

11000 Corporate Centre Dr.

FULL BUILDING OPPORTUNITY



11000
CORPORATE CENTRE



FOR LEASE

FOR LEASING INFORMATION:

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BUILDING FACTS



**101,039 RSF
CONTIGUOUS
AVAILABLE**



**EASY INGRESS/
EGRESS
TO BELTWAY 8**



**6/1,000
PARKING**



**11000
CORPORATE CENTRE**

- **101,039 RSF Building Total**
- **101,039 RSF Contiguous Available**
- **Divisible from 50,000 SF**
- **6/1,000 Parking**
- **Building Signage Available**
- **Single Tenant Opportunity**
- **400kVA generator available**

AGELLAN PARK



Business Park Information

- 101,039 RSF contiguous available
- Divisible from 50,000 SF
- Part of 3 building complex
- 362,452 RSF in Agellan Park
- 6/1,000 Parking
- Easy ingress/egress to Beltway 8
- Can accommodate ± 550 seats
- In Deed restricted business park - Westway Park
- Efficient floor plate
- Building signage available
- Strong ownership
- Onsite building engineer
- 10' ceilings
- 51,941 RSF floorplate

Amenities Nearby

- Numerous restaurants within 5 minutes
- Adjacent to Pinto Business Park
- LA Fitness within 5 minutes
- Three (3) banks within 5 minutes
- Six (6) daycares within 2 minutes
- Restaurants options within 5 minutes:
Chick Fil A, Taco Cabana, Backyard Café and Grill, Escalante's, La Madeleine, Brio, Cyclone Anaya's, Eddie V's, Grimaldi's, Chipotle, Niko Niko's, Murphy's Deli, Pappadeaux's, Rudy's BBQ

DRIVE TIMES MAP



Ingress
Egress

1 Direct access
from Beltway 8

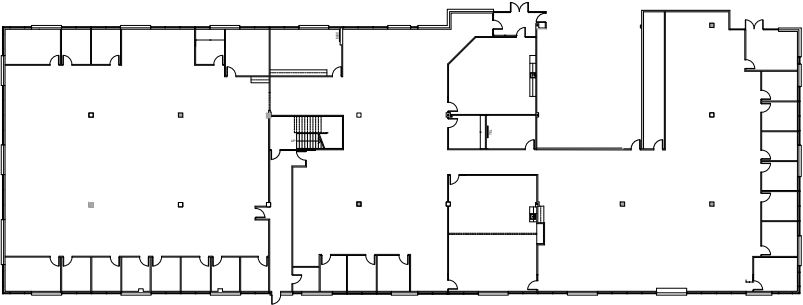
2 Access from Beltway 8 with Westway
Park Blvd connection

3 Access from Beltway 8 and Clay Road with
Westway Park Blvd connection

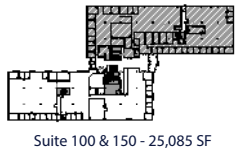
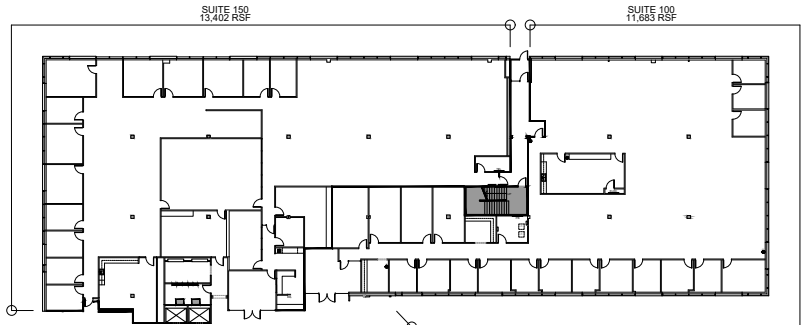


