

[VIEW VIDEO](#)

LEGACY POINTE



Mixed-Use Redevelopment For Lease

LEGACY POINTE

OVER 200,000 RSF OF SPACE AVAILABLE

500,000 SF Main Building

Office, Retail & Medical Availabilities

Recent building renovations including new coffee kiosk, lobby, expansive tenant lounge and fitness room

Deli & sundry shop

Campus Environment

Autonomous Suites

24/7 Security

Outdoor Courtyard

On-site Management

High Density Parking

Building Signage Opportunity



CAMPUS ENVIRONMENT

Convenience + Productivity

The project offers all the amenities of a campus setting.



SUNDRY SHOP

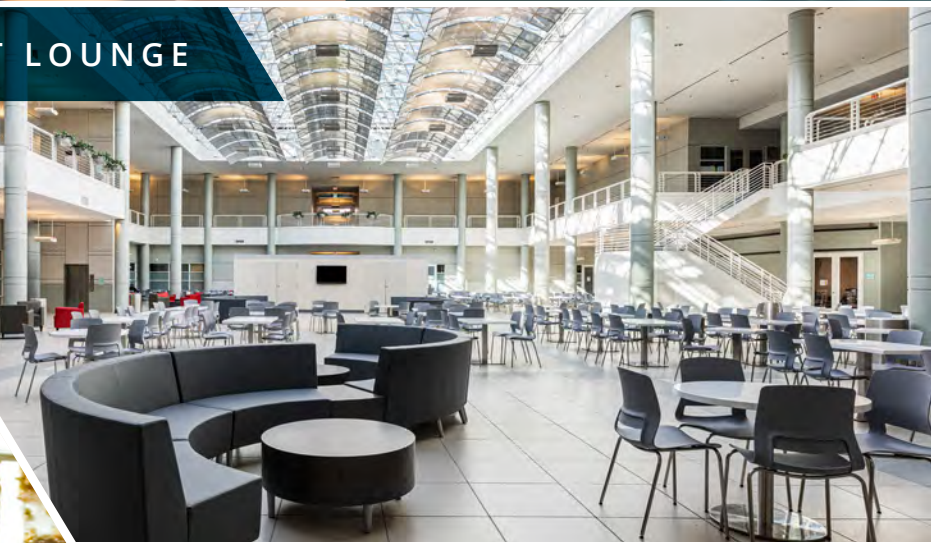


LEGACY POINTE

FITNESS | GYM



TENANT LOUNGE



COFFEE KIOSK



OUTDOOR COURTYARD

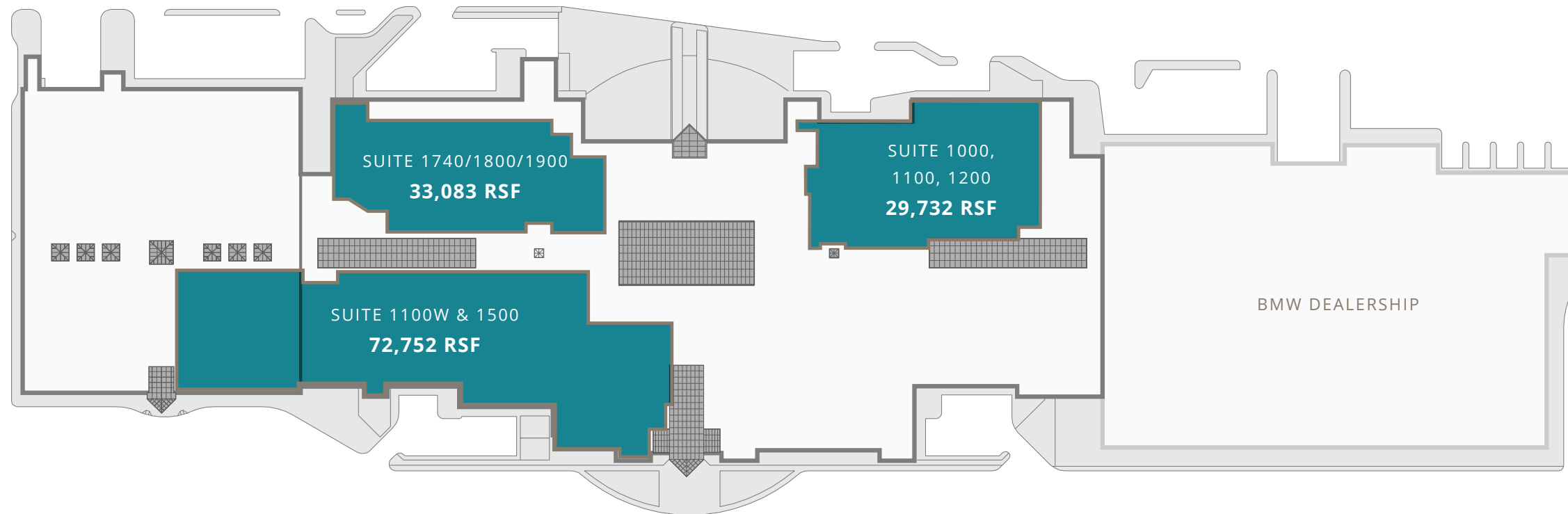



FOOD COURT

AUTONOMOUS SUITES

Think tanks

Multiple hub opportunities that allow tenants to set their own hours of operation and have complete control of their space.



 Move-in ready suites
(Suites 1000, 1800 and 1200/1225 are white boxed)


