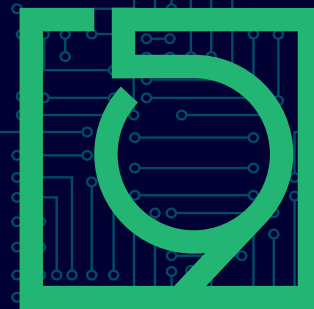




HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR

WELCOME TO HOUSTON TECHNOLOGY CENTER -
A FULLY REDUNDANT CAMPUS

An Unmatched Dual-Purpose Destination

Houston Technology Center stands as a historically renowned destination for data and call centers, poised to become the largest data-center hub in Houston with ability to significantly expand power infrastructure capacity

Positioned with high resilience, power redundancy, and full fiber connectivity, the property is a technology powerhouse ready to meet the demands of data-center users.

Offering the modern office amenities, from fitness facilities to conferencing and on-site dining, creating an environment where work and technology seamlessly intersect.





+ PATIO
+ ON-SITE RESTAURANT
(HIGH TOWER)

+ CONFERENCE CENTER

WITH 12+ CONFERENCE
ROOM OPTIONS

Campus Attributes

Modern Connectivity: Wireless common areas and an activated lobby create a welcoming, tech-enabled environment.

On-site Amenities: Fitness center, conference facilities, and deli space to enhance tenant well-being and productivity.

Generous Parking: Up to 5/1000 surface parking on a 26 acre site with 24/7 secured building access.

Former Campus Uses: Telecom switching HQ, colocation/ data center, and a disaster recovery center.

Security: High-security campus with 24/7 surveillance, access control, and on-site personnel for complete protection.



