

CENTURY PLAZA

JLL
Houston, TX



49,910 SF CLASS B LIGHT DISTRIBUTION PARK | 100% LEASED WITH 4.6 YEARS OF WALT | NORTH HOUSTON LOCATION

**VERSATILE LIGHT
INDUSTRIAL PRODUCT
PRICED WELL BELOW
REPLACEMENT COST**

**PROXIMATE TO
GEORGE BUSH
INTERCONTINENTAL
AIRPORT**

**SMALL TO MID-SIZE
INDUSTRIAL INVENTORY
CONTINUES TO
OUTPERFORM**

**ROBUST LEASING
VELOCITY AND HEALTHY
FUNDAMENTALS**

**DISTRIBUTION
LOCATIONS WITHIN
REACH OF 25 MILLION
RESIDENTS**

THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee simple interest in Century Plaza (“the Property”), a Class B industrial asset totaling 49,910 square feet in the North Houston submarket. The Property is 100% leased to eight tenants with 4.6 years of weighted average lease term remaining. With a location between I-45 and Hardy Toll Rd, the Property is just 9 miles from George Bush Intercontinental Airport. The location offers tenants easy access to Beltway 8 and Interstate 45 enabling connectivity to the broader Houston MSA and the greater region. **Century Plaza allows investors the opportunity to acquire a Houston asset well below replacement cost with current income stability and capitalize on the robust rent growth occurring in the Houston industrial market.**

500 CENTURY PLAZA DR, HOUSTON, TX 77073

49,910

SIZE (SF)

100%

OCCUPANCY

1985

YEAR BUILT

60%

OFFICE FINISH

8

OF TENANTS

4.6 YEARS

WALT

3.4 ACRES

LAND SIZE (ACRES)

