



1401

www.cityplacespringwoods.com

LAKE PLAZA DRIVE

A PREMIER URBAN CENTER WITH SUPERB ACCESS

1401 is the newest, most distinctive office space offering at CityPlace, a 60-acre fully-integrated, mixed-use development located within Springwoods Village, one of Houston's most inspired new master-planned communities. All of the elements of a truly great business environment – location, exceptional design and a vital stimulating setting – are found at CityPlace.

Served by three frontage road connections from I-45 and two interchanges from the Grand Parkway with quick connections to the Hardy Toll Road, CityPlace's access is unparalleled.



*FUTURE PHASES INCLUDE PLANNED OFFICE, MULTIFAMILY, RETAIL AND ENTERTAINMENT

A DRAMATIC ARRIVAL – A UNIQUE OPPORTUNITY

Prominently located at the main entrance to CityPlace, 1401 offers 26,750 square feet of spacious office space on its second level. With entrances via the stylish, dedicated ground floor lobby or a direct skybridge from the second level of the parking garage, tenants enjoy access to a modern workplace while being connected to a vibrant, pedestrian-friendly, 18-hour location.

- High visibility from Springwoods Village Parkway
- Exceptional branding/signage opportunities
- Close proximity to amenities
- Unique 14-foot finished ceiling heights
- Private outdoor terrace
- Ground floor shopping and dining
- Office parking ratio of 4 per 1,000
- LEED Silver designed



FAR FROM ORDINARY, CLOSE TO EVERYTHING



With its unique design, soaring 14-foot ceiling heights, private outdoor terrace and efficient floor plate, 1401 provides a customized tenant workspace that is both dynamic and cost effective.

Outside the office, 1401 offers an active and engaging lifestyle with close proximity to retail, including shops, restaurants and entertainment options carefully curated to appeal to a wide variety of tastes and activities.



