

# GRAND PARKWAY

TOWN CENTER

Strategically Located Near The Southwest Corner of Hwy 249 and Grand Parkway

- *Approximately 450,000+ SF of Office Space*
- *Anchor Tenant Identity visible to Hwy 249 and Grand Pkwy*
- *Within a 20 minute drive*
  - *Approximately 560,000 population*
  - *71% white collar workforce*
  - *32% have college degrees*



TRANSWESTERN®

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INTRODUCING

# GRAND PARKWAY

TOWN CENTER

Grand Parkway Town Center will offer an institutional quality /class A office building in the North West Houston office market. Situated on the southwest corner of Grand Parkway and Hwy 249, Phase I of the project will be a 139,169 square foot office building.

Building - Phase I

Delivery – within 16 months of lease execution

6th Level – 24,286 SF

4th Level – 24,286 SF

2nd Level – 22,905 SF

5th Level – 24,286 SF

3rd Level – 24,286 SF

1st Level – 19,120 SF

TOTALS: 139,169 SF

Building - Phase II & Phase III

Up to 300,000 SF Additionally Available

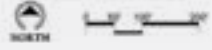
Pre-certified LEED® Silver | Large, Flexible Floorplates | Excellent Signage Opportunities | Easy Access to and from Major Roadways | Prominent Freeway Visibility to Hwy 249 & Grand Parkway | Located near the Southwest Corner of Hwy 249 and Grand Parkway

# GRAND PARKWAY

TOWN CENTER



SITE PLAN



PRELIMINARY STUDY

SWC OF GRAND PARKWAY & STATE HIGHWAY 249  
TOMBALL, TEXAS





## MAIN LOBBY

- Stone walls
- Stone floors
- Elevators with stone floors

## AMENITIES

Food Service | 24/7 Security | Card-key Access | Garage Parking | Restaurants in walking distance