33.3%

COVERAGE RATIO

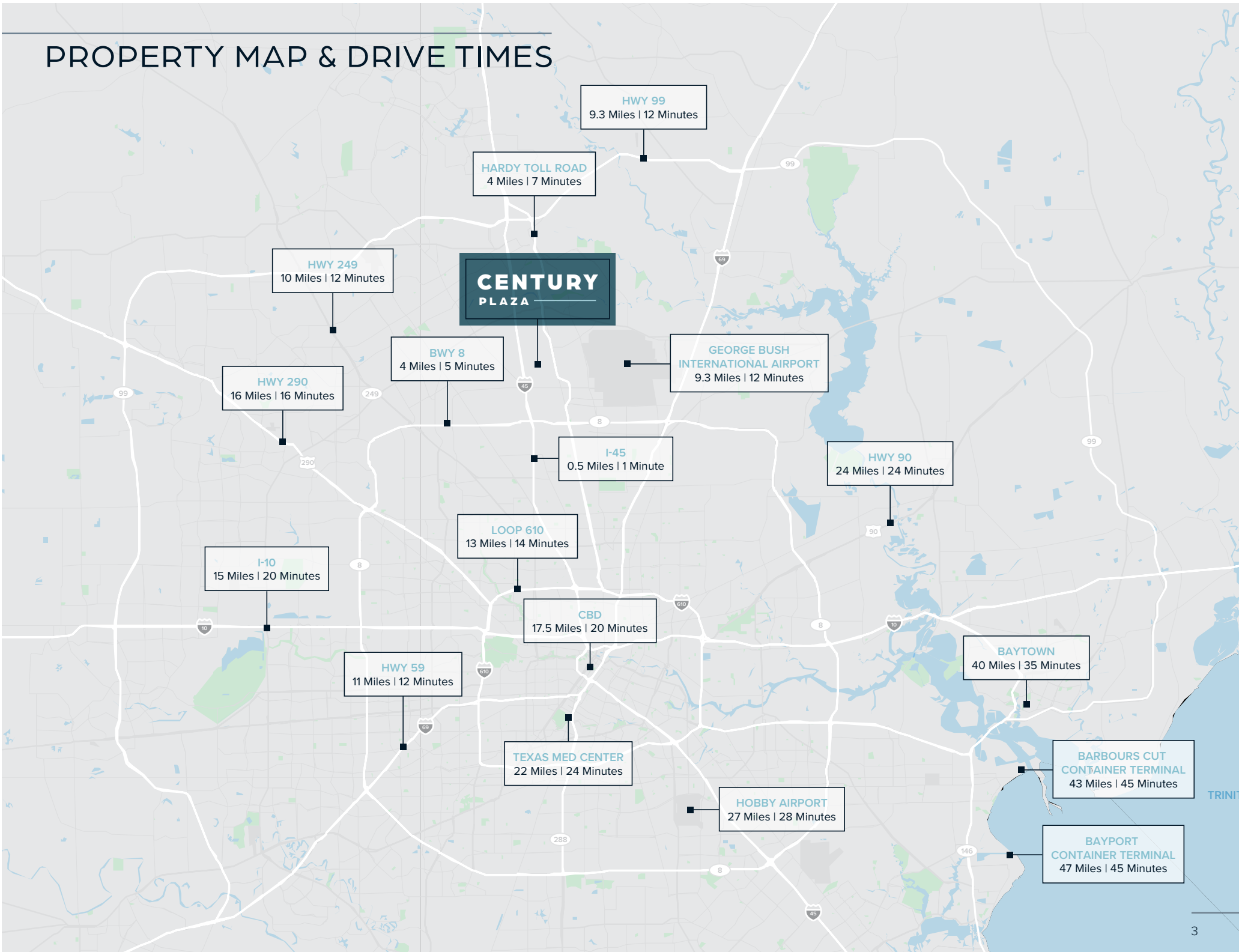
161 SPACES AND
6 HANDICAP SPACES

CAR PARKING SPACES



2

PROPERTY MAP & DRIVE TIMES



SURROUNDED BY INSTITUTIONAL OWNERSHIP



PROLOGIS
CENTURY PLAZA 99
91,520 SF

TIAA
AIRTEX COMMERCE
CENTER
166,922 SF

**THE MERITEX
COMPANY**
CENTURY PLAZA
DISTRIBUTION CENTER 4
120,022 SF

mapletree
400 CENTURY PLAZA
149,760 SF

**CALIFORNIA
GLOBAL INVESTMENTS**
403 CENTURY PLAZA
86,557 SF

45 (260,595 VPD)

