

ENERGY CENTER II

575 North Dairy Ashford, Houston

CBRE

www.energycenterhouston.com

HOUSTON'S ENERGY CORRIDOR ALONG I-10 IS THE CENTER OF THE WORLD'S ENERGY INDUSTRY.

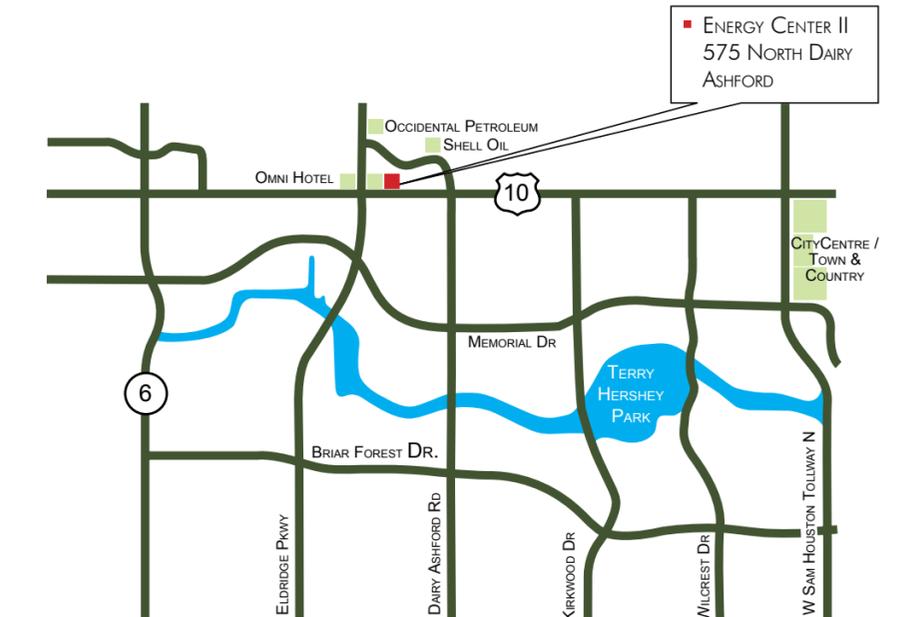
The area is home to international and regional growth-oriented energy and related companies.

The well educated and affluent workforce appreciates the **quality of life** and **amenities** in the area. The exemplary **school systems**, **shopping**, **security**, **parks and green spaces**, and being within **close proximity** to employment centers make for a highly desirable and energetic lifestyle.



LOCATION AND AMENITIES

- 575 North Dairy Ashford, Houston, TX
- Located in the heart of Houston's Energy Corridor at the Northeast corner of I-10 and Eldridge Road
- The site is in Woodcreek Park, a deed restricted, master planned development also home to Occidental Petroleum, Shell Oil Company, and a full-service Omni Hotel
- Access to Hershey Park which features a 10.83 mile hike and bike trail, runners' showers, picnic tables and Bear Creek, a 2,154 acre multi-use park
- Close proximity to a multitude of fine restaurants and hotels
- 24/7 on-site security, state-of-the-art ADT monitored/card access system
- Updated Fitness Center
- Skyline Deli operates a first class food operation
- Planned conference/training center





BUILDING SUMMARY

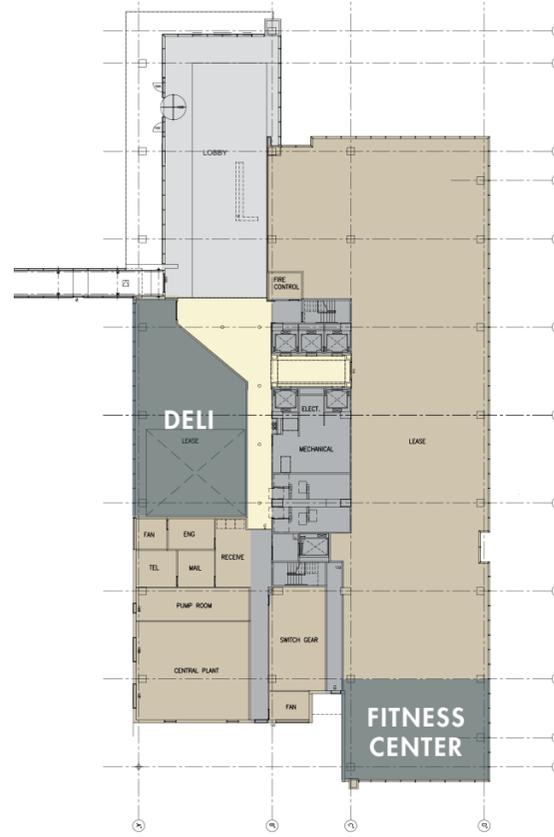
- Floor plates designed to maximize space efficiency
- 12-story, 305,585 rentable square foot building
- 8 level structured parking garage
- Ample parking for efficient space users (1,222 parking spaces; 4.0 per 1,000 RSF)
- Immediate Occupancy
- LEED® Gold Certification for Core & Shell
- Professionally managed by CBRE
- Twenty-four (24) hour, seven (7) days per week on-site security
- Loading dock with separate freight elevator

