MYERS, CROW & SAVIERS, LTD.



OAK PARK Office Center II

Development Overview

Site Area: 18.133 acres

Building Area: 206,362 SF

Building Configuration:

Two spacious lobbies with skylights, functionally dividing the building into 6 open bays

Parking Ratio:

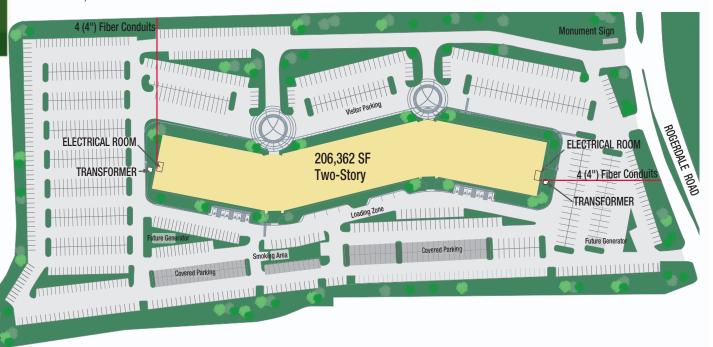
6 cars per 1,000 useable square feet with the ability to increase parking to 7.5 cars per 1,000 useable square feet

Premier Location

- Corporate campus environment
- Strategic location in Oak Park at Westchase—a deed restricted master-planned office park
- Fantastic network of transportation including the intersection of Sam Houston Parkway (Beltway 8) and Westpark Tollway with easy access to I-59 and I-10
- Mass transit proximity with Metro station located at Harwin and Rogerdale

OAK PARK Office Center II 6380 ROGERDALE ROAD

- Only 30 minutes from either Bush Intercontinental Airport or Hobby Airport via the Beltway
- Less than one mile from Royal Oaks master-planned community and golf course
- Close proximity to strong labor pool, hotels, technical schools, day care facilities, housing and retail



Building and Site Features

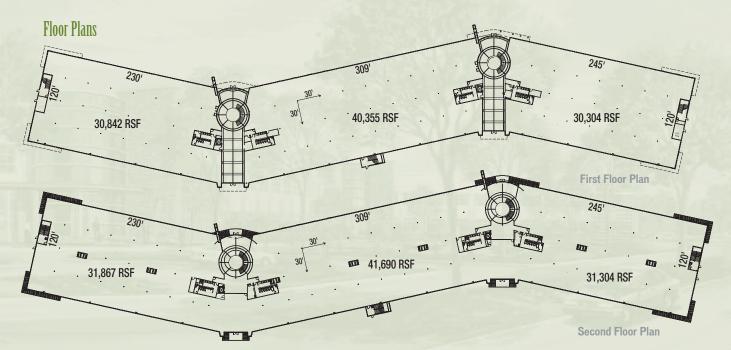
- Appealing architectural design for image-conscious companies
- Extensive landscaping with focal point at building entries
- Large monument sign at main entry—exterior building signage available
- Card access system at all entries and exterior security cameras
- Full-cover illumination of parking areas
- Covered parking available
- Designated smoking area

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Interior Features

- Two 2-story atrium lobbies including skylights, wood accents, and cove lighting
- Grand circular staircases to facilitate interfloor traffic
- Bright open floor plans with 10' ceiling heights maximizing natural and ambient lighting
- Energy efficient building materials, lighting and mechanical systems
- Environmentally friendly materials designed to facilitate indoor air quality
- Oversized restrooms with high quality finishes and granite countertops
- Two 3,500 lb. passenger/ freight elevators
- 15' floor to deck structure with 100 lbs./square foot live structural loading





Technology Features

- Multiple fiber optics providers available to the building with redundant access
- 24-hour, 7-day independent heating and air conditioning system for each tenant to control
- Heating and air conditioning system design includes multiple zones and a digital energy management system
- Customized power capacity with separate meters for each tenant
- Pad area and conduits for backup generator provided

For Leasing Information, Please Contact: **Gregory T. Mondshine, CCIM** 713.465.8600 A Development of: R. Mark Saviers TOLL FREE 1.888.311.0629 MYERS, CROW & SAVIERS, LTD. www.myerscrow.com Millennium Frost Bank RICHMOND AVENUE Tower Building Royal Oaks Country Club **WESTPARK DRIVE** WESTPARK TOLLWAY Metro Park & Ride HARWIN DRIVE **Oak Park** Office Center I URS MILLC. Veritas Campus Headquarters 💯 Jacobs Engineering Campus Campus TOWN PARK DRIVE Office Center II 6380 ROGERDALE ROAD 206,362 SF 2-Story Building WESTCHASE WAY Hampton Inn & Suites **Halliburton Campus** Pappas Restaurant Site Exxon Convenience BELLAIRE BOULEVARD WESTPARK DRIVE 6 Fairfield WILCREST WESTPARK TOLLWAY HARWIN DRIVE Copperfield SAM N COURSE DRIV HOUSTON HOUSTON TOWN PARK DRIVE 90) OAK PARK ROAD Office Center II WESTHEIMER WESTPARK TOLLWAY 225 288 (59) \mathbb{N} 90A Staffo Ellingto Field BELLAIRE BOULEVARD