12' Ceiling height to grid

15' Ceiling height slab to slab

 Private suite restrooms

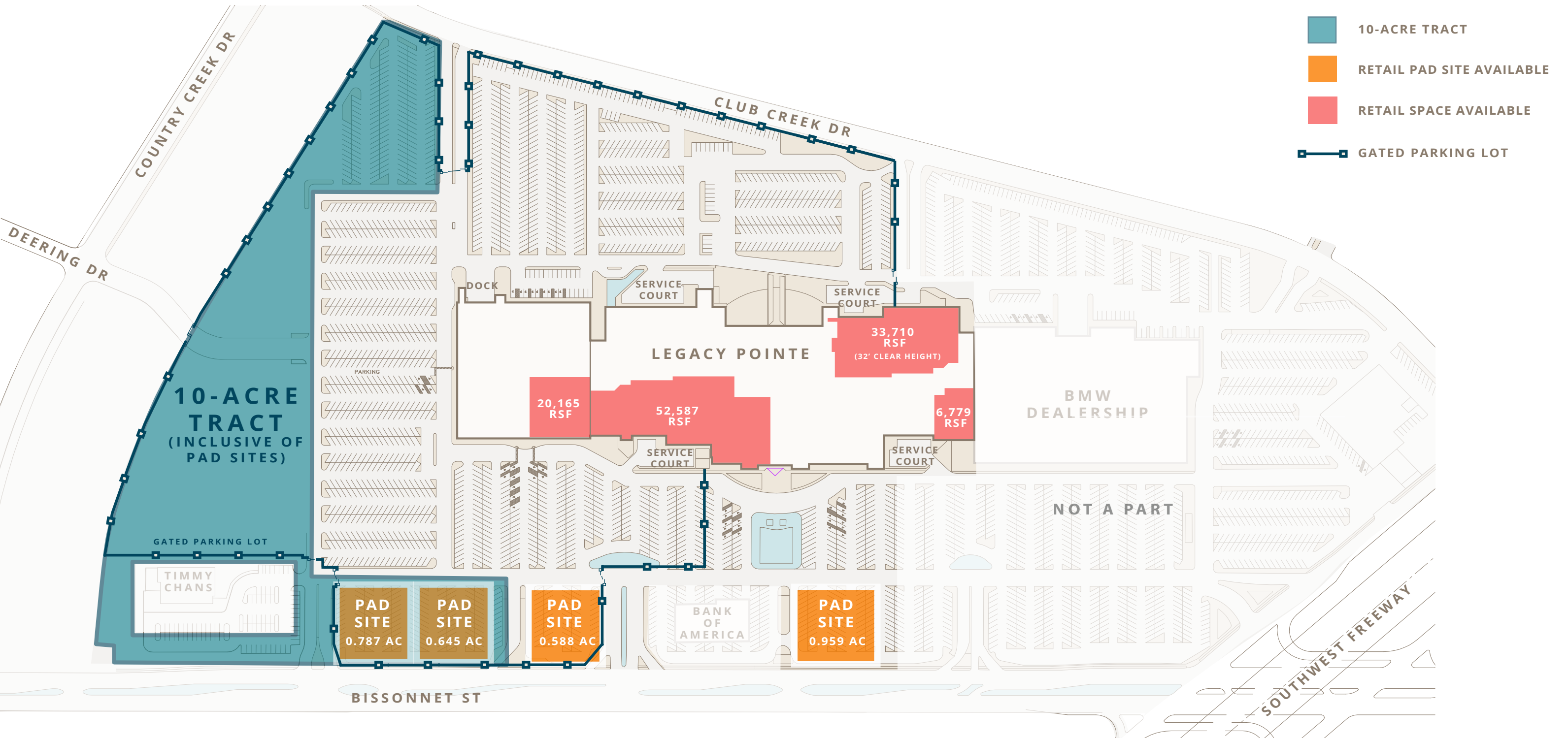
 Private tenant entrance

 Separately metered (janitorial & utilities)

 Separate HVAC units in each suite to set own operating hours

HIGHLY VISIBLE Retail opportunities

Retail Spaces ranging from 6,779 - 72,752 RSF
4 Pad Sites ranging from 0.588-0.959 AC

