



TOWN CENTER I&II

TWO-BUILDING, WELL-LEASED CLASS-A OFFICE OPPORTUNITY LOCATED IN
THE HEART OF HOUSTON'S PREMIER SUBURBAN SUBMARKET



Property Overview

TOWN CENTER I

1998
Year Built

138,764 SF
Square Footage

91.7%
Occupancy

5.2 Years
WALT

4.35 Acres
Land Area

TOWN CENTER II

1998
Year Built

139,107 SF
Square Footage

80.3%
Occupancy

6.6 Years
WALT

3.31 Acres
Land Area

TOTALS/AVERAGES

1998
Year Built

277,871 SF
Square Footage

86.0%
Occupancy

5.8 Years
WALT

7.66 Acres
Land Area





INVESTMENT HIGHLIGHTS

WELL-LEASED ASSET WITH DURABLE CASH FLOW OFFERING ATTRACTIVE CONTRACTUAL YIELD

OFFERED AT A COMPETITIVE BASIS AND SIGNIFICANT DISCOUNT TO REPLACEMENT COST

DOMINANT CORPORATION HUB

HIGHLY DIVERSIFIED RENT ROLL

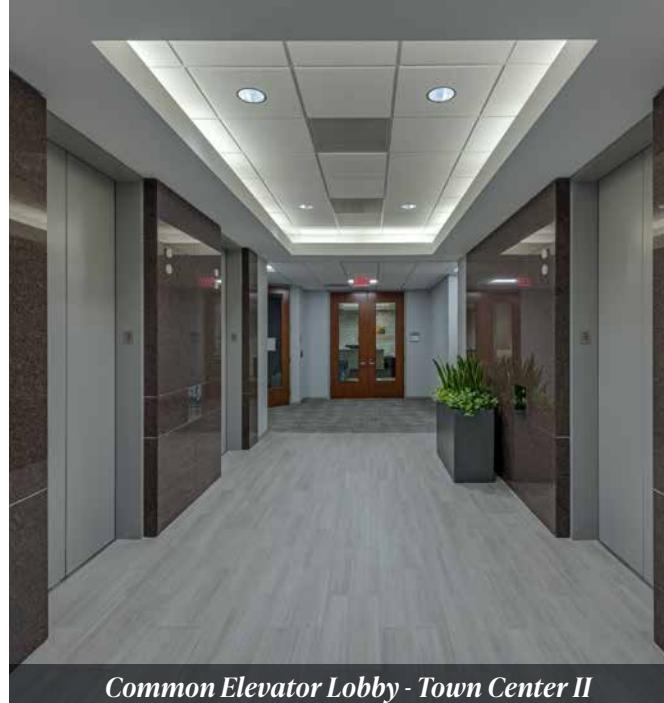
ABILITY TO CAPTURE BROAD SECTION OF TENANT DEMAND

HIGHLY AMENITIZED CLASS-A ASSET SURROUNDED BY A WEALTH OF DEMAND DRIVERS

ICONIC LOCATION IN THE HEART OF THE WOODLANDS



Goosehead Insurance Conference Room



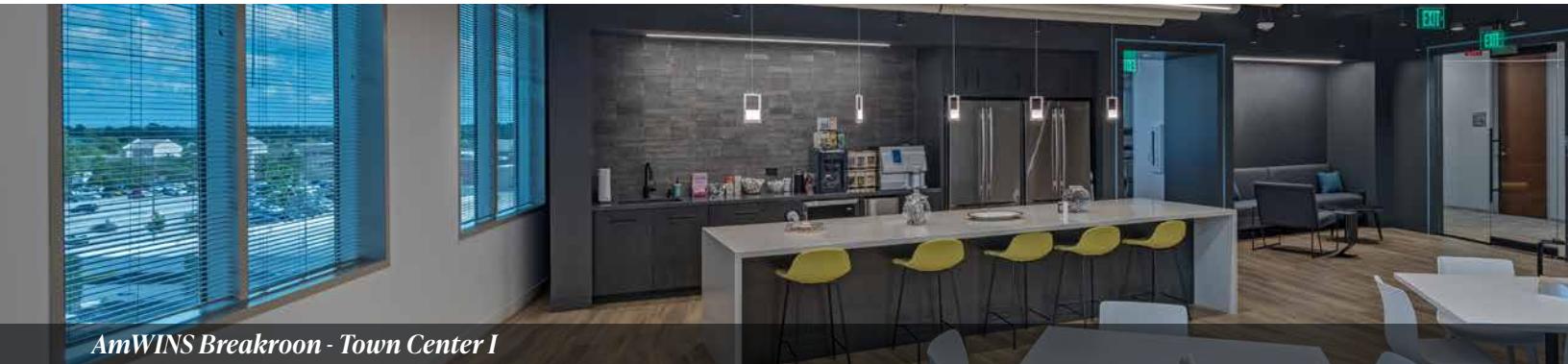
Common Elevator Lobby - Town Center II



Town Center



Woodforest National Bank



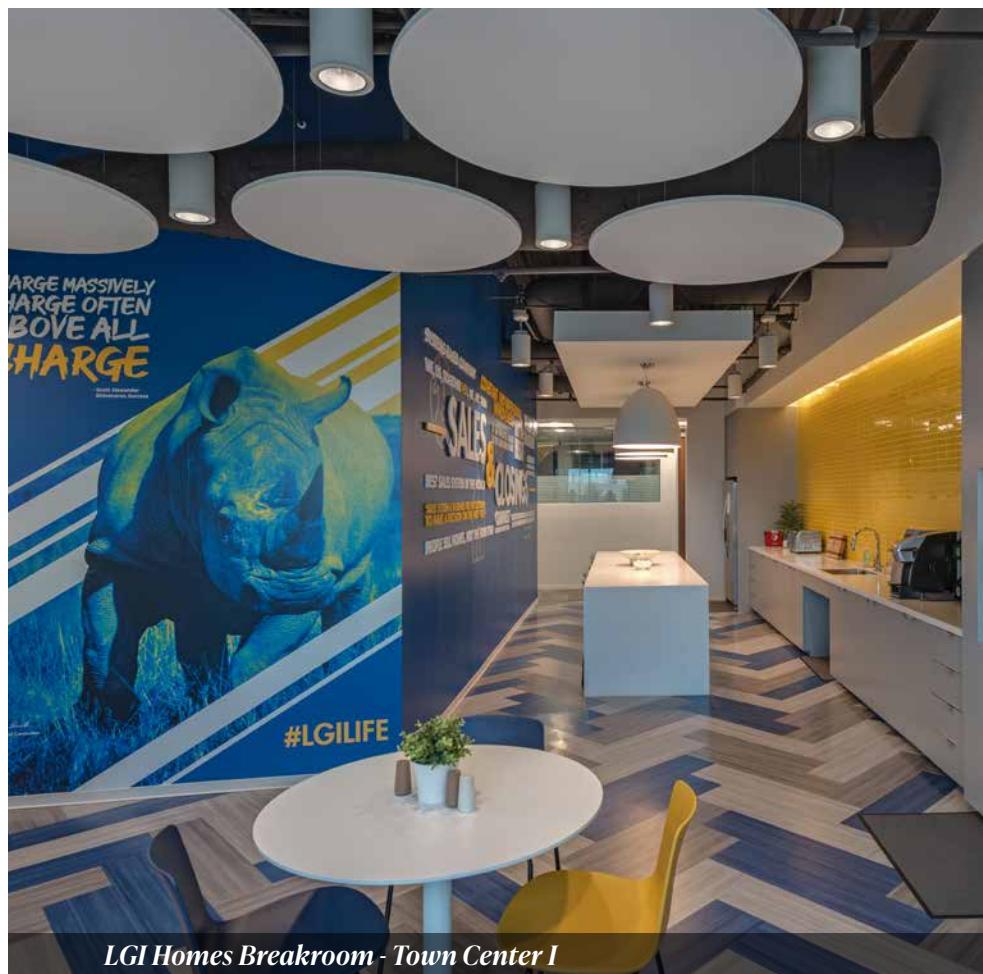
AmWINS Breakroom - Town Center I



15th Floor Common Areas



