

**LOOP
CENTRAL**

**WHERE
EVERYTHING
COMES
TOGETHER.**



INNOVATIVE & CONNECTED CAMPUS EXPERIENCE



3 BUILDINGS

UNPARALLELED ACCESS


REAL TENANT VALUE

Located conveniently close to the Galleria, West Loop, and Greenway submarkets


Amenities located on and off campus, with renovations coming spring 2019





EXPERIENCE LOOP CENTRAL


 Great access & visibility – conveniently located close to the West Loop, Galleria, and Greenway submarkets


 Signage opportunities available


 On-site property management/engineering staff


 3.5 per 1,000 parking ratio available


 Proven efficient floor plates

 Existing above-standard infrastructure in place

 On-site security 24 hours a day, 7 days a week

 Curated tenant experiences such as monthly newsletter, discount tickets for local events, movies, sports, entertainment

 On-site car wash service available

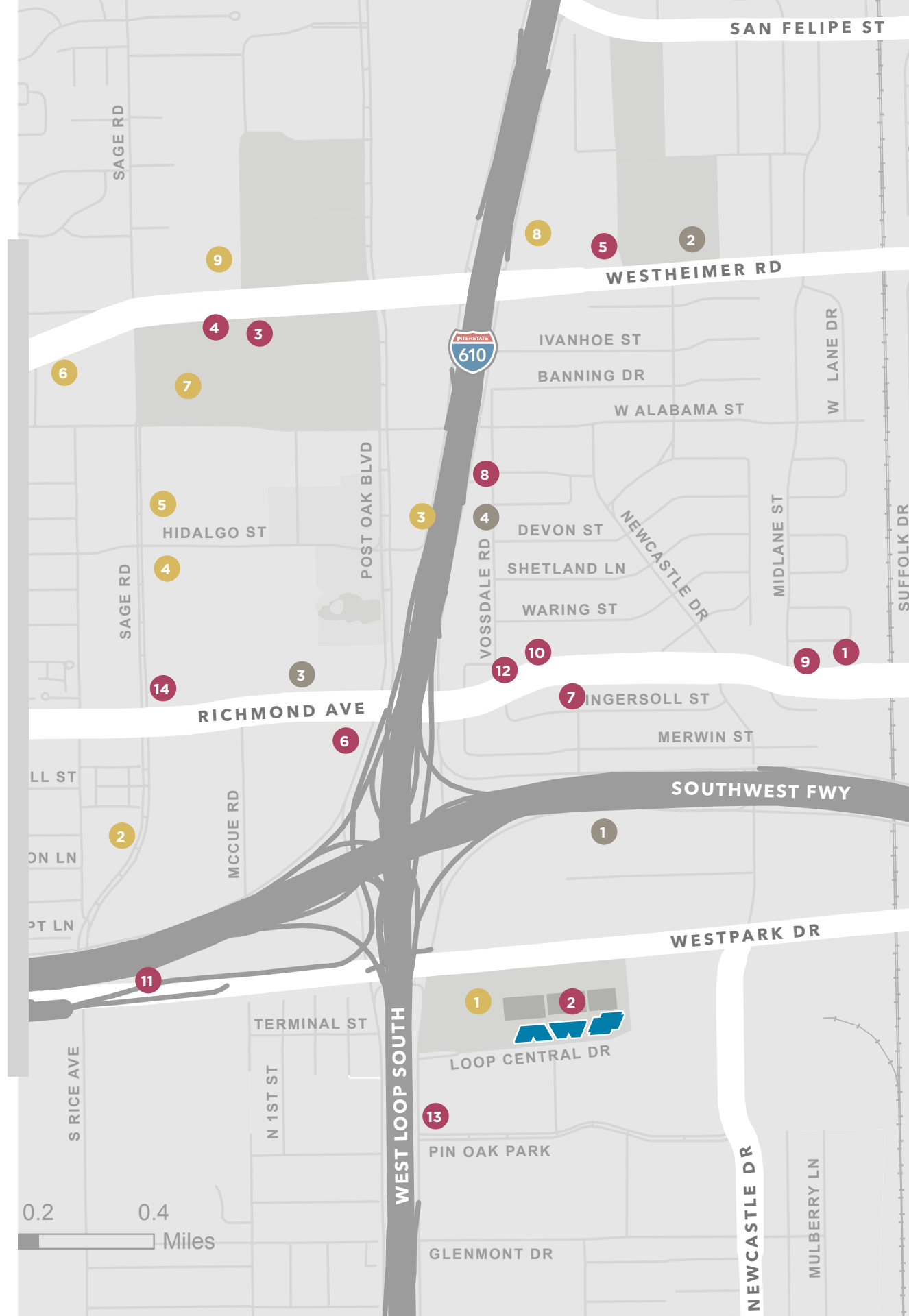
 Upcoming renovations in Spring 2019 including a new tenant lounge, indoor and outdoor game spaces, fitness center, deli and dining space, and conference center



