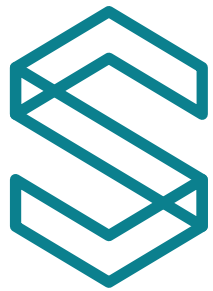


[VIEW VIDEO](#)



SOUTHWEST
CORPORATE CENTER



Office & Medical Office For Lease



OVER 200,000 RSF AVAILABLE

500,000 Sf Office / Medical Office Building

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

Campus Environment

Autonomous Suites

24/7 Security

Outdoor Courtyard

On-site Management

High Density Parking

Building Signage Opportunity

Owner operated by **OMNINET**

CAMPUS ENVIRONMENT

Convenience + Productivity

The project offers all the amenities of a campus setting.

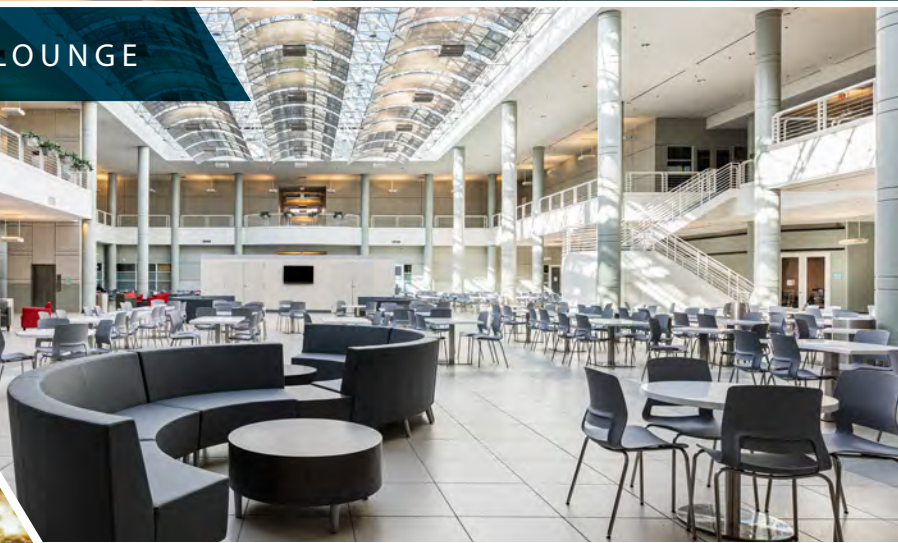
SOUTHWEST CORPORATE CENTER



CONFERENCE



FITNESS | GYM



TENANT LOUNGE



OUTDOOR COURTYARD



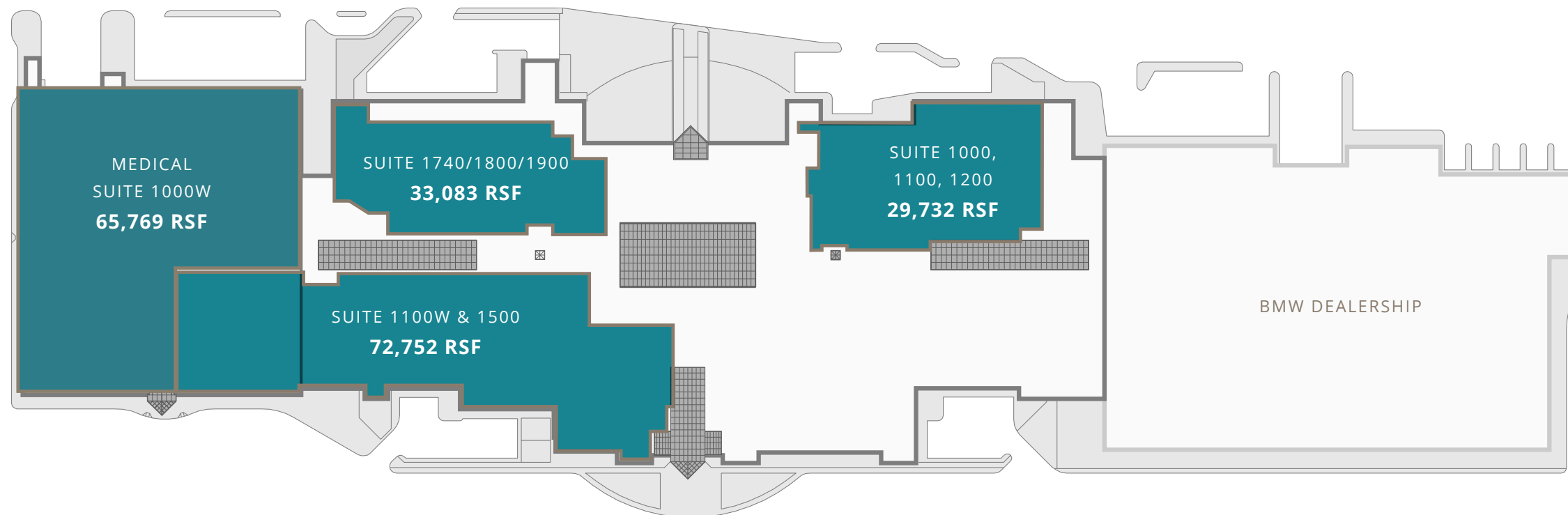
COFFEE KIOSK

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)



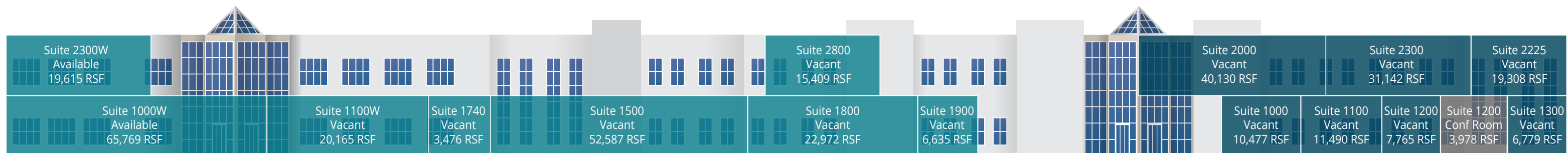
Separate HVAC units in each suite to set own operating hours