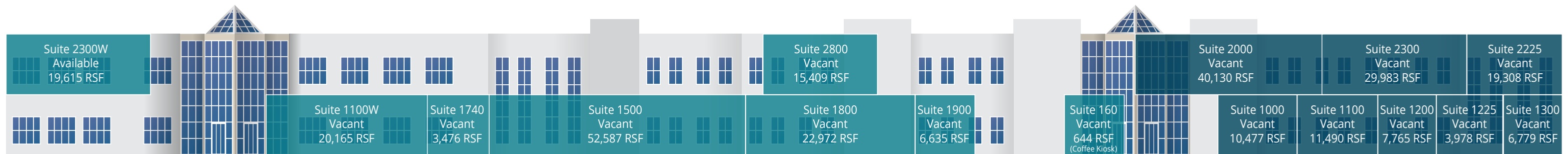


STACKING Plan

■ West Wing | 141,503 RSF Available

■ East Wing | 129,910 RSF Available

271,413 RSF Available Total

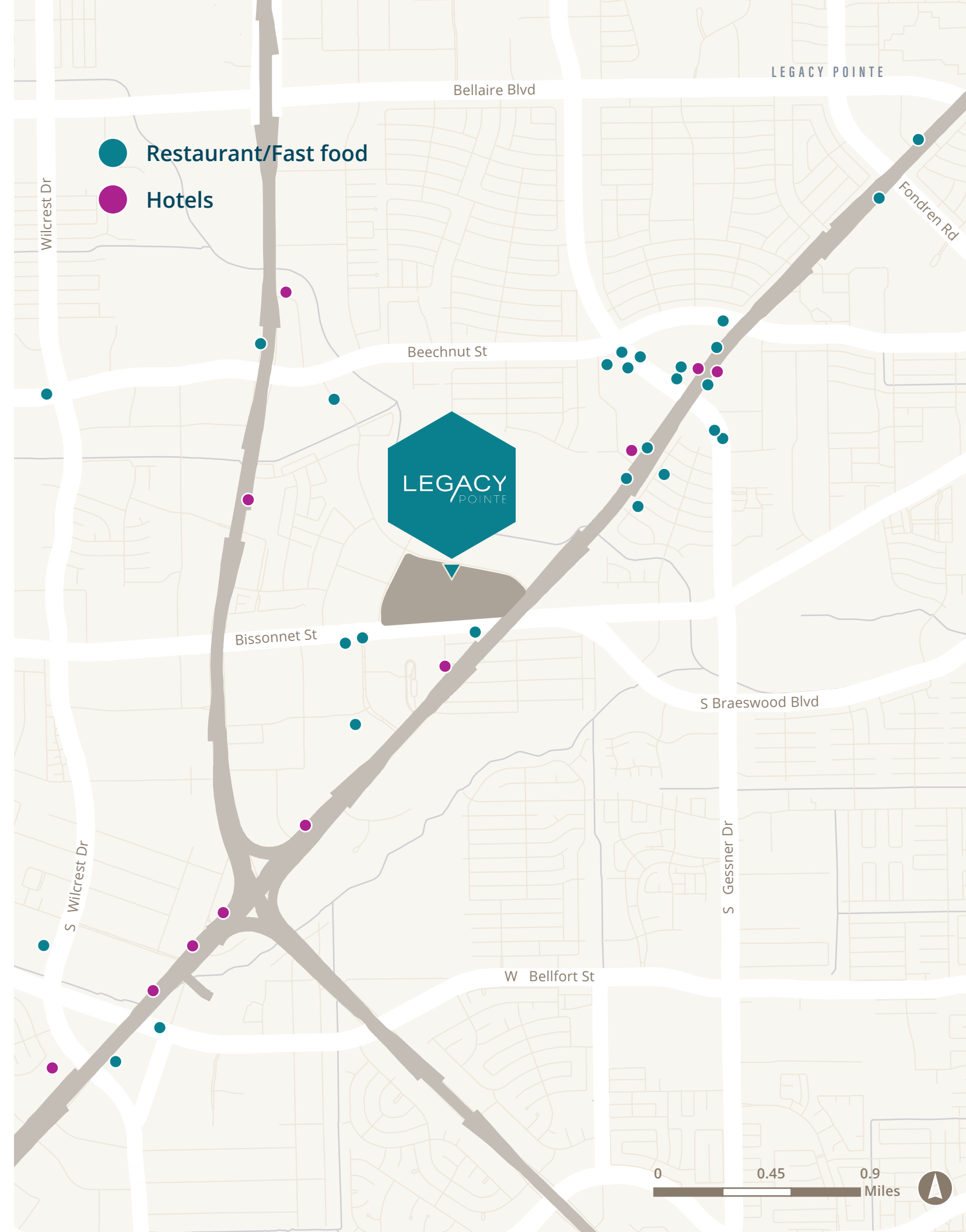


OFF-CAMPUS

Eateries

Enjoy plenty of fast food and full service restaurants within walking distance or short car ride.

