

4851

W. SAM HOUSTON PARKWAY N.
HOUSTON, TEXAS



SCHEME 1



BUILD TO SUIT YOUR NEEDS

The property will offer a 144,000 to 188,000 square foot Class A mid-rise office building located in west Houston near the intersection of Sam Houston Parkway and Clay Road.

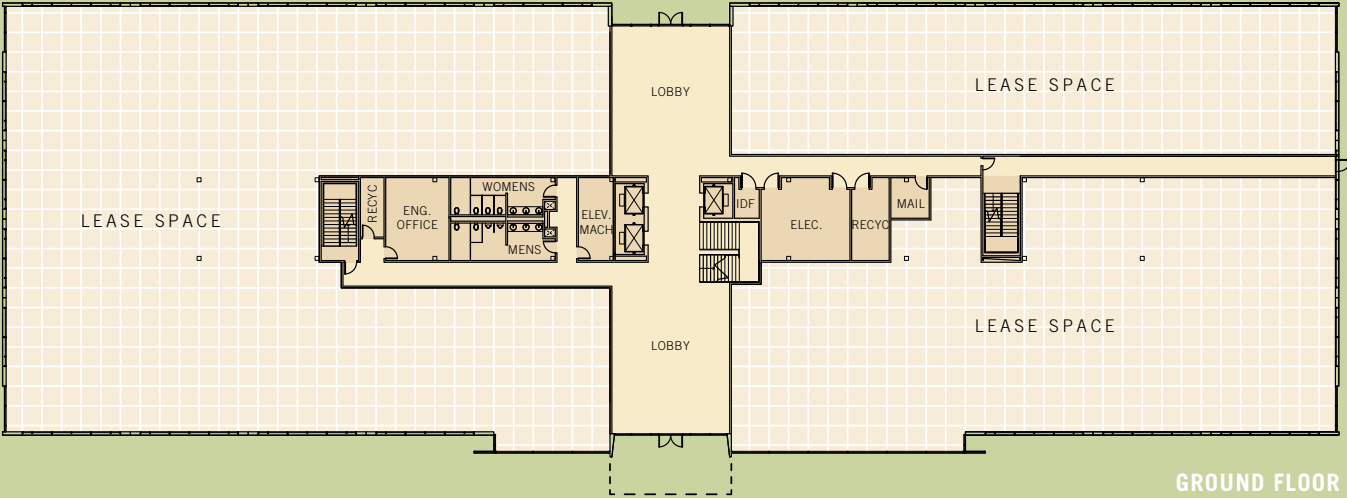
PREMIER FEATURES

- Excellent visibility from Sam Houston Parkway
- Parapet signage and monument signage visible from Sam Houston Parkway available for major tenants
- 144,000 RSF (4 stories)
- LEED planned
- 5/1,000 parking ratio (includes 3.8/1,000 structured parking)
- Covered connection between structured parking and office building
- Cafeteria & fitness center options
- Entire building is floor-to-ceiling glass