MARRIOTT HOTEL & CITYPLACE PLAZA



COMMON BOND



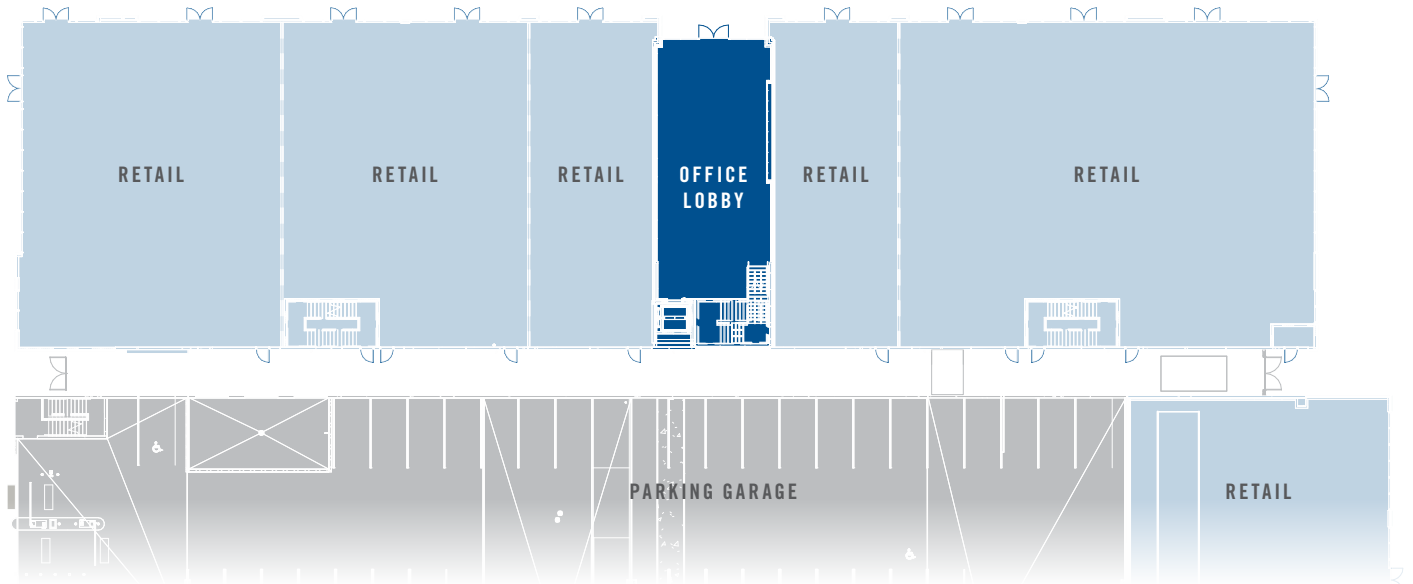
ISLAND GRILL



FOCUS OPTICAL

GROUND LEVEL

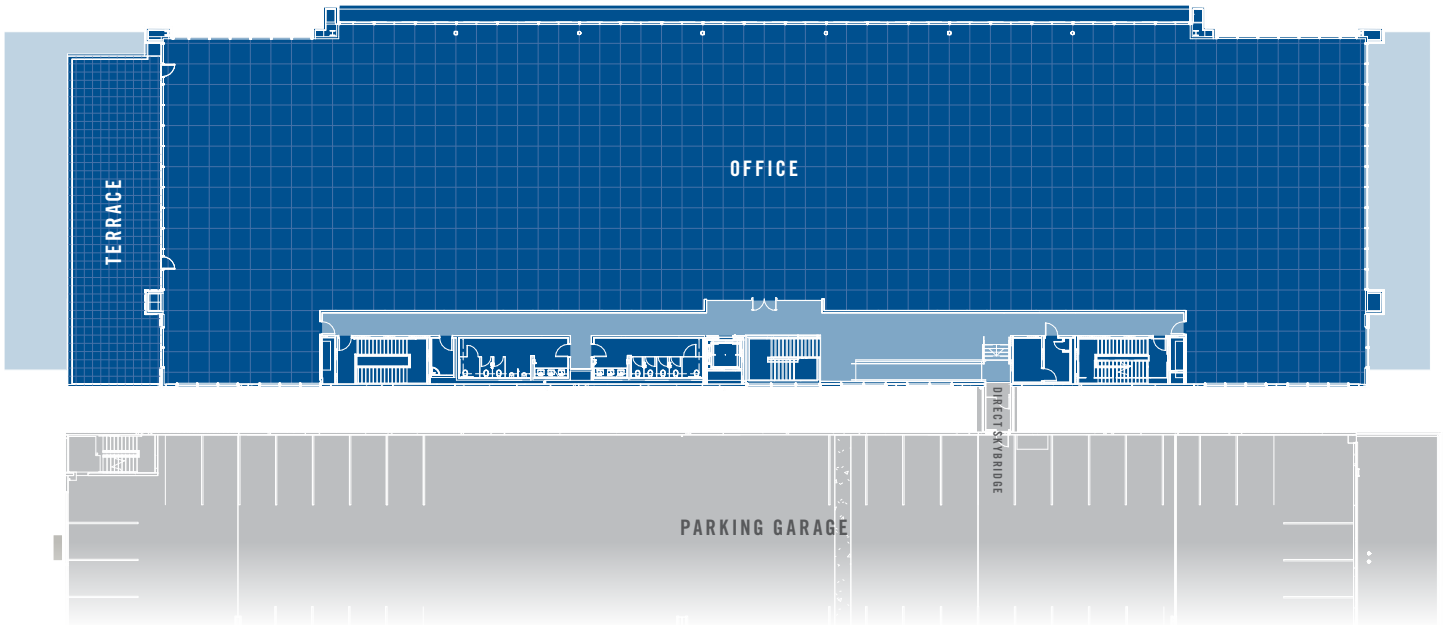
- Dedicated 2,189 SF ground floor lobby access to second level



* Representation of retail

LEVEL 2 26,750 RSF OFFICE

- 14-foot finished ceiling heights
- Exclusive outdoor terrace
- 5-foot planning module
- 70-foot bay depths
- Floor-to-ceiling glass
- Direct skybridge from garage



GROUND LEVEL LOBBY



FLOOR TO CEILING WINDOWS & BALCONY





A PROVEN DEVELOPMENT TEAM

The vision of CityPlace represents a long-standing collaboration between Patrinely Group, a national leader in commercial office buildings and build-to-suit corporate headquarters, and USAA Real Estate, an independent, world-class investment manager. For over 30 years, Patrinely Group and USAA Real Estate have partnered to develop innovative, successful projects for their clients.

These firms joined forces with CDC Houston, Inc., a subsidiary of Coventry Development Corporation, New York, an experienced land developer of mixed-use urban communities. CDC Houston has owned the property for more than 50 years. Together, this partnership has successfully positioned CityPlace and Springwoods Village as an established major employment center in a high-quality, mixed-use environment.

LEASING INFORMATION



Chrissy Wilson
713.888.4062
chrissy.wilson@am.jll.com

Matt Pruitt
713.888.4089
matt.pruitt@am.jll.com

CityPlaceSpringwoods.com

PatrinelyGroup



■■■ CDCHOUSTON INC