STACKING Plan

■ West Wing | 206,628 RSF Available

■ East Wing | 127,091 RSF Available

333,719 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

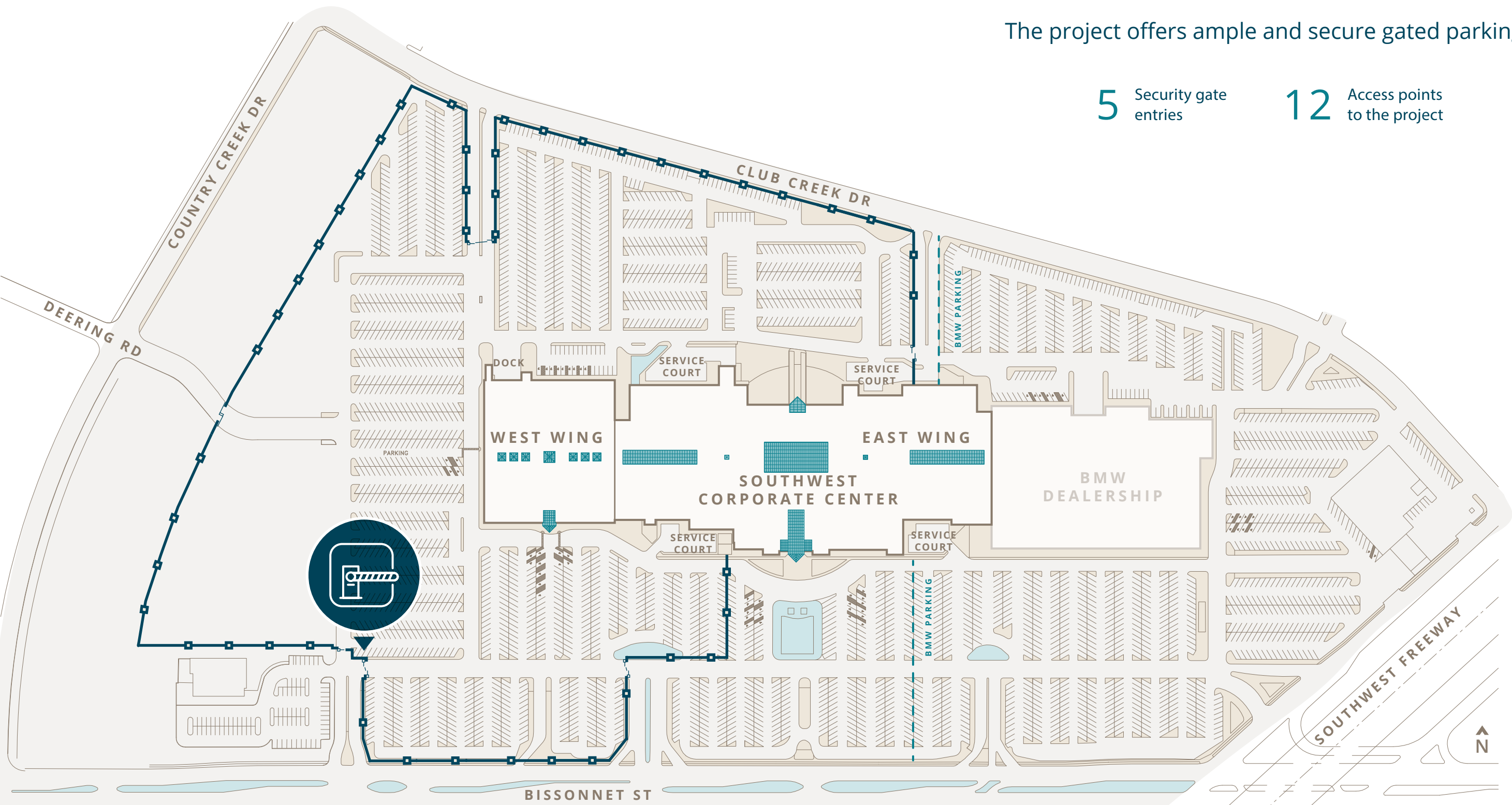


HIGH DENSITY CAMPUS Parking

The project offers ample and secure gated parking.

5 Security gate entries

12 Access points to the project



