

HOUSTON TECHNOLOGY CENTER

5959 CORPORATE DR

WELCOME TO HOUSTON TECHNOLOGY CENTER

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.





+ CONFERENCE FACILITY

+ PATIO

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.



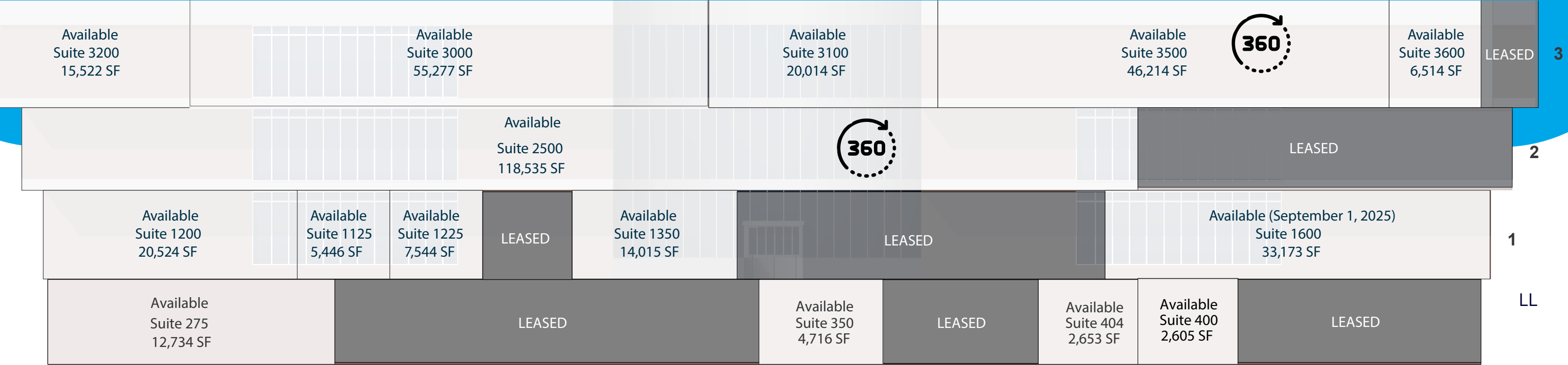
Office Spaces Designed for Today's Workforce