## BUILDING ENTRY WAY

- Wood walls
- Two story glass wall entry way



**OFFICE - PHASE I**  
139,169 SF



**RETAIL**  
282,044 SF



**RESTAURANT**  
63,050 SF

## BUILDING

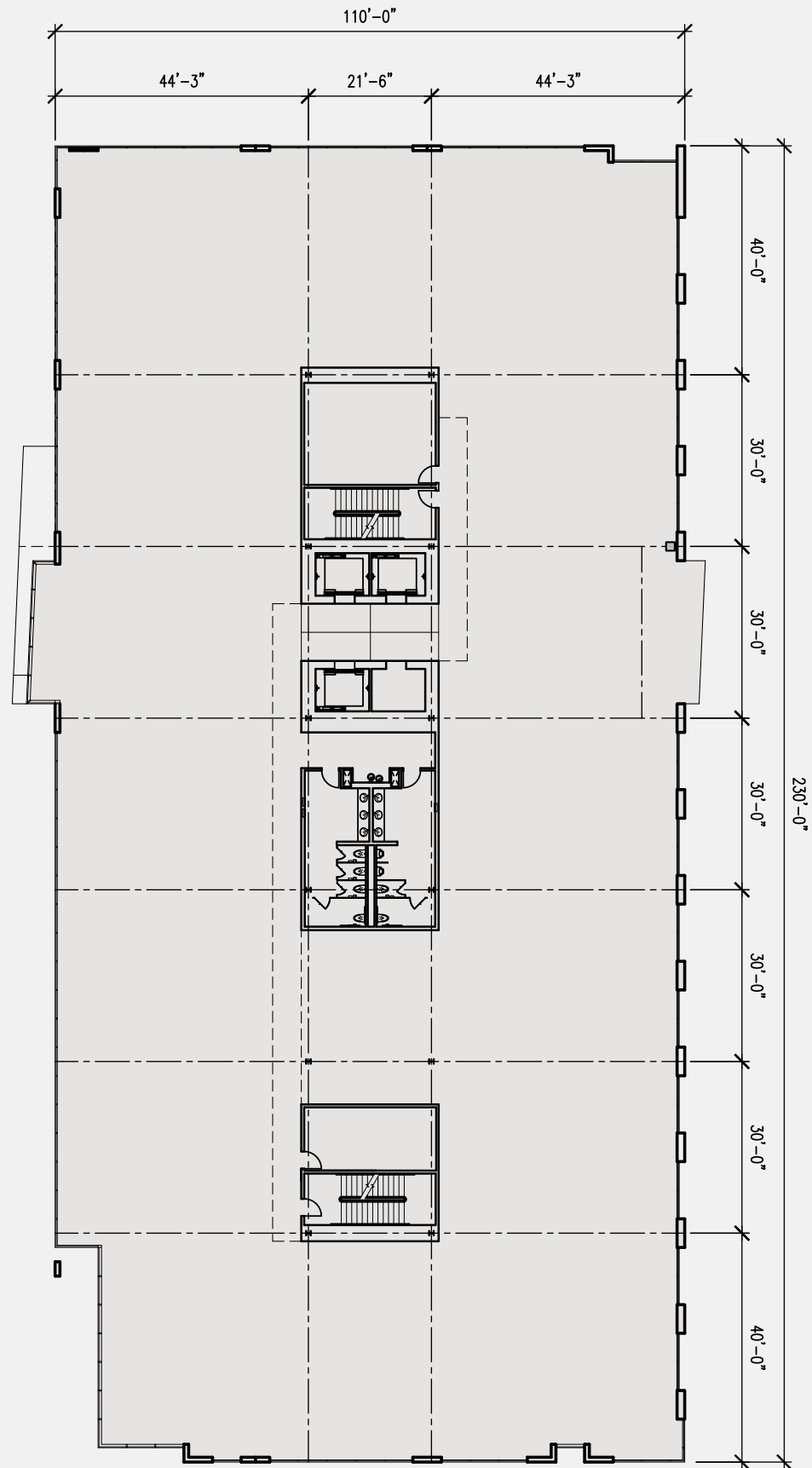
UPPER LEVEL FLOORS 3 – 6

## DESIGN

The six story building has approximately 24,286 SF floorplates.

