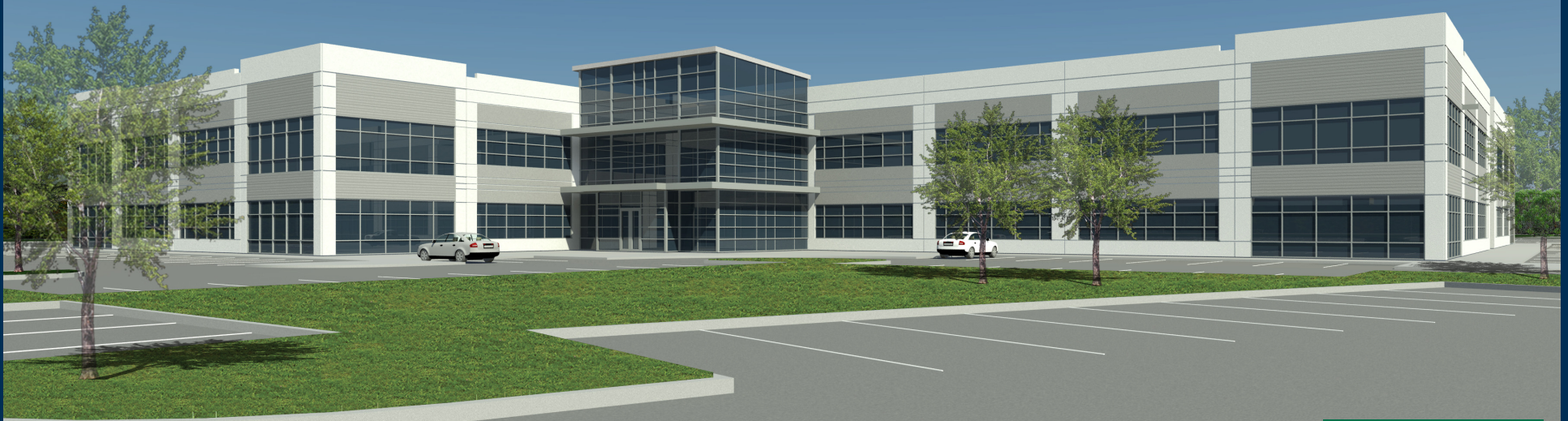


# MASON CREEK OFFICE CENTER



MYERS CROW & SAVIERS, LTD.

