

High-Quality Flex Center For Lease - ±82,144 RSF



11050 Capital Park Drive  
HOUSTON, TEXAS





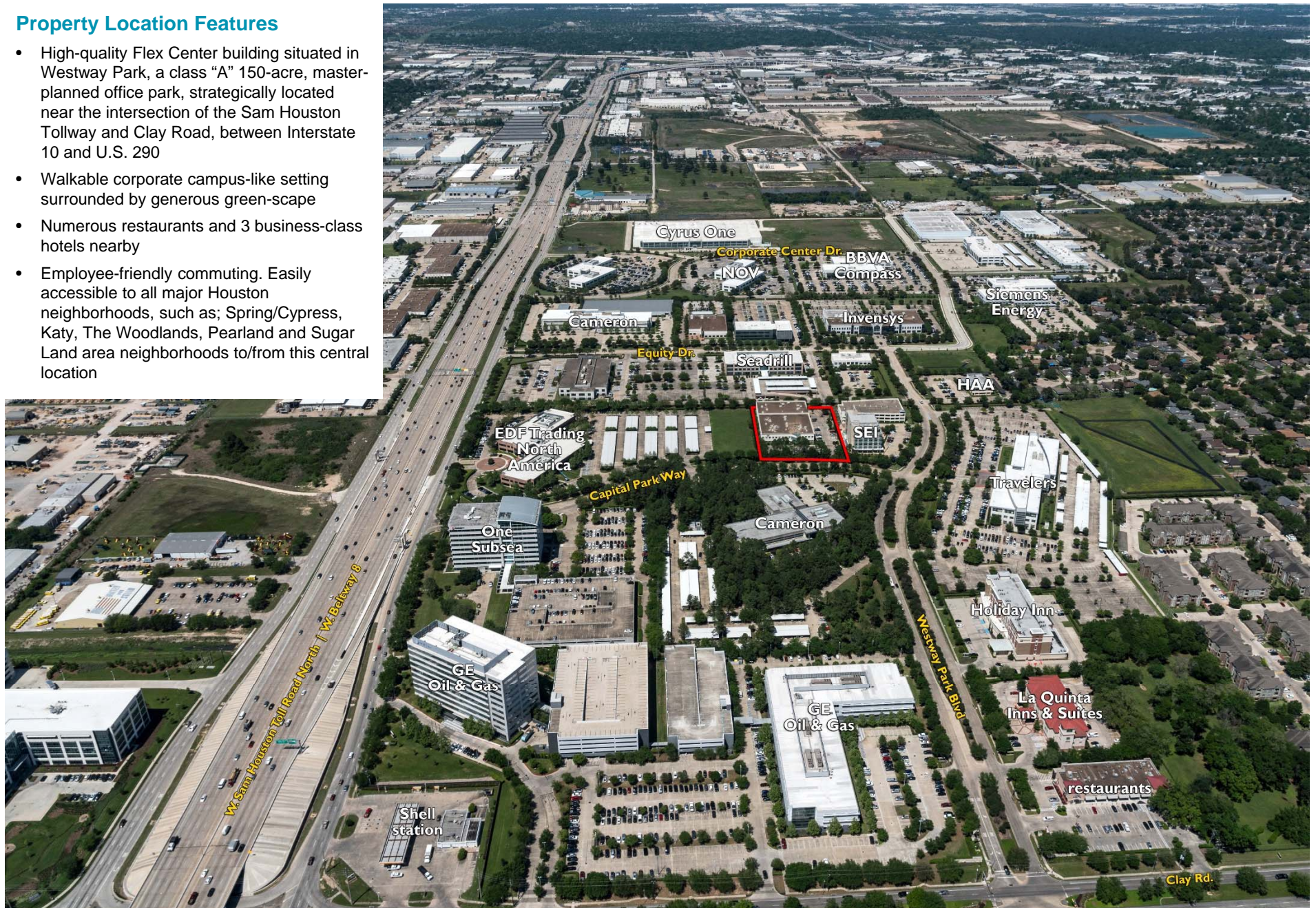
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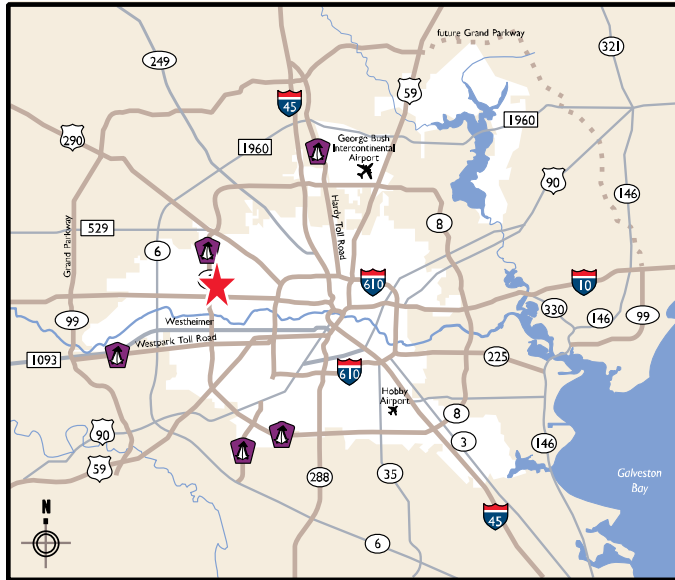
## Property Location Features