CENTRAL

adjective | cen•tral | \ 'sen-trəl \

OF THE GREATEST IMPORTANCE;
PRINCIPAL OR ESSENTIAL.



CENTRALIZED CONVENIENCE

5

MINUTES
DRIVE TO
Galleria Area
Highland Village
Upper Kirby
And More

RESTAURANTS

- 1 Ragin' Cajun
- 2 Zaly's
- 3 THE OCEANAIRE Seafood Room
- 4 Del Fisco's DOUBLE EAGLE STEAK HOUSE
- 5 SULLIVAN'S STEAKHOUSE
- 6 Chick-fil-e
- 7 Nit Noi Thai Restaurant
- 8 Bombay Brasserie
- 9 Ambassador CHINESE RESTAURANT
- 10 LIVING CITY MARKET BARBECUE & SALOON HOUSTON, TEXAS
- 11 Bubba's TEXAS STEAK HOUSE
- 12 BAYOU CITY SEAFOOD & FISH
- 13 BOUDREAUX'S
- 14 CHIPOTLE MEXICAN GRILL

HOTELS

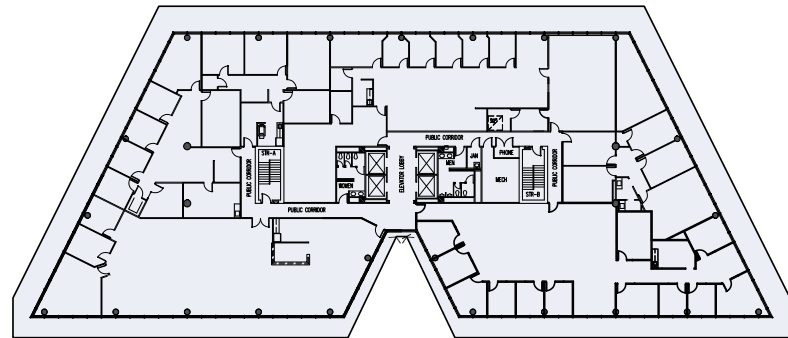
- 1 CANDLEWOOD SUITES
- 2 HYATT house
- 3 Sheraton HOTELS & RESORTS
- 4 Hilton Garden Inn
- 5 EMBASSY SUITES HOTELS
- 6 DOUBLETREE BY HILTON
- 7 THE WESTIN GALLERIA HOUSTON
- 8 HOTEL DEREK
- 9 Residence Inn Marriott