**MOODY  
RAMBIN**  
INTERESTS

A Development of:  
**MYERS CROW & SAVIERS, LTD.**

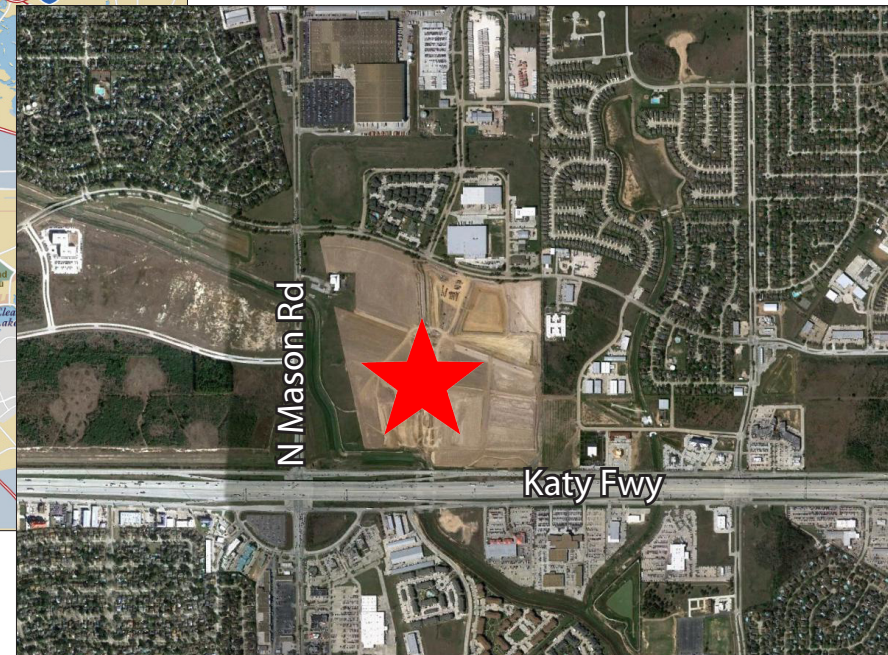