BUILDING SPECIFICATIONS

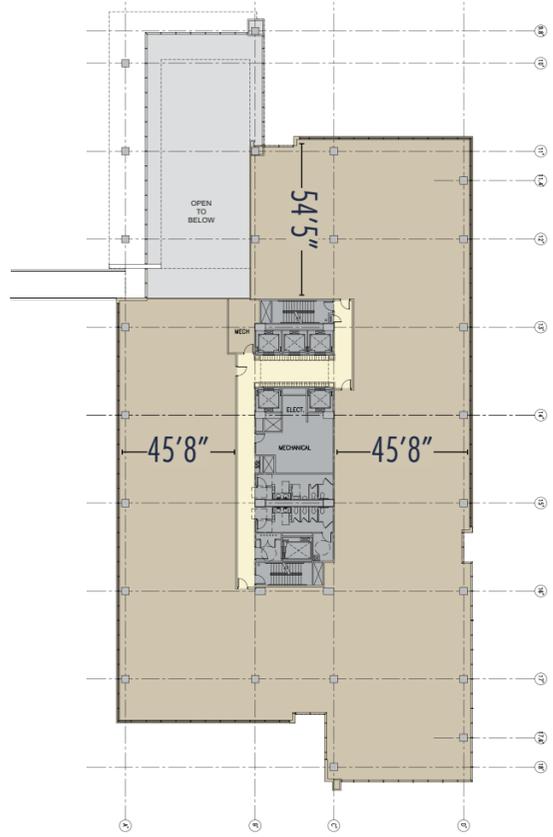
- Exterior skin is a mix of glass curtainwall and architectural precast concrete spandrel panels
- Class A office finishes including granite and limestone floors, metal/glass entry and eucalyptus wood paneling
- Full nine-foot clear ceilings and floor plates with a 45'-8" x 30'-0" bay depths
- Five foot space planning module
- Chilled water HVAC system with on-site central plant
- Fully sprinkled building, pressurized stairwells and emergency generator power to all life safety systems
- IP based DVTel computerized card-key access system at all building floor exterior doors, garage and elevator cabs



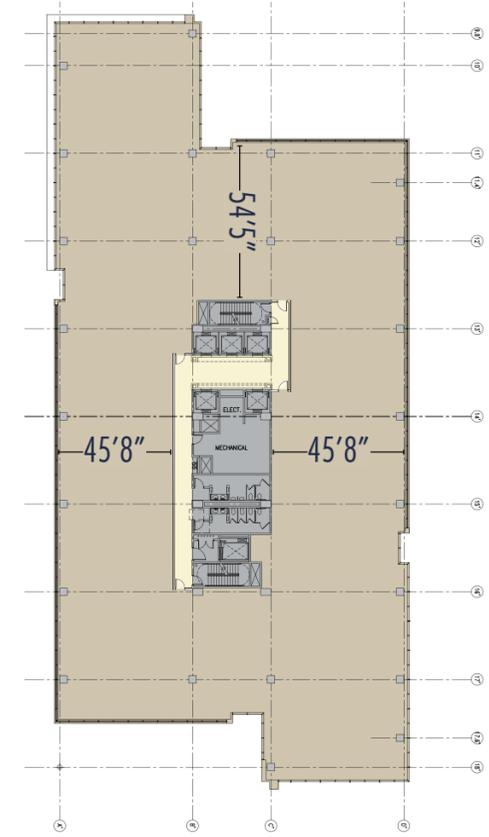
TYPICAL PLANS



GROUND LEVEL
10,482 RSF



SECOND LEVEL
22,514 RSF



TYPICAL FLOOR PLAN (3-12)
27,259 RSF

TEST FITS

70% OFFICE PLAN

- Workstations (16)
- Private Offices (60)
- Executive Offices (8)
- Conference Rooms (10)
- Support
- Core

Total Persons: 84
286 USF/Person

Rentable Square Feet (RSF)
27,259 sf

Net Usable Area (NUA)
24,489 sf



70% OPEN PLAN

- Workstations (101)
- Private Offices (14)
- Executive Offices (8)
- Conference Rooms (8)
- Support
- Core

