



PRIME TRENDY MIDTOWN LOCATION



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TRANSWESTERN®

Central Square



14 story

"LIKE NEW" CLASS A OFFICE BUILDING

260,000

OF CONTIGUOUS SPACE AVAILABLE

AMENITIES

PLANNED RESTAURANT AND
OTHER RETAIL

ACCESS

CONNECTIVITY TO MAJOR FREEWAYS

MASS TRANSIT

METRO RAIL AND ALL PARK & RIDE STOPS
WITHIN TWO TO FIVE BLOCKS

MODERN

FINISHES/BUILDING SYSTEMS



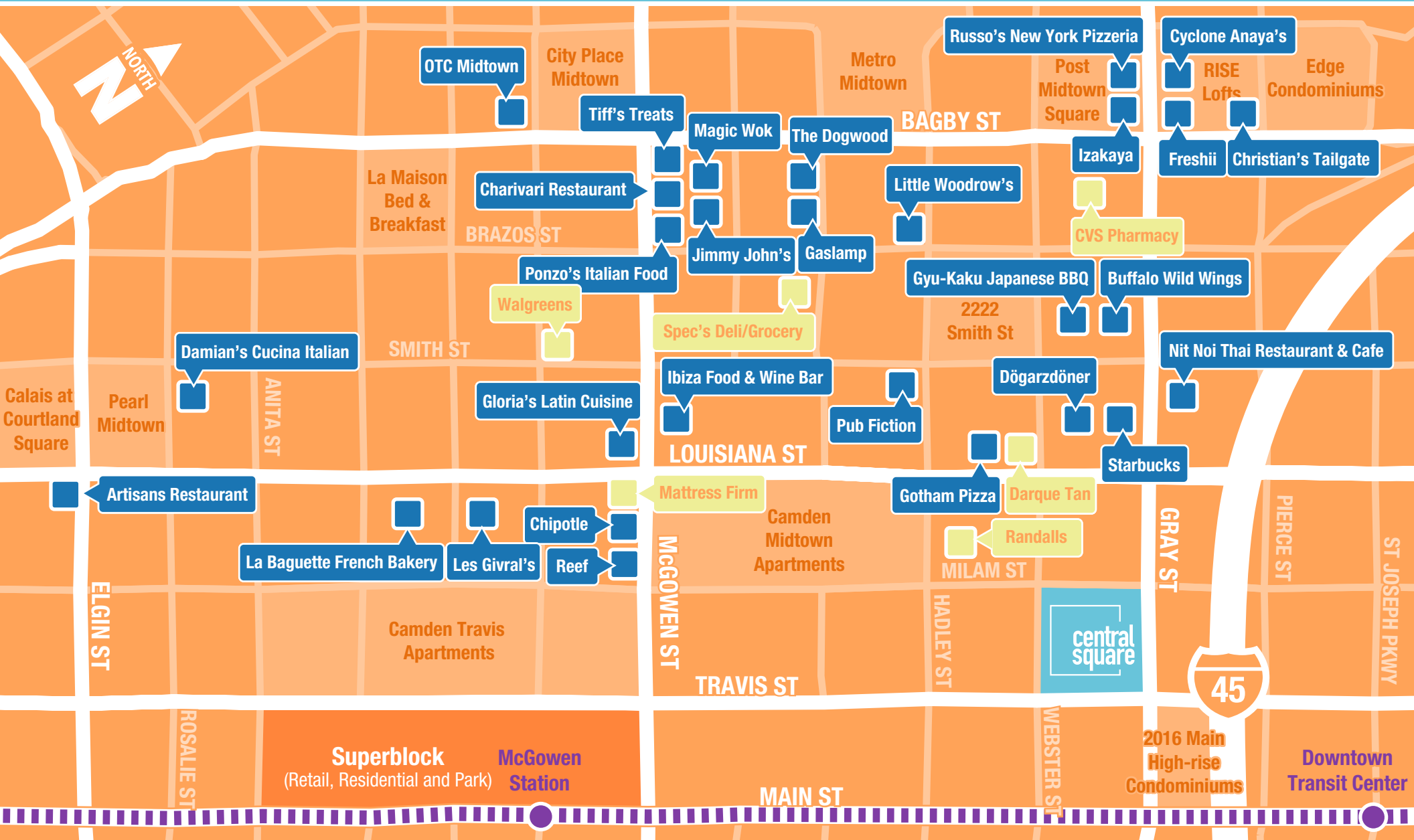
Property Highlights



- Updated renovations will elevate the building to a new construction image and quality as well as differentiate it from the competition
- Planned restaurant and other retail
- Structured garage parking
- Bike racks / lockers/ shower facilities
- Tenant conference facility
- High visibility and signage opportunities from I-45 North and South
- Excellent ingress / egress accessibility to and from major thoroughfares
- Two to five blocks from all Park & Ride stops and one block from METRO Light Rail
- Undisrupted views
- Onsite Property management
- Modern finishes option
- State of the art building systems/energy management system
- 24/7 Onsite Security