Office Spaces Designed for Today's Workforce

567,333 RSF of Flexible Office

5,500-340,000 SF

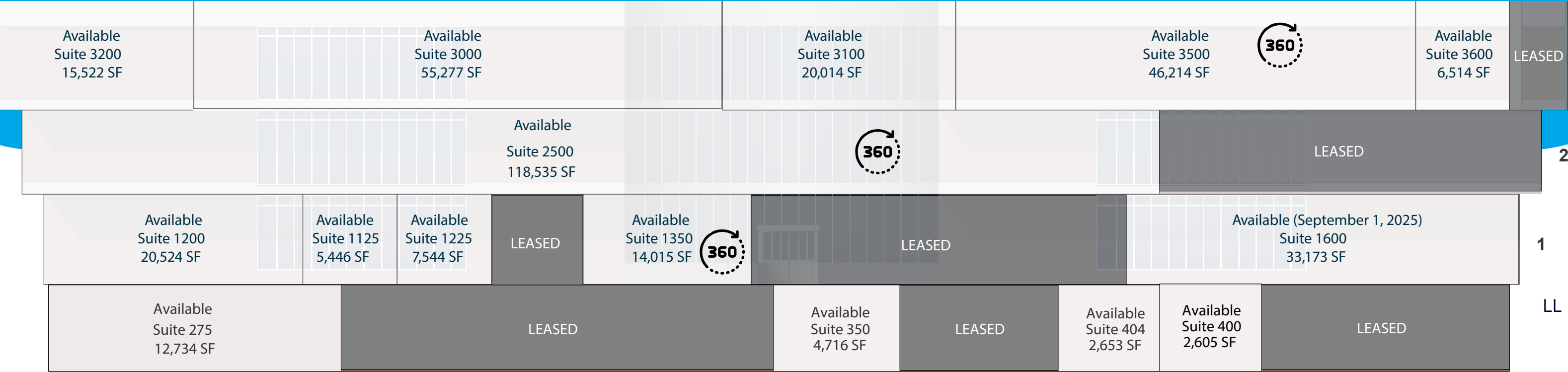
Office Space Availabilities

150,000 SF

Typical Floor Size

4

Floors

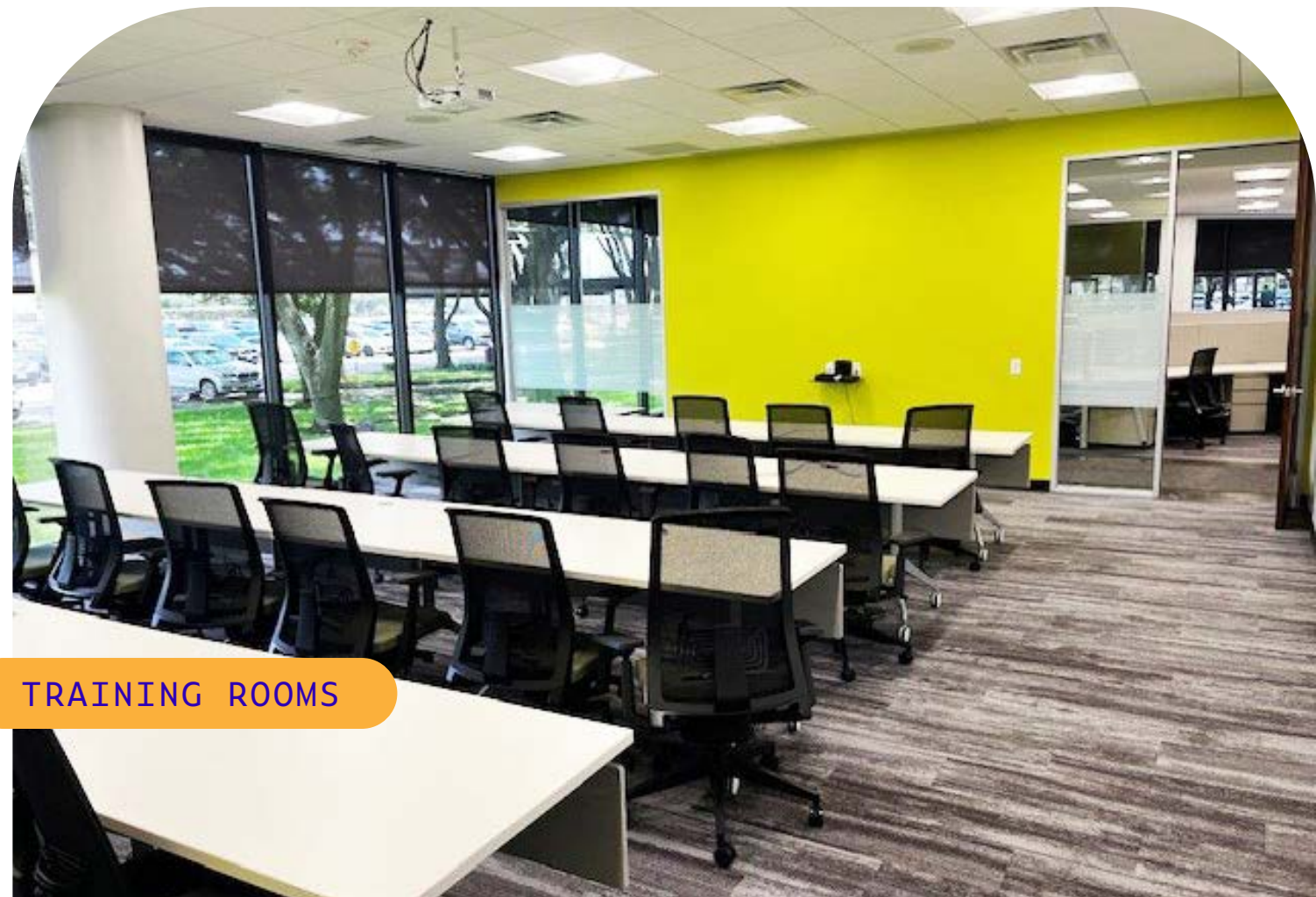




WORKSTATIONS



CONFERENCING



TRAINING ROOMS

MOVE-IN READY

Suites available with
select furniture in place

Security + Safety



On-site Security Staff: Around-the-clock security patrols, plus fixed posts in the lobby and the command center



Secured Parking: 26 acre secured campus with controlled access gates



Access Control Tech: Bluetooth card readers for doors

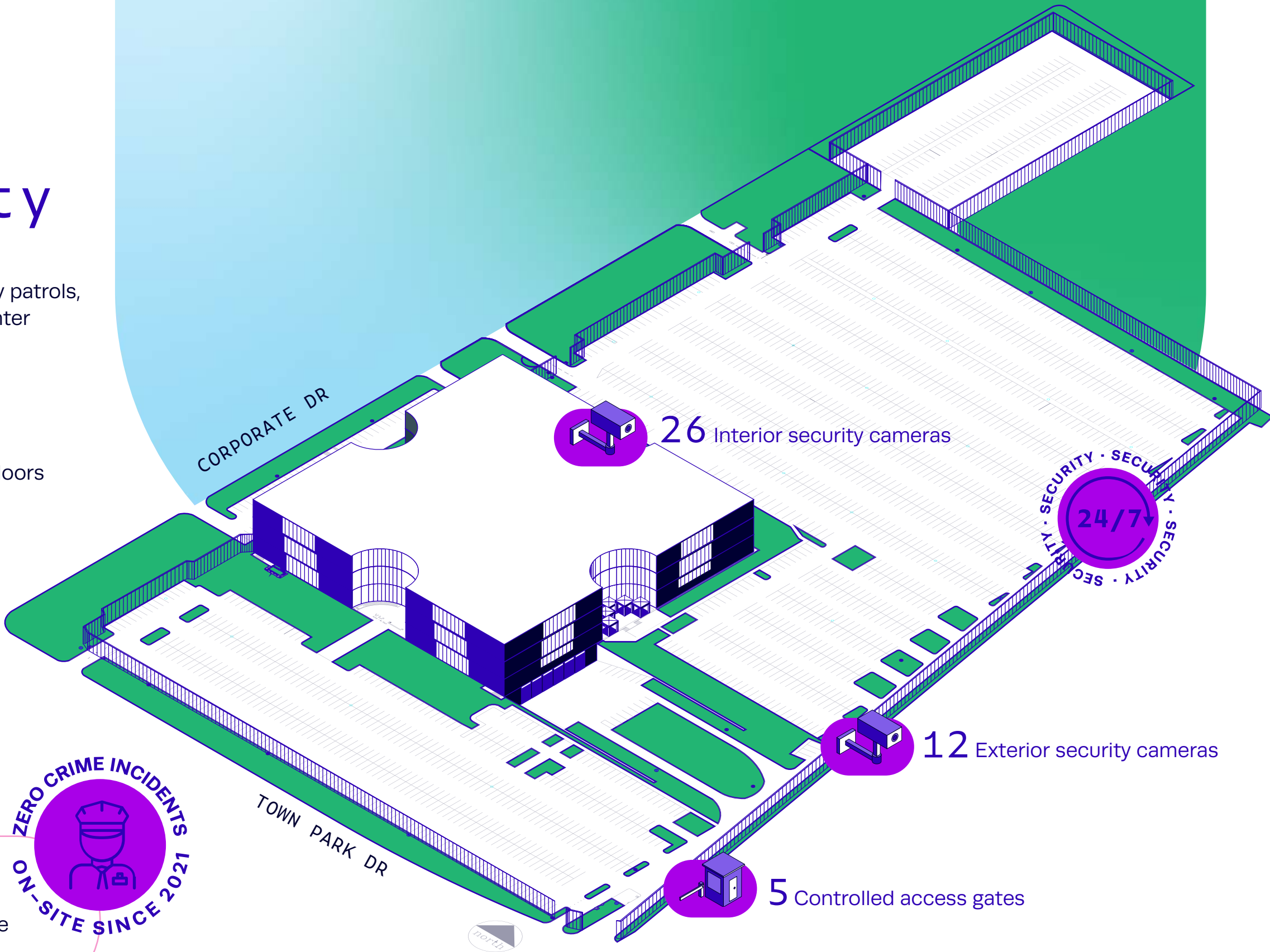


Long History of Technology uses: including data center & call contact center.



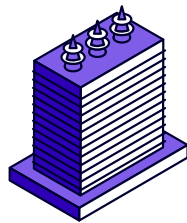
DID YOU KNOW?

Crime stats within a quarter-mile radius around 5959 Corporate rate **LOWER** overall than crime stats in and around CityCentre.