Total Persons: 123
200 USF/Person

Rentable Square Feet (RSF)
27,259 sf

Net Usable Area (NUA)
24,489 sf



MULTI-TENANT PLAN

12,021 RSF

9,130 RSF

6,108 RSF

- ① ■ Workstations (21)
- ① ■ Private Offices (17)
- ① ■ Executive Offices (3)
- ① ■ Conference Rooms (3)
- ① ■ Support
- ① ■ Core
- ② ■ Workstations (21)
- ② ■ Private Offices (9)
- ② ■ Executive Offices (2)
- ② ■ Conference Rooms (2)
- ② ■ Support
- ② ■ Core
- ③ ■ Workstations (44)
- ③ ■ Private Offices (37)
- ③ ■ Executive Offices (7)
- ③ ■ Conference Rooms (8)
- ③ ■ Support
- ③ ■ Core

Multi-Tenant Plan Total
27,259 RSF
24,489 USF

- Workstation (44)
- Private Offices (37)
- Executive Offices (7)
- Conference Rooms (8)
- Support
- Core

FITNESS FACILITY



DELI • CAFE



AMENITIES

New amenities at Energy Center II include a ground-floor fitness facility, locker/shower facilities and outdoor views. Breakfast, lunch and snacks are available at the Skyline Deli a full-service delicatessen offering fresh quality selections of sandwiches, gourmet coffee, and made-to-order salads.