## FLOORPLATE

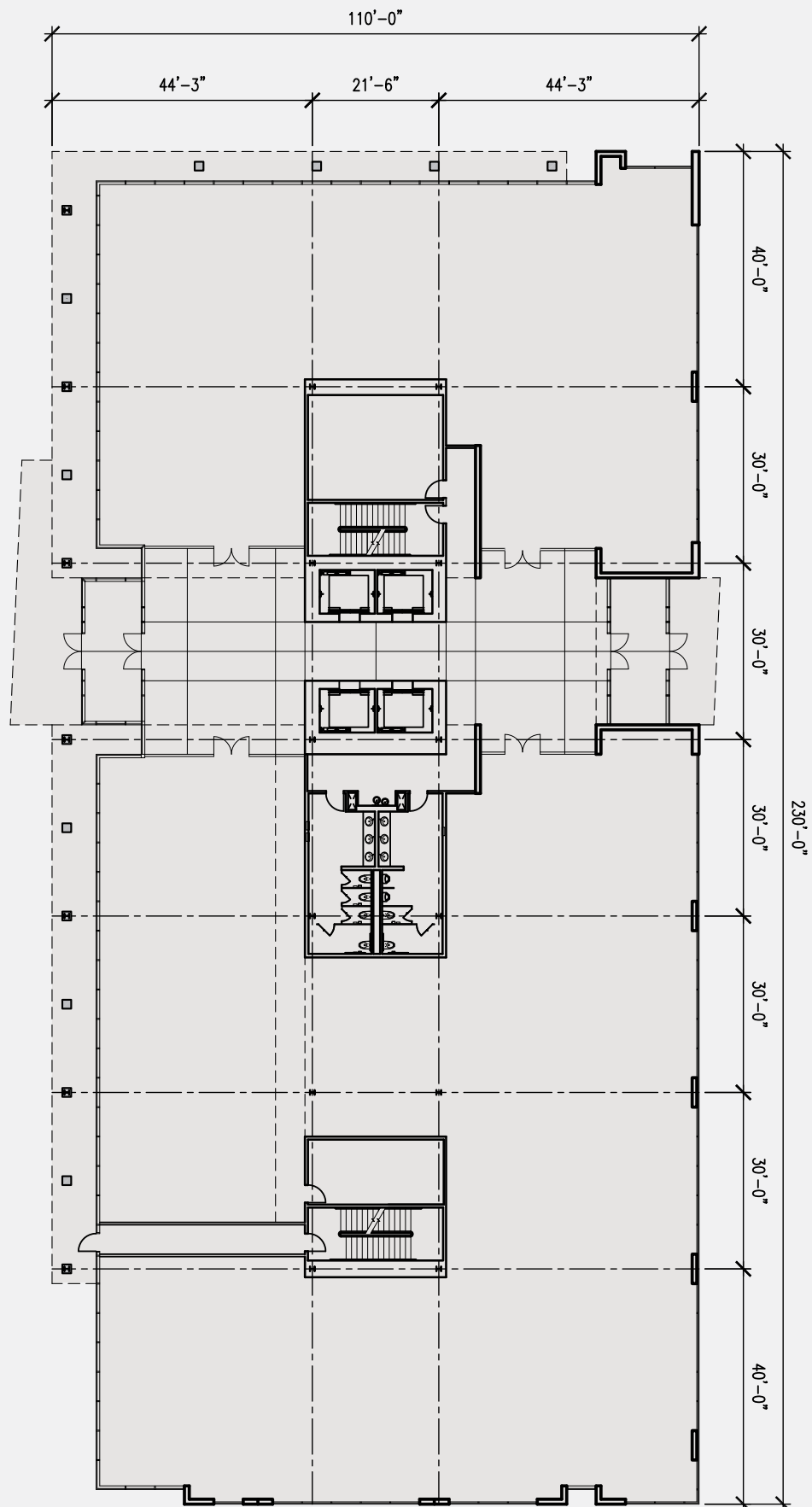
- Optimized for both small and large users
- 45' bay depth, ideal for open and closed concepts
- Column free



## BUILDING

### FIRST FLOOR

- Approximately 19,120 SF
- Multi Lobby Suites Available
- Quick Access
- High visibility for identity and exposure
- Opportunity for lobby signage