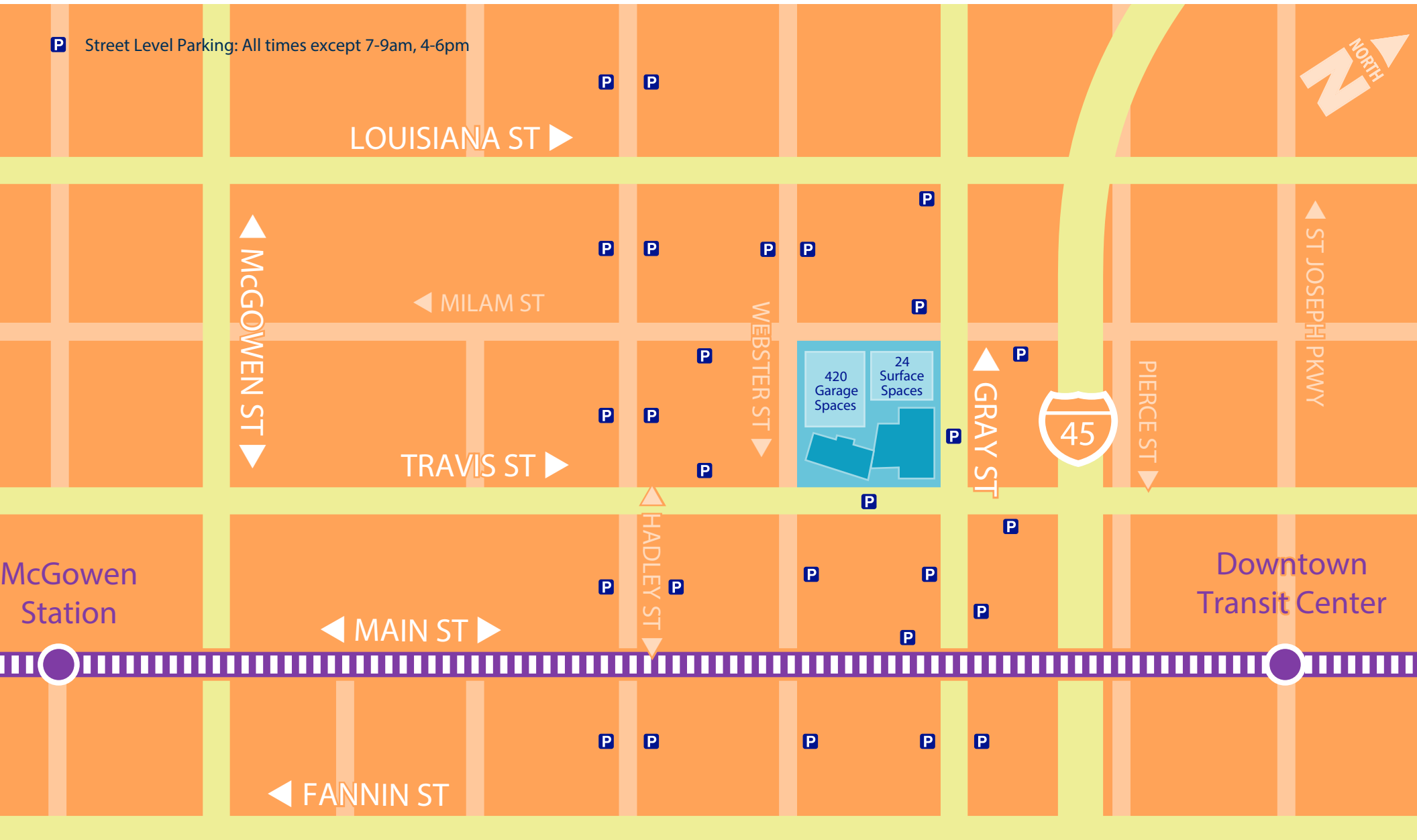
Area Amenities



Street Parking



P Street Level Parking: All times except 7-9am, 4-6pm

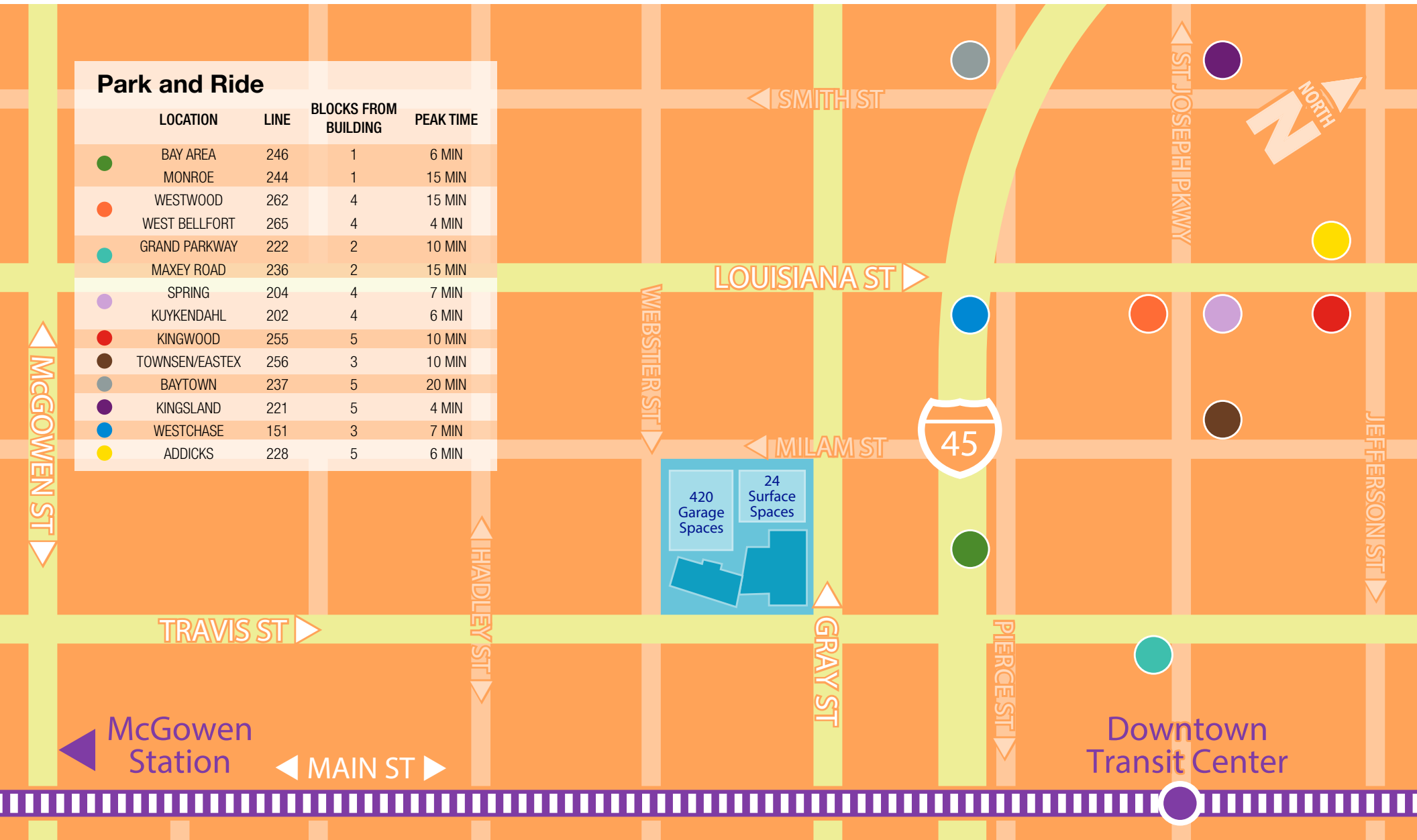


Mass Transit

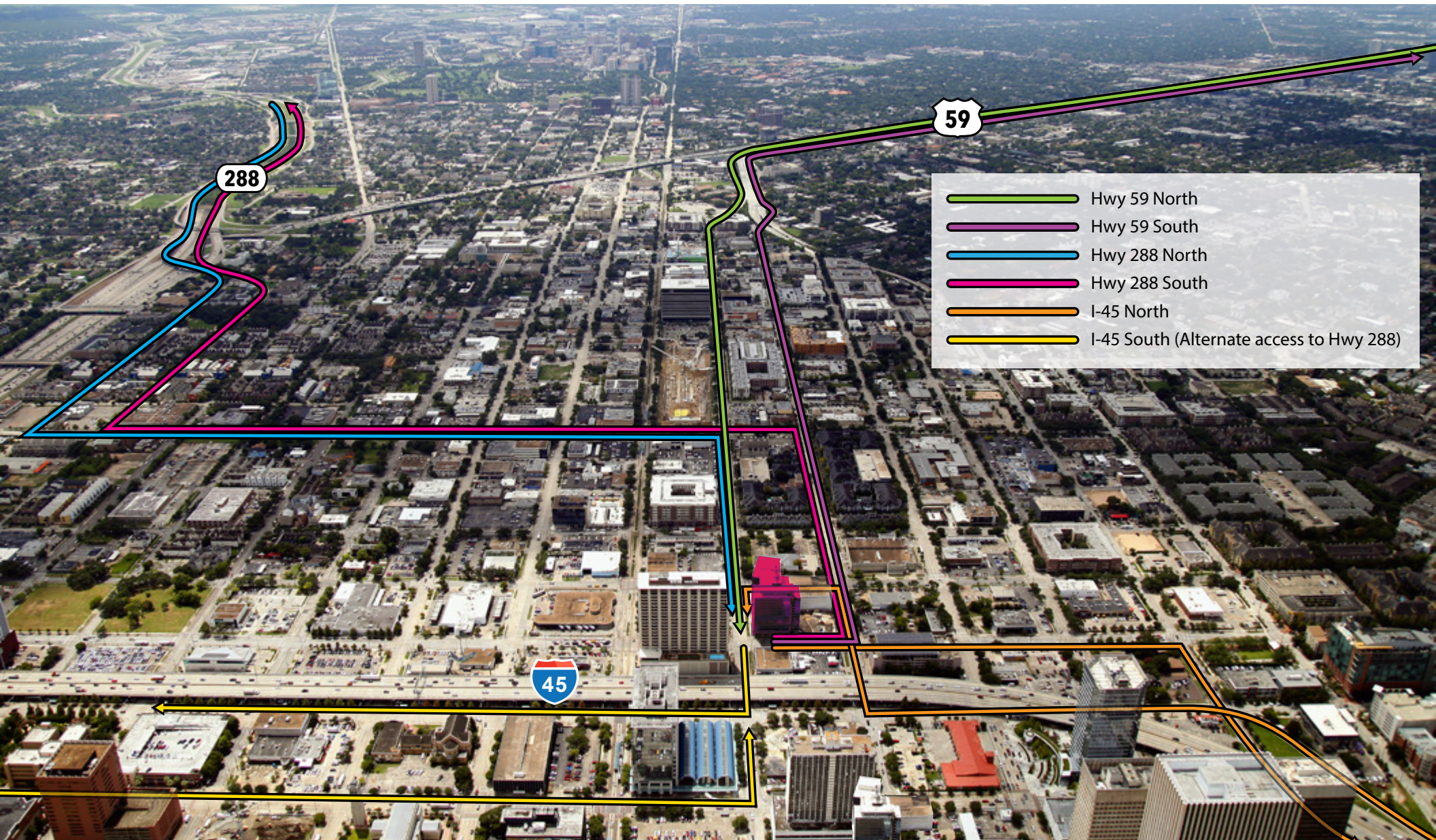




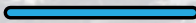



Park and Ride

LOCATION	LINE	BLOCKS FROM BUILDING	PEAK TIME
● BAY AREA	246	1	6 MIN
● MONROE	244	1	15 MIN
● WESTWOOD	262	4	15 MIN
● WEST BELLFORT	265	4	4 MIN
● GRAND PARKWAY	222	2	10 MIN
● MAXEY ROAD	236	2	15 MIN
● SPRING	204	4	7 MIN
● KUYKENDAHL	202	4	6 MIN
● KINGWOOD	255	5	10 MIN
● TOWNSEN/EASTEX	256	3	10 MIN
● BAYTOWN	237	5	20 MIN
● KINGSLAND	221	5	4 MIN
● WESTCHASE	151	3	7 MIN
● ADDICKS	228	5	6 MIN