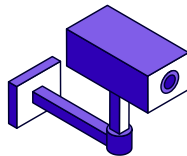


Future Data-Center Ready

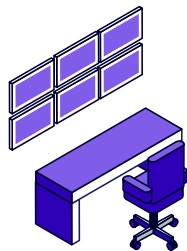
THE PROPERTY PLANNED TRANSITION
INTO A HIGH-CAPACITY DATA-CENTER



Expansion Potential: Prepared for large-scale data-center use, ensuring ample power and space to grow.



Unrivaled Resilience: Positioned to become a highly resilient technology property with power redundancy built into its infrastructure.



Strategic Network Access: Significant on-network assets ensures seamless connectivity.



EXISTING GRID SUBSTATIONS

ENERGY REDUNDANT

2 MW

Of redundant critical
load available

6.4 MW

Utility power from redundant feeds

100MW

Future electric capacity potential

80%

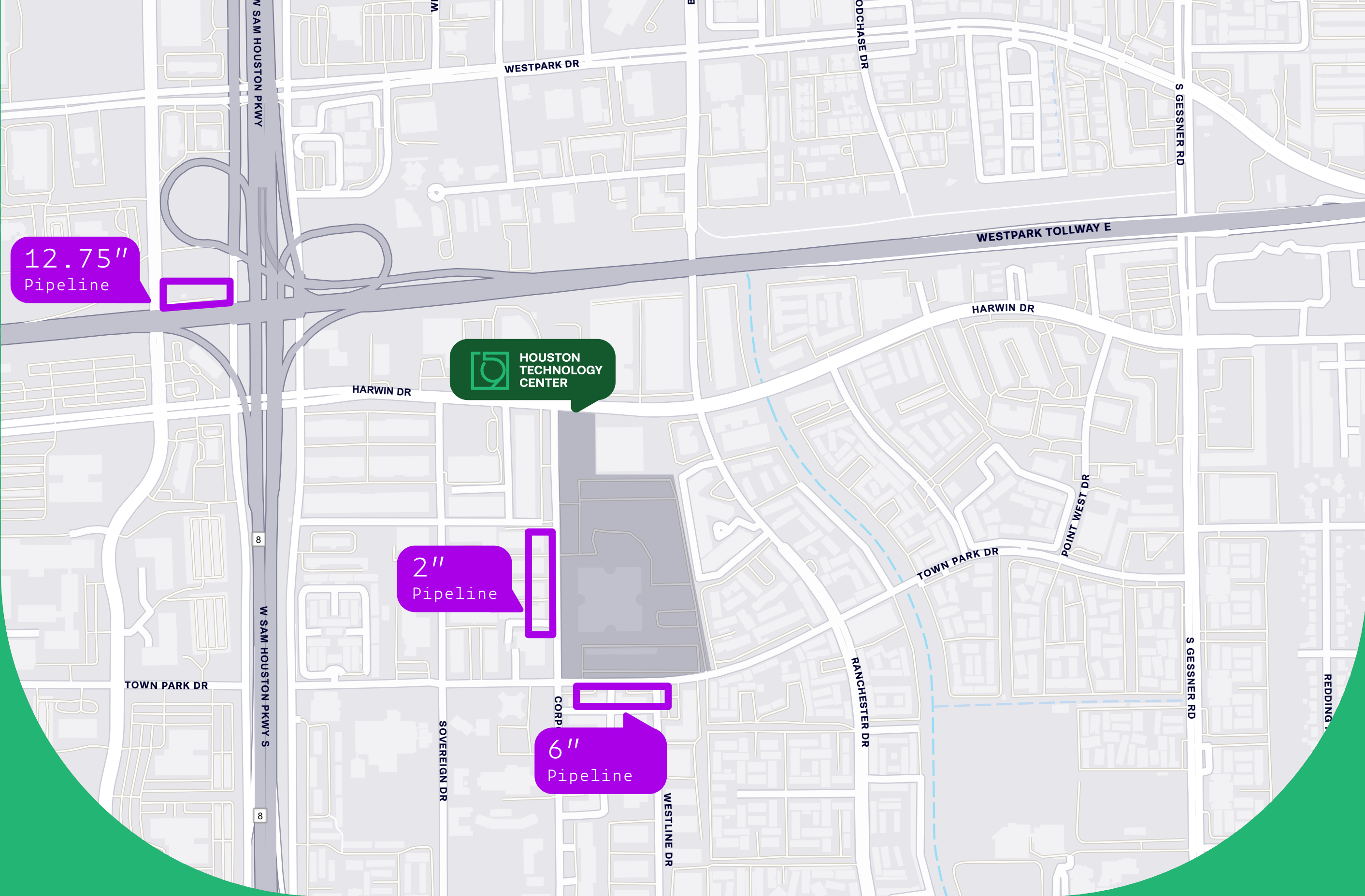
of electric capacity
available



NATURAL GAS PIPELINE

