



The Centre at
Cypress Creek



Everything you
need is al-
ready here.

A 40-acre corporate campus of office and industrial/flex space, this Class A property is designed with the future in mind – but ready for you today. Ideal for office, medical, data center or educational use, Centre at Cypress Creek has the space, the location and the amenities to support your success.

Three interconnected, 4-story
buildings / One 1-story building /
warehouse

240,000 RSF Office / 120,000 RSF
Industrial/Flex

Wireless Campus

Powerful Infrastructure

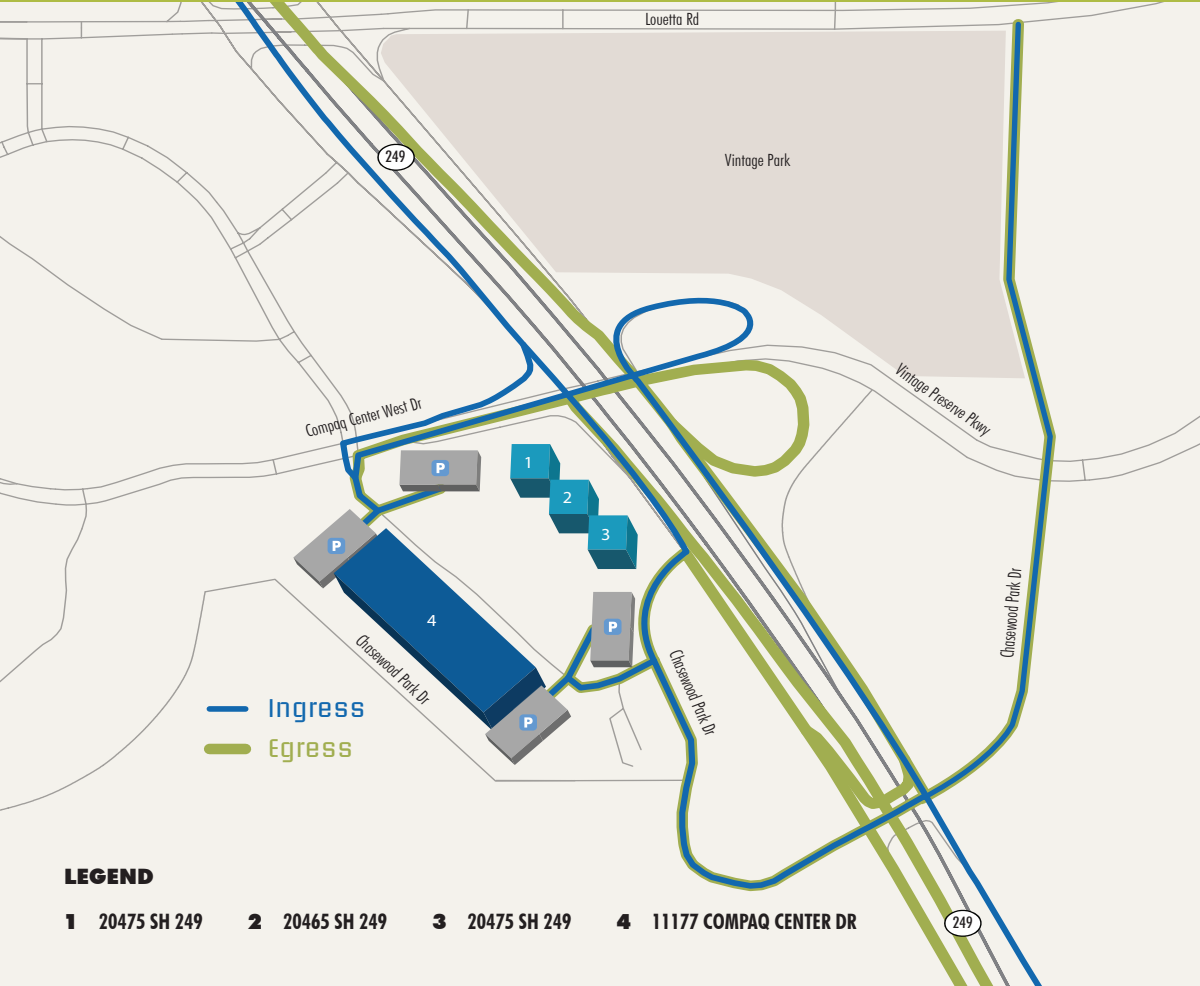
Extensively Landscaped Grounds

On-site Deli

Conference Center

Adequate Parking





Approximate drive times:

Lonestar College	1 minute
Vintage Park	2 minutes
Beltway 8	5 minutes
Grand Parkway	5 minutes
Interstate 45	10 minutes
Highway 290	15 minutes
George Bush Intercontinental Airport	15 minutes
Interstate 10	20 minutes
Galleria	30 minutes
Downtown Houston	30 minutes
The Woodlands	35 minutes
William P. Hobby Airport	40 minutes



For Leasing Information:
Steve Rocher
713.963.4040

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Conveniently located on SH 249 – adjacent to Vintage Park, Chasewood, Hewlett Packard, Noble Energy and Lone Star College Campus – Centre at Cypress Creek is less than 5 minutes from Beltway 8 and the Grand Parkway, providing quick access to other areas of the city.

AREA AMENITIES

Attracting and retaining top talent is easier when you can offer an enviable work environment. Not only does Centre at Cypress Creek feature acres of green space and mature trees, the on-campus and area amenities combine to promote the popular live/work/play lifestyle.



Employees will appreciate the direct access to Vintage Park, an 85-acre lifestyle development of Interfin, that provides shopping, dining, retail and hotel options.

Other amenities in the area include Lone Star College, Residential neighborhoods, and Apartment communities. Centre at Cypress Creek is also convenient to dozens of services, including hospitals, banks, health clubs, movie theaters, golf courses and grocery stores.

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AREA AMENITIES

Accommodations

1. Comfort Inn
2. Courtyard, Towneplace Suites
3. Starwood Hotels & Resorts
4. Element-Houston Village Park
5. Value Place Willowbrook
6. Super 8, Ramada, La Quinta, Holiday Inn
7. Hilton
8. Hampton Inn, Homewood Suites
9. Wingate By Wyndham
10. Residence Inn
11. Extended Stay America

Dining

1. CiCi's Pizza
Panera Bread
Lupe Tortilla
Red Robin
IHOP
Sonic
Whataburger
Mc Donald's
Subway
2. Popeye's Fried Chicken
Valley Ranch Grill & Barbecue
Los Cucos Mexican Cafe
Luby's
El Corral
Burger King
Mc Donald's
3. Santa Fe Flats
Chick-Fil-A
Kabab Kahani
4. KFC

- Starbucks
Egg & I Restaurant
Quiznos
Taco Cabana
Domino's Pizza
El Palenque Mexican Restaurant
Subway
5. Guido's Pizza Pies
Carvel
Koi Japanese Restaurant
Smoothie Factory
Starbucks
Cheeburger Cheeburger
Fish City Grill
Lenny's Sub Shop
Fresh Berry Frozen Yogurt Cafe
Shogun
Which Wich
 6. Sonic
Arby's
 7. Red Fish Seafood Grill
Dhakshin Indian Cuisine
Pasta Co
Wingstop
Taco Bell
Jack In The Box
Smoothie King
Burger King
Willies Grill & Ice House
 8. Dairy Queen
Rodeo Mexican Restaurant
Southlands Brazilian Steakhouse
 9. Hong Long Vietnamese Restaurant
It's
Sushi Sara
King Palace Chinese Restaurant

10. PF Chang's
Norton's Taxis Grill & Pub
Calsa Ole
Boston Market
11. Chipotle Mexican Grill
Mc Alister's Deli
Panda Express
Ruby Tequila's Mexican Kitchen
Starbucks
TGI Friday's
12. Bacspresso
Freebirds World Burrito
Whataburger
Pappasito's Cantina
Jimmy John's
Pappadeaux Seafood Kitchen
Mc Alister's Deli
13. Mc Donald's
Griffin Restaurant
Sweet Tomatoes
Chuck E Cheese Pizza
Tokyo One
Pizza Hut
Chick-Fil-A
Sonic
Great American Cookie
Taco Bell
Sbarro Italian Eatery
Frullati Cafe
Los Cucos Mexican Cafe
Starbucks
Arby's
Cajun N Grill of Willowbrook
Wendy's
14. Mc Donald's
Chick-Fil-A