567,333 RSF of Flexible Office

5,500-340,000 SF
Office Space Availabilities

150,000 SF
Typical Floor Size

4
Floors





WORKSTATIONS



CONFERENCING

MOVE-IN READY

Suites available with
select furniture in place



LUNCH ROOM

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

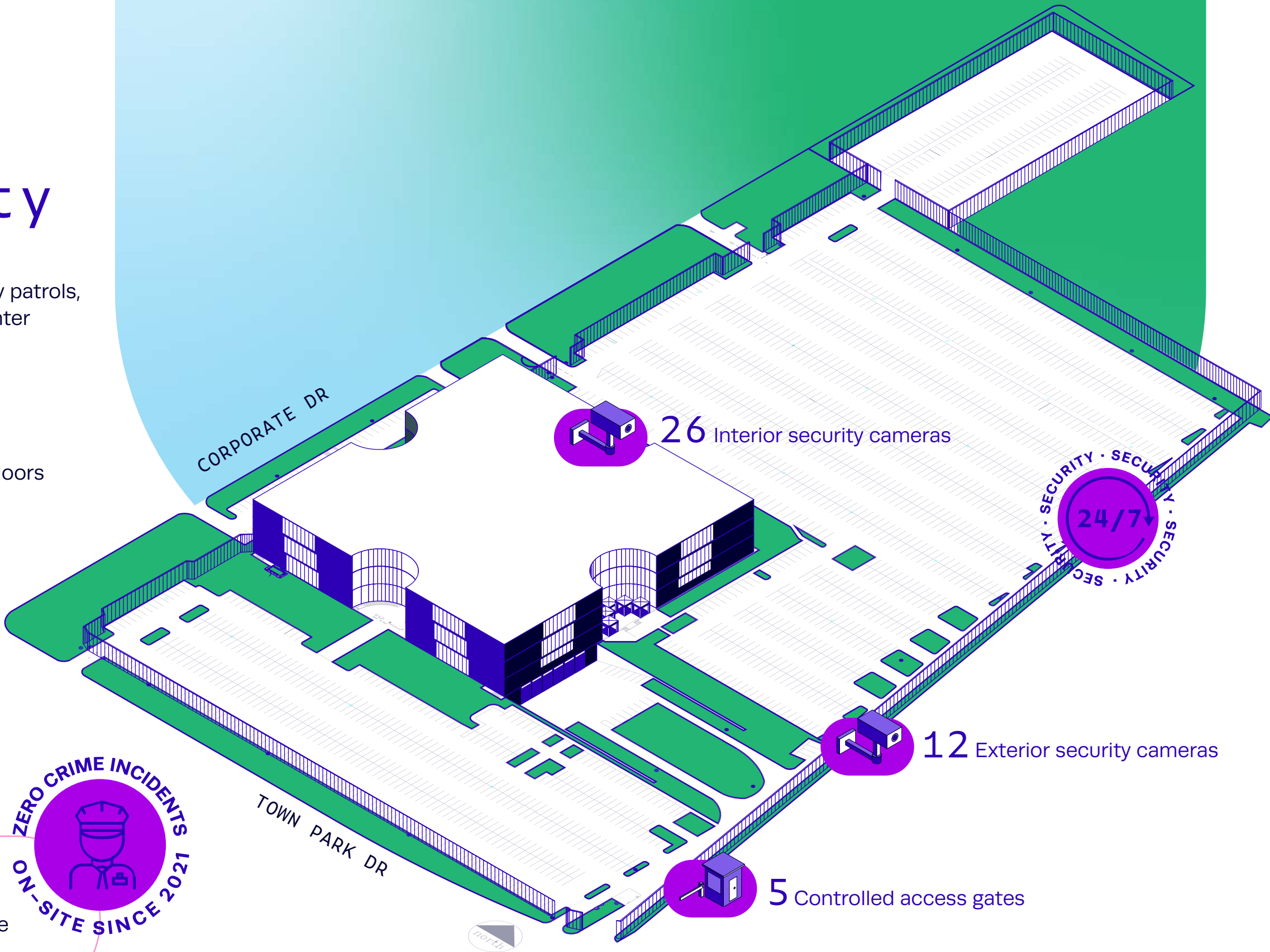


Long History of Technology uses: including data center & call contact center.



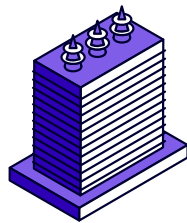
DID YOU KNOW?

