

**AVISON
YOUNG**

16300

ONE & TWO

PARK TEN PLACE

16365 PARK TEN PLACE DR. & 16300 KATY FREEWAY | HOUSTON, TX

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CANADA
BEST
MANAGED
COMPANIES

Platinum member

PROPERTY **One Park Ten Place**
 16365 Park Ten Place Dr.
 Houston, TX

PROPERTY SIZE +/- 34,089 sf

SITE SIZE +/- 1.63 acres

CLASS B

STORIES 3

YEAR BUILT/RENOVATED 1979/2005

% OCCUPIED 29.7%

PARKING 3.32/1,000

PROPERTY **Two Park Ten Place**
 16300 Park Ten Place Dr.
 Houston, TX

PROPERTY SIZE +/- 57,126 sf

SITE SIZE +/- 1.65 acres

CLASS B

STORIES 3

YEAR BUILT/RENOVATED 1981/2003

% OCCUPIED 83.2%

PARKING 3.12/1,000

SUBMARKET Katy Freeway
 West/Energy Corridor

TOTAL PROPERTY SIZE +/- 91,215 sf

TOTAL SITE SIZE +/- 3.28 acres

OCCUPANCY 63.2%

PARKING 3.19/1,000



PROPERTY HIGHLIGHTS



Two, three-story atrium style building with skylights



Institutional ownership



Card key access



Vending area



On-site engineer, day porter & security



Covered parking



Energy Star label in 2018 for its operating efficiency

PRIME ENERGY CORRIDOR LOCATION



Located in the Park Ten Office center development.



Energy Corridor is the primary concentration for business activity in west Houston & home to numerous energy industry giants.



Highly visible location with over 300,000 cars per day.



Tremendous ingress/egress via location on the northwest corner of Interstate 10 (Katy Freeway) & Park Row Blvd.



Offers excellent transportation links to Sam Houston Tollway (Beltway 8), State Highway 6 & Grand Parkway (State Highway 99).



Multiple retail options, master-planned residential communities & abundant dining establishments in the immediate area.





ONE&TWO PARK TEN PLACE

VALUE-ADD INVESTMENT OPPORTUNITY

Currently 63.2% occupied by a strong, long standing tenant mix

Opportunity to increase the cash flow through contractual rent increases and the lease up of currently available space

Minimal rollover in the immediate future with remaining average lease term of 4+ years

Projected year 1-5 proforma NOI growth is approximately 167%

Significant discount to replacement cost

Upside potential with current rates on average 8% below market rents

Energy Corridor is quickly becoming one of the most desirable submarkets for growing tenants

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