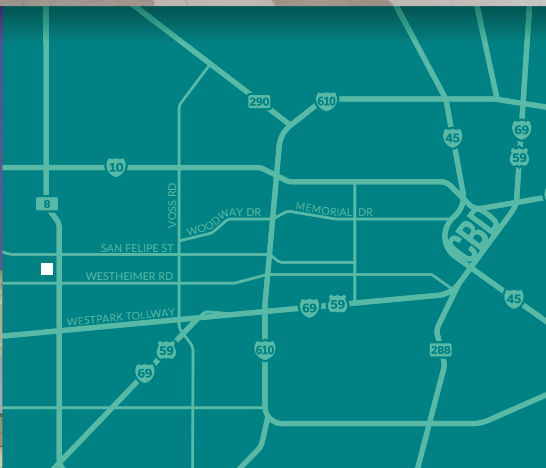


CITYWESTPLACE A NEW WAY TO OFFICE

BUILDING 1



INNOVATIVE
SPACIOUS
GREEN
ONSITE SERVICES
FLEXIBLE
COLLABORATIVE
LUSH
SUSTAINABLE
RECREATIONAL
CONVENIENT



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.

CITYWESTPLACE

BUILDING 1

2101 CityWest Boulevard, Houston, TX 77042



BUILDING PROFILE

BUILDING WEBSITE AND
CAMPUS VIDEO

[Click Here or Scan QR Code to Visit Building's Website](#)

CAMPUS SIZE

1,473,177 Rentable Square Feet (RSF)

BUILDING SIZE

305,828 Rentable Square Feet (RSF)

MINIMUM LEASE TERM

5 Years

QUOTED RATE

\$29.00 RSF/NNN

ANNUAL ESCALATIONS

2.5%

2023 OpEx (Estimated)

\$17.75

AVG. ADD ON FACTOR

Single: 13.83% - Multi: 24.50%

PARKING RATIO

3.5 unreserved permits per 1,000 RSF leased

PARKING RATE

Unreserved: \$60.00 - Reserved: \$100.00

TELECOM PROVIDER

Electra Link/Phonoscope/AT&T/Above Net

AMENITIES

2 Fitness Centers with Locker Rooms

On-site Management

3 Full Service Cafeteria
Style Restaurants

Outdoor Seating & Meeting Areas

ATM Machine

Security Personnel

Auto Repair & Detailing

Starbucks

Catering

Touchless Entry

Collaborative Work
and Meeting Spaces

Track and Field

Dry Cleaner

UVC Sanitizers in High Traffic
Areas

Hair Salon

Volleyball, Basketball & Bocce Ball
Courts

LEED Gold Certified

Wire Scored

Needlepoint Bipolar Ionization

