

LaCenterra at Cinco Ranch

PHASE III OFFICE DEVELOPMENT

Features and Amenities

- 35,000 RSF Class A Office Space
- Located on a 34 acre mixed use site
- Delivery October 2014
- Over 15 restaurants onsite
- 4/1000 structured parking
- Prominent freeway visibility
- Building signage opportunities for large users
- Convenient access to Katy, Sugar Land, and Cypress via Grand Parkway
- 9'6" finished ceiling heights
- Suites with private balconies available



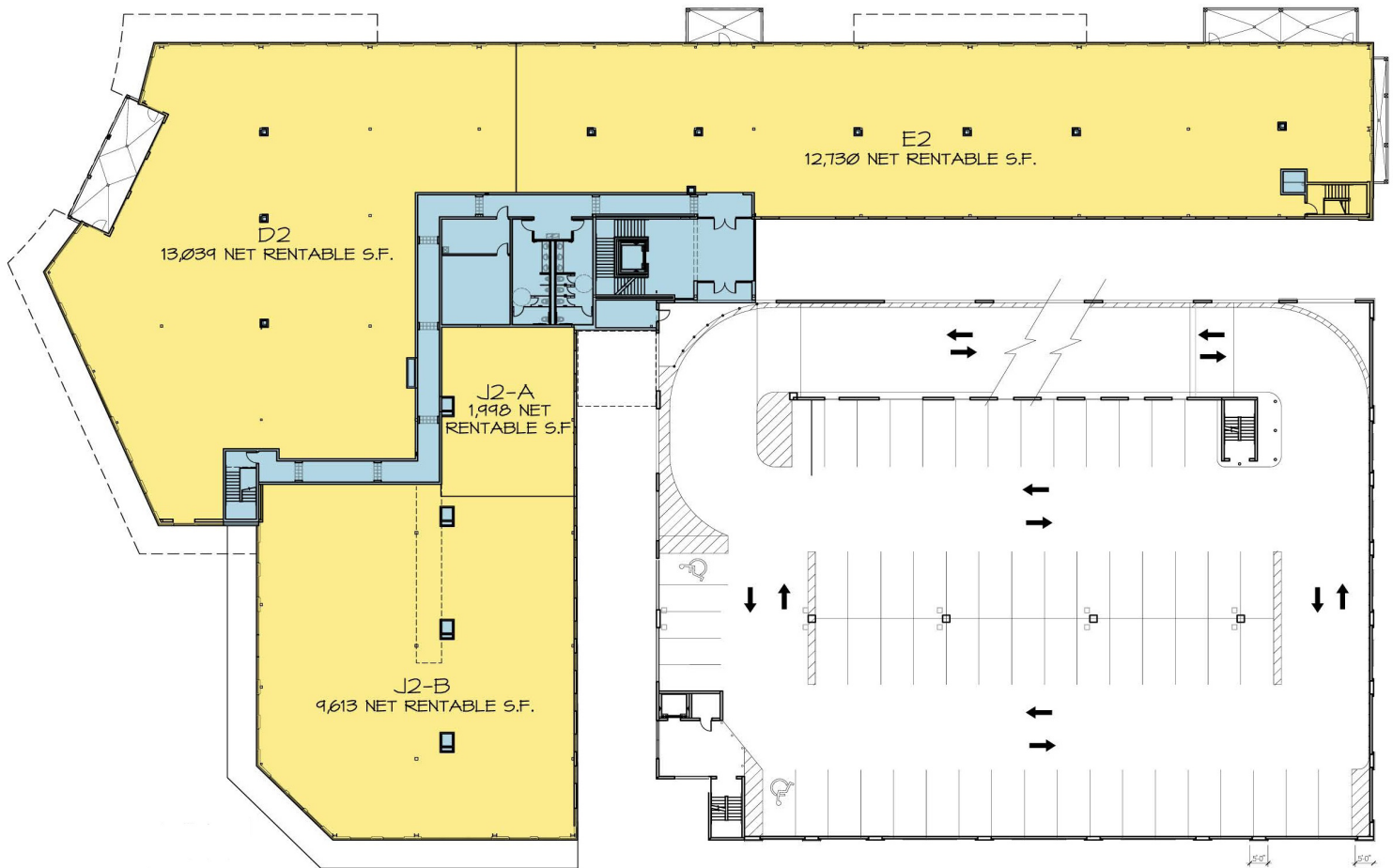
For Leasing Information:

Paul Wittorf
713.407.8709
Paul.Wittorf@transwestern.net

Louann Pereira
713.272.1267
Louann.Pereira@transwestern.net

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Site Plan



Available

<u>Level</u>	<u>NRA</u>
D-2	13,039
J-2	11,611
Total	24,650



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LaCenterra at Cinco Ranch

PHASE IV OFFICE DEVELOPMENT

Features and Amenities

- 125,000 RSF Class A Office Space
- Located on a 34 acre mixed use site
- Delivery June 2015
- Over 15 restaurants onsite
- 4/1000 structured parking
- Prominent freeway visibility
- Building signage opportunities for large users
- LEED Silver
- Convenient access to Katy, Sugar Land, and Cypress via Grand Parkway
- 9'6" finished ceiling heights
- Abundant floor to ceiling glass



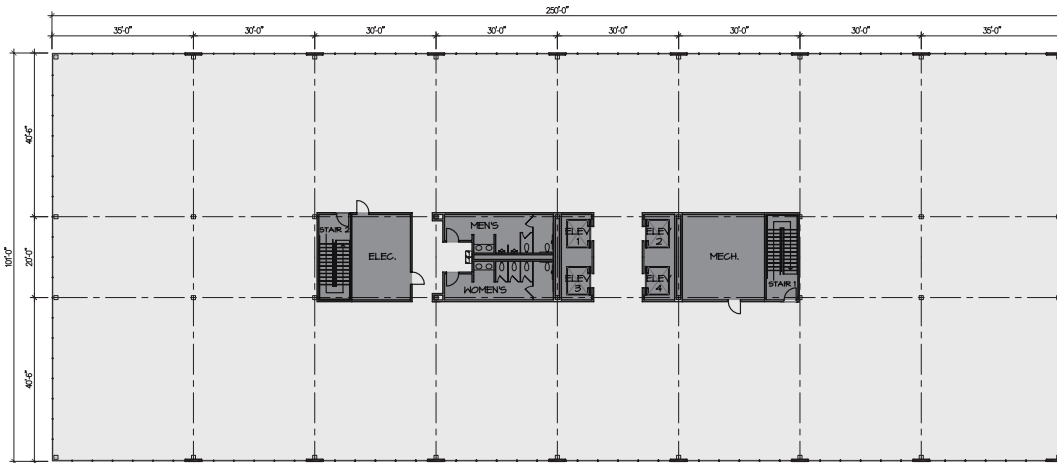
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Floor Plans



Typical Office Plan
Levels 2-5
25,000 RSF



Office at Plaza Level



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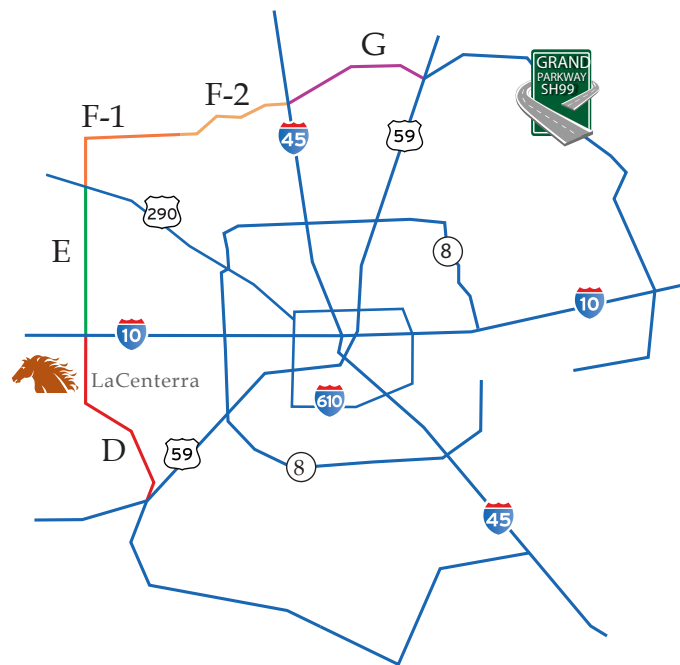
Location

Access

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.