# BOUDREAU

TOWN CENTER

## Grand Parkway

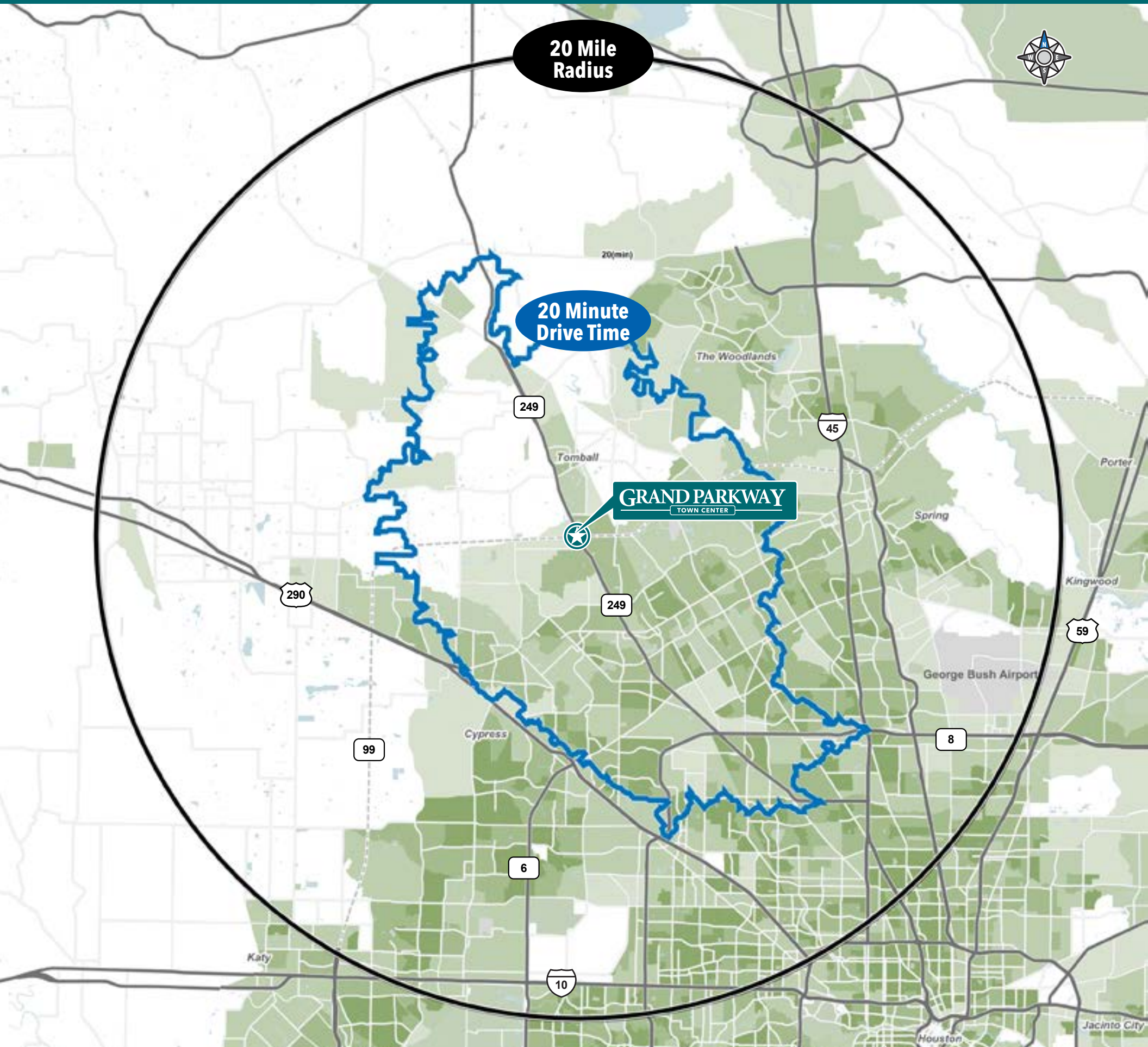
Segment Connecting Hwy 59 South  
to I-45 is Estimated to be Completed  
by December 2015

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**558,720**

People Live within a  
20 Minute Drive Time





20 Mile Radius

20 Minute Drive Time

GRAND PARKWAY  
TOWN CENTER

249

45

290

249

59

99

8

6

10

Katy

Cypress

Tomball

The Woodlands

Spring

Kingwood

George Bush Airport

Houston

Jacinto City

## 20 Minute Drive Time

**518,046**

Current Population Estimate

**568,889**

Projected Population by 2016

**176,748**

Total Households

**192,560**

Projected Total Households by 2016

## 20 Mile Radius

**1,857,489**

Current Population Estimate

**2,058,875**

Projected Population by 2016

**626,496**

Total Households

**692,547**

Projected Total Households by 2016

## 20 Minute Drive Time

**32%**

Residents have Bachelor's Degree or Higher within a 20 Minute Drivetime

**71%**

White Collar Workforce within a 20 Minute Drivetime

— VS —

## City Wide

**29%**

Houston MSA Residents have Bachelor's Degree or Higher

**62%**

Houston MSA White Collar Workforce

— VS —



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