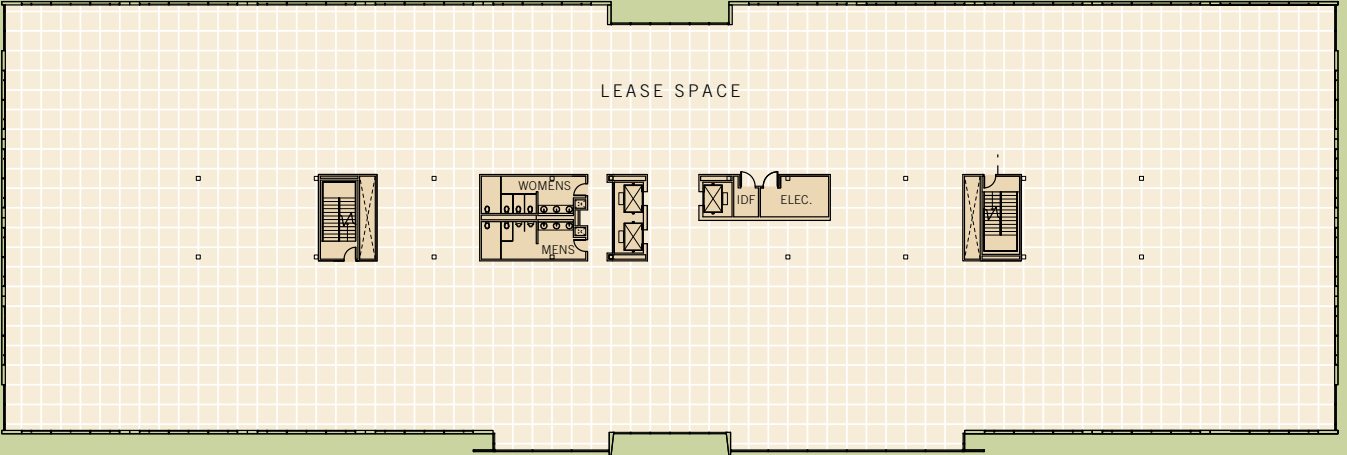
SCHEME 1



FLOOR PLANS



GROUND FLOOR



TYPICAL UPPER FLOOR

| | | |
|--------------|----------------|--------------|
| Level 4 | 37,400 | SQ FT |
| Level 3 | 37,400 | SQ FT |
| Level 2 | 37,100 | SQ FT |
| Level 1 | 32,800 | SQ FT |
| TOTAL | 144,700 | SQ FT |

