



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

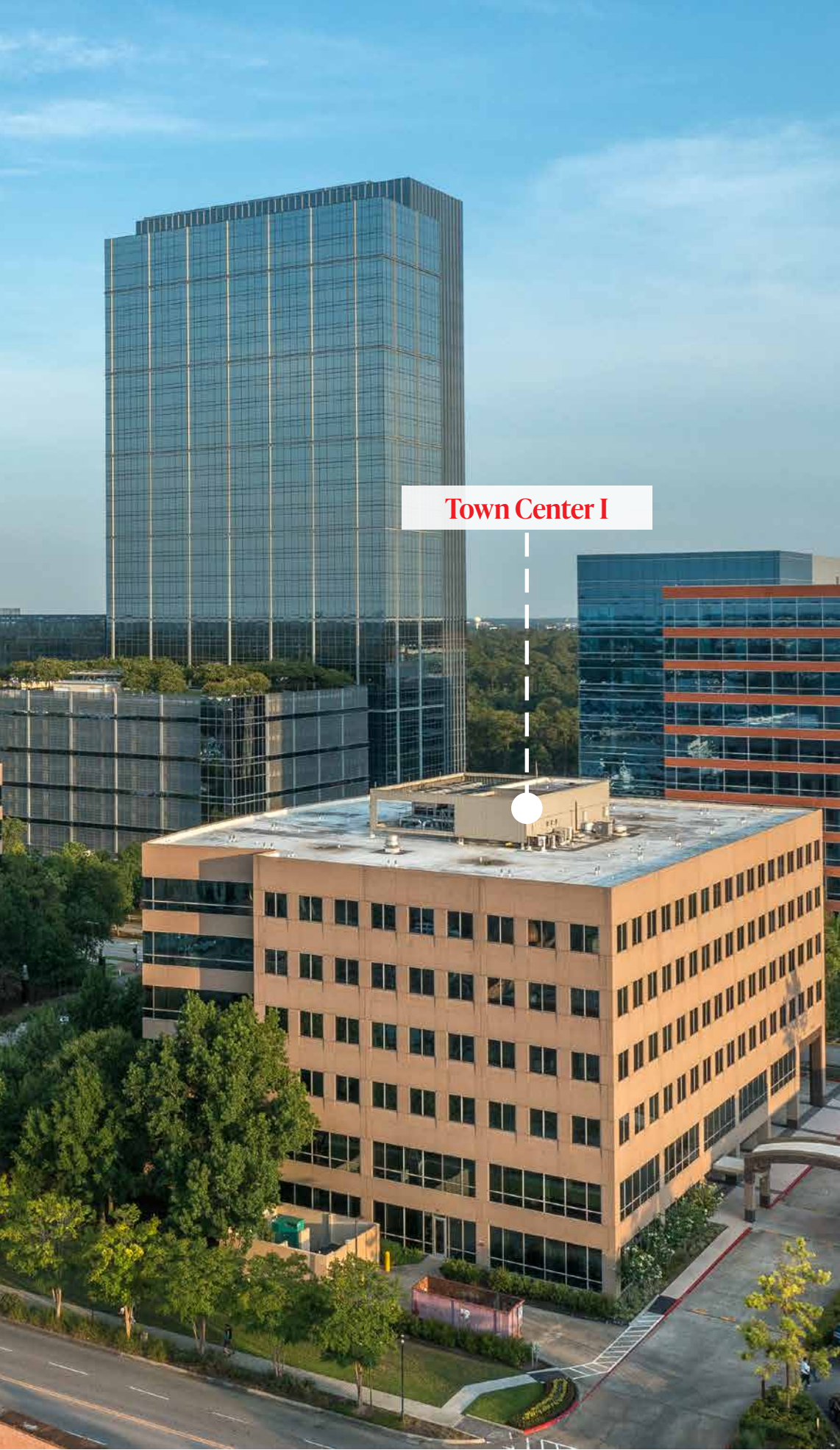
WALT

7.66 Acres

Land Area



Town Center II



Town Center I

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



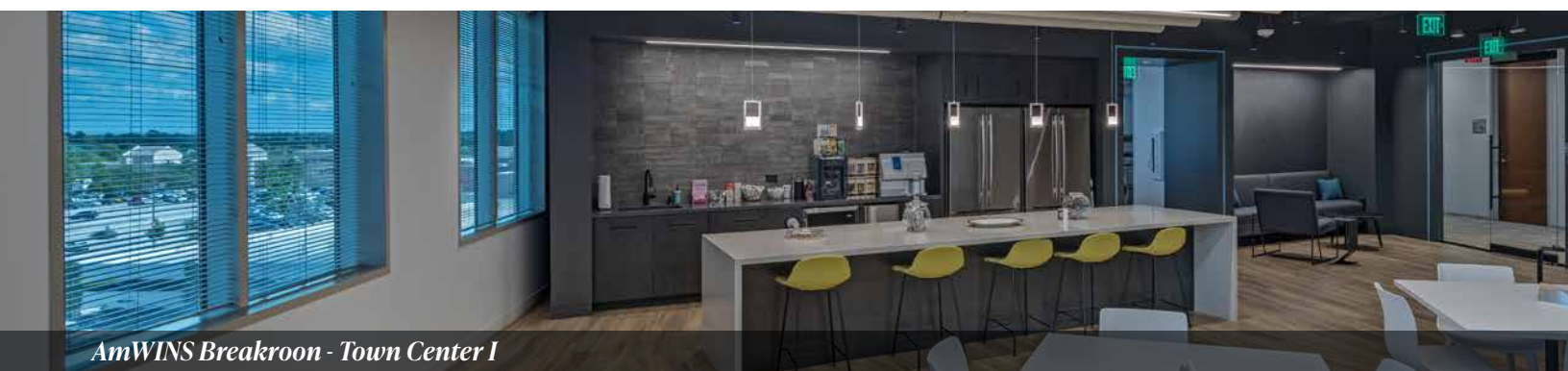
Common Elevator Lobby - Town Center II



Town Center



Woodforest N



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

IAH GEORGE BUSH
INT'L AIRPORT

HOUSTON CBD



TOWN CENTER I&II

Lake Robbins Dr

Lake Woodlands Dr

THE WOODLANDS
MALL

★ macy's NORDSTROM Dillard's JCPenney Apple
DICK'S SPORTING GOODS BARNES & NOBLE BOOKSELLERS Fleming's P.F. CHANG'S SHAKESAKE
POTTERY BARN Cheesecake Factory Starbucks salata Panera BREAD