National Bank Lobby - Town Center II



LGI Homes Breakroom - Town Center I



1st Floor Elevator Lobby - Town Center II



HOUSTON CBD

45

Lake Robbins Dr

Lake Woodlands Dr

TOWN CENTER I & II



TOWN CENTER I&II

THE WOODLANDS
MALL

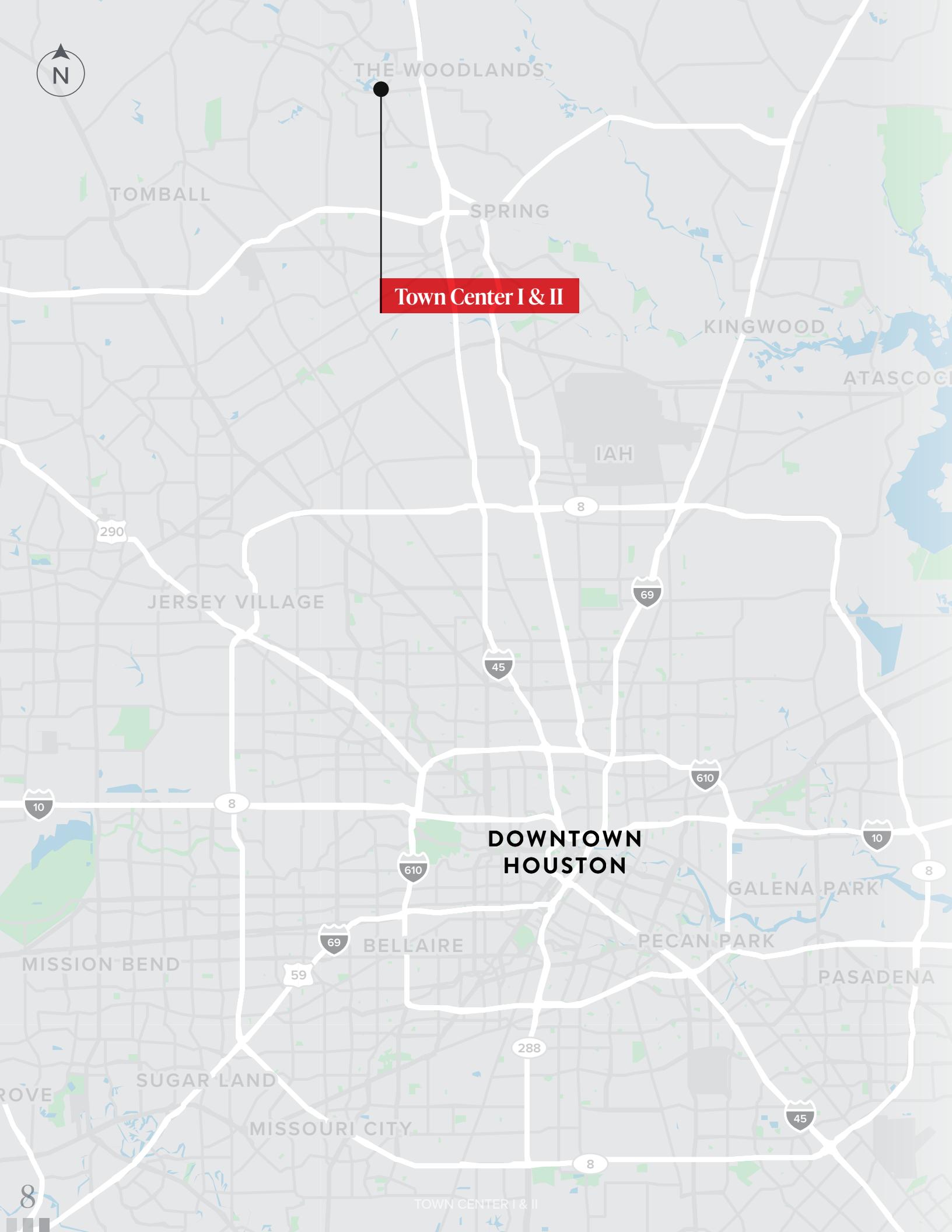




THE WOODLANDS TOWN CENTER



Six Pines Dr





Town Center I & II



LGI Homes Lobby - Town Center I



Woodforest National Bank Lobby - Town Center II Suite 100



Town Center I & II



AmWINS - Town Center I Suite 610



Goosehead Insurance Breakroom - Town Center II Suite 650

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