SCHEME 2



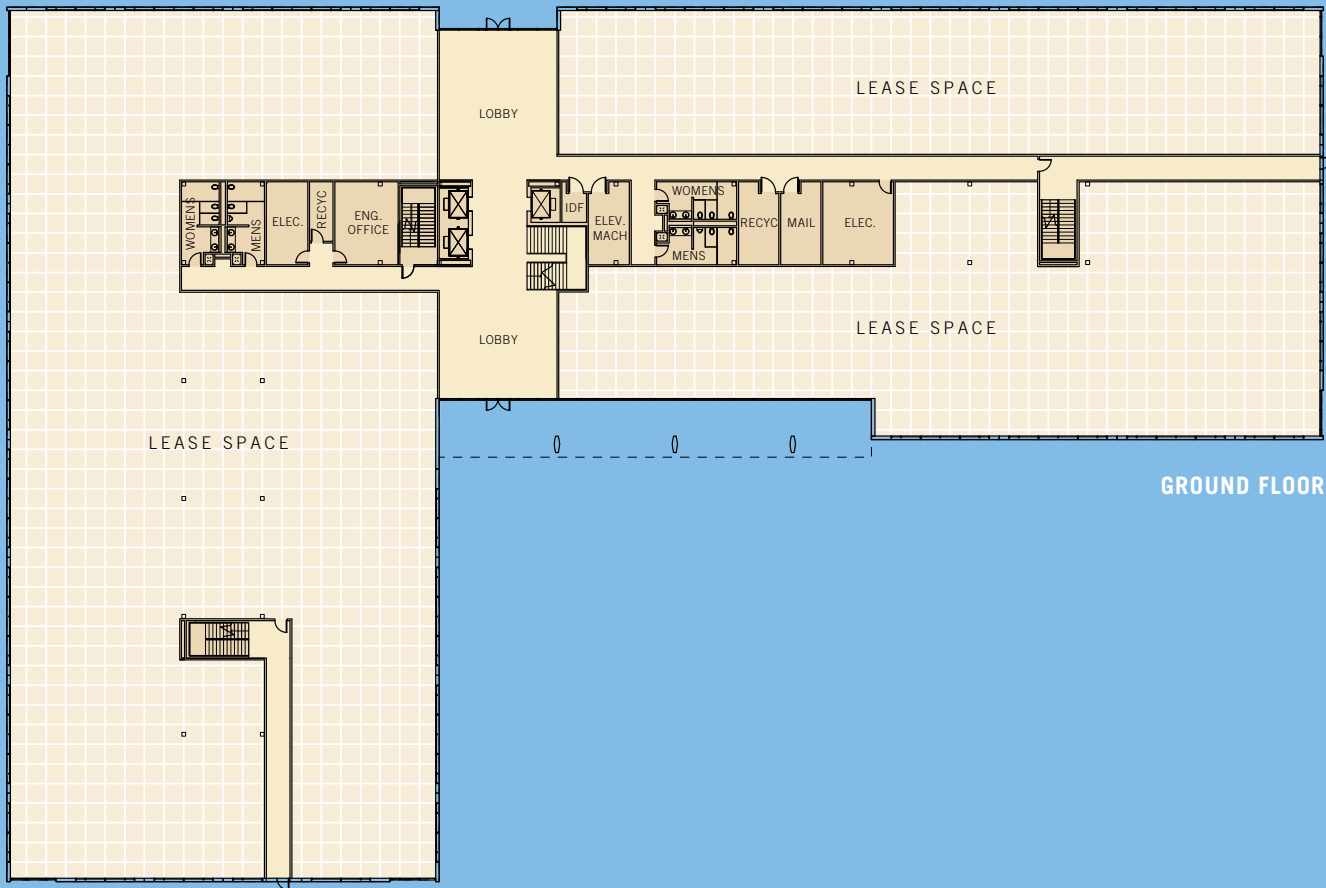
PREMIER FEATURES

- Excellent visibility from Sam Houston Parkway
- Parapet signage and monument signage visible from Sam Houston Parkway available for major tenants
- 188,000 RSF (4 stories)
- LEED planned
- 5/1,000 parking ratio (includes 3.8/1,000 structured parking)
- Covered connection between structured parking and office building
- Cafeteria & fitness center options
- Entire building is floor-to-ceiling glass