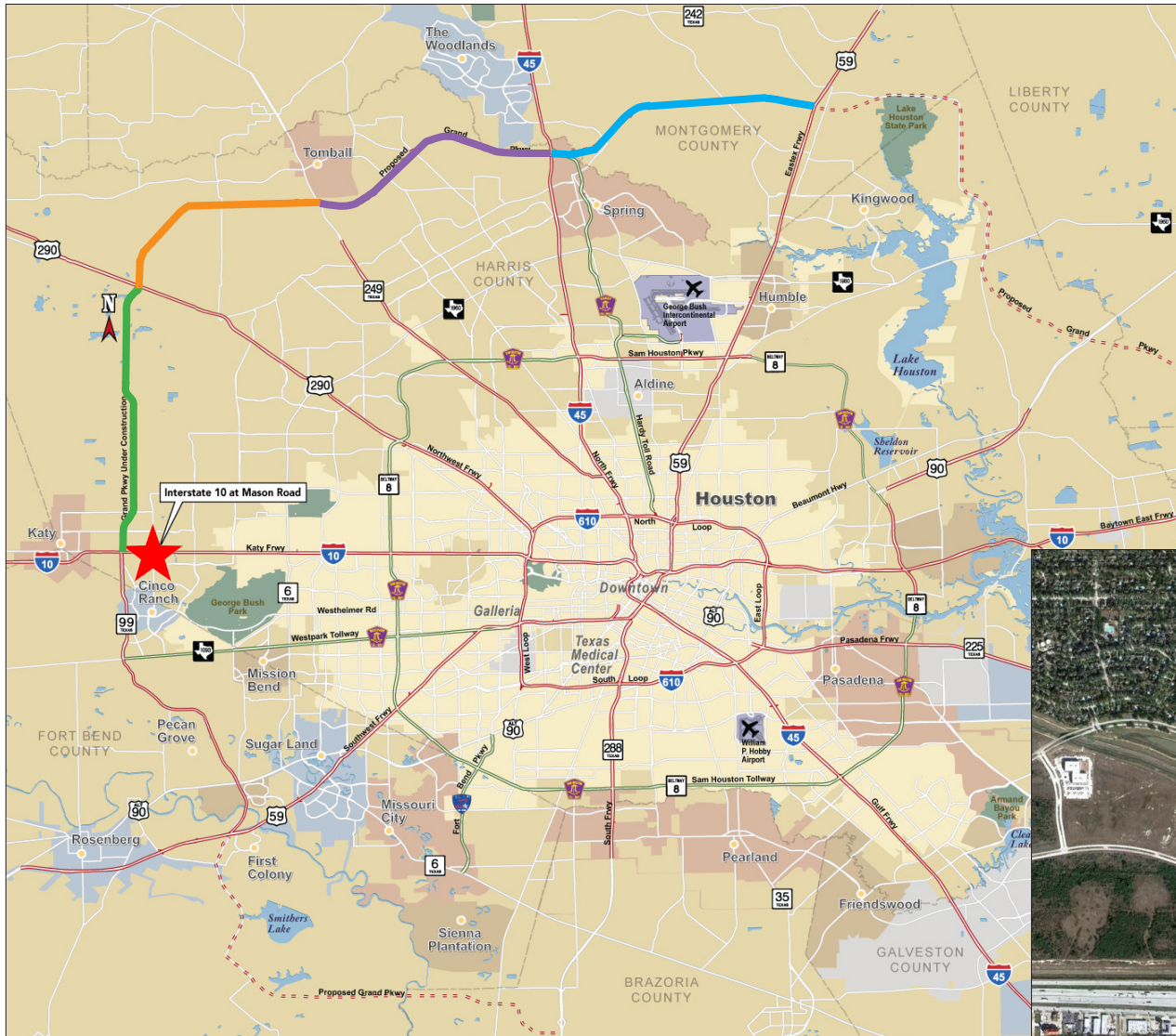
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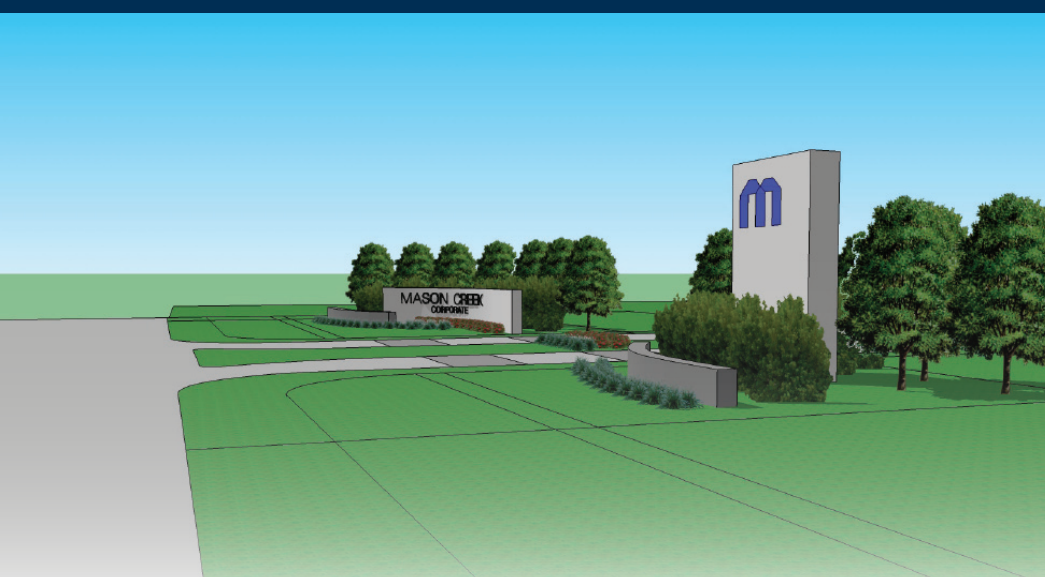
# MASON CREEK OFFICE CENTER



