

LOOP CENTRAL



TRANSWESTERN

REAL ESTATE
SERVICES



**GRIFFIN
PARTNERS**

LOOP CENTRAL

OFFERS THE BEST VALUE

Loop Central offers unique anchor-tenant status with supreme exposure from US 610 and US 69



Excellent location



On-building signage opportunities available



81K RSF of contiguous space



Above-standard parking



Ample tenant amenities



Competitive economics



EXCELLENT LOCATION

MINUTES TO

GALLERIA | MEDICAL CENTER
UPPER KIRBY | AND MORE...

Conveniently located just outside of the
Galleria & Greenway submarkets

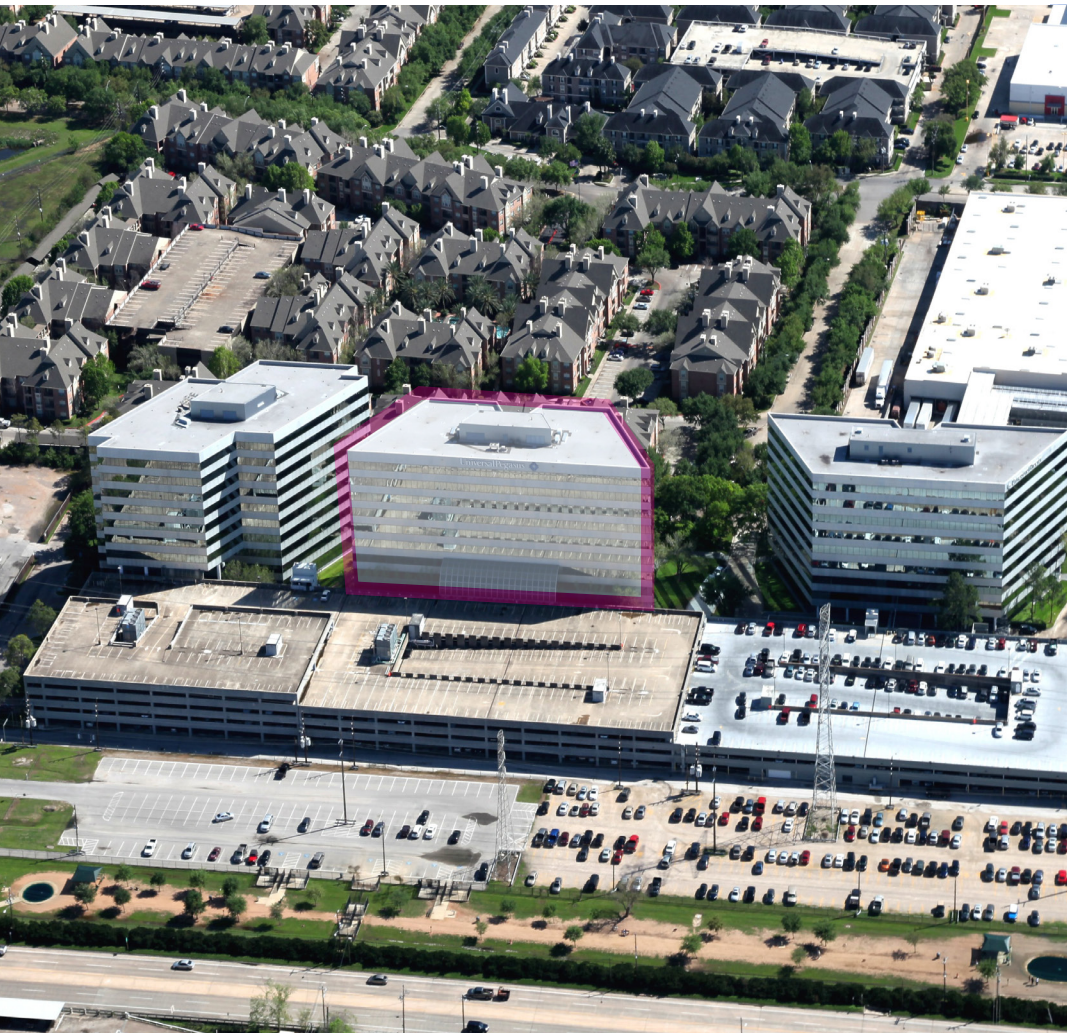
Excellent ingress/egress to & from Loop Central

