

# MASON CREEK OFFICE CENTER II

21700 Merchants Way, Katy, TX 77449



## DELIVERS 2Q 2015



**Leasing Information:**

Bob Cromwell  
Bcromwell@moodyrambinint.com  
713-773-5531 (P)

Kevin Nolan  
Knolan@moodyrambinint.com  
713-773-5572 (P)

MYERS CROW & SAVIERS, LTD.

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

**Leasing Information:**

Mark Saviers  
MSaviers@myerscrow.com  
713-465-8600 (P)

This is a detailed map of the Houston, Texas metropolitan area. The map shows a network of major highways, including Interstates 45, 10, 290, 610, and 59, as well as various state routes and toll roads. Key landmarks and locations are labeled, such as The Woodlands, Spring, Humble, Houston, Downtown, Galleria, Texas Medical Center, Sugar Land, Missouri City, Pearland, and Friendswood. Surrounding counties like Montgomery, Harris, Fort Bend, Brazoria, and Galveston are also labeled. A red star is placed on the Katy Freeway (I-10) near the Cinco Ranch area, indicating a specific point of interest. The map also shows bodies of water like Lake Houston and Galveston Bay, and various parks and reservoirs.

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## LOCATION

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- 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 now open providing access to the north and northwest labor pool.

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## SITE PLAN

<b>Site Area</b>	9.3 Acres (405,108 SF)
<b>Building Area</b>	127,955 SF (3-Story)
<b>Site Coverage</b>	31.9%
<b>Parking</b>	769 Spaces @ 6 cars/1,000 SF

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## BUILDING DETAILS

<b>Quoted Rental Rate</b>	\$19.00 per RSF (NNN)
<b>Expected Delivery Date</b>	Second Quarter 2015
<b>Architect</b>	Burton Construction
<b>LEED Certification</b>	Silver
<b>Developer</b>	Myers Crow & Saviers, LTD.

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## BUILDING FEATURES

- Multiple fiber optic providers including: AT&T, TW Telecom
- Extensive substation capacity (two circuits of 6.5 mega watts each) in the area to power a call or data center
- 2000 amp power provided and expandable to 4000 amps
- 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
- Oversized restrooms with high quality finishes and granite counter tops
- Class A lobby and restrooms
- Two-story entry atrium including wood accents and grand staircase to facilitate interfloor traffic
- Registered to be LEED certified core and shell
- Prominent building signage facing I-10

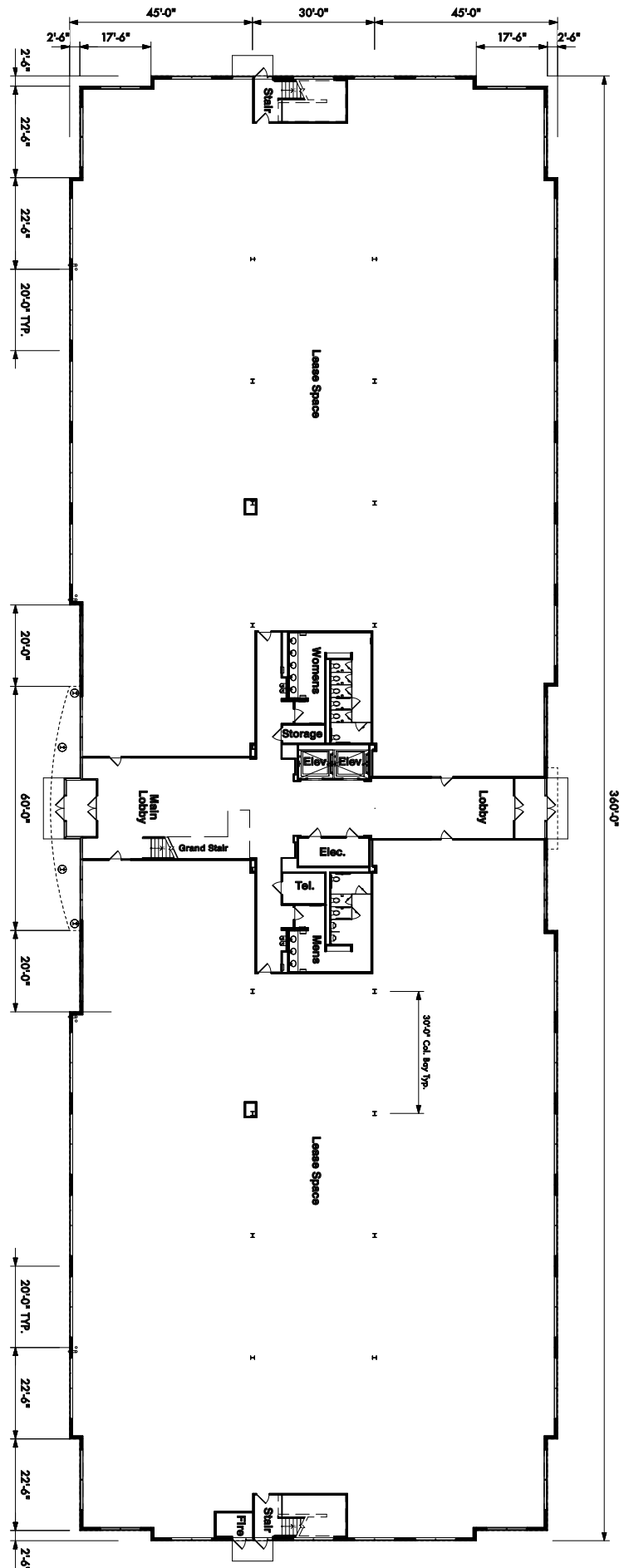
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# MASON CREEK OFFICE CENTER II