NATURAL GAS
Up to 50MW

Of natural gas
power generation



NETWORK STUDY

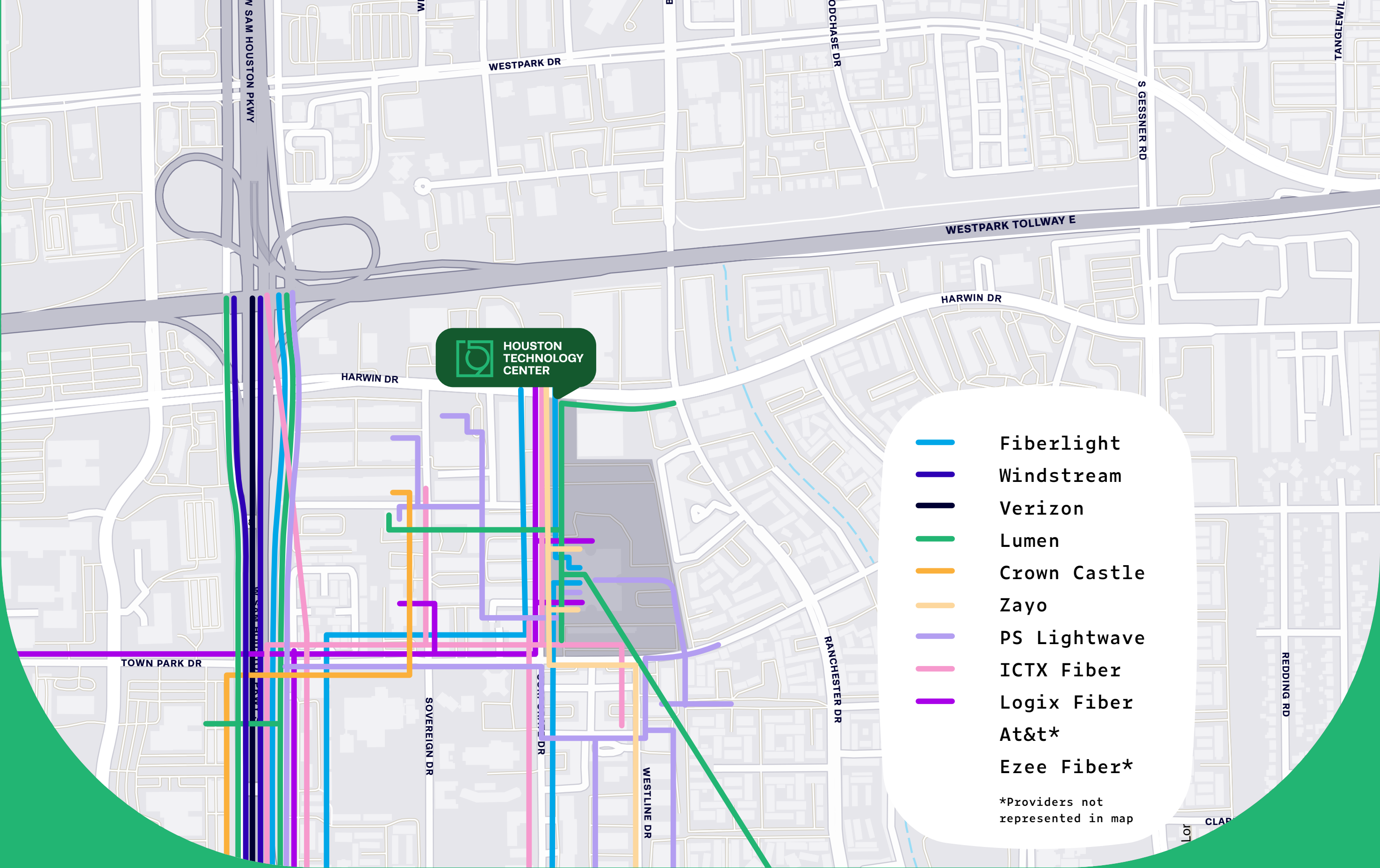
NETWORK

10+

Network carriers
and fiber providers

<1MS

To cloud on ramps



- Fiberlight
- Windstream
- Verizon
- Lumen
- Crown Castle
- Zayo
- PS Lightwave
- ICTX Fiber
- Logix Fiber
- At&t*
- Ezee Fiber*

*Providers not
represented in map

Prime West Houston Location

Centralized Access: Located in West Houston, with quick connections to Beltway 8 and Westpark Tollway.

Convenient Proximity: A short distance from nearby restaurants and retail hubs.

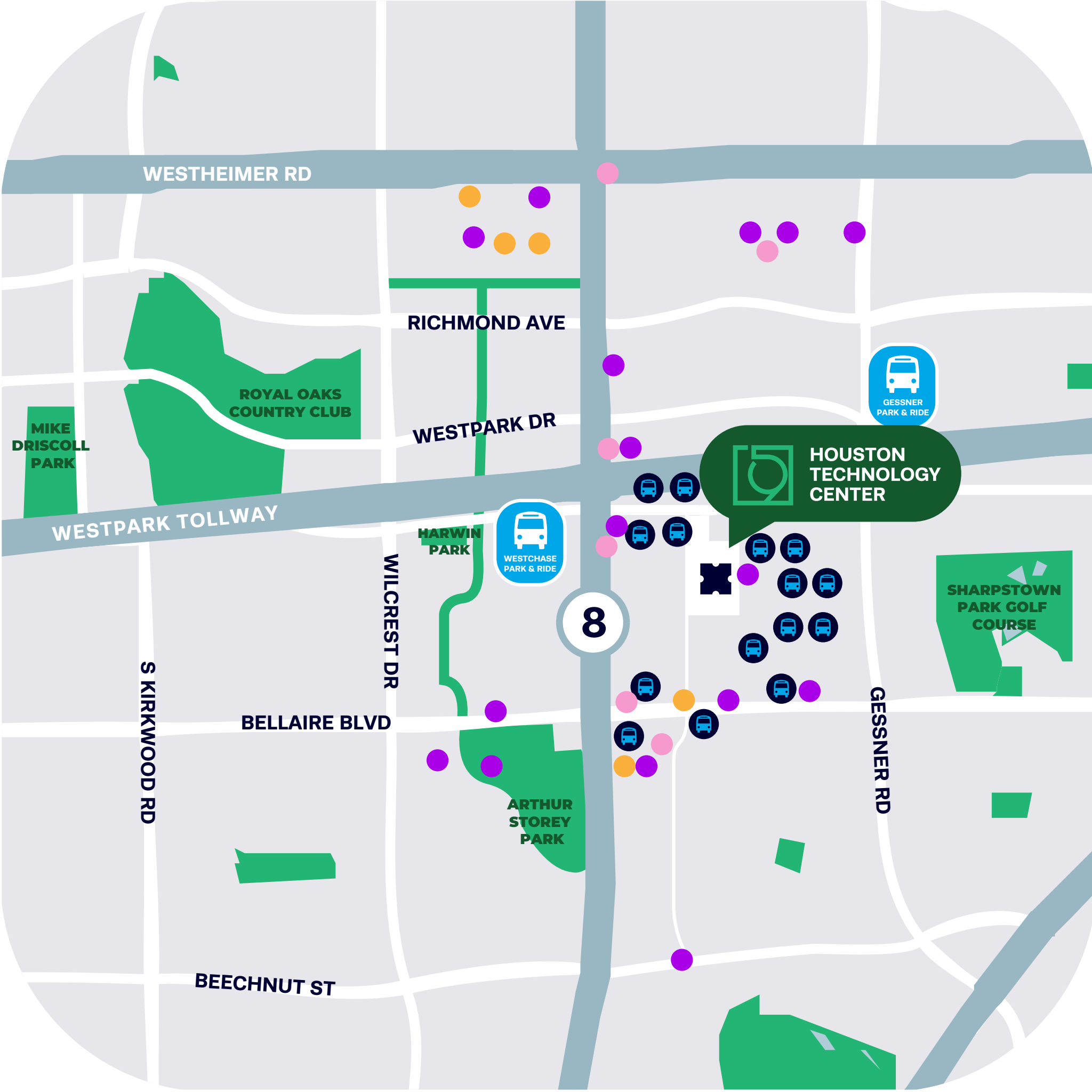
Cloud Connectivity: The property offers ultra-low latency—within 1 millisecond—to two major cloud on-ramps (AWS & Google), positioning it at the forefront of cloud-based operations.