Situated right next to the desirable Bellaire area



HIGH VISIBILITY/IDENTITY ON-BUILDING SIGNAGE

SIGNAGE SITUATED AT THE TOP OF BUILDING ON
THE NORTH & SOUTH SIDE

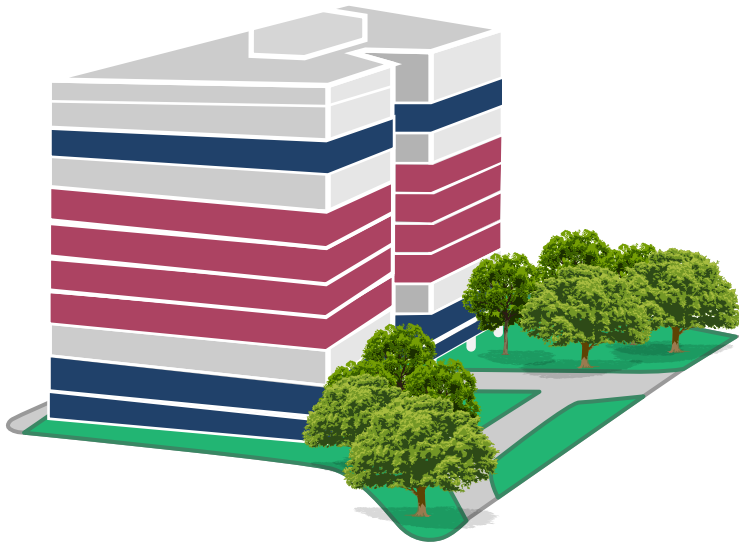


EFFICIENT FLOOR PLATES

81K RSF OF CONTIGUOUS SPACE

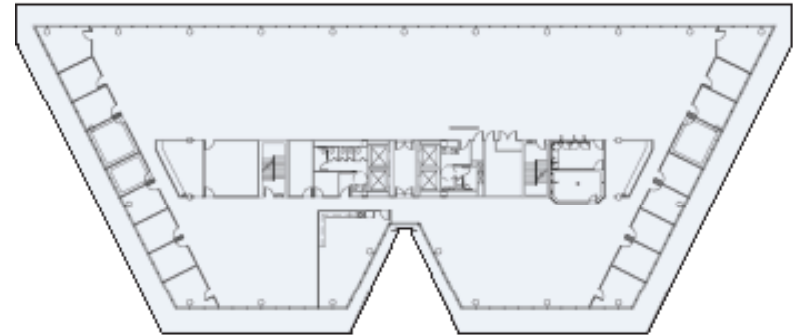
Floors 4 - 7

81,460 RSF Available



Floors 1 & 2 = 32,140 RSF

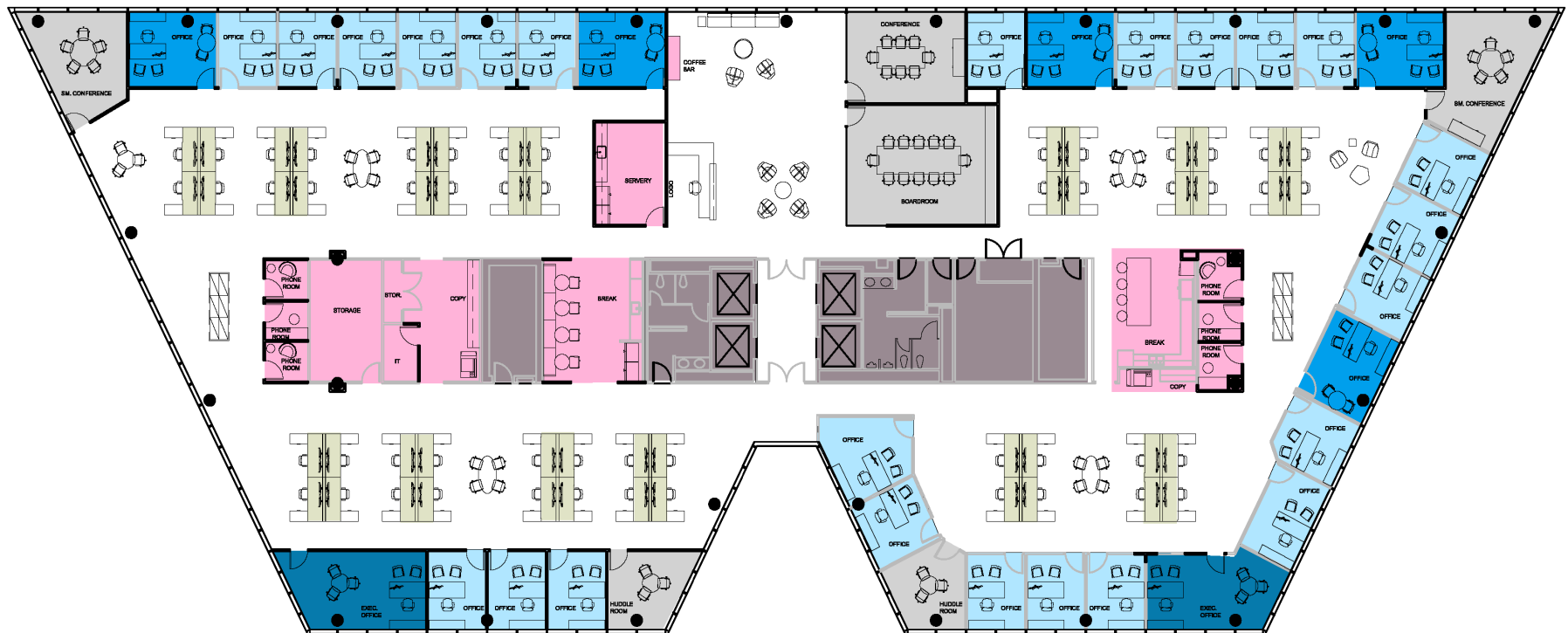
4848
LOOP CENTRAL DR