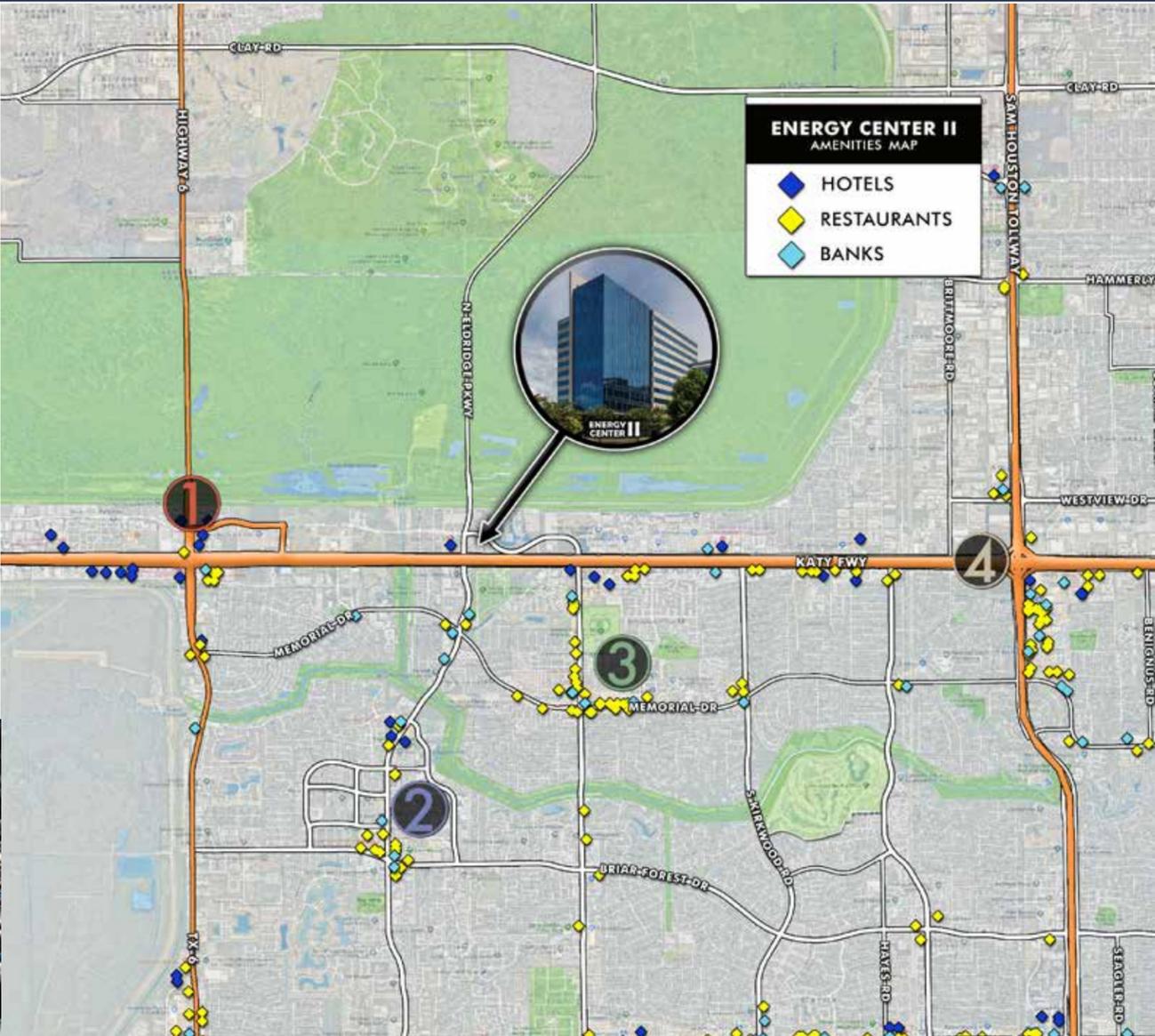


SLEEK CORRIDORS



AMENITIES MAP

- 1** Wyndham Houston
Homewood Suites
Drury Inn & Suites
Nom Nom Noodles
Matsu Sushi Bar
Lupe Tortilla
Ginger Thai
Watson's House of Ales
Christian's Tailgate
North China
- Brothers Pizzeria
Cafe Red Onion
Waffle House
Russo's NY Pizzeria
Top Golf
Lomonte's Italian
Las Ventanas
Pho Kim Kim
Annam Indian
Wells Fargo Bank
- 2** Rouge Wine Bar
Five Spice Asian
Pecan Creek Grille
La Madeleine
Le Mistral
AKA Japanese
Sylvia's Enchilada Kitchen
Poblano's Mexican Grill
Houston Barbecue Co.
Rattan Pan Asian Bistro
- Chick-fil-A
BB's Tex-Orleans
Starbucks
Matsu Sushi
Which Wich
Thai House
Bubble Tea House
BBVA Compass
Chase Bank
LA Fitness
- 3** Holiday Inn
Staybridge Suites
Marriott Residence Inn
Raising Cane's
Sushi Jin
Napoli
La Hacienda
Saeed's Mediterranean
Boa Boa Banh Mi
- Pho & Crab Restaurant
Havana Houston
Joy Love Burgers
Ninfa's Memorial
Jason's deli
Chase Bank
BBVA Compass
Comerica Bank
Nottingham Park
- 4** Omni Houston
Embassy Suites
Hotel Sorella
Niko Niko Sushi
Hopdoddy Burger Bar
Brenner's Steakhouse
Texas de Brazil
Bella Green
Yard House
Cyclone Anaya's
Capital Grille
Brio
McCormick & Schmick's
Fleming's
- Cafe on the Lake
Escalante's
Chili's
Eddie V's
Seasons 52
Cafe Express
Smashburger
Hibachi Grill
Jimmy John's
Starbucks
Cafe Express
Bank of America
Frost Bank
Wells Fargo Bank



SUSTAINABLE DESIGN



At CBRE, when we talk about sustainability, we are referring to “ecological sustain-ability.” We are committed to helping the industry reduce energy consumption and greenhouse gas emissions.

LEED® is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high-performance green buildings and we have made a portfolio-wide decision to pursue LEED certification for our properties. Not only is it the right thing to do in conserving our natural resources and maintaining a competitive edge in the market, but it’s the right thing to do for our tenants.

Once achieved, LEED Certification can offer tenants:

- Reduced operating costs
- Improved indoor air quality
- Enhanced employee comfort, health and productivity

Securing a Gold-level rating, one of the highest level LEED certifications, means that 44% less energy is being consumed, and paid for by our tenants.

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System® is administered by the U.S. Green Building Council (USGBC) and emphasizes state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Sustainable Site

- An erosion control plan was implemented during construction to prevent loss of soil into the stormwater collection system.
- Site lighting fixtures have been selected with defined cutoff to lessen impact of light on the Houston night sky and to eliminate direct night glare.
- The site is located near existing and planned mass transit lines.
- Garage parking allows for preferred vehicle parking spots for low-emitting and fuel efficient vehicles.
- “Heat islands” due to developed surfaces which cause temperature gains in the atmosphere are reduced by using covered stacked parking and highly reflective paving materials.

Water Efficiency

- High efficiency plumbing fixtures chosen
- Native plant species, and weather monitoring device installation to reduce water needed for irrigation.

Energy and Atmosphere

- Building Mechanical, Electrical and Plumbing systems designed to be efficient and set up for lifetime monitoring to maintain efficiency.
- Examples are the high efficiency chillers, energy recovery wheel and elevators which will benefit the Tenant with reduced operating expenses. Based on our initial whole building energy simulation model, we anticipate the building will be approximately 19% more efficient than the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments).

Materials and Resources

- A recycling program has been implemented to limit the impact on landfills from construction debris.
- Materials were chosen that are from rapidly renewable resources and/ or partly recycled content.
- Use of locally manufactured and fabricated products were given preference to lessen the impact of necessary travel for delivery of those materials.

Indoor Environmental Quality

- Products and mechanical, electrical and plumbing systems were chosen to provide the highest level of indoor air quality.
- A CO₂-based, demand controlled ventilation system is utilized to control the amount of outside air brought into the building.
- MERV 13 filters in the air handling units on each floor.
- Carpeting, paints, adhesives and sealants and other base building products were chosen for minimal contribution of volatile organic compounds which translates to cleaner indoor air quality.
- High performance glass reduces solar heat gain and glare while maximizing natural day lighting of the interior space.



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