- Fuddrucker's Restaurant
Pappas Bar-B-Q
BJ's Restaurant & Brewery
Olive Garden
Chili's Grill & Bar
Romano's Macaroni Grill
Kirin Ii Japanese Seafood
Sonic
Paciugo Italian Gelato Caffè
Inferno Grill
Great Wraps Inc
15. Boudreaux's Cajun Kitchen
Hooters
Denny's Restaurant
Starbucks
Den Mills
Subway
Wendy's
59 Diner
Sushi Sho Japanese Cuisines
Fox & Hound Pub & Grille
Pho An 2
Guayaba Latin Grill
Tony Thai Restaurant
Texas Land & Cattle Steak House
 16. Hido Grill & Sushi
Joe's Crab Shack
Yen Ching Chinese Restaurant
Babin's Seafood House
Saltgrass Steak House
Marble Slab Creamery
Buffalo Wild Wings Grill & Bar
Ruby Tuesday Restaurant
Mama's Texas Smokehouse Grill
Juan & Lefty's Mexican Cantina
New York Pizza Co

Services

1. Bank of America
Wells Fargo Bank
Woodforest National Bank
2. Houston Federal Credit Union
24 Hour Fitness
Amegey Bank
BBVA Compass
Comerica Bank
Trustmark National Bank
Wachovia Bank
First Choice ER
William-James Salon & Spa
3. Kelsey-Seybold Clinic
4. Chasewood Bank
5. Bank of America
Chase
Citibank
First Community Credit Union
6. Capital One Bank
Hibernia National Bank
7. Methodist Hospital
North Cypress Medical Center
8. First Community Credit Union
Life Time Fitness
9. Movie Tavern
Showtime Video
10. AMC Willowbrook 24
11. Bank of America
BBVA Compass
Chase
Wachovia Bank
Your Federal Credit Union
24 Hour Fitness
Women's Hospital of Texas

12. Amegy Bank
Chase
Wachovia Bank
Woodforest National Bank
13. YMCA
14. Whole Foods

Retail

1. Super Wal-Mart
2. Kohl's
Ross
3. Walgreen Drug Stores
Shell
Dollar Tree
Stein Mart
Target Stores
4. Shell
Home Depot
5. All About Feet
Cargo Furniture & Accents Usa
Shell
H-E-B Foods
Signature Home Theater
6. Kroger Co
Lowe's
7. Fiesta
8. Sam's Club
9. The Commons At Willowbrook
Alfred Angelo Bridal
Avenue
Casual Male XI
Chloe's Closet
Dress Barn
Jos A Bank
Men's Wearhouse

- Once Upon A Child
Prestige Tailors By Mario
SAS Shoes
Sizes Unlimited
Bed Bath & Beyond
Room Store
Marshalls
Ross
Candle Warehouse Willow Brook
10. REI
Office Depot
Car Toys Inc
Ethan Allen
Mattress Expo Inc
K Mart
Pier 1 Imports
 11. Costco
Garden Ridge
 12. Burlington Coat Factory
 13. Ashley Furniture Homestore
Cargo Furniture & Accents Usa
Finger Furniture Co
Mattress Firm
Innovation Electronics
 14. Willowbrook Mall
Abercrombie & Fitch
Agad Too
Aldo
American Eagle Outfitters
Ann Taylor
Arden B
Bakers
Banana Republic
Bebe
Brighton Collectibles
Buckle

- Buckle
Bui Yah Kah
Cache
Claire's
Crazy 8
Crocs Footwear
Foot Locker
Forever 21
Guess
Hot Topic
Jessica McClintock Boutique
Journeys
Justice Just For Girls
Kids Foot Locker
Lady Foot Locker
Lane Bryant
Lids
Lucky Brand Jeans
Mimi Maternity
Motherhood Maternity
Naturalizer Shoes
Nine West Outlet
Old Navy
Payless Shoe Source
Torrid
Select Comfort
Williams-Sonoma
JC Penney
Macy's
Sears Roebuck
15. Wal-Mart
Best Buy
Mattress Expo
Mattress Firm