NEARBY AMENITIES

- **Dining:**
85° Bakery Café
Café 101
Chick-Fil-A
Denny's
Kim Son
Tiger Den
Golden Dim Sum
Banana Leaf
Cheddar's
Mala Sichuan Bistro
Starbucks
Tejas Taco House
Benihana
Chili's
Jason's Deli
la Madeleine
Outback Steakhouse
Red Robin
Salata
Torchy's Tacos
Zoe's Kitchen
- **Public Transportation:**
10+ nearby bus stops
Gessner Park & Ride
Westchase Park & Ride

- **Hospitality:**
Hampton Inn & Suites
Hilton Garden Inn
Holiday Inn
La Quinta Inn & Suites
SpringHill Suites
Fairfield Inn & Suites
Houston Marriott
Westchase
- **Outdoors & Fitness:**
Sharpstown Park Golf Course
Arthur Storey Park
Brays Bayou
Greenway Trail
Harwin Park
Westchase District Trail
Mike Driscoll Park
24 Hour Fitness
- **Retail:**
Target
Whole Foods
H-E-B
H Mart
Home Depot



DEMOGRAPHICS

Minutes to everyone that moves your business forward

WITHIN 20 MINUTES:

164k

Office-Using
Resident Workers

11k

Technology Workers
(15% more than Houston avg)

13k

Accountants, Auditors
& Bookkeepers
(17% more than Houston avg)

11k

Customer Service Reps
(7% more than Houston avg,
forecasted to grow 11% in 5 years)

WITHIN 5 MI RADIUS:

34.0

Median Age

60%

With Higher
Level Education

595k

Population

75%

White Collar or
Services Employment
among Workforce

KATY COMMUTE

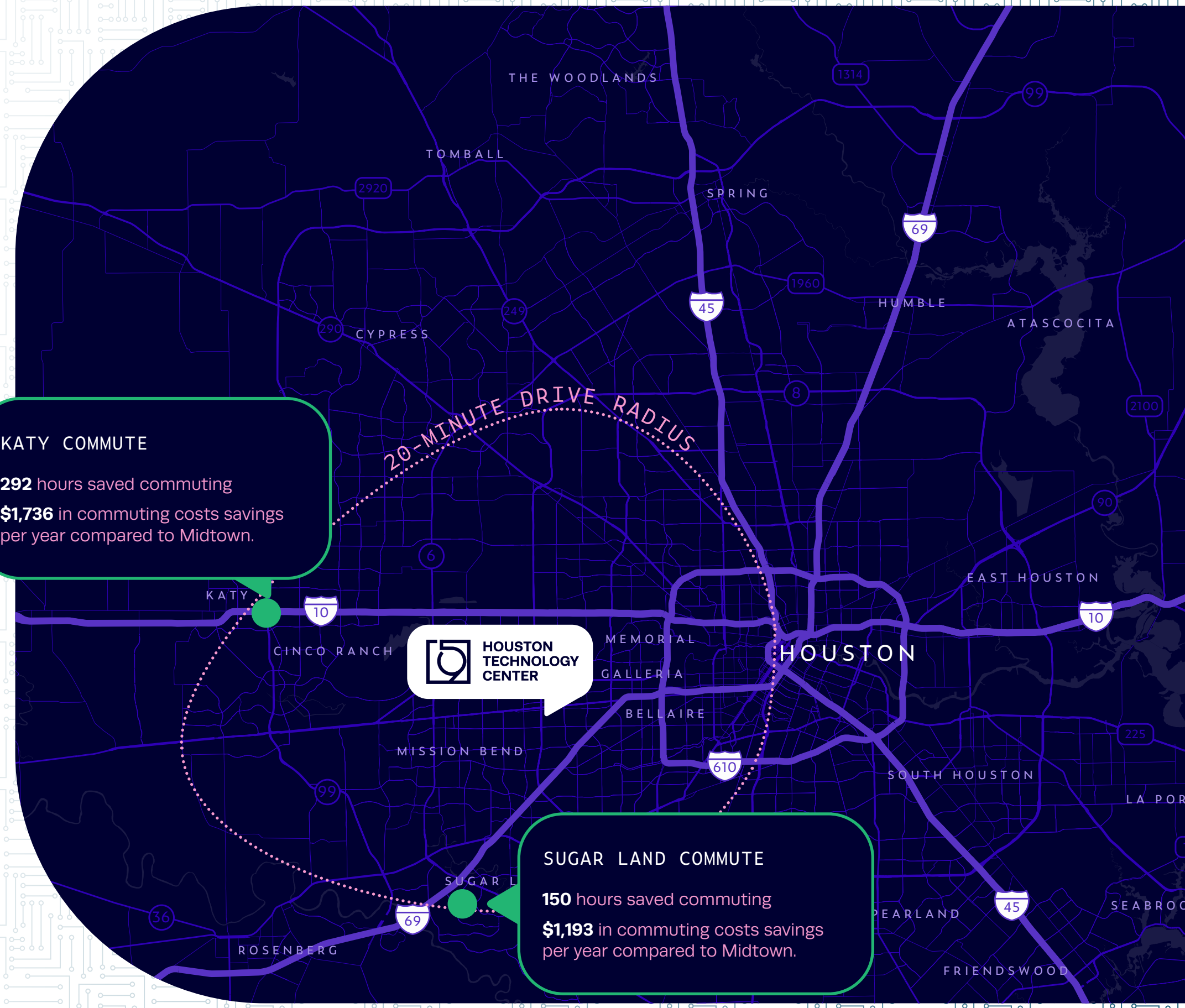
292 hours saved commuting
\$1,736 in commuting costs savings
per year compared to Midtown.