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

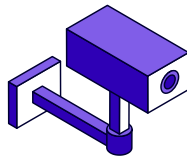


Future Data-Center Ready

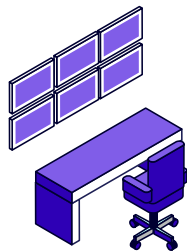
THE PROPERTY PLANNED TRANSITION
INTO A HIGH-CAPACITY DATA-CENTER



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%

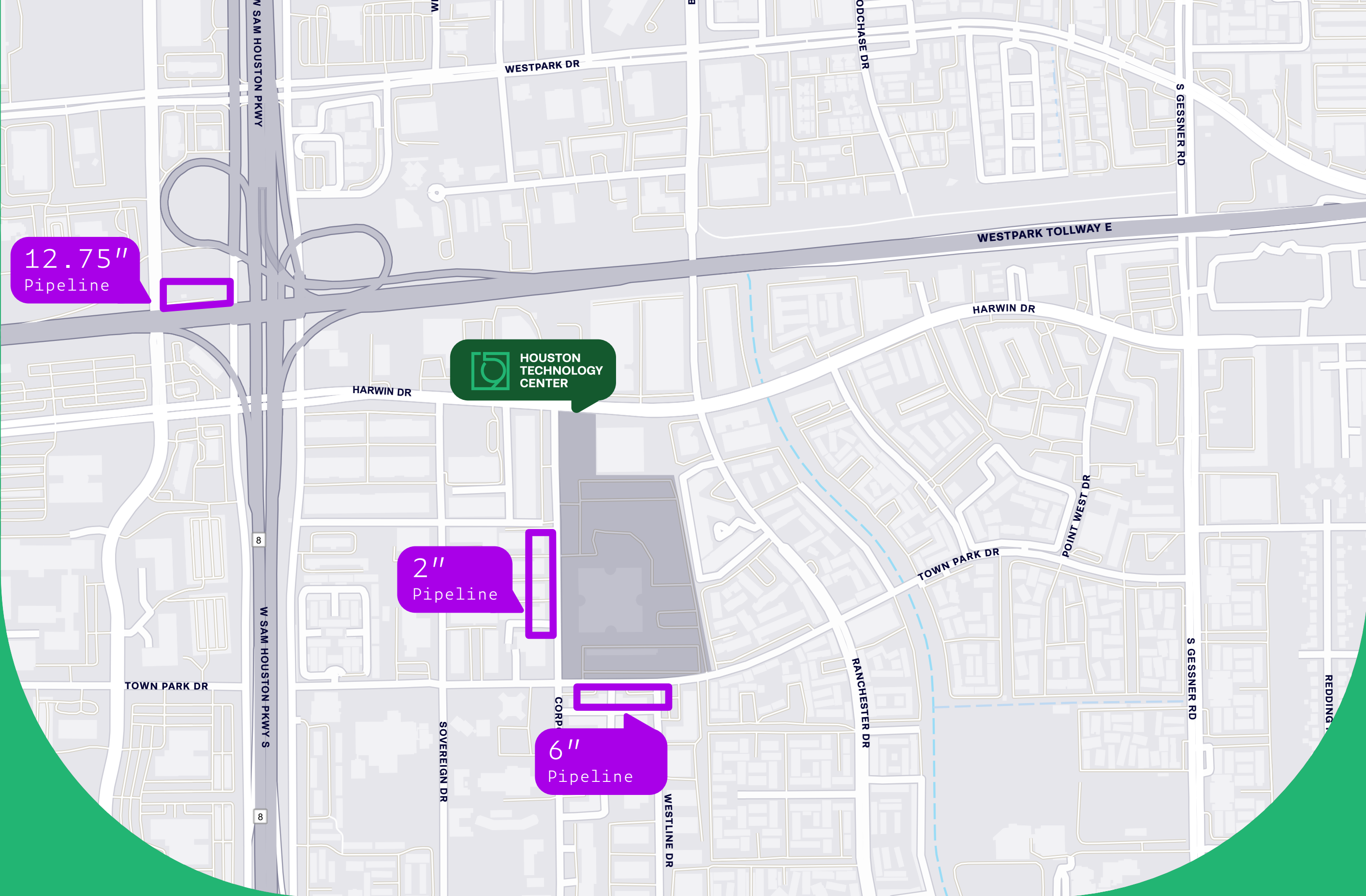
of electric capacity available



NATURAL GAS PIPELINE

NATURAL GAS
Up to 50MW

Of natural gas
power generation



NETWORK STUDY