TOWN CENTER I & II

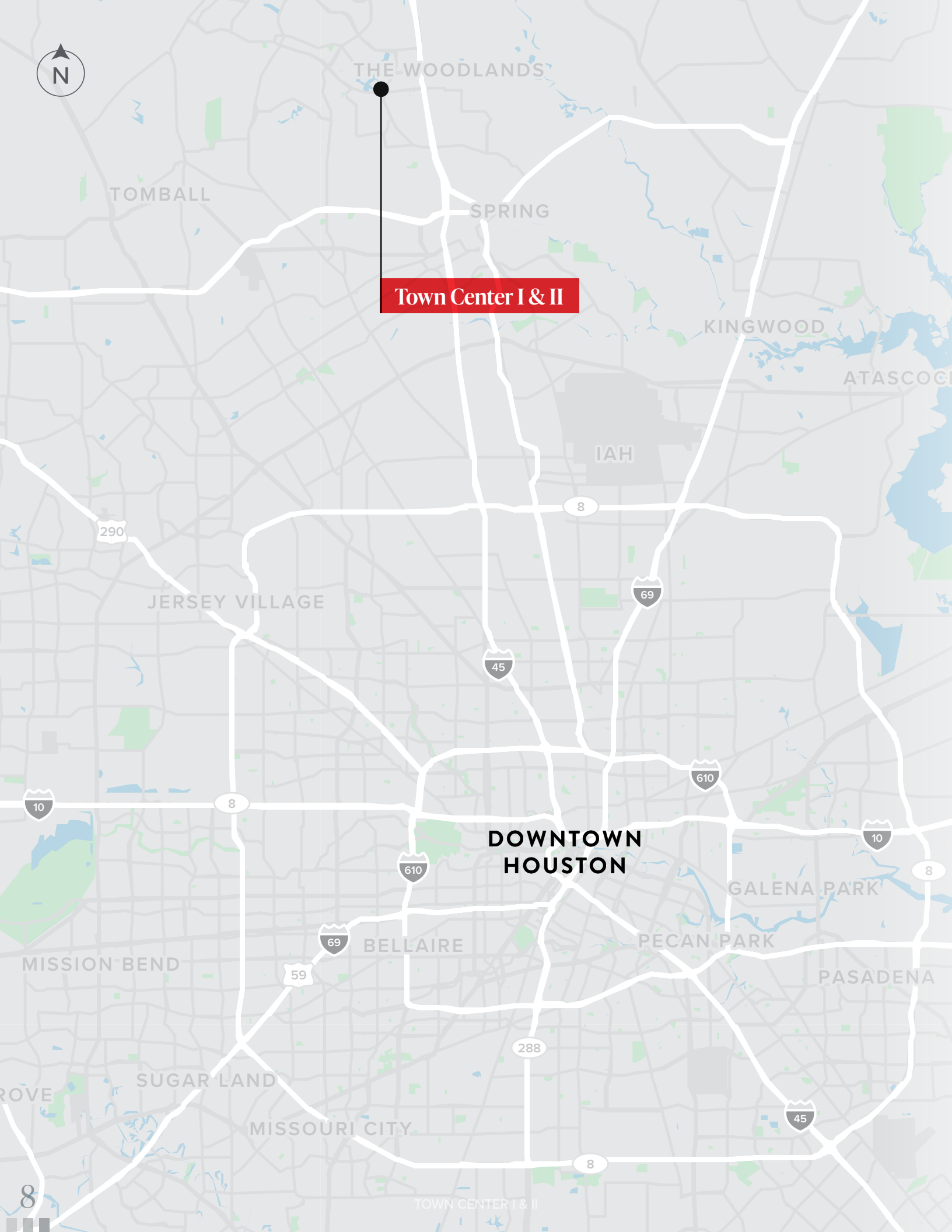


THE WOODLANDS TOWN CENTER



Six Pines Dr

TOWN CENTER I & II



THE WOODLANDS

TOMBALL

SPRING

Town Center I & II

KINGWOOD

ATASCOCITA

IAH

290

JERSEY VILLAGE

45

69

8

10

**DOWNTOWN
HOUSTON**

610

610

10

8

GALENA PARK

PECAN PARK

PASADENA

MISSION BEND

59

69

BELLAIRE

288

SUGAR LAND

MISSOURI CITY

45

8

