

Experience THE OPPORTUNITY





Unbeatable LOCATION

Situated along Buffalo Bayou Park and Allen Parkway, AIG Center is a five building campus with 2.2 million square feet of Class A office space. This amenity-rich environment is an ideal location - just one mile west of Downtown Houston. It represents one of the best values available in Houston office space.

Amenities

THAT WORK



ENDLESS SERVICES

- + 4/1000 Covered Parking
- + Full Service Cafeteria
- + Deli & Cafe
- + Adjacent to Buffalo Bayou Park
- + Adjacent to Whole Foods
- + Multiple Conference Facilities
- + Private Fitness Center
- + Sundry Shop
- + Barber Shop
- + Starbucks
- + Dentist
- + 24/7 on Site Security
- + Full Service Credit Union
- + Air Conditioned Sky Walks



Activate

THE OUTDOORS

NEXT DOOR TO HOUSTON'S **GO-TO OUTDOOR EXPERIENCE**

Enjoy exploring the natural beauty that Buffalo Bayou Park has to offer. AIG is conveniently located along the heart of the Buffalo Bayou trails and offers tenants direct access to Houston's activated green space.

LOST LAKE

Take a productive break and visit the lush gardens of the bayou to grab a bite to eat from The Kitchen at The Dunlavy.

GREEN TREE NATURE AREA

Stroll through the heavily forested area along the bayou and take in the views of some of the native wildlife that call the bayou home.

TAPLEY TRIBUTARY

Visit the inspirational site designed by the landscape architect Charles Tapley. Seating areas make the perfect out-of-office working experience

WAUGH BAT COLONY

Just outside of AIG's doors sits the Waugh Bat Colony. Every evening at sunset, hundreds of thousands of bats emerge from the Waugh Street bridge.

SERENE JOGGING TRAILS

Buffalo Bayou Park features winding trails perfect for a stroll or jog and offers various exercise stops along the way.