PROLOGIS
525 CENTURY PLAZA
149,500 SF

CardinalHealth
151 NORTH PARK
CENTRAL
265,577 SF

PROLOGIS
NORTH PARK 10
108,503 SF

PROLOGIS
NORTH PARK 11
146,520 SF

PROLOGIS
15515 WOODHAM
727,600 SF

PROLOGIS
NORTH PARK 12
174,500 SF

**PADILLA FAMILY
LIMITED**
727 CENTURY PLAZA
65,328 SF

**CALIFORNIA
GLOBAL INVESTMENTS**
CENTURY CENTER
BUSINESS PARK
131,823 SF

**CENTURY
PLAZA**

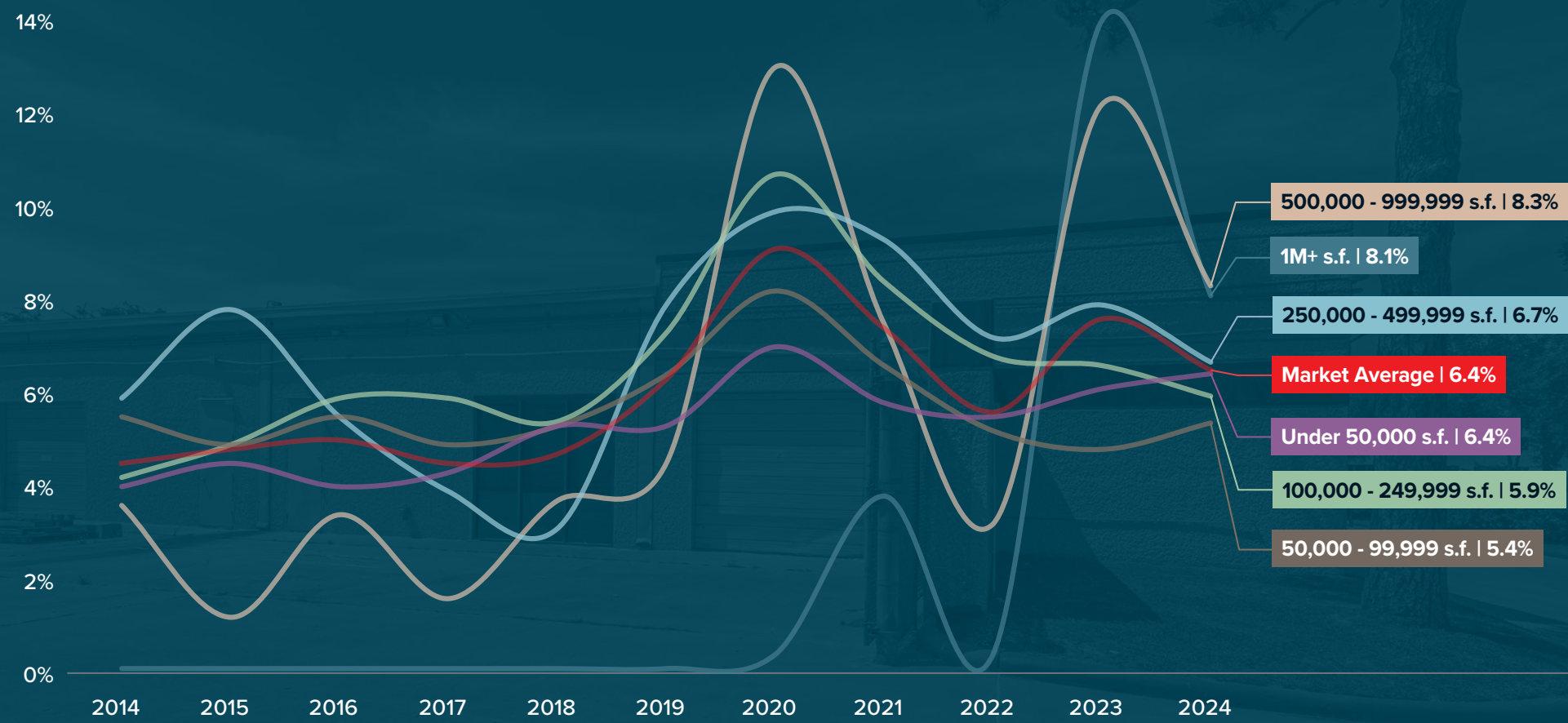
**THE OKONITE
COMPANY**
802 CENTURY PLAZA
79,723 SF

EAirtex Dr

HOUSTON'S BREAD & BUTTER: SMALL-TO MID-SIZE INVENTORY

Houston's small to mid-size industrial inventory is outperforming the market with below-average vacancies. While large-tenant deals are quick to move the needle, it's worth noting that over 75% of leases done in 2024 (by count) were smaller than 100,000 s.f. in size.

FUNDAMENTALS IN SMALL-TO MID-SIZE INVENTORY CONTINUED TO OUTPERFORM THE MARKET



PROPERTY DESCRIPTION

PROPERTY SUMMARY	CENTURY PLAZA
ADDRESS:	500 Century Plaza Dr, Houston, TX 77073
SIZE (SF):	49,910
OFFICE (SF):	29,784
OFFICE FINISH %:	60%
YEAR BUILT:	1984
WALT:	4.6 Years
CLEAR HEIGHT:	14.6'
COLUMNG SPACING:	30'w x 45'd
OVERHEAD DOORS:	13 Total
CAR PARKING:	161 Spaces and 6 Handicap Spaces
# OF TENANT(S):	8
LAND SIZE:	3.44 Acres
COVERAGE RATIO:	33.3%

CONSTRUCTION

EXTERIOR WALLS:	Reinforced Concrete
EXTERIOR FAÇADE:	Tilt-up wall panel exterior walls
ROOF TYPE:	Flat roof with an EPDM membrane over rigid insulations boards on corrugated metal decking.
WARRANTY (EXPIRATION):	3/23/37

MECHANICAL

HVAC:	Rooftop package units 2,000-amps, 120/208-volt, three-phase, four-wire alternating current. The electrical wiring is reportedly copper, installed in non-metallic sheathed cable. Circuit breaker panels are located throughout each building.
ELECTRICAL:	
AIR CONDITIONING:	Electric Air-Cooled Rooftop Units
FIRE SYSTEMS:	None



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