



LaCenterra

At Cinco Ranch

PHASE I
OFFICE DEVELOPMENT



LEASING INFORMATION:

Louann Pereira
louann.pereira@transwestern.com
713.272.1267

FEATURES

- 90,000 RSF CLASS A OFFICE SPACE ABOVE RETAIL SPACE
- LOCATED ON A 34-ACRE MIXED USE SITE
- OVER 20 RESTAURANTS ONSITE
- EASILY ACCESSIBLE ATTACHED GARAGE PROVIDING COVERED PARKING FOR BOTH VISITORS AND TENANTS
- PRESTIGIOUS ADDRESS WITH EXCELLENT NAME RECOGNITION
- CUSTOM DESIGNED COMMON AREAS ACCENTED WITH RICH WOODS AND MARBLE FINISHES
- 24/7 CARD KEY CONTROLLED BUILDING ACCESS AND COURTESY PATROL
- CONVENIENT ACCESS TO KATY, SUGAR LAND AND CYPRESS VIA GRAND PARKWAY

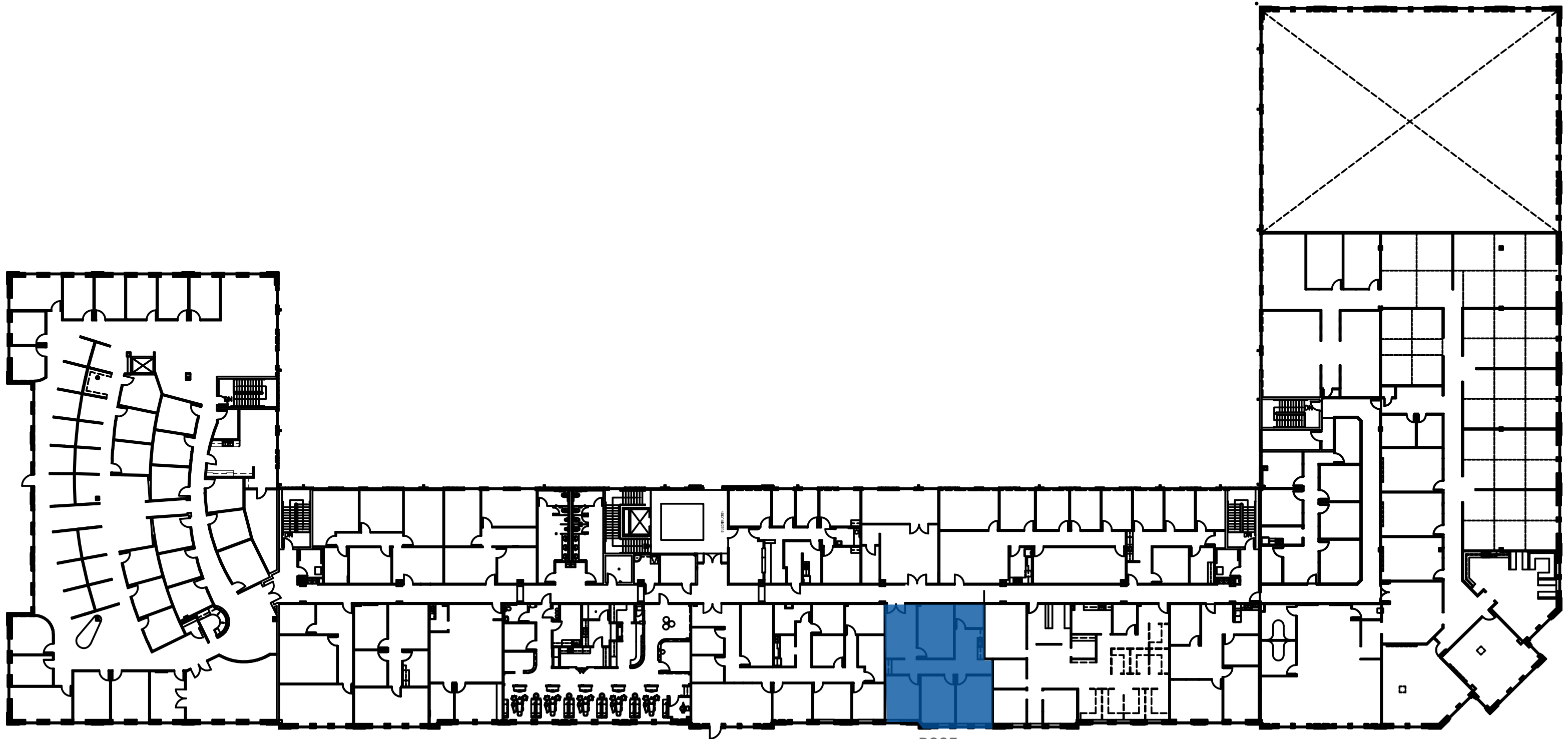
EXPERIENCE



LACENTERRA

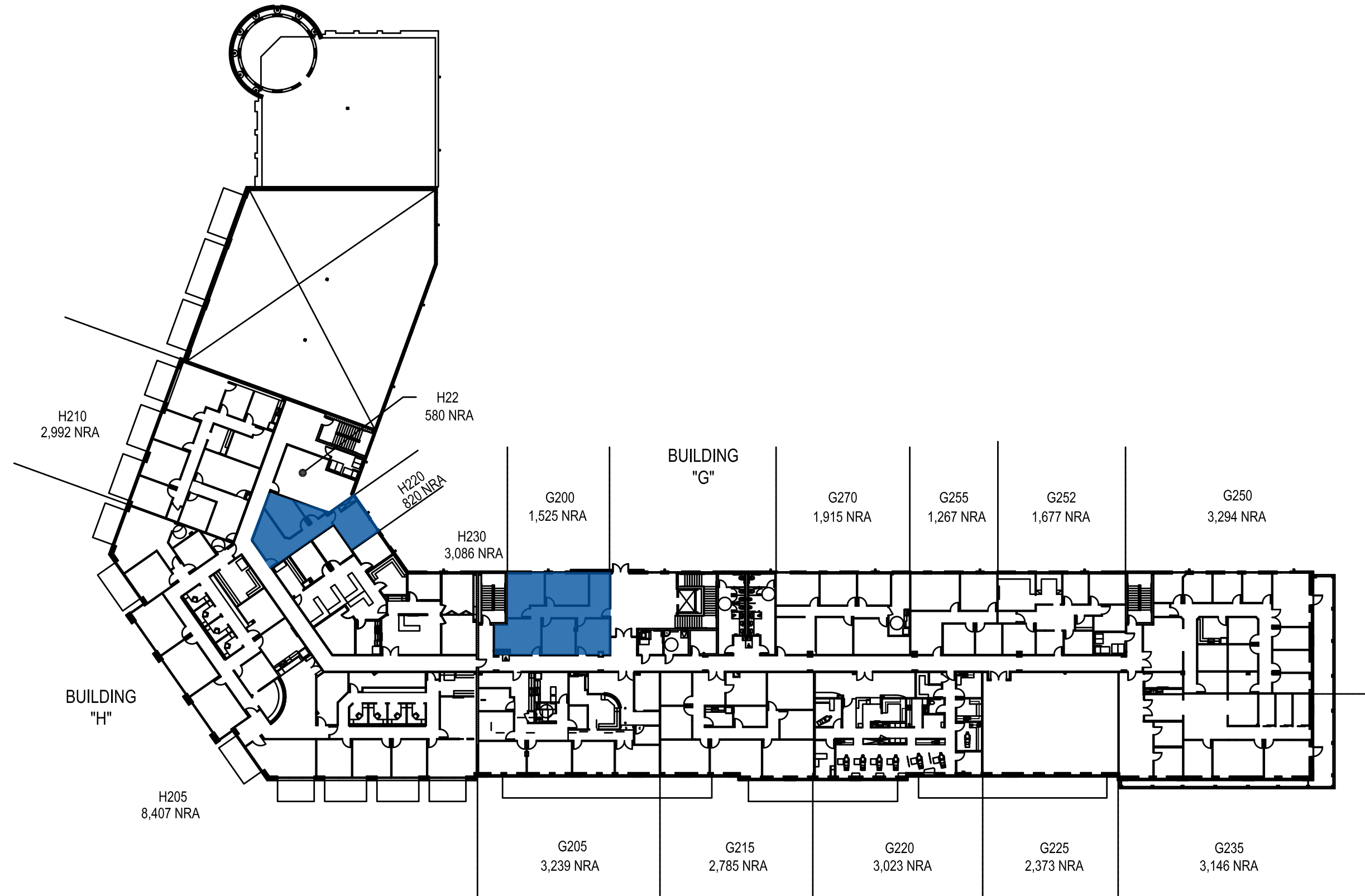


FLOOR PLAN



B225
1,631 NRA

FLOOR PLAN



LOCATION

Located on the Grand Parkway 3 miles south of Interstate 10, LaCenterra provides West Houston users unparalleled access for employees located in major suburban areas including Katy/Cinco Ranch, Sugar Land and Cypress.