- High-quality Flex Center building situated in Westway Park, a class “A” 150-acre, master-planned office park, strategically located near the intersection of the Sam Houston Tollway and Clay Road, between Interstate 10 and U.S. 290
- Walkable corporate campus-like setting surrounded by generous green-scape
- Numerous restaurants and 3 business-class hotels nearby
- Employee-friendly commuting. Easily accessible to all major Houston neighborhoods, such as; Spring/Cypress, Katy, The Woodlands, Pearland and Sugar Land area neighborhoods to/from this central location





## Access/Location



## Access Advantages

- Convenient access ramps on and off Sam Houston Tollway via Clay Road with secondary ramps at Kempwood and Tanner
- 17 miles from the Houston Central Business District and 11 miles from the Galleria
- 26 miles from Bush IAH and 27 miles from Hobby Airport
- Seven minutes to US 290 and ten minutes to the Energy Corridor, Westchase District and the Memorial Villages





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## Property Features

- High-quality two-level Flex Center building containing approximately 82,144 square feet of net rentable area
- Blend of high finish office (65%) and fully air-conditioned clean warehouse (35%) space
- Building is easily adaptable to multiple office/flex configurations
- Two grade level drive-up loading doors
- Impressive formal reception area
- Typical office sizes are 10' x 14' on both levels
- Multiple conference rooms and multi-media rooms on both levels
- Two sets of restrooms on both levels and multiple kitchen/break rooms
- Two elevators service the building
  - Office portion serviced by a Dover hydraulic (2,000-pound capacity)
  - Warehouse portion serviced by an Otis Type LVM-5010L (5,000-pound capacity), cab size easily capable of transferring palletized containers







### Security and Life Safety Systems

- Card key access is made available with 26 HID Card Readers
- The property is fully sprinklered
- The property is monitored by 34 Samsung Cameras (28 interior and 6 exterior cameras)

### IT Data Infrastructure

- Two ground level server rooms containing 1,010 SF and 640 SF. These areas are served by an independent APC 15-ton DX cooling system and APC Symmetra 80kW UPS
- Abundant 1GB Ethernet cabling throughout the building

### Electricity/Emergency Power

Electrical Service to 11050 Capital Park Drive consists of a 1200 amp 600 volt 3 phase main electrical panel. Copper cabling extends to an emergency generator pad site at the north side of the building with convenient natural gas connection. Additionally, located nearby is a Russelectric Automatic Transfer Switch – a high-speed switching device designed to transfer electrical loads from a preferred power source to an alternate power source when voltage and/or frequency varies from preset limits.