FLOORPLANS

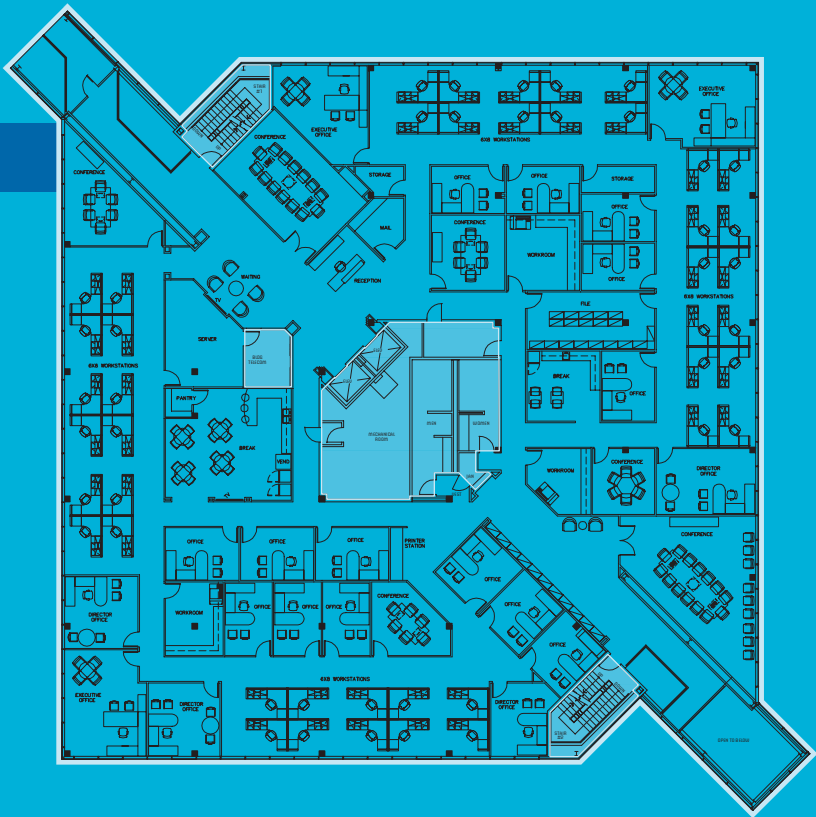
open/closed plan

Space Type	Size	Qty
Executive	15x20 nom.	3
Director	15x15 nom.	4
Manager	10x15 nom.	14
Staff	6x8	44
Receptionist		1
Total		66

Efficiency Analysis

NRA	19,797 sq. ft.
Seat Count	66
NRA/Seat	300 sq. ft./seat

NRA provided by LL



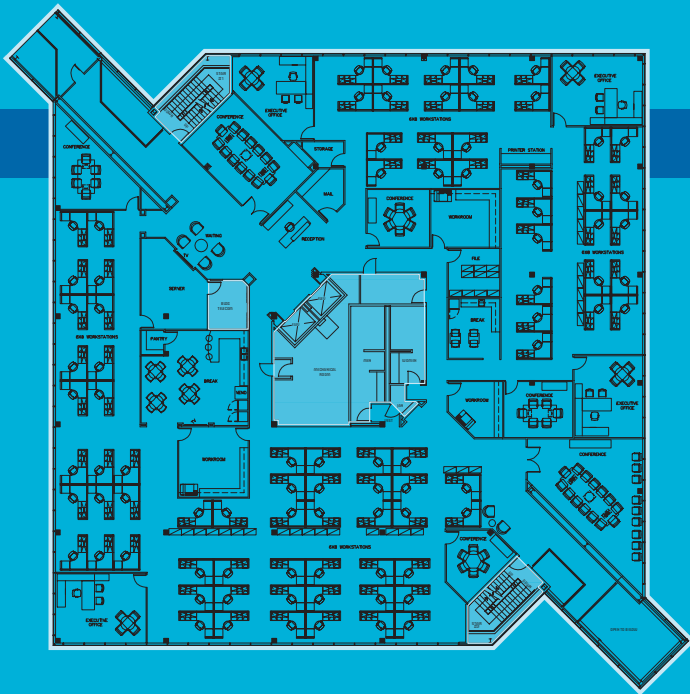
Floor plan flexibility is a key factor in today's fast-moving marketplace. To accommodate your changing needs, Centre at Cypress Creek is designed with well-located core services and maximum open space. In addition, state-of-the-art electrical, mechanical and security systems help ramp up energy savings and contribute to the most comfortable and productive environment possible.

Everything you need is already here.