Drive Times

- To Energy Corridor – 12 minutes
- To Westchase – 10 minutes (via Westpark Toll Road)
- To Katy/Cinco Ranch – 5 minutes
- To Sugar Land – 15 minutes
- To Cypress – 20 minutes



Grand Parkway Completion Dates

December 2013

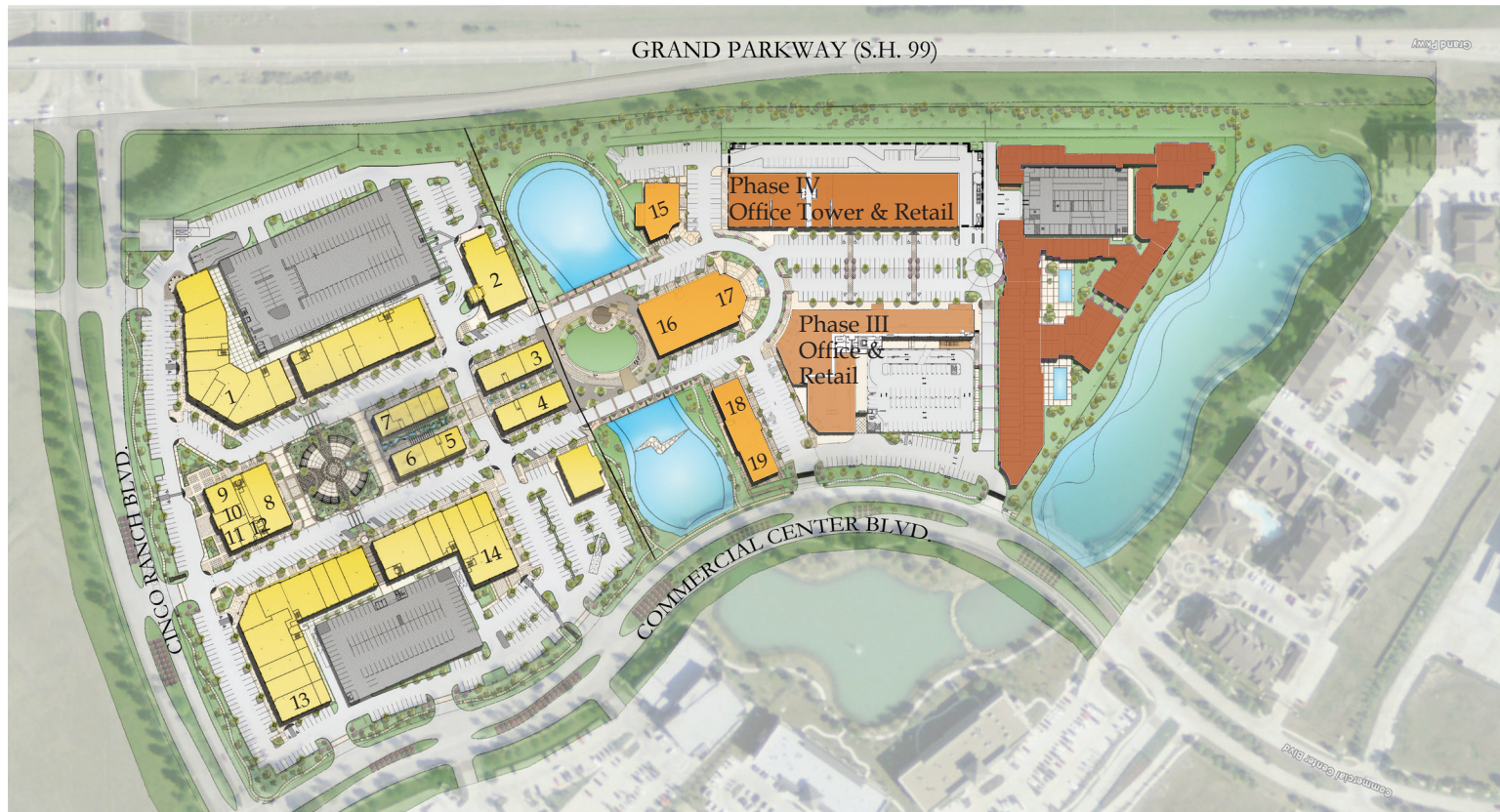
D I-10 to 59, 18.2 miles

E I-10 to 290, 15.2 miles

December 2015

F-1 & F-2 290 to 45, 24 miles

G 45 to 59, 13.4 miles



Restaurants

1. Genghis Grill
2. Perry's Steakhouse & Grille
3. Fish City Grill
4. Kenzo Sushi Bistro
5. Another Round
6. Otto's Deluxe Grille
7. Berripop
8. Las Alamedas Restaurant and Cantina
9. Mission Burrito
10. Jamba Juice
11. Starbucks
12. Nestlé Toll House Café
13. Panera Bread
14. Baker St. Pub & Grill
15. Bone Fish
16. D'Amico's
17. World of Beer
18. Grimaldi's
19. Zoe's Kitchen

- Phase I
Office & Retail
- Phase II
Retail
- Phase III
Office & Retail
- Phase IV
Office Tower & Retail
- High-End Residential



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