AVAILABLE SPACE

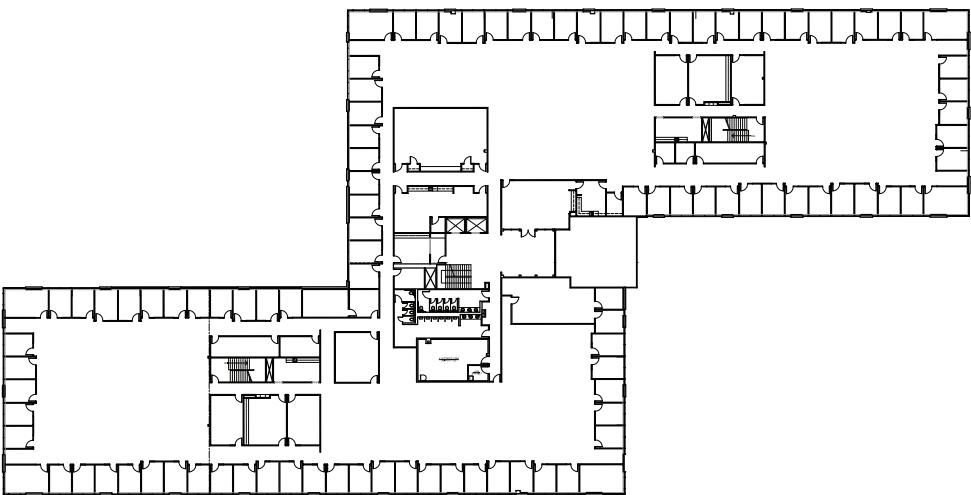
SUITE 125 □ **24,013 RSF Available**



SUITE 100 & 150 □ **25,085 RSF**



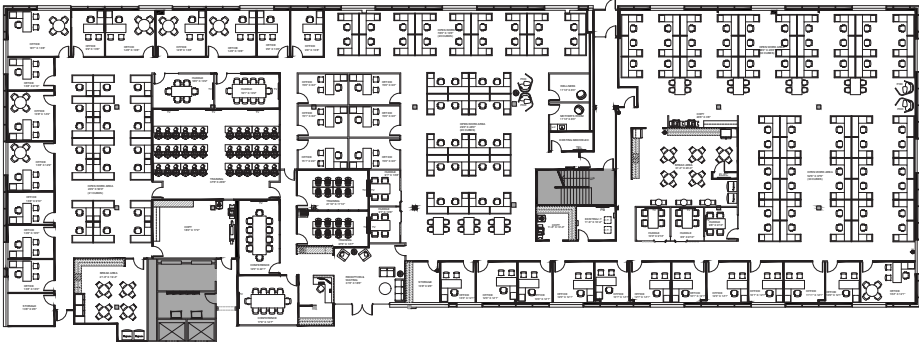
SUITE 200 □ **51,941 RSF Available**



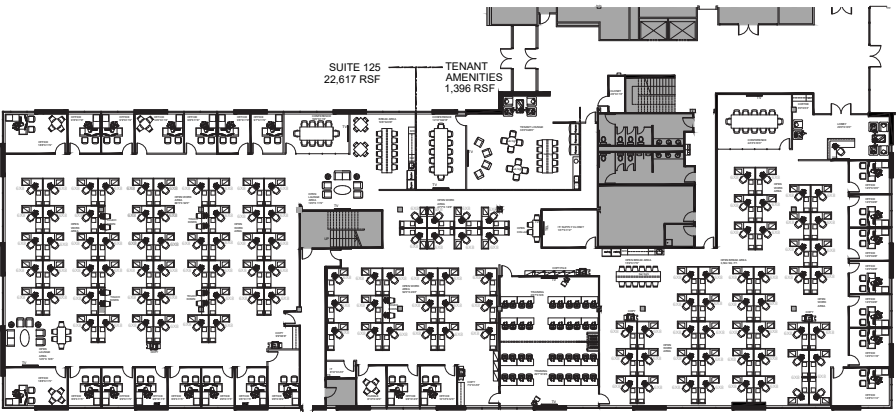
**11000
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TEST FITS

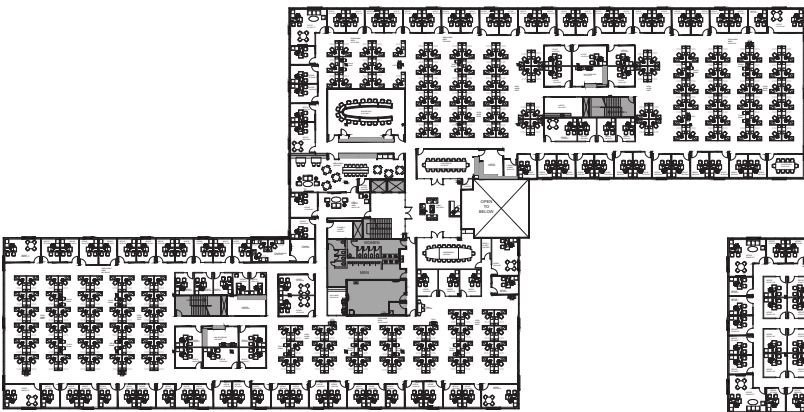
SUITE 100 & 150 
25,085 RSF
±100 SEATS



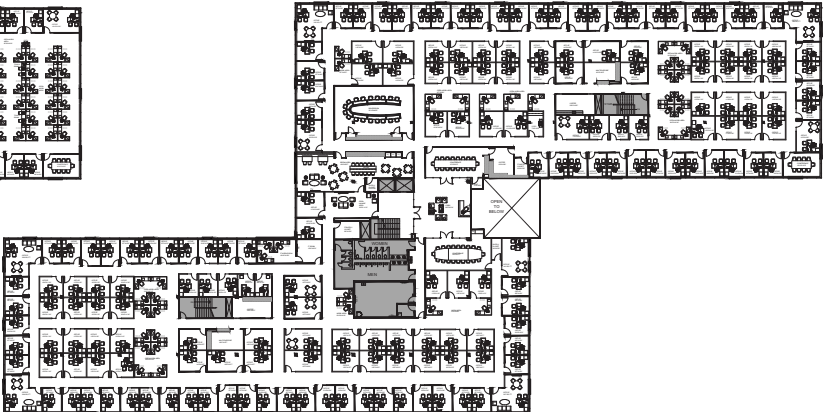
SUITE 125 
24,013 RSF
PROPOSED LAYOUT
±150 SEATS



STE.200 
OPEN LAYOUT
±300 SEATS



STE.200 
CLOSED LAYOUT
±225 SEATS



AMENITIES MAP



CORPORATE NEIGHBORS



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AGELLAN



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WESTWAY PARK