FEATURED AMENITIES WITHIN 2 MILES

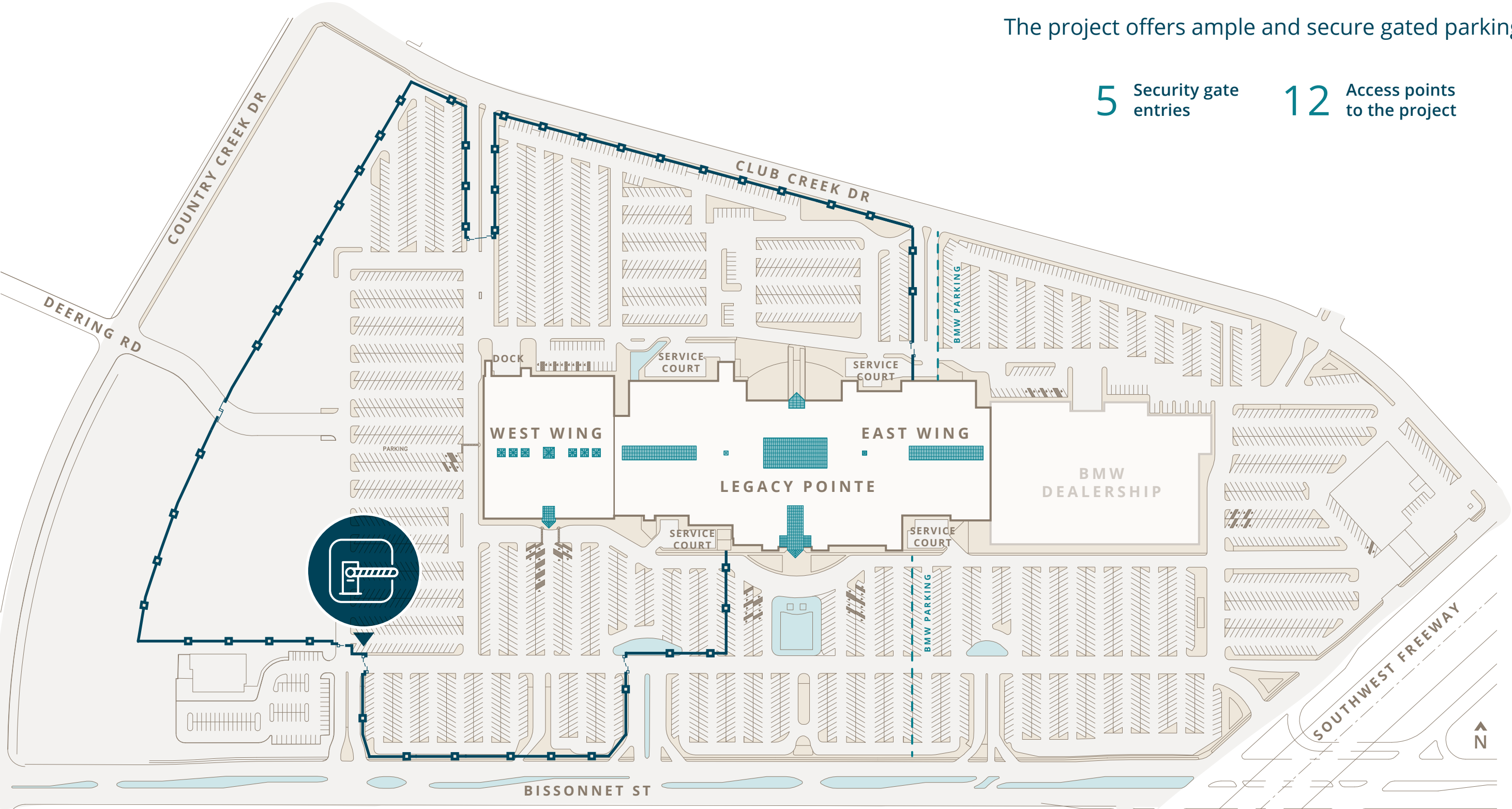


HIGH DENSITY CAMPUS Parking

The project offers ample and secure gated parking.

5 Security gate entries

12 Access points to the project



STRATEGIC

Location

The project sits along Southwest Freeway with direct freeway access. Located within a 25 mile radius of most of Houston's destination + business districts.

DRIVETIMES WITHIN 2 MILES

- 8 Minutes to Grid (Shops/ Entertainment district)
- 10 Minutes to Sugar Land Town Square / First Colony Mall
- 11 Minutes to Galleria/Uptown
- 12 Minutes to CityCentre/ Memorial area
- 20 Minutes to Downtown
- 22 Minutes to Texas Medical Center
- 30 Minutes to Hobby Airport
- 38 Minutes to George B. Intercontinental Airport



AROUND THE CLOCK

Security

Feel at ease with 24/7 on-site security officers on duty. The facility is equipped monitoring technology throughout the campus.



Tenant private/
fenced parking



Proximity key card access with
video monitoring station



Optional tenant integrated
security system



Call box with voice
communication





SUITE 2000 - 40,130 SF
Plug & Play Space



LEGACY POINTE

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