Segment	Completion
<span style="color: green;">■</span> E	2013
<span style="color: orange;">■</span> F-1	2015
<span style="color: purple;">■</span> F-2	2015
<span style="color: blue;">■</span> G	2015



# MASON CREEK OFFICE CENTER



MASON ROAD ENTRANCE

I-10 ENTRANCE



# MASON CREEK OFFICE CENTER

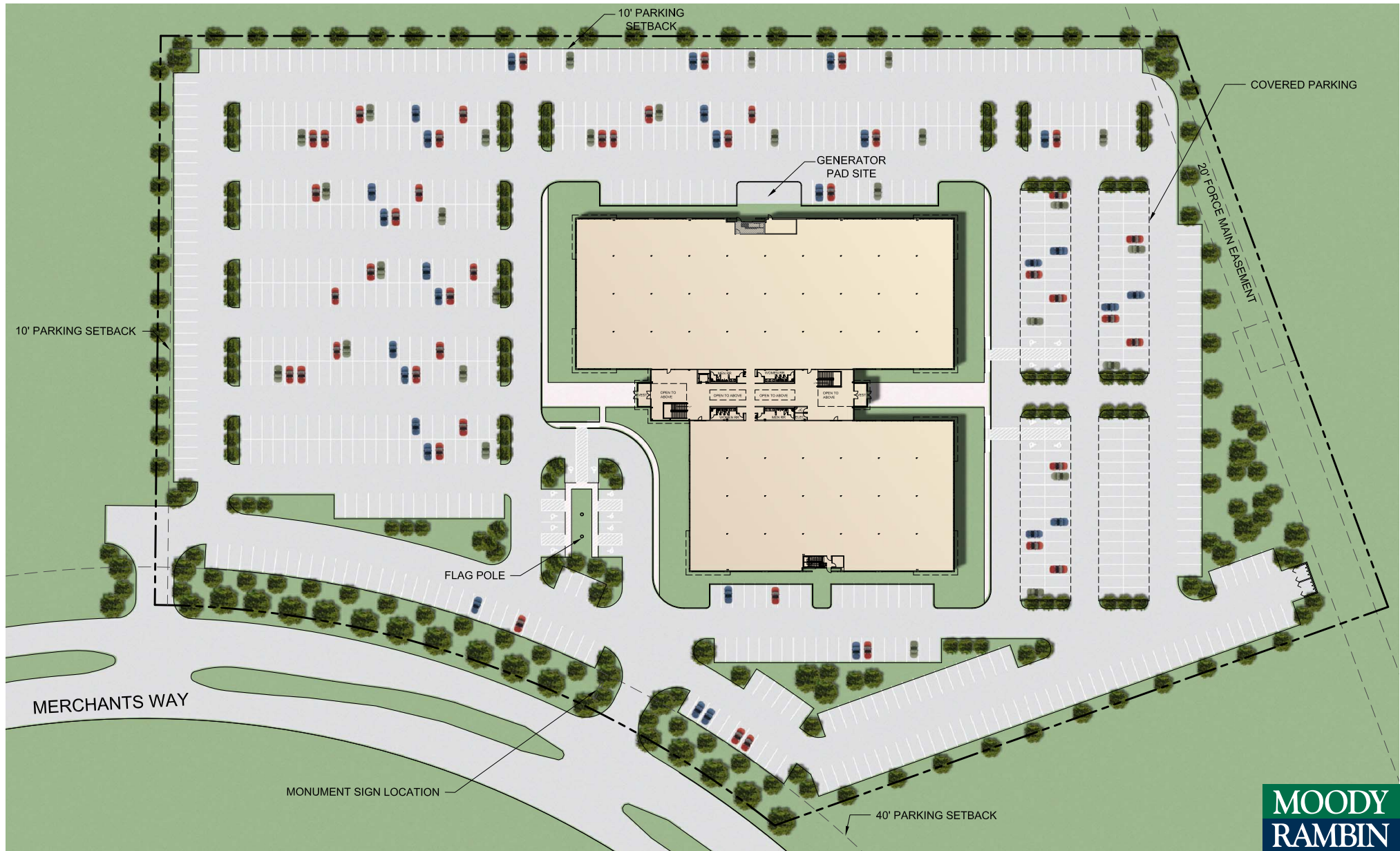


## Premier Location

- Strategically located along I-10 just inside the Grand Parkway (Highway 99) in Katy, Texas.
- Easy access to I-10 via a full interchange at Mason Road.
- Within the Energy Corridor, one of Houston's most dynamic and high growth employment centers.
- One quarter mile away from the one and only Tier IV data center in Houston.
- Close proximity to strong labor pool, housing, medical facilities, hotels and retail. Excellent local schools.
- Part of master planned, deed-restricted park.
- The Grand Parkway extension from I-10 to highway 290 is under construction scheduled for completion in 2013.



# MASON CREEK OFFICE CENTER



**Site Plan**  
135,330 SF  
6.0/1,000 parking

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# MASON CREEK OFFICE CENTER

## Development Overview

Site Area  
10.8 Acres

## Building Area

135,330 RSF  
Expandable to 149,730 RSF

## Building Configuration

Two-story building with 67,500 RSF/floor

## Parking Ratio

812 Spaces or 6.0 cars/1,000 RSF  
If maximized 6.5 cars/1,000 RSF



## Building Features

- Multiple fiber optic providers- AT&T, Above Net, TW Telecom, Phonoscope
- Extensive substation capacity (two circuits of 6.5 mega watts each) in the area to power a call or data center
- Energy efficient building materials, lighting and mechanical systems
- Environmentally friendly materials designed to facilitate indoor air quality and occupant comfort
- Bright open floor plans with 10' ceiling heights maximizing natural and ambient lighting
- Conduit to pad for backup generator
- 124 covered parking spaces. More can be added
- Oversized restrooms with high quality finishes and granite countertops
- Class A lobby and restrooms
- Two-story entry atriums including marble accent walls, wood accents and grand staircases to facilitate interfloor traffic
- Registered to be LEED certified core and shell
- Prominent building signage facing I-10

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