- Abundant amenities on-site (conference center, fitness center, tenant lounge)
- Efficient 20K RSF floor plates
- Expansion space available in building including first floor space

LOOP CENTRAL FLOOR PLATE

TYPICAL OFFICE FLOOR

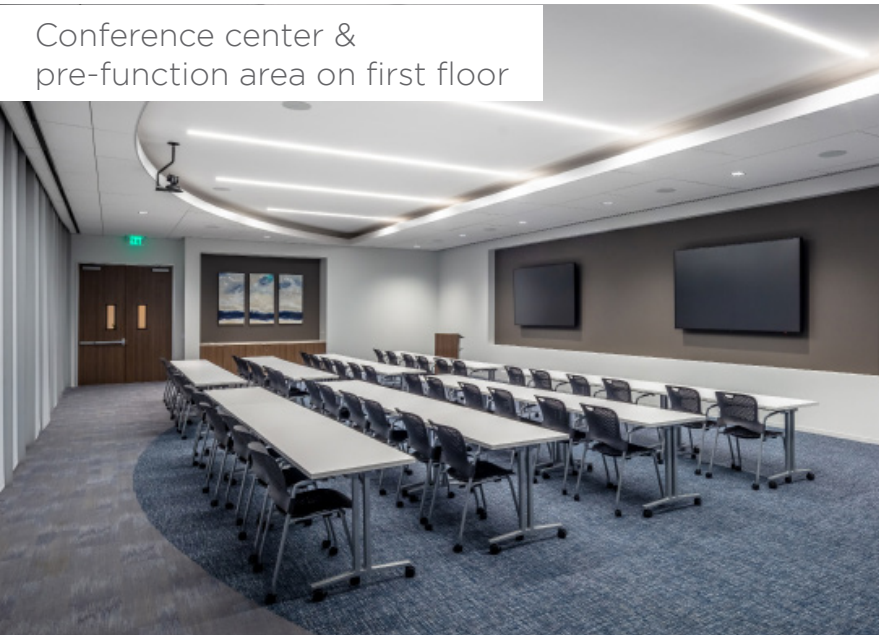


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LOOP CENTRAL DR

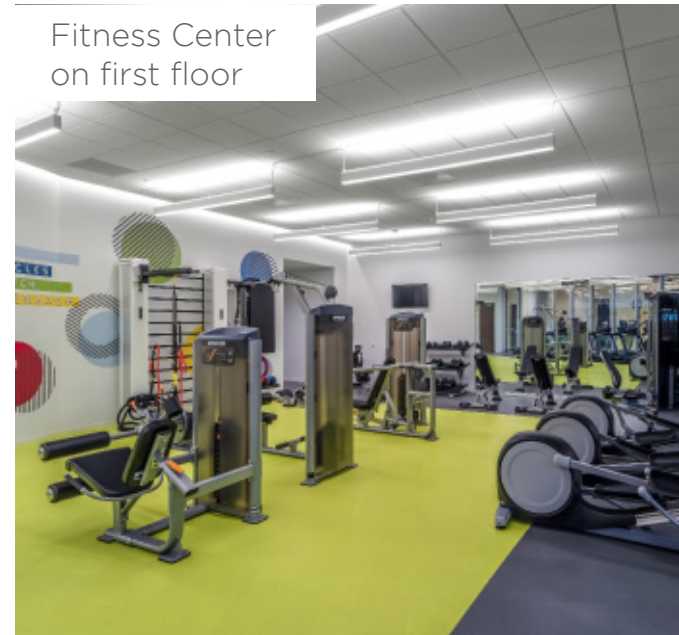
SPACE PLAN LEGEND			
	OFFICE		WORK STATIONS
	LARGE OFFICE		SUPPORT SPACES
	EXECUTIVE OFFICE		MEETING SPACES