Convenience

WHERE IT COUNTS



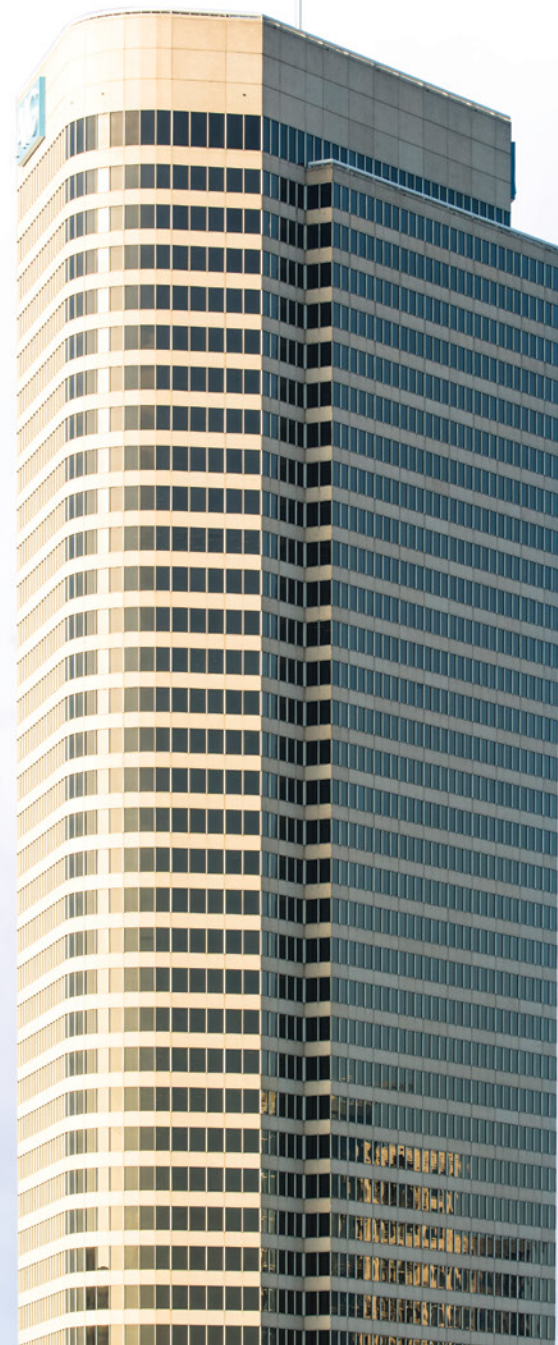
FIFTEEN MINUTES OR LESS TO HOUSTON'S TOP CHOICES

Strategically located just west of the Houston CBD, AIG Center provides the conveniences with none of the hassles. Situated along Allen Parkway and Waugh Drive, the property puts tenants within a 7 mile radius of every major business center and coveted residential neighborhoods in the city. AIG Center provides easy access to all interstates and major thoroughfares, and puts you right in the middle of Houston's top amenities:

127
RESTAURANTS

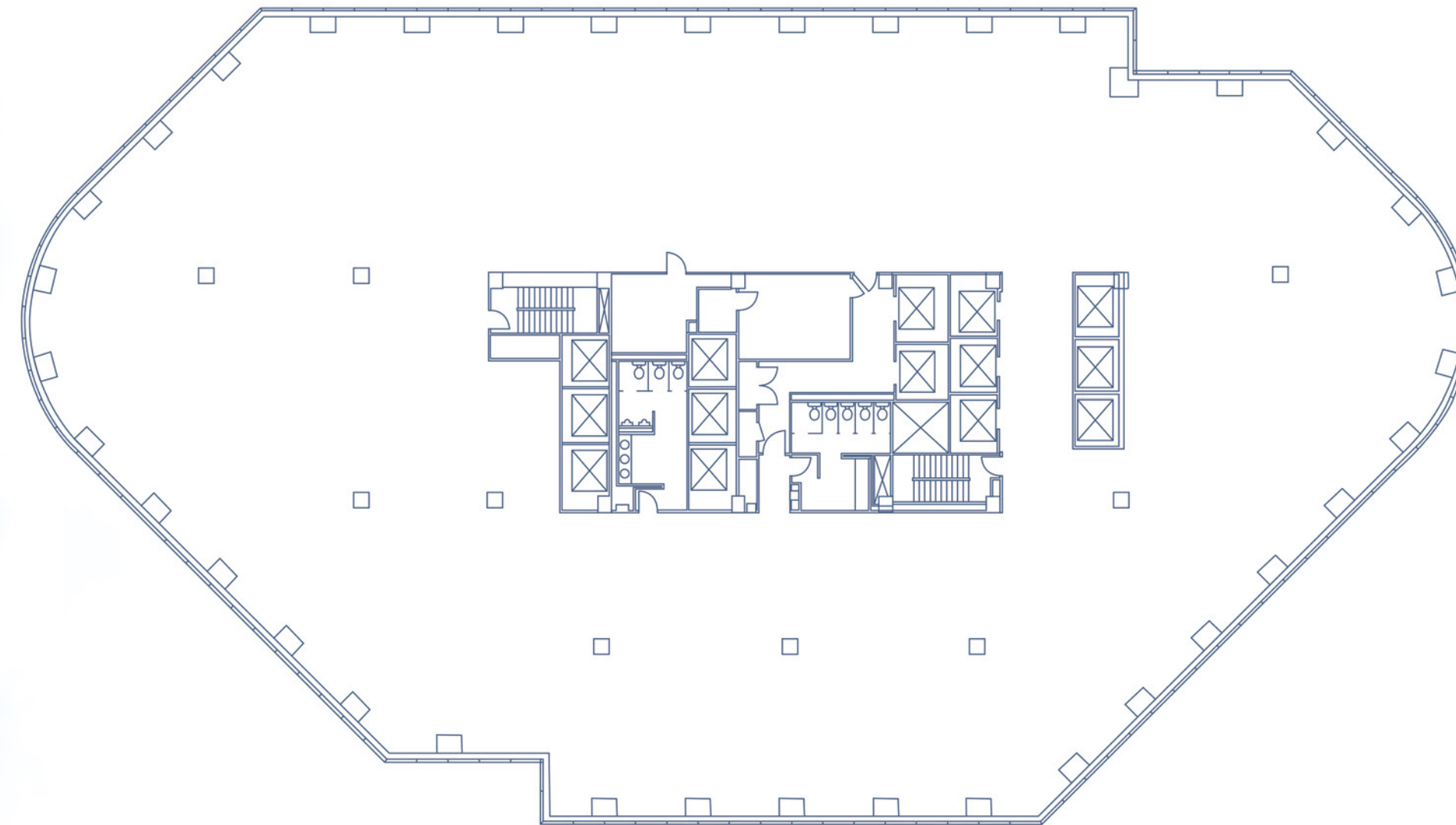
174
SHOPPING

28
HOTELS



America TOWER

FLOOR PLAN

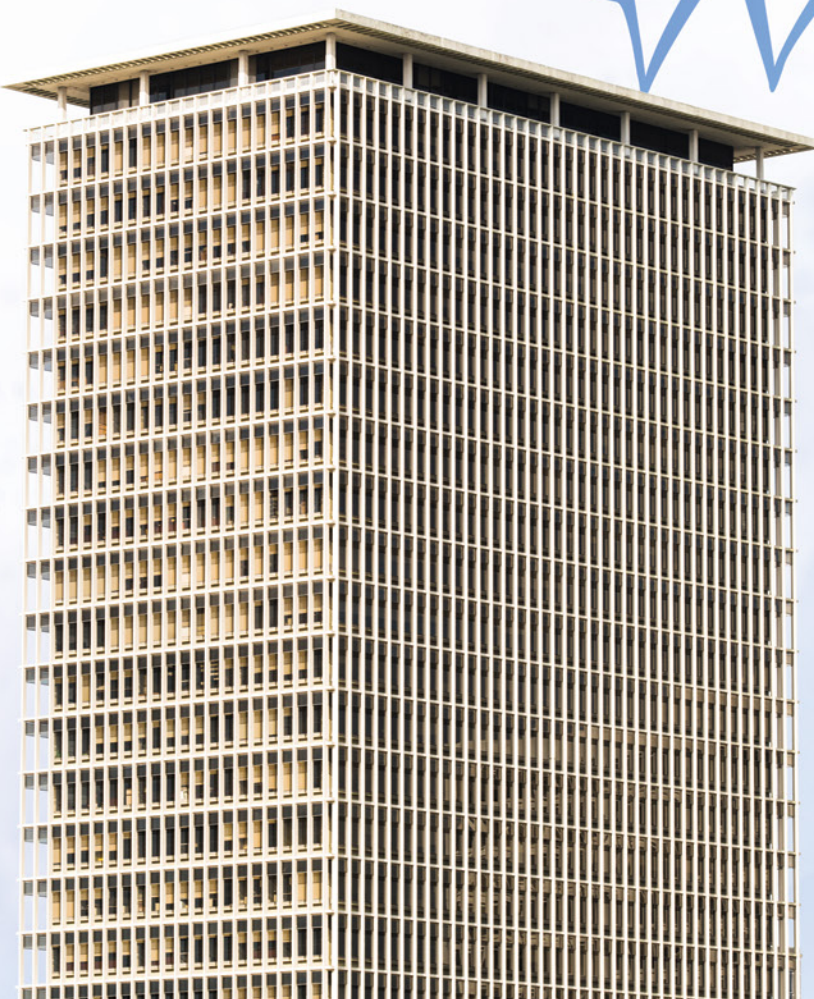


Total NRA: 952,320 RSF

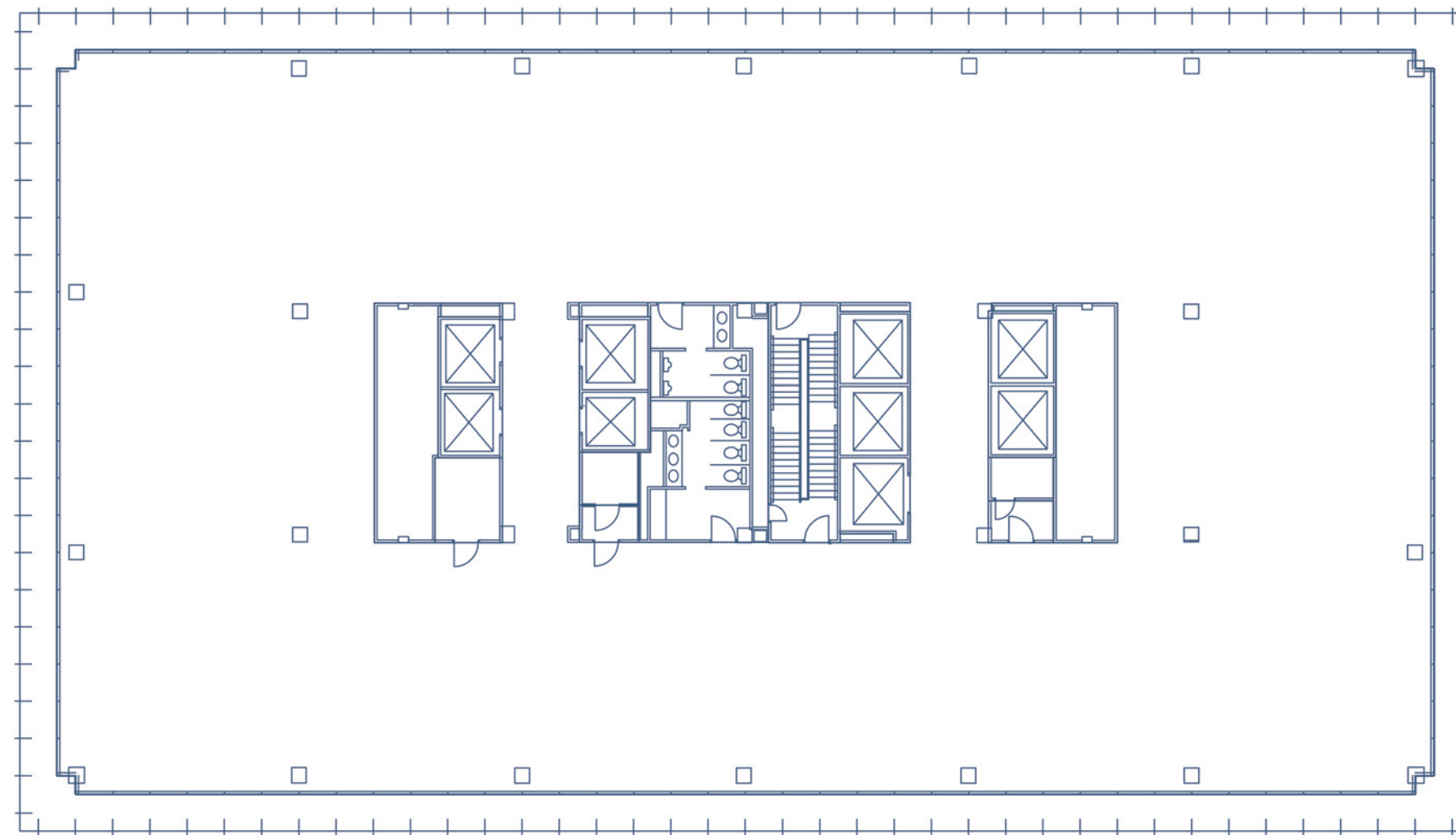