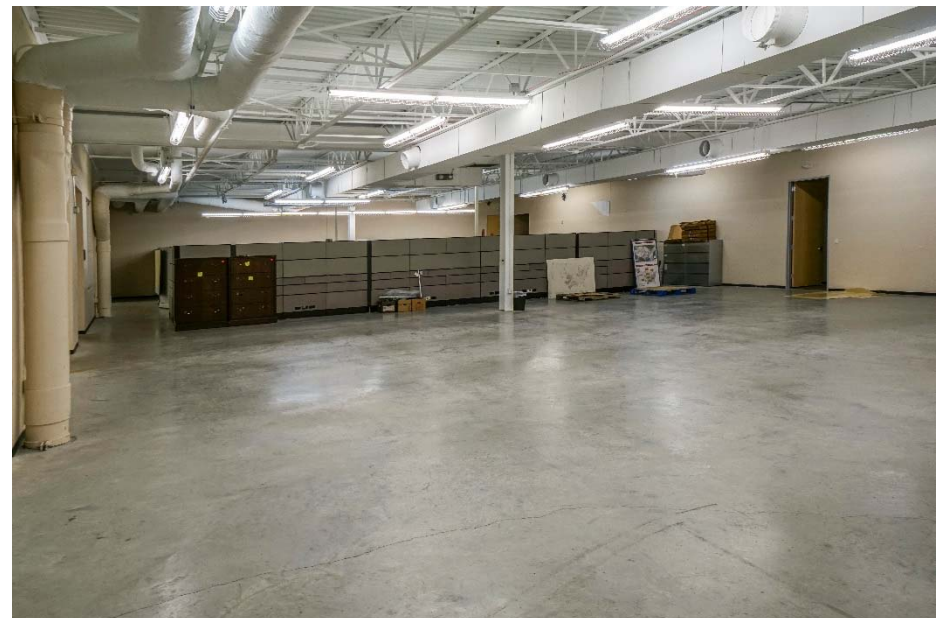
### HVAC

Air conditioning and heating is provided by 34 roof-mounted, single zone package units, all of which utilize R-22 refrigerant and forced air heating systems. The 34 existing air conditioning units are manufactured by York, Carrier and Lennox. Energy efficient reflective glass.

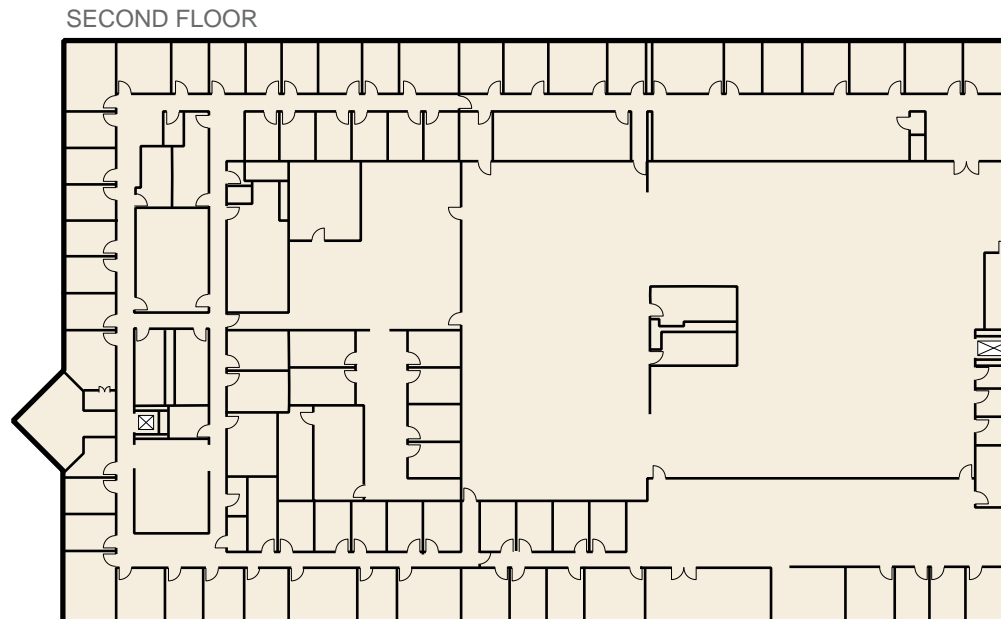
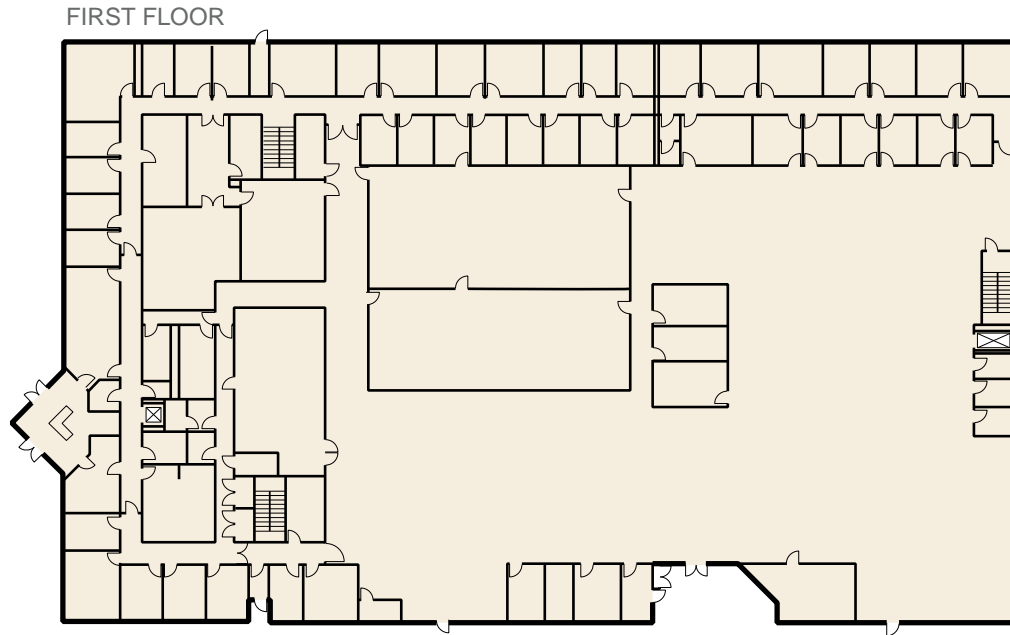