## FIRST FLOOR

6

MYERS CROW & SAVIERS, LTD.

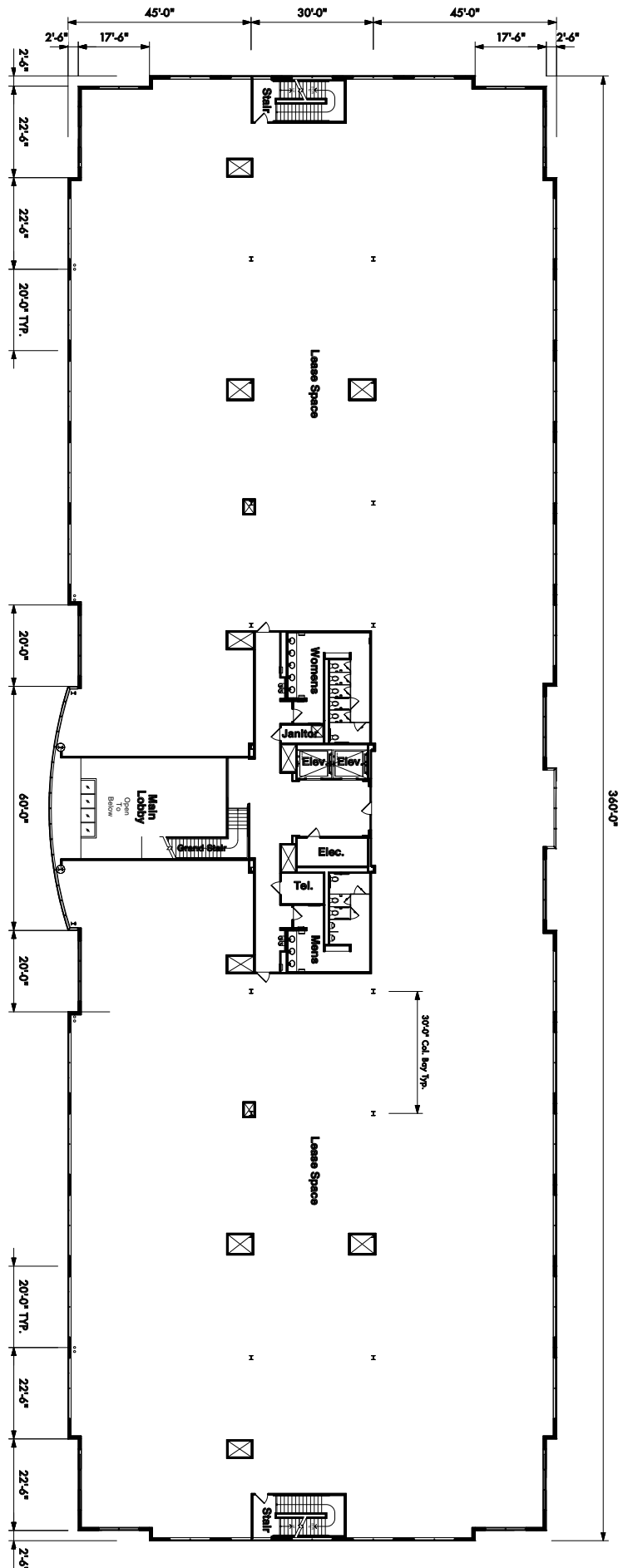


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## SECOND FLOOR

7

