

CITYWESTPLACE A NEW WAY TO OFFICE

BUILDING 4



INNOVATIVE
SPACIOUS GREEN
ONSITE SERVICES
FLEXIBLE
COLLABORATIVE
LUSH CONVENIENT
SUSTAINABLE RECREATIONAL



CityWestPlace is an innovative, master-planned Class A office complex that offers not only a superior location but an unusually broad spectrum of amenities including indoor and outdoor recreation facilities, restaurants and services. The four office buildings within the complex range from six stories to 21 stories and in aggregate comprise 1,475,000 rentable square feet. On-site parking is available in four structured parking garages which currently offer over 3,900 spaces. CityWestPlace is located just 12 miles west of downtown, providing convenient access to the region's popular residential areas, Houston's major transportation corridors including the Sam Houston Tollway, Interstate 10 and US Highway 59, and both the George Bush Intercontinental and William P. Hobby airports.

BUILDING 4



BUILDING PROFILE

CAMPUS VIDEO	https://vimeo.com/pky/citywestplace
CAMPUS SIZE	1,473,177 Rentable Square Feet (RSF)
BUILDING SIZE	518,907 Rentable Square Feet (RSF)
INITIAL LEASE TERM	5 Years (minimum)
STARTING RENTAL RATE	\$26.00/RSF NNN
ANNUAL RENT INCREASES	2.5%
OPERATING EXPENSES	\$17.48/RSF (2018 Estimated)
ADD ON FACTOR	Single: 9.91% - Multi: 19.43%
PARKING RATIO	3.5 unreserved permits per 1,000 RSF leased
CURRENT PARKING RATES	Unreserved: \$60.00 - Reserved: \$100.00
TELECOM PROVIDERS	Electra Link/Phonoscope/AT&T/Above Net

AMENITIES

- 2 Fitness Centers with Locker Rooms
- 3 Full Service Cafeteria Style Restaurants
- ATM Machine
- Auto Repair & Detailing
- Card-Key Access
- Catering
- Collaborative Work and Meeting Spaces
- Dry Cleaner
- Energy Star Labeled
- Hair Salon
- LEED Certified
- On-site Management
- Security Personnel
- Starbucks
- Track and Field
- Volleyball, Basketball & Bocce Ball Courts