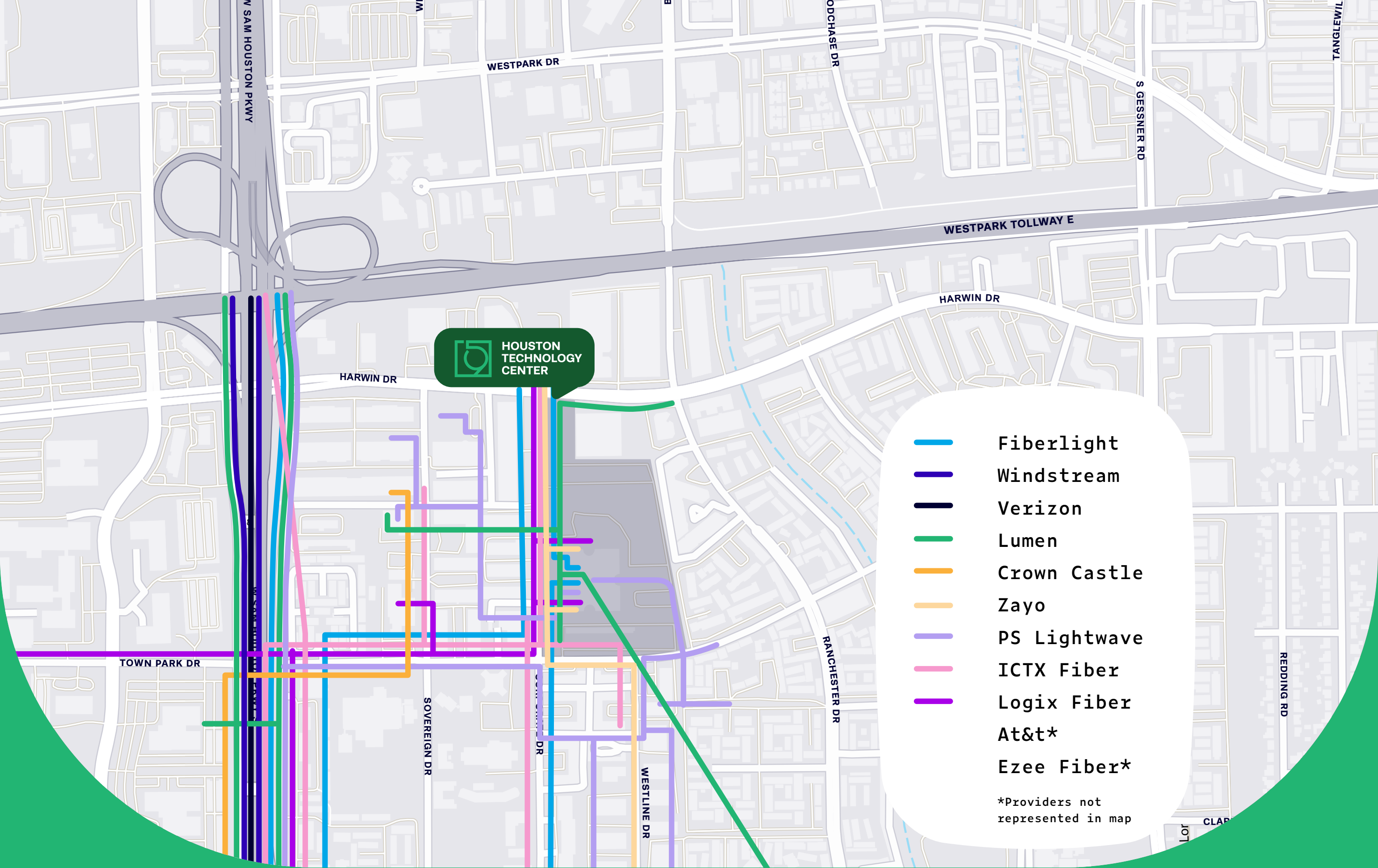
NETWORK

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

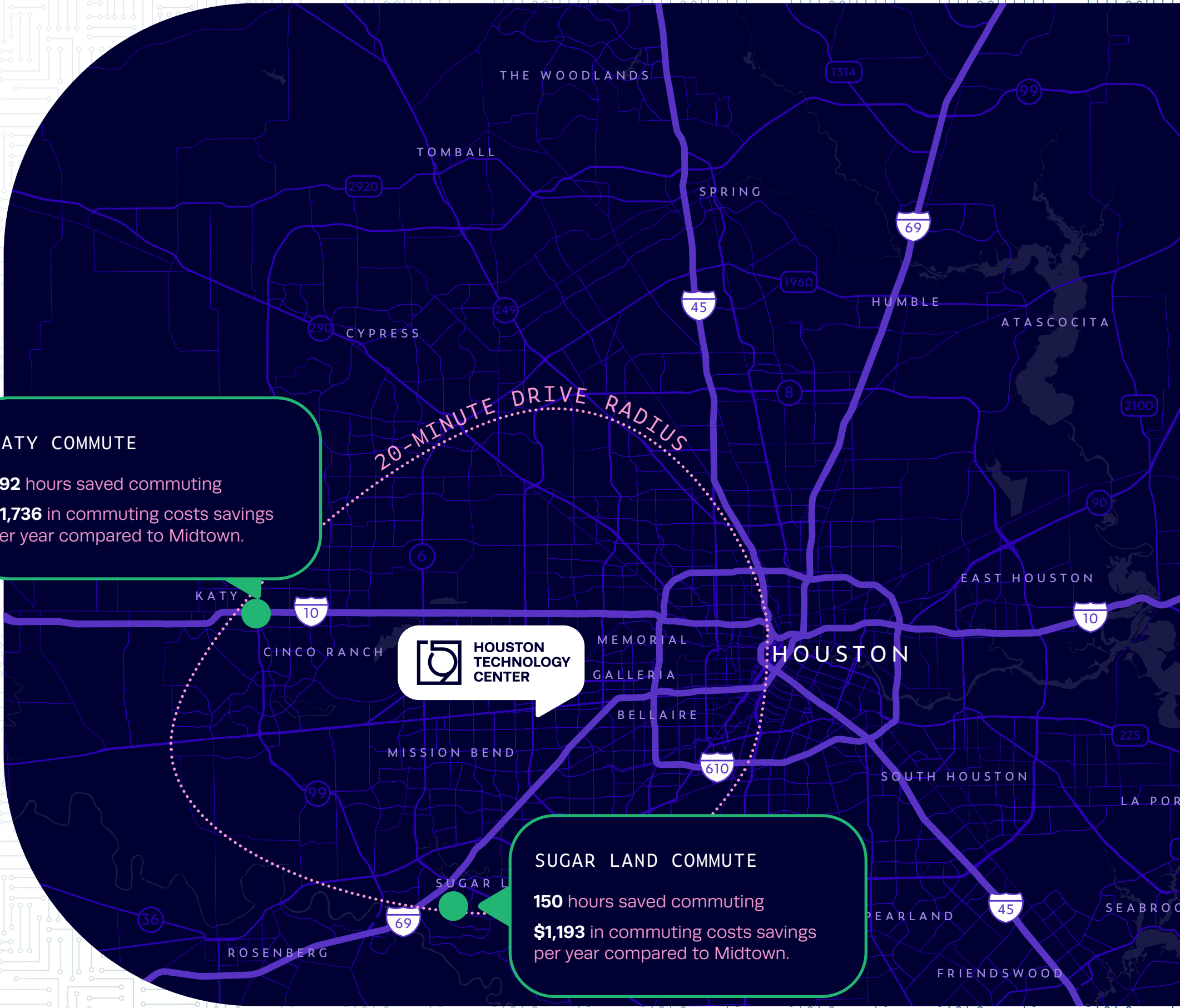
292 hours saved commuting
\$1,736 in commuting costs savings per year compared to Midtown.

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.





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5959 CORPORATE DR



[Click to view property video](#)

www.5959corporate.com

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