GYMS

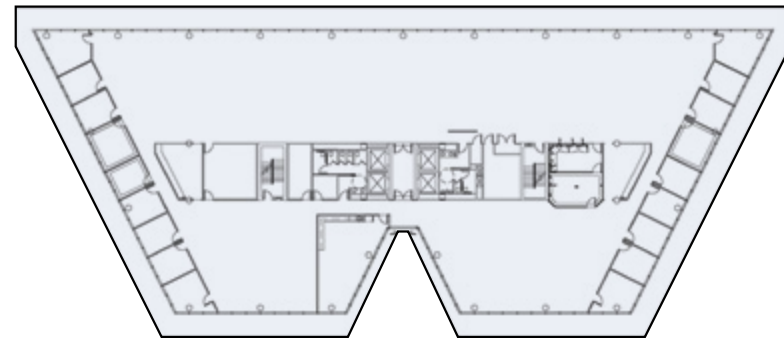
- 1 THE CORE
- 2 EQUINOX
- 3 ELY FITNESS
- 4 SHEILA KELLEY FACTOR

TYPICAL FLOORPLATES

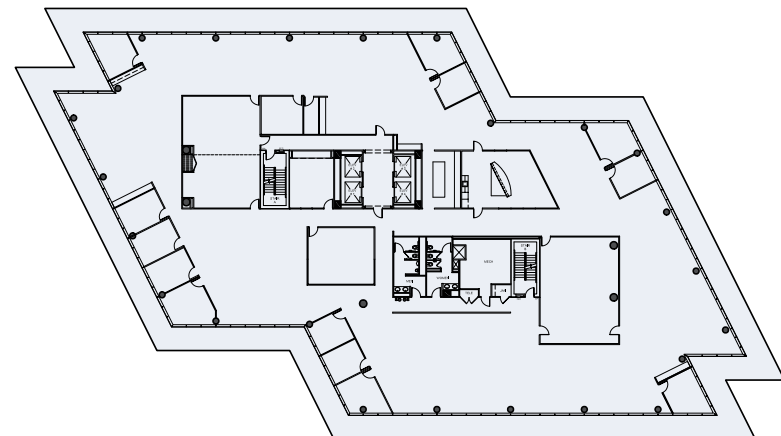
LC1
4888
LOOP CENTRAL DR



LC2
4848
LOOP CENTRAL DR



LC3
4828
LOOP CENTRAL DR



EFFICIENT FLOOR PLATES

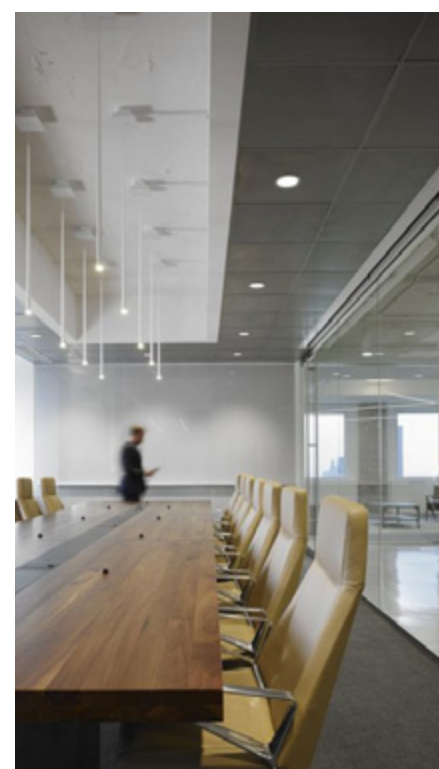
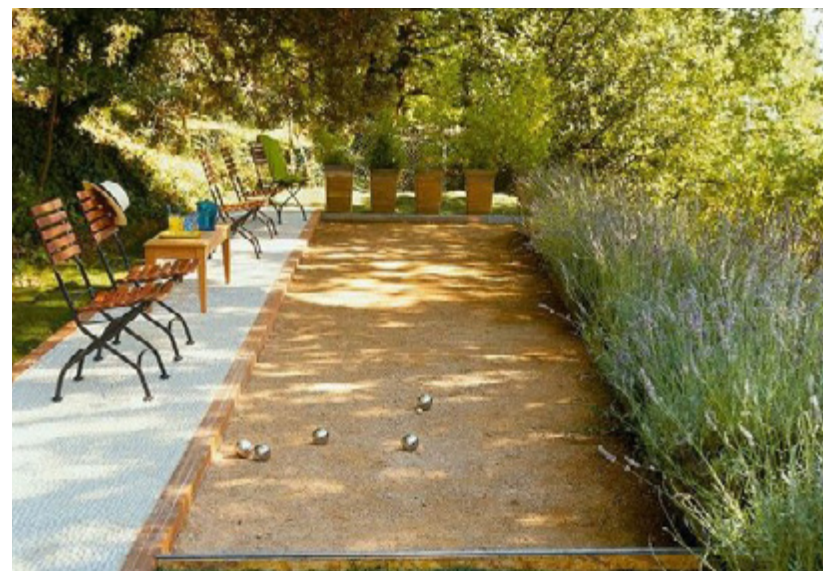
WORK SMARTER, NOT HARDER

INGRESS



EGRESS





NEXT LEVEL RENOVATIONS

STARTING SPRING 2019

NEW TENANT LOUNGE

INDOOR AND OUTDOOR GAME SPACE

CONFERENCE CENTER

OUTDOOR LOUNGE SPACE

FITNESS CENTER

DELI AND OUTDOOR DINING SPACE

STAY IN THE LOOP

CONTACT OUR LEASING TEAM TODAY

www.loopcentraldrive.com

DAVID BAKER

P: 713.407.8700
David.Baker@transwestern.com

DOUG LITTLE

P: 713.272.1284
Doug.Little@transwestern.com

KELLI GAULT

P: 713.270.3349
Kelli.Gault@transwestern.com