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FLOORPLANS



open plan

Space Type	Size	Qty
Executive	15x20 nom.	4
Staff	6x8 nom.	85
Receptionist		1
Total		90

Efficiency Analysis

NRA	19,797 sq. ft.
Seat Count	90
NRA/Seat	220 sq. ft./seat

NRA provided by LL

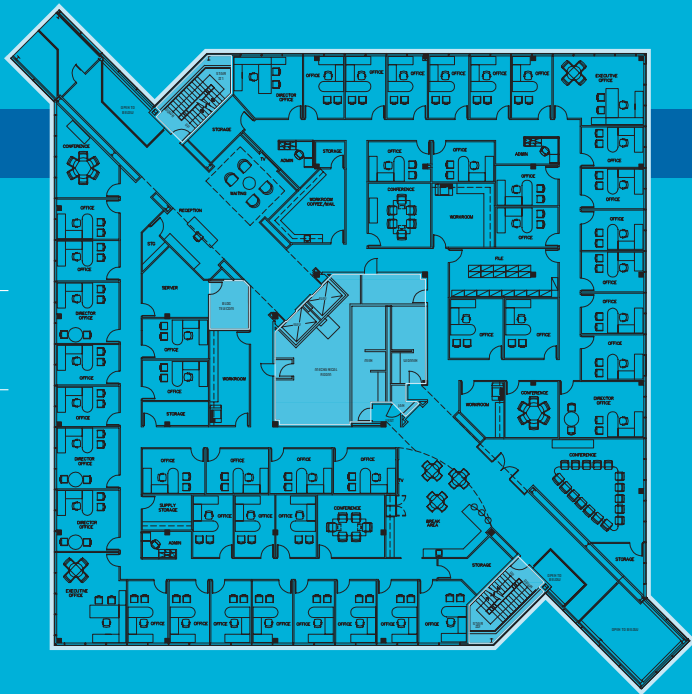
closed plan

Space Type	Size	Qty
Executive	15x20 nom.	2
Director	15x15 nom.	5
Staff	6x8	39
Receptionist		1
Total		47

Efficiency Analysis

NRA	19,797 sq. ft.
Seat Count	47
NRA/Seat	421 sq. ft./seat

NRA provided by CBRE



HIGHLIGHTS



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Originally the headquarters of Compaq Computer Corporation, the campus includes power redundancy from two electrical substations, just one of the many benefits of this unusually robust infrastructure. In addition to underground utilities already in place, you'll find high-speed fiber optics via AT&T and comprehensive security via card-key access.

- Class A Campus
- Lush Treescape
- Cafeteria
- Auditorium
- Picnic Areas
- Extensive Landscaping
- Security Systems in Place
- Fully Sprinklered
- HVAC Redundancy
- Card-key Access
- On-site Patrol Service
- On-site Management
- Two (2) Parking Garages
- Total project parking ratio of 5/1,000 square feet
- Building Power
 - Redundant dual 128kV feeds from separate substations on a reliable ring bus configuration
- High Voltage power distribution to each floor in excess of 200 amps or over 2.8 watts per square foot (City of Houston codes prohibit use above 1.5 watts per SF for lighting power)
- Low Voltage power distribution to each floor equal on average to 5.5 watts per square foot
- Additional power distribution available on low voltage basis by the addition of more transformers
- Building Communication
 - AT&T is the current communications provider for fiber and telephony solutions
 - 2 – 6" conduits and 3 – 4" conduits
 - Generator back-up capacity is available



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CBRE

www.centreatcypresscreek.com



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BUILDING PROFILE			
	20475 SH 249 Building C-1	20465 SH 249 Building C-2	20455 SH 249 Building C-3
Building Size:	77,842 RSF	78,427 RSF	78,235 RSF
Floors:	4	4	4
Starting Net Rental Rate:	\$17.00/RSF	\$17.00/RSF	\$17.00/RSF
Multi-tenant Add-on Factor:	18%	18%	18%
2018 Operating Expenses:	\$9.76/RSF	\$9.76/RSF	\$9.76/RSF
Estimated 2019 Operating Expenses:	\$10.28/RSF	\$10.28/RSF	\$10.28/RSF
Direct Space Available:	3,094 RSF	2,903 RSF	0 RSF
Contiguous Space Available:	1,635 RSF – Floor 2	2,903 RSF – 3 rd Floor	0 RSF
Parking (Surface and Garage):	4/1,000	4/1,000	4/1,000
Building Security:	24/7	24/7	24/7

Property Management

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Leasing Information

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