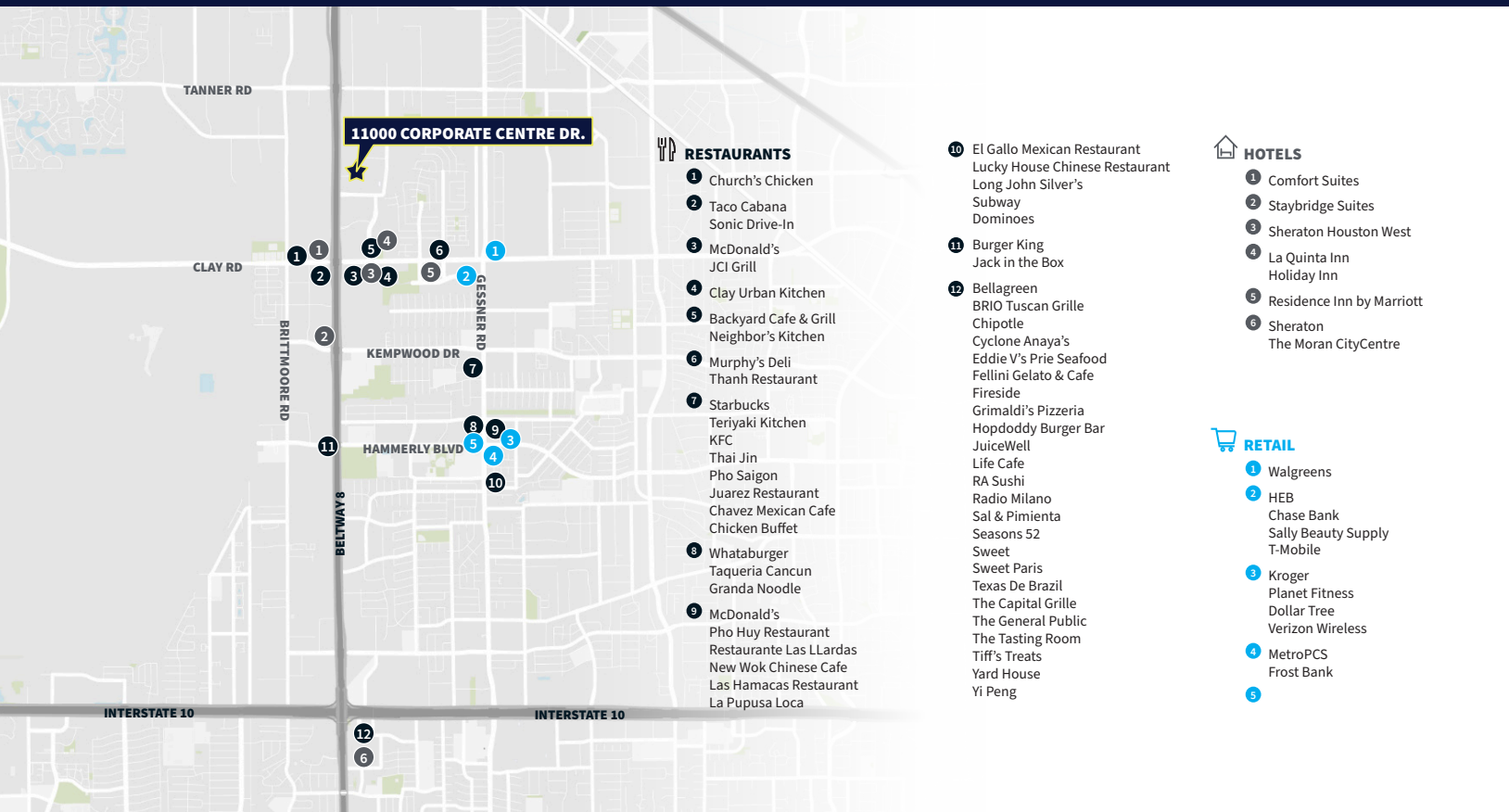
SUITE 200 □ **53,645 RSF**
OPEN LAYOUT
±300 SEATS



SUITE 200 □ **53,645 RSF**
CLOSED LAYOUT
±225 SEATS



AMENITIES MAP



CORPORATE NEIGHBORS



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AGELLAN



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WESTWAY PARK