20-MINUTE DRIVE RADIUS

HOUSTON
TECHNOLOGY
CENTER

SUGAR LAND COMMUTE

150 hours saved commuting
\$1,193 in commuting costs savings
per year compared to Midtown.





HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR



[Click to view property video](#)

www.5959corporate.com

For Office Leasing:

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HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR • HOUSTON, TX 77036

BUILDING INFORMATION

Availabilities

Suite 1125 - 5,446 SF	25,700 SF Contiguous		
Suite 1200 - 20,254 SF	25,700 SF Contiguous		
Suite 1350 - 14,015 SF	Plug & play with furniture		Virtual Tour
Suite 1600 - 33,173 SF			
Suite 2500 - 118,535 SF	Plug & play with furniture		Virtual Tour
Suite 3000 - 55,277 SF	143,541 SF Contiguous		
Suite 3100 - 20,014 SF	143,541 SF Contiguous		
Suite 3200 - 13,609 SF	143,541 SF Contiguous		
Suite 3250 - 1,913 SF	143,541 SF Contiguous		
Suite 3500 - 46,214 SF	143,541 SF Contiguous		Virtual Tour
Suite 3600 - 6,514 SF	143,541 SF Contiguous		

**3rd floor plug & play with furniture & CAT 6 cabling, raised floor for cabling, carpet squares throughout*

Owner	PSF 5959 CORPORATE, LP
Total NRA	567,333 RSF
Floors & Year Built	4 / 1977 / Renovated 2012 & 2018
Smallest Contiguous	1,913 RSF, 3rd Floor
Largest Contiguous	330,328 RSF, 1st-3rd Floors
Basement Level Availabilities	Up to 12,734 RSF contiguous available
Starting Rental Rate	\$23.50/RSF + Electricity
Operating Expenses	Est. 2025 - \$7.98 net of electricity
Parking Rate	Up to 4/1000 Surface Parking Reserved - \$45/month/space + tax Unreserved - Free
T.I. Allowance	Negotiable
Building Security Hours	On-site 24/7
Amenities	• Plug & play office space available • Full fiber & power redundancy with backup generation • Wireless common areas & activated lobby • Furniture in place in select suites • Fitness center (fees applicable) • Conference facility • On-Site Restaurant/Patio • Lunchdrop service Monday-Friday • Controlled access • Outdoor tenant areas • Up to 5/1000 secured parking • Signage opportunities available • 24/7 on-site building and surface parking security • Convenient access to restaurants and retail in area • Quick access to Beltway 8 and Westpark Tollway • Fiber Providers include Logix/Alpheus, Neutral Tandem, XO Communications/Verizon, Zayo Group/AboveNet, MCI Metro Access/Verizon, AT&T, Level 3/Time Warner, PS Lightwave, Comcast, Time Warner


[Online Listing](#)