Access



-  Hwy 59 North
-  Hwy 59 South
-  Hwy 288 North
-  Hwy 288 South
-  I-45 North
-  I-45 South (Alternate access to Hwy 288)

Access

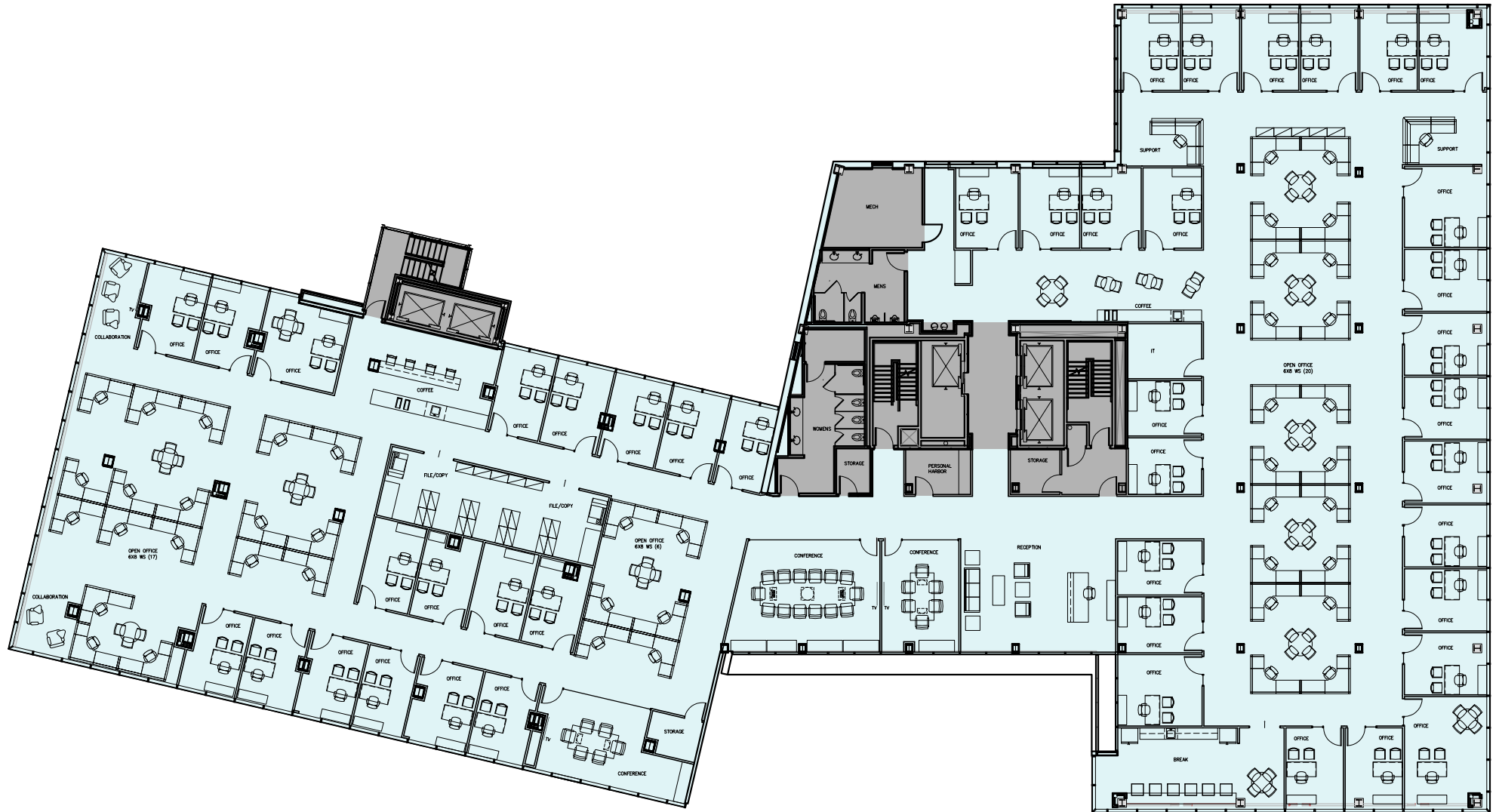


- I-10 West
- I-10 East