CINCO RANCH

CINCO RANCH

CINCO RANCH BOULEVARD

GRAND
PARKWAY
SH99

10

PHASE
I

PHASE
II

PHASE
III

PHASE
IV

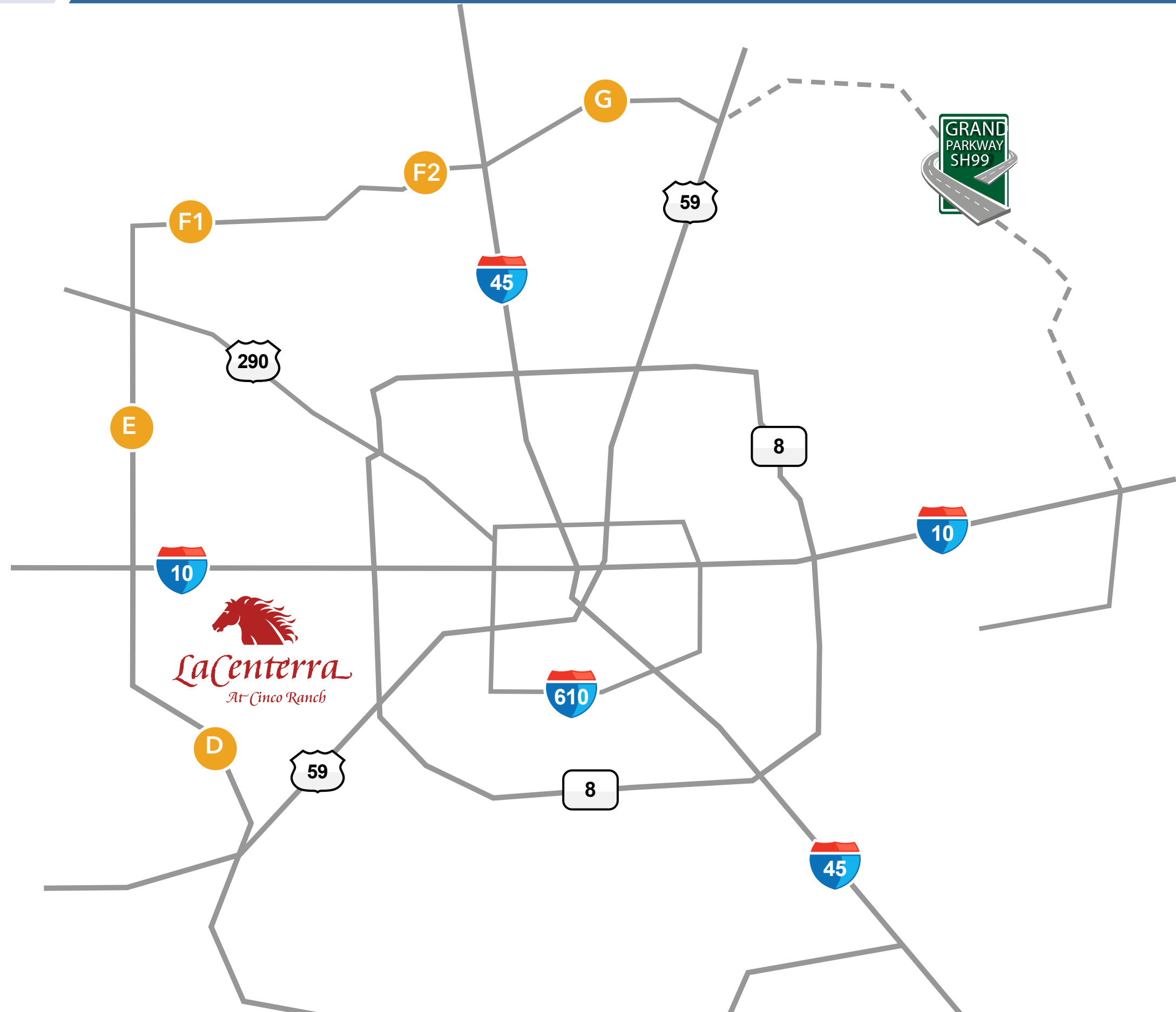
EASY ACCESS

GRAND PARKWAY

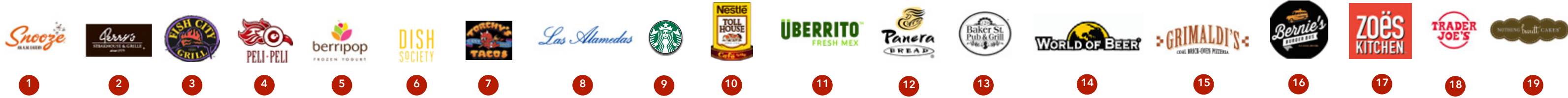
- D** I-10 to 59, 18.2 miles
- E** I-10 to 290, 15.2 miles
- F1** & **F2** 290 to 45, 24 miles
- G** 45 to 59, 13.4 miles

