



OAK PARK  
Office Center II



# OAK PARK

## Office Center II

### 6380 ROGERDALE ROAD

#### Development Overview

**Site Area:**

18.133 acres

**Building Area:**

206,362 SF

**Building Configuration:**

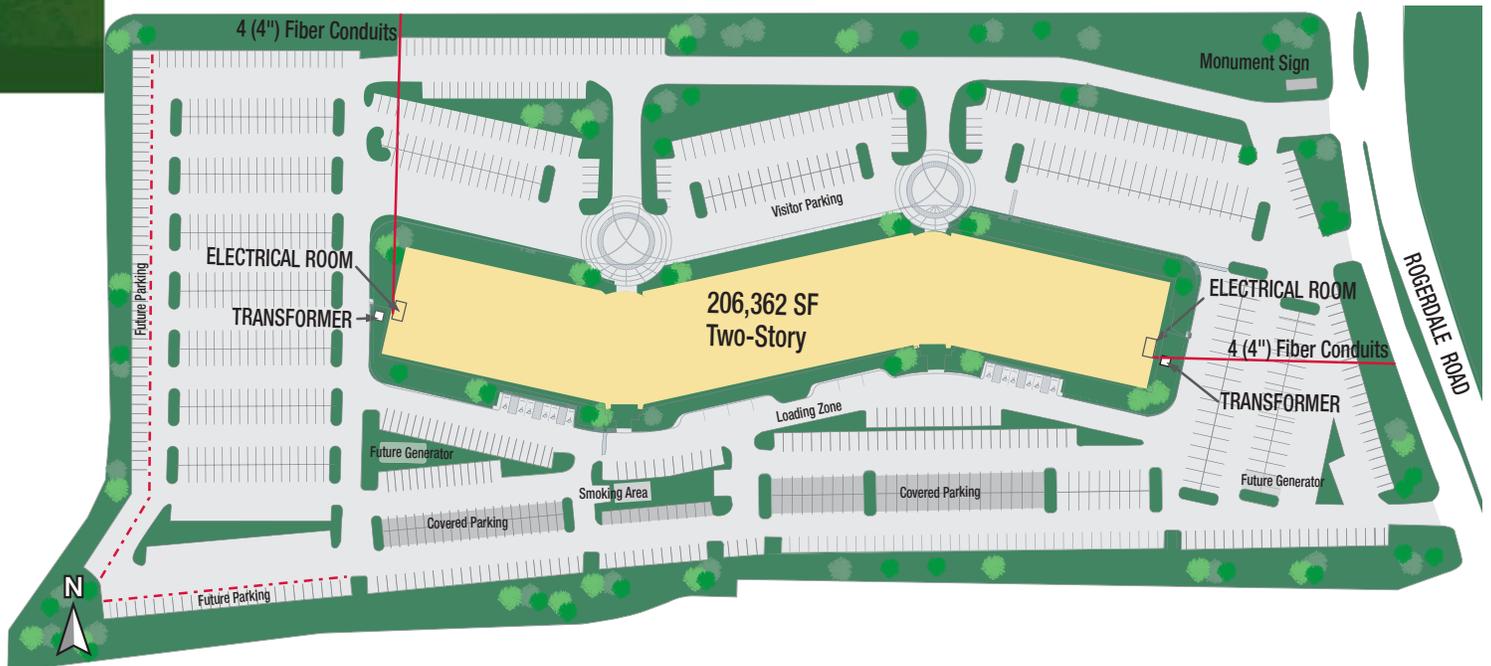
Two spacious lobbies with skylights, functionally dividing the building into 6 open bays

**Parking Ratio:**

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

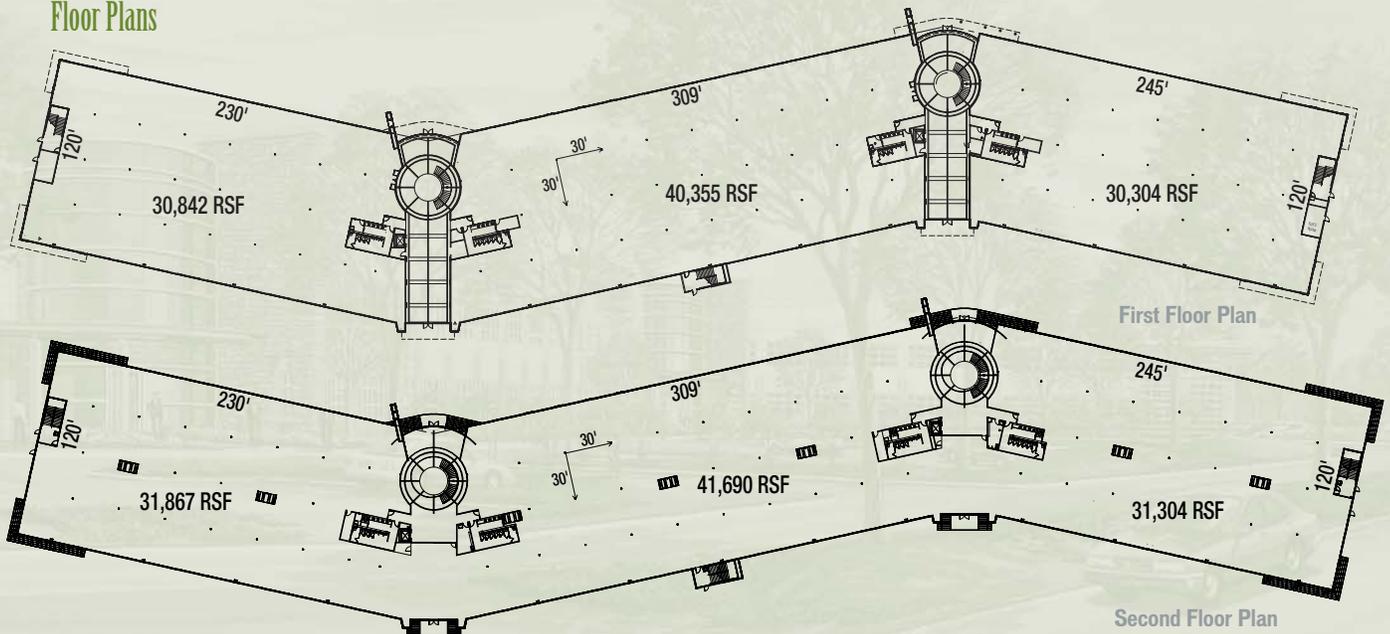
- Pre-certified for LEED (Leadership in Energy and Environmental Design) Core & Shell program
- Large monument sign at main entry—exterior building signage available
- Full-cover illumination of parking areas
- Appealing architectural design for image-conscious companies
- Card access system and security cameras at all entries
- Covered parking available
- Extensive landscaping with focal point at building entries
- Designated smoking area

### 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



### Floor Plans



### 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