LEASING INFO

Michelle Wogan

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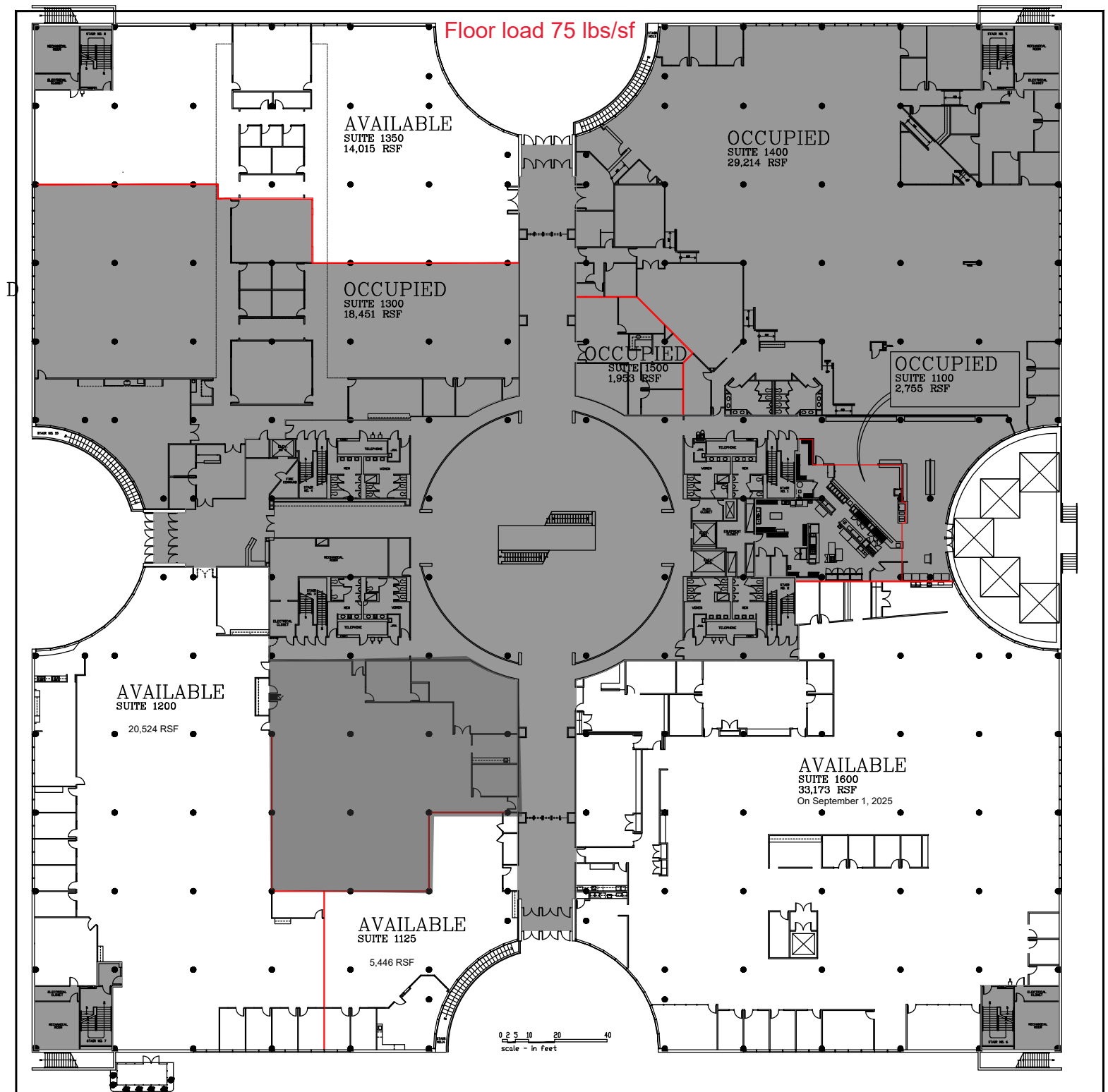
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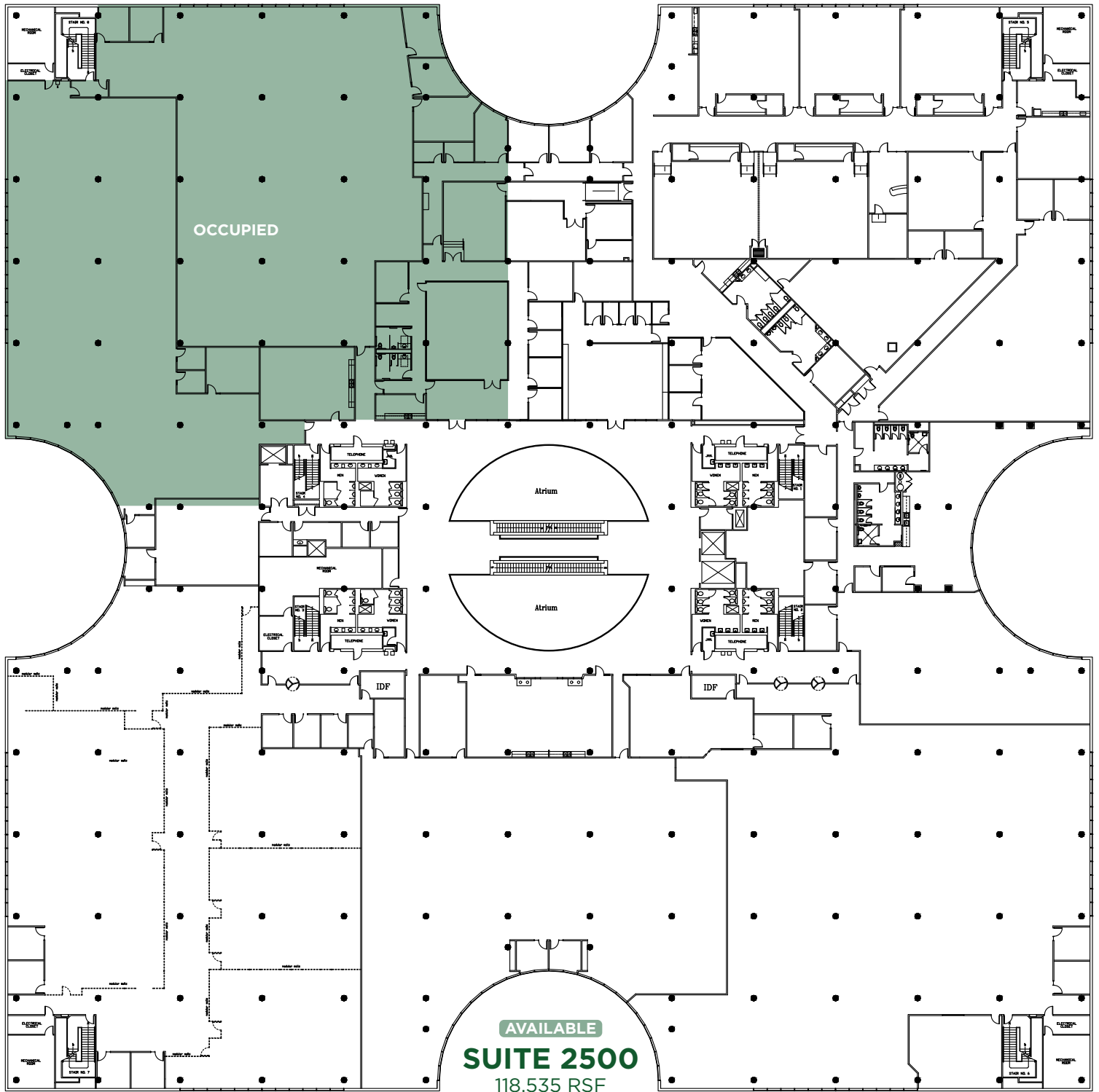
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ARCHITECTS

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duane@albers-architects.com

Date: 08-20-24
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AVAILABLE
SUITE 2500
118,535 RSF