STRATEGIC

Location

The project sits along the Southwest freeway of Houston 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

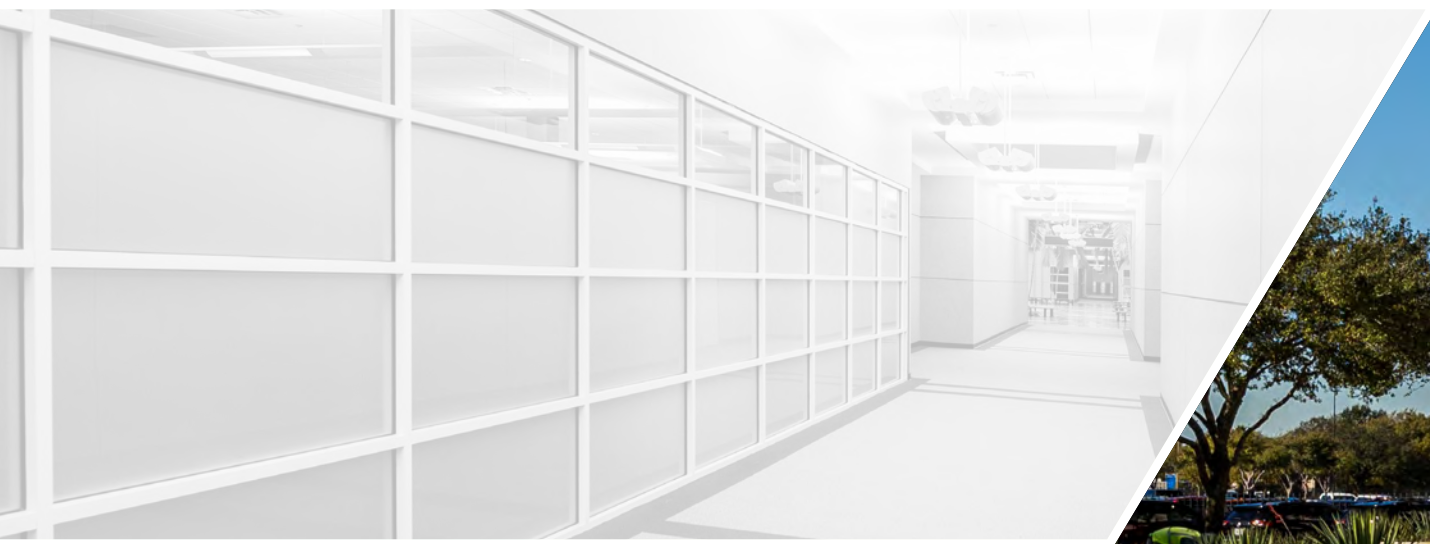


Call box with voice
communication





SUITE 2000 - 40,130 SF
Plug & Play Space





FOR LEASING DETAILS CONTACT

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