Typical Floorplate: 23,158 RSF

Stories: 43

Northam TOWER



FLOOR PLAN



Total NRA: 416,685 RSF

Typical Floorplate: 15,565 RSF

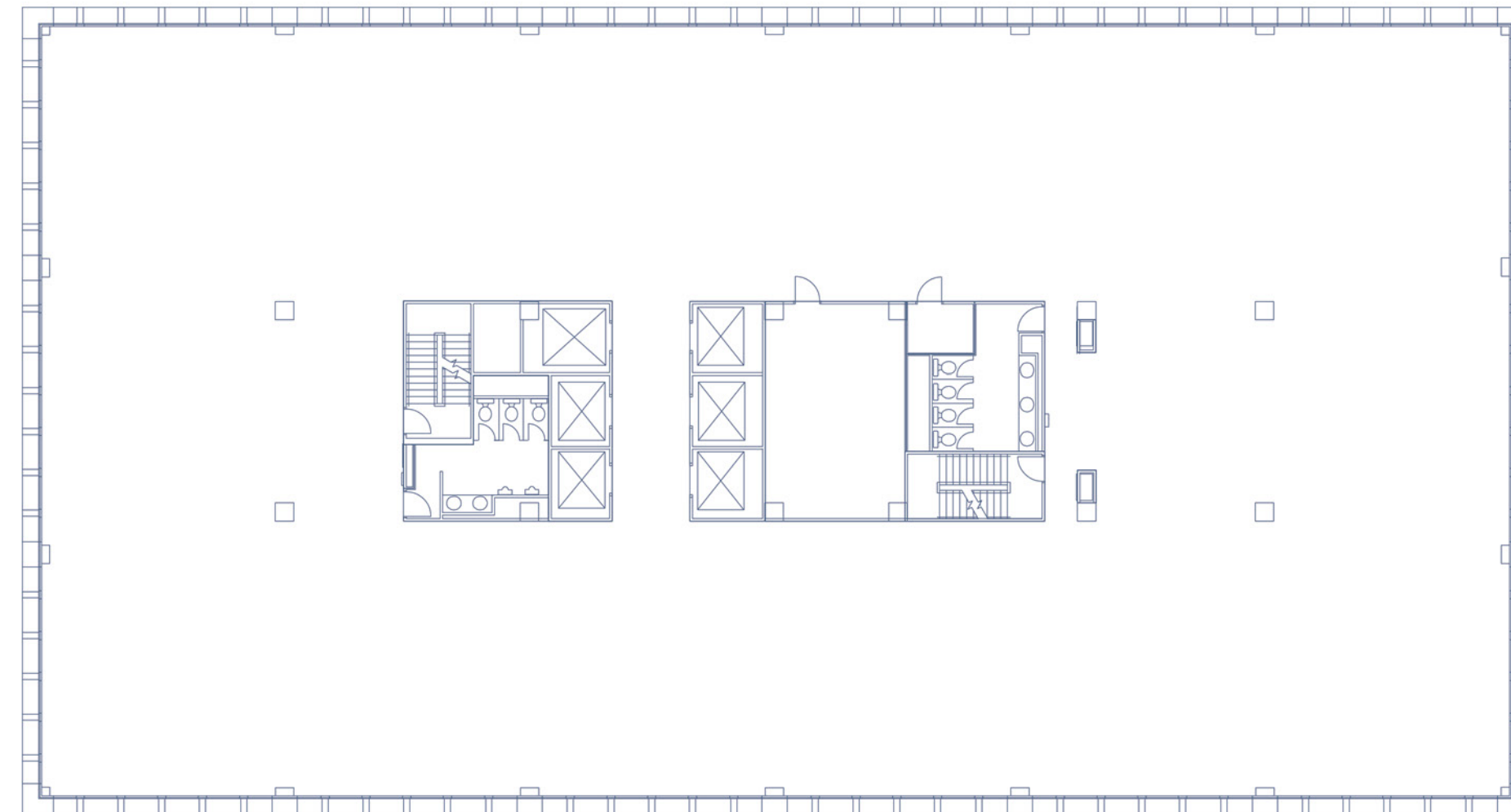
Stories: 24

277

ALLEN PARKWAY



FLOOR PLAN



Total NRA: 254,335 RSF

Typical Floorplate: 16,764 RSF

Stories: 16



FOR MORE INFORMATION, PLEASE CONTACT:

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