ESTIMATED DRIVE TIMES

|  | PLACE |  TIME |
|---|--|--|
| | ENERGY CORRIDOR | 12 minutes |
| | TO WESTCHASE VIA WESTPARK TOLL ROAD | 10 minutes |
| | TO KATY / CINCO RANCH | 05 minutes |
| | TO SUGAR LAND | 15 minutes |
| | TO CYPRESS | 20 minutes |



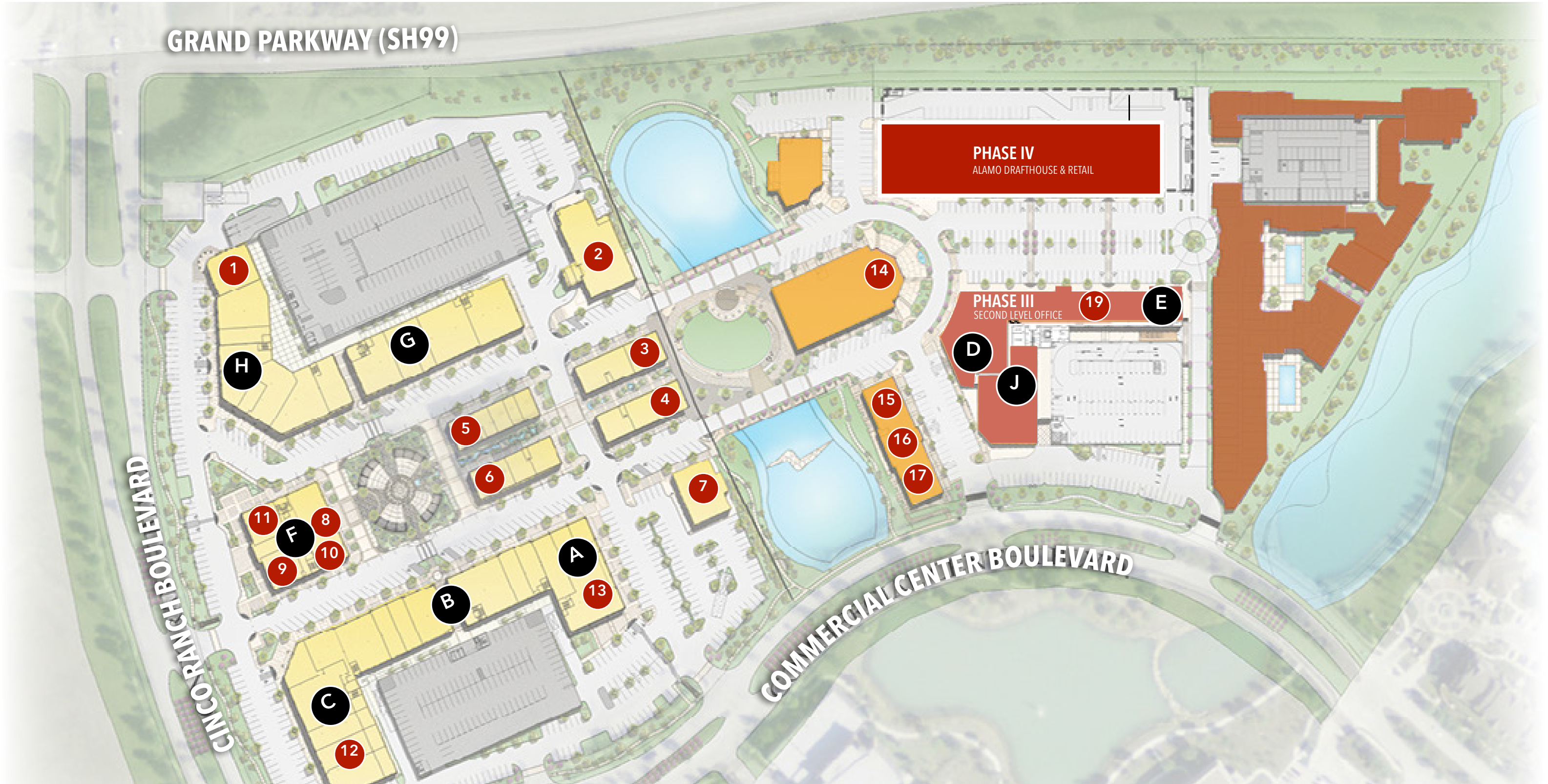
SITE PLAN



GRAND PARKWAY (SH99)

CINCO RANCH BOULEVARD

COMMERCIAL CENTER BOULEVARD



PHASE IV
ALAMO DRAFTHOUSE & RETAIL

PHASE III
SECOND LEVEL OFFICE

1

2

14

H

G

3

4

D

19

E

5

6

7

15

16

17

J

11

F

8

10

9

A

13

B

C

12



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