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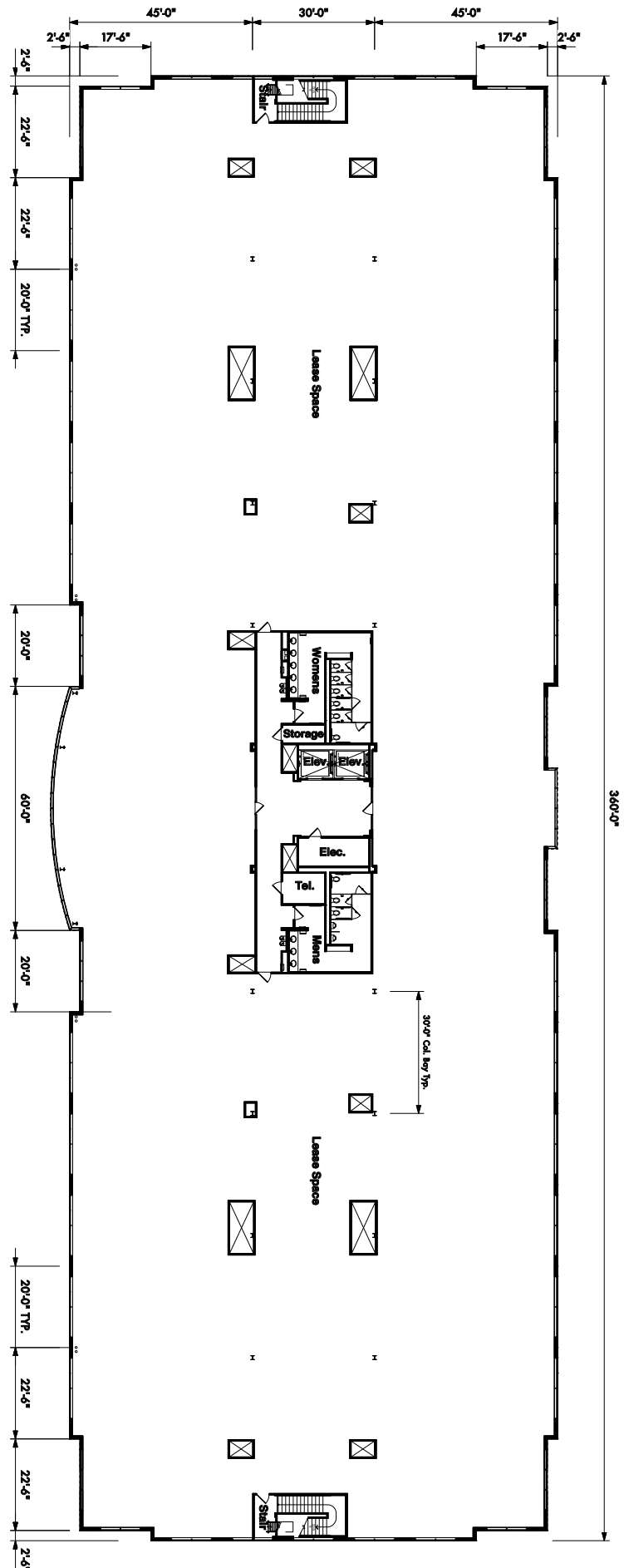


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## THIRD FLOOR

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