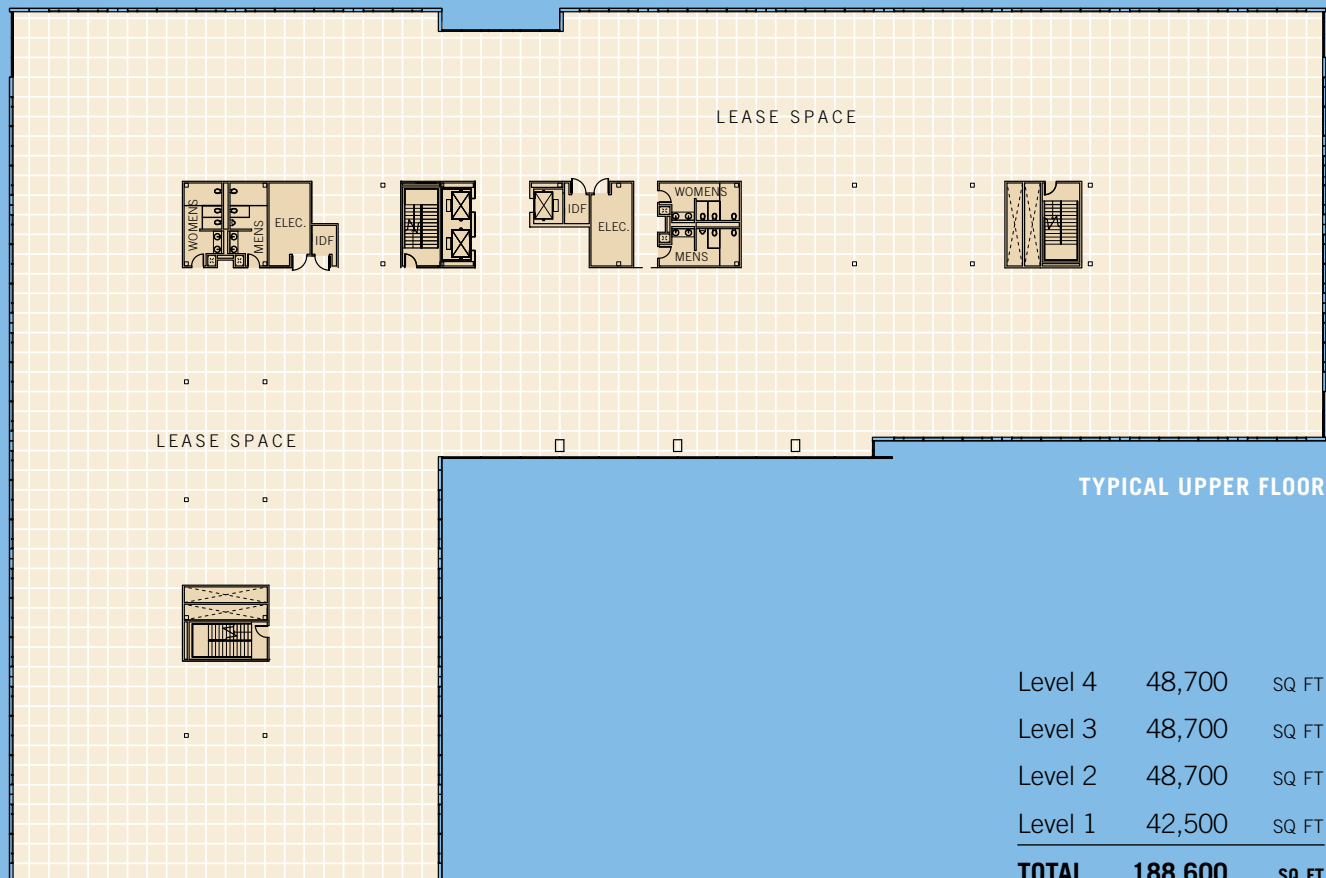
SCHEME 2



FLOOR PLANS



GROUND FLOOR



TYPICAL UPPER FLOOR

| | | |
|--------------|----------------|--------------|
| Level 4 | 48,700 | SQ FT |
| Level 3 | 48,700 | SQ FT |
| Level 2 | 48,700 | SQ FT |
| Level 1 | 42,500 | SQ FT |
| TOTAL | 188,600 | SQ FT |