- I-45 South
- I-45 North

Floor Plan



Example Single Tenant

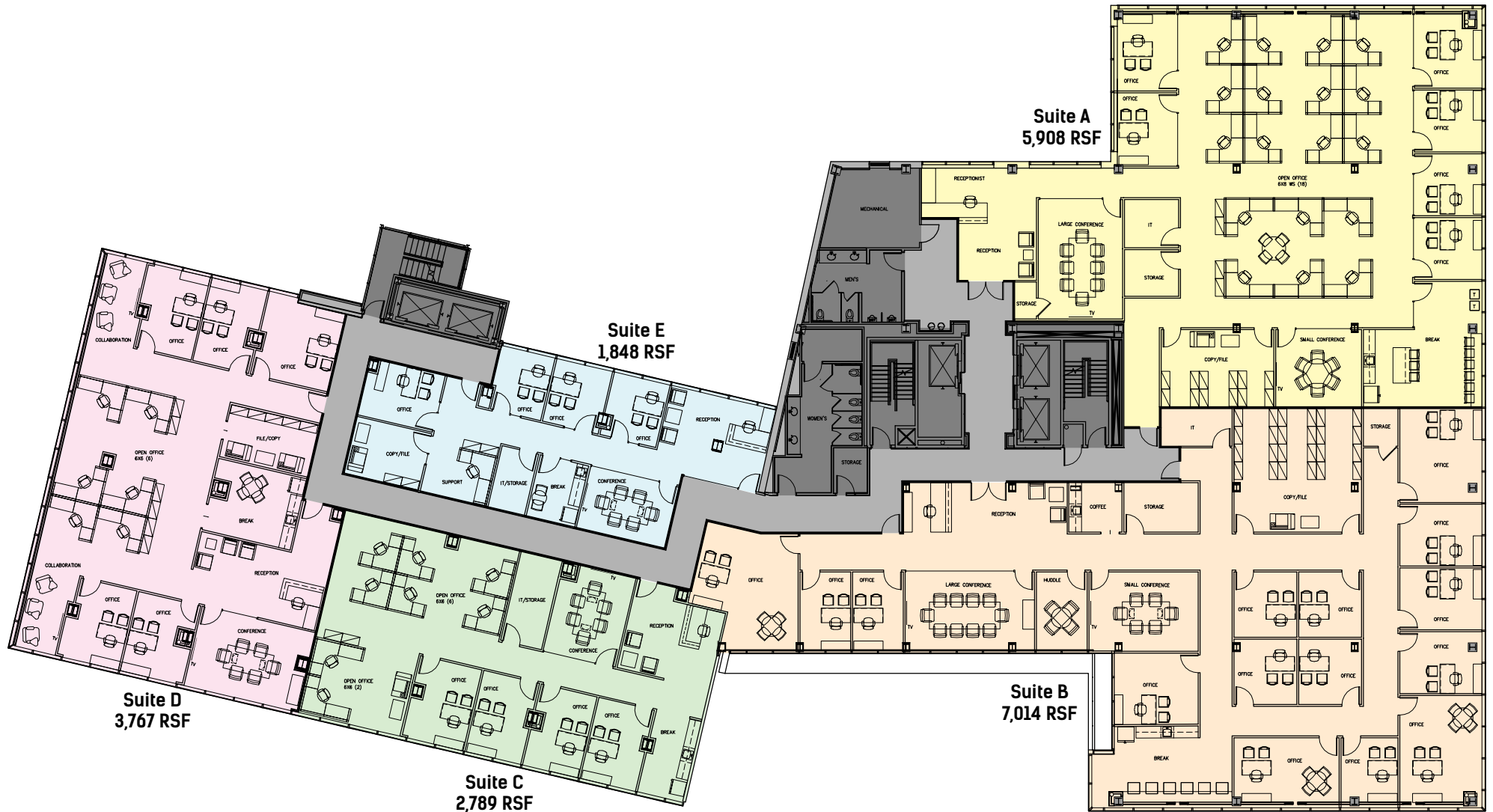


21,924 SF

Floor Plan



Example Multi-Tenant



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CENTRAL SQUARE