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Floor Plans





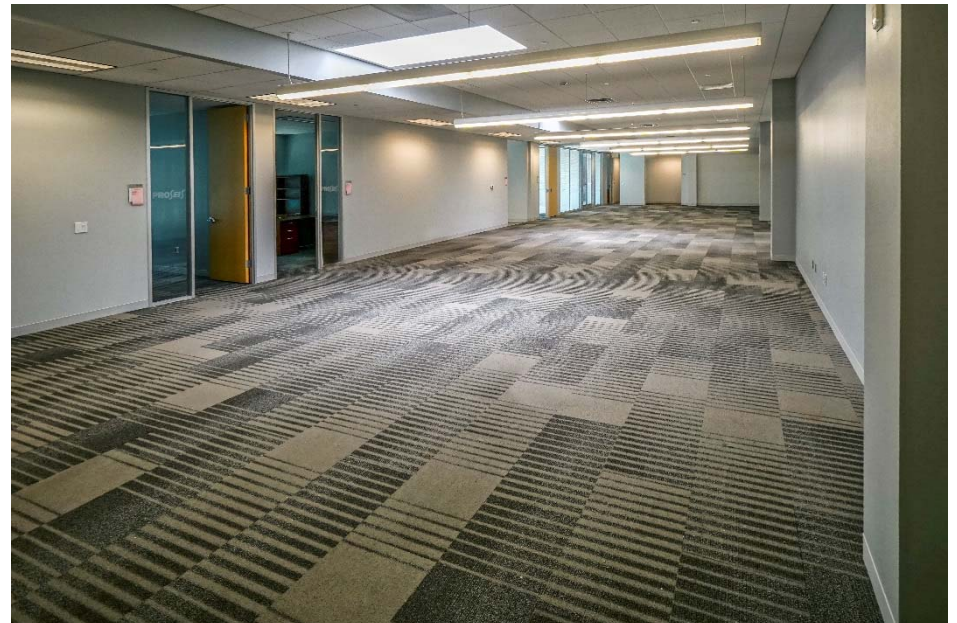
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## Lease Economics

- Premises: 82,144 RSF (entire building)
- Term: 5 – 10 years
- Occupancy: Immediate
- Initial Annual Rental Rate: \$12.00 NNN
- 2018 Projected Annual CAM: \$5.31/RSF
- T.I. Allowance: Negotiable
- Surface parking: 1.11 spaces per 1,000 RSF
- Garage parking: Additional spaces can be made available





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