STRATEGIC LOCATION

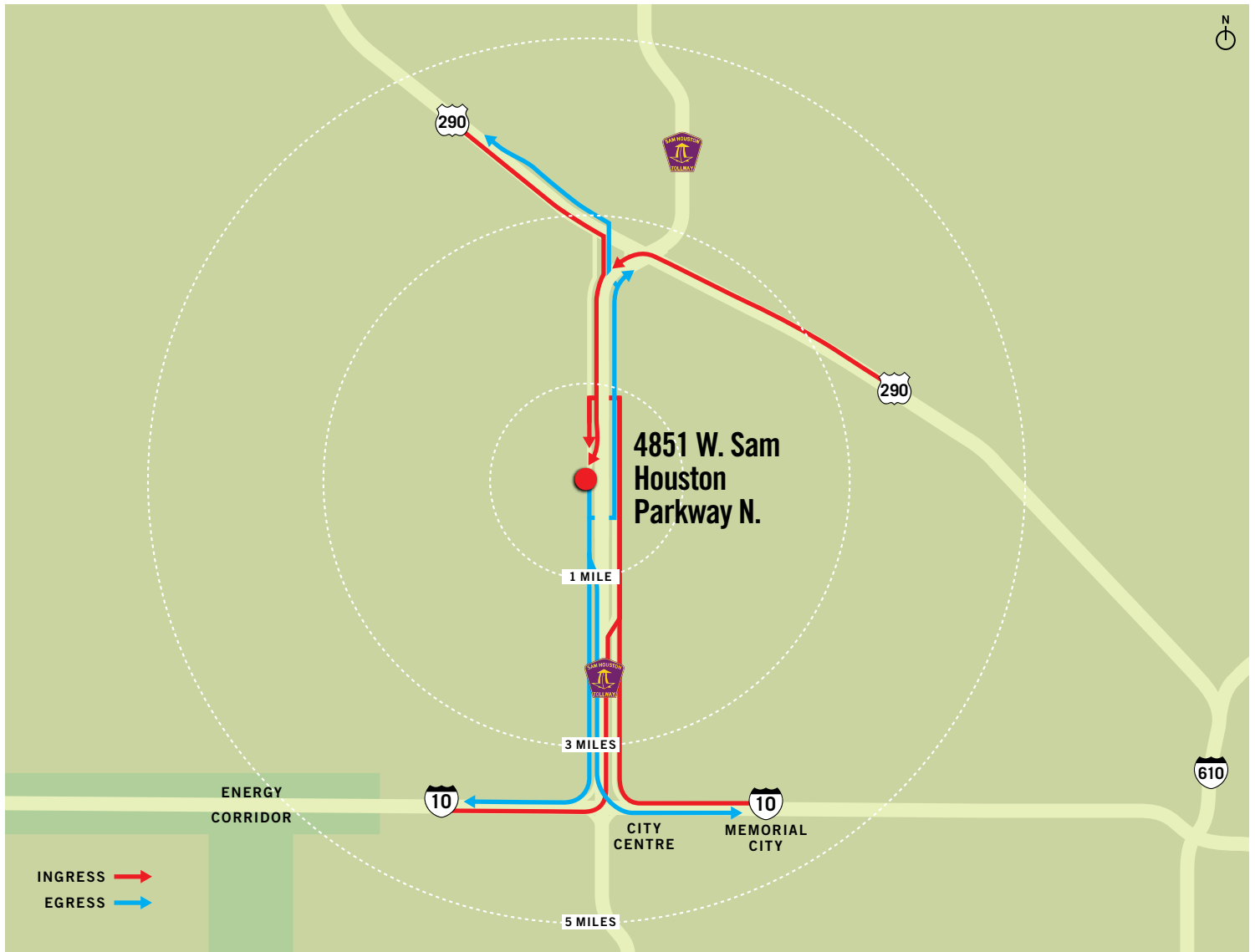
The West Sam Houston Tollway between U.S. Highway 290 to the north and Interstate 10 to the south is a strategic premier location conveniently linked to the extensive employee base situated throughout the greater north and west Houston areas. Connecting the enclaves of West Houston from Sugar Land to The Woodlands, the Sam Houston Tollway also serves as a vital route to George Bush Intercontinental Airport.

The West Sam Houston Tollway is one of the many notable Houston area addresses and submarkets companies call home, such as:

- BHP
- Cameron
- Devry University
- EDF Trading
- GE Oil & Gas
- Kongsberg Maritime
- National Oilwell Varco
- One Subsea



CONVENIENT ACCESS



In addition to easy accessibility from all directions, high-end amenities are located nearby in prestigious CityCentre, an upscale mixed-use development just south of the property, as well as thriving Memorial City a short ride east along I-10. Within a five-mile radius of the property, one can find approximately 40 full-service and limited service hotels, close to 200 shopping places and numerous restaurants.

With direct access to W. Sam Houston Parkway N. frontage road, the property has convenient access to major areas.

- 5 minutes to Interstate 10 and Highway 290
- 5 minutes to CityCentre
- 8 minutes to Memorial City
- 18 minutes to Galleria area
- 22 minutes to Houston Central Business District
- 25 minutes to Bush Intercontinental Airport



PatrinelyGroup

Patrinely Group, LLC, the development manager of 4851 W. Sam Houston Parkway N., is a recognized leader in large-scale real estate development throughout the United States. For three decades, the company has distinguished itself in the area of build-to-suit corporate headquarters and regional offices, in addition to luxury residential and mixed-use projects.

4851 W. Sam Houston Parkway N. is a project of the US Office Development Program, a large private equity office development fund of which Patrinely Group and USAA Real Estate Company are co-sponsors, which provides certainty of financing and delivery.

LEASING

NAI Partners

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