AMPLE TENANT AMENITIES

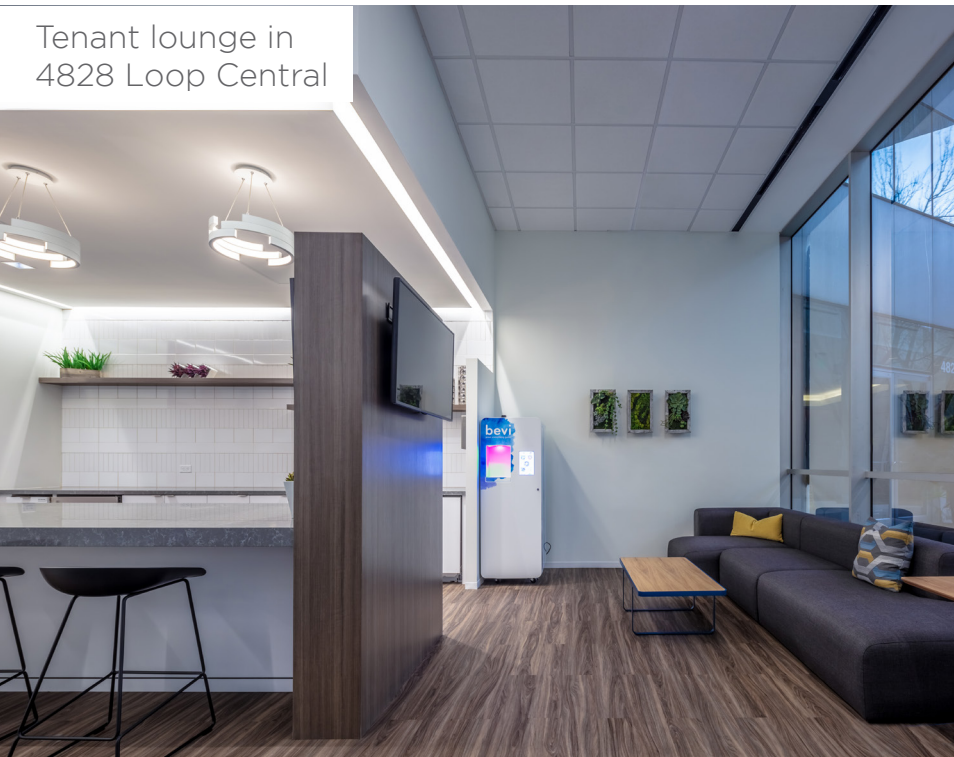
Conference center & pre-function area on first floor



Fitness Center on first floor



Tenant lounge in 4828 Loop Central



Renovated deli in 4848 Loop Central



ABOVE-STANDARD **PARKING**

LOOP CENTRAL CAN PROVIDE
A 5/1,000 RSF RATIO

- 5/1,000 RSF parking ratio in garage
- Additional 1/1,000 RSF parking ratio in surface lot located north of the parking garage
- Unreserved parking is provided at no charge throughout the term
- Reserved parking is provided at the cost of \$50.00 per space per month
- Numerous visitor parking spaces on each side of the parking garage



LOOP CENTRAL

OFFERS THE BEST VALUE AVAILABLE

FOR BEST SPACE IN COMPLEX

- Anchor-Tenant Status
- Supreme Identity and Freeway Visibility
- New State-of-the-Art Amenities
 - Conference Center
 - Fitness Center
 - Lounge
 - Food Service
- Above-Standard Parking
 - Unreserved parking at no cost
- Excellent Access from multiple thoroughfares
- 81K RSF of contiguous space + expansion options
- Reputable Landlord offering competitive economics





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