PLUG & PLAY

View
Virtual
Tour

5959 CORPORATE CENTER
HOUSTON, TX 77036

LEVEL 2

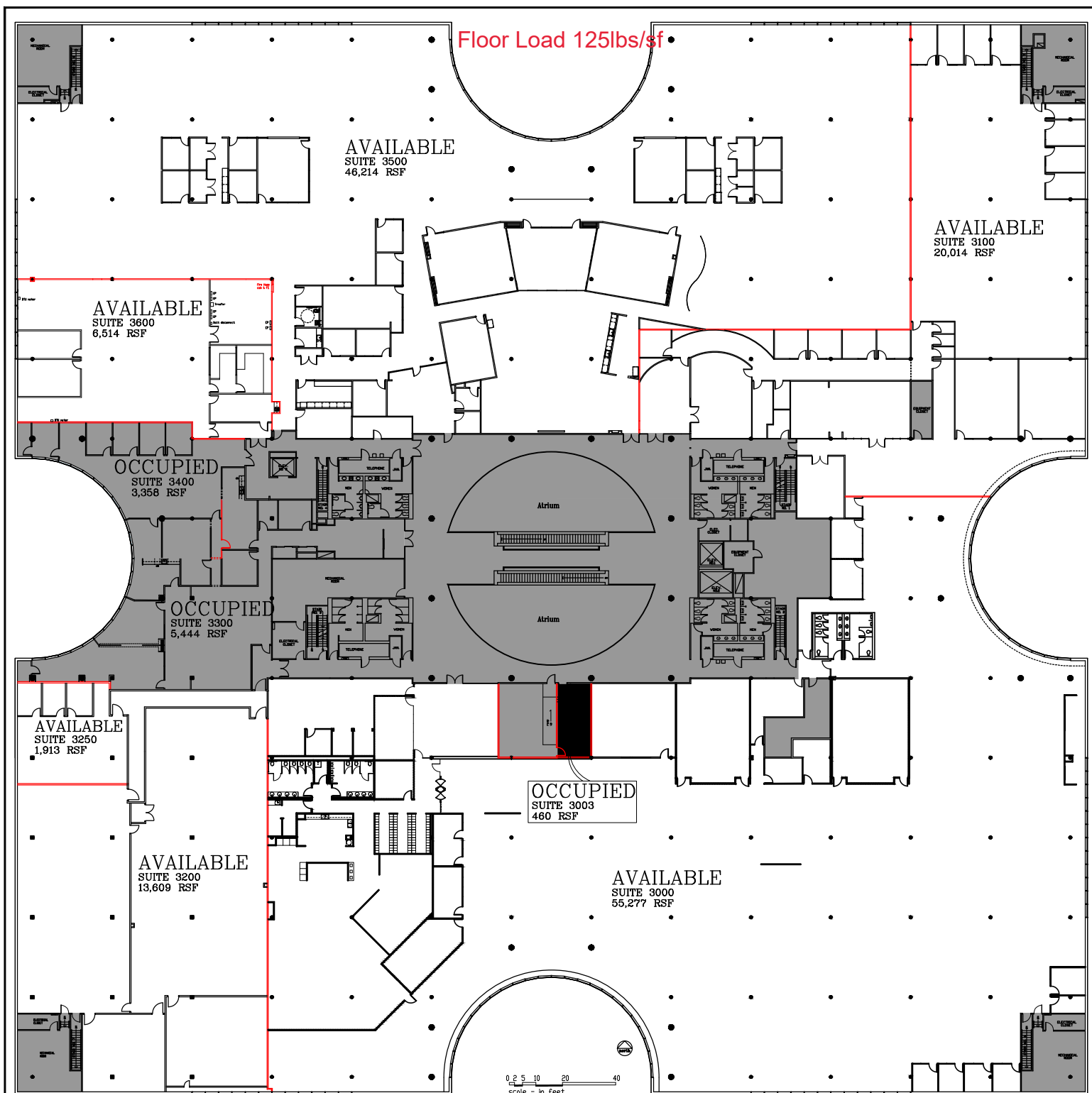
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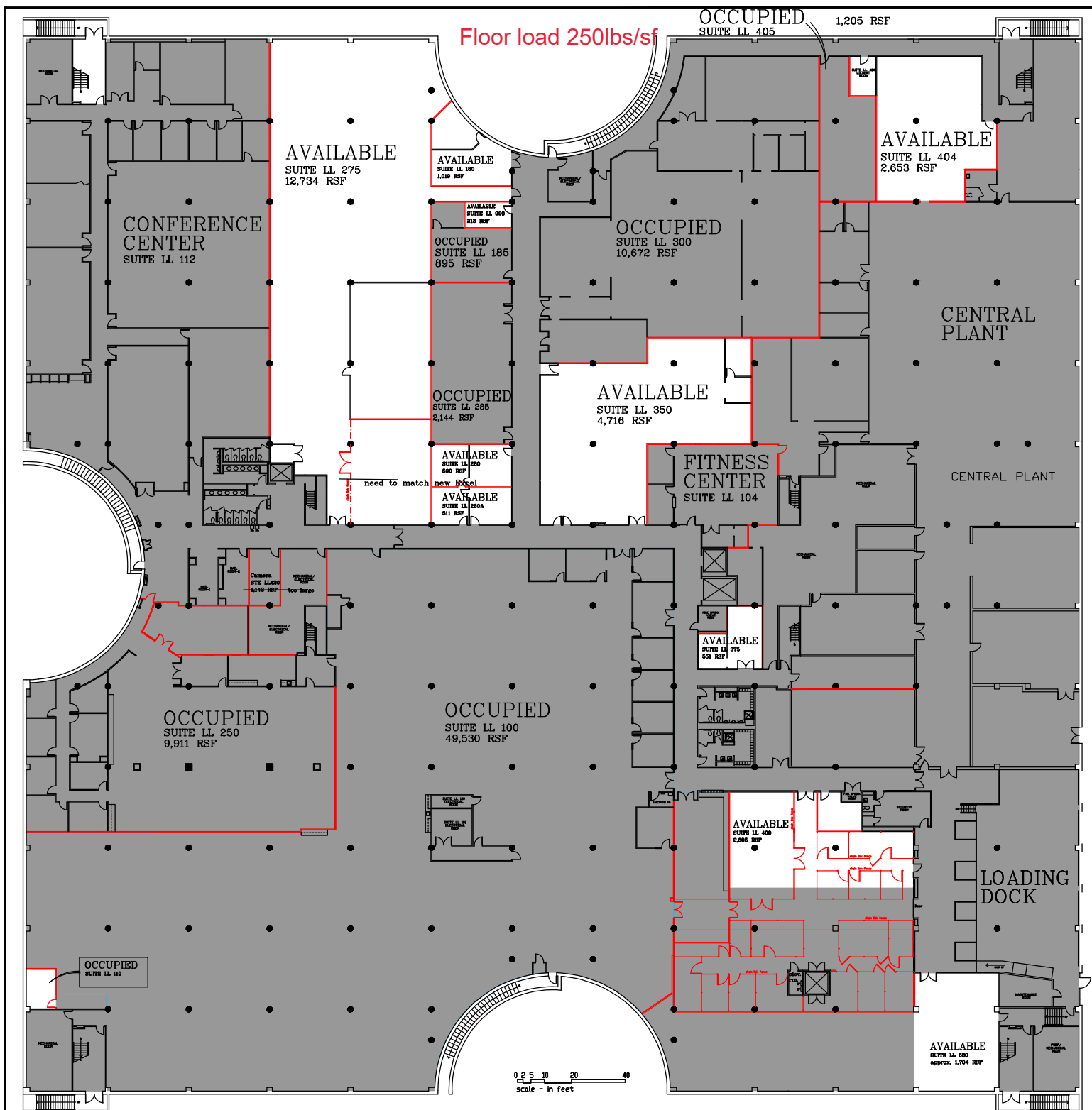
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