TOWN CENTER I & II

8



Town Center I & II



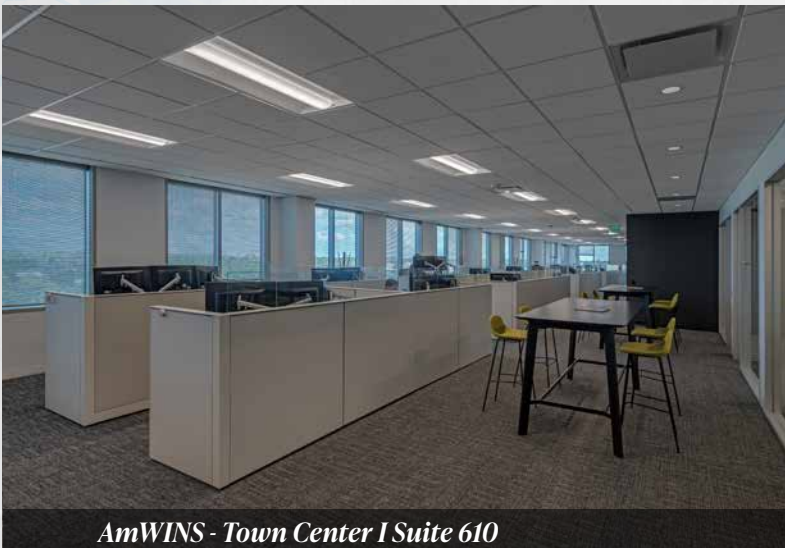
LGI Homes Lobby - Town Center I



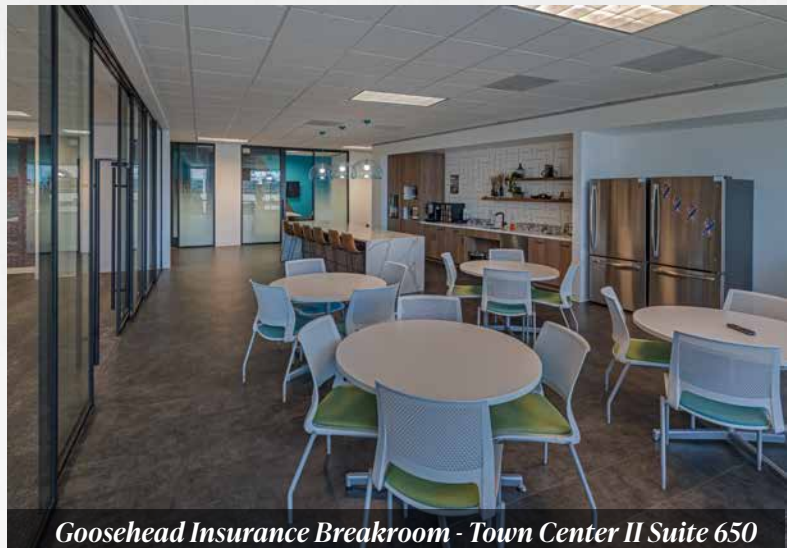
Woodforest National Bank Lobby - Town Center II Suite 100



Town Center I & II



AmWINS - Town Center I Suite 610



Goosehead Insurance Breakroom - Town Center II Suite 650

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