



NORTHBELT

Office Center V



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500 N. SAM HOUSTON PARKWAY WEST

Development Overview

Site Area

10.78 Acres

Building Area

135,030 SF

Building Configuration

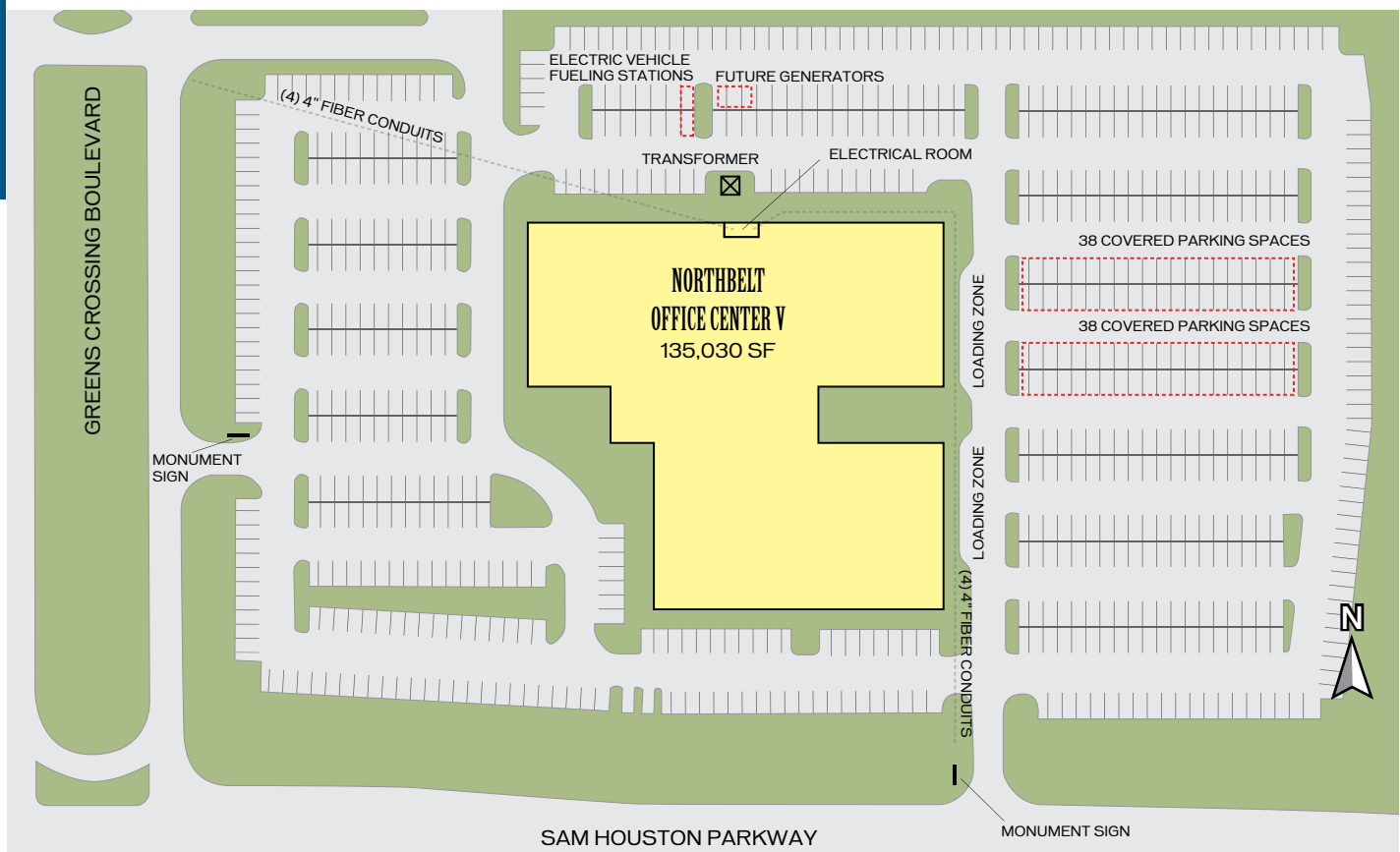
2 story, with two entry atriums and central common area

Parking Ratio

810 Spaces (6 cars per 1,000 rentable square feet)

Premier Location

- Corporate campus environment in Greens Crossing, a deed restricted master-planned office park
- Located in the Greater Greenspoint District at the intersection of Greens Crossing Blvd. and Beltway 8
- Outstanding access/visibility from the Beltway
- Near strong labor pool, technical schools, day care facilities, housing and hotels (over 7,000 rooms in the Greater Greenspoint area)
- Fantastic network of transportation including Hwy. 249, Hwy. 290, I-45, I-59, Hardy Toll Road and Beltway 8
- 10 minutes from Bush Intercontinental Airport
- On Metro bus route and near Metro Transit Center in Greenspoint
- Abundant retail in the Greenspoint area
- Adjacent to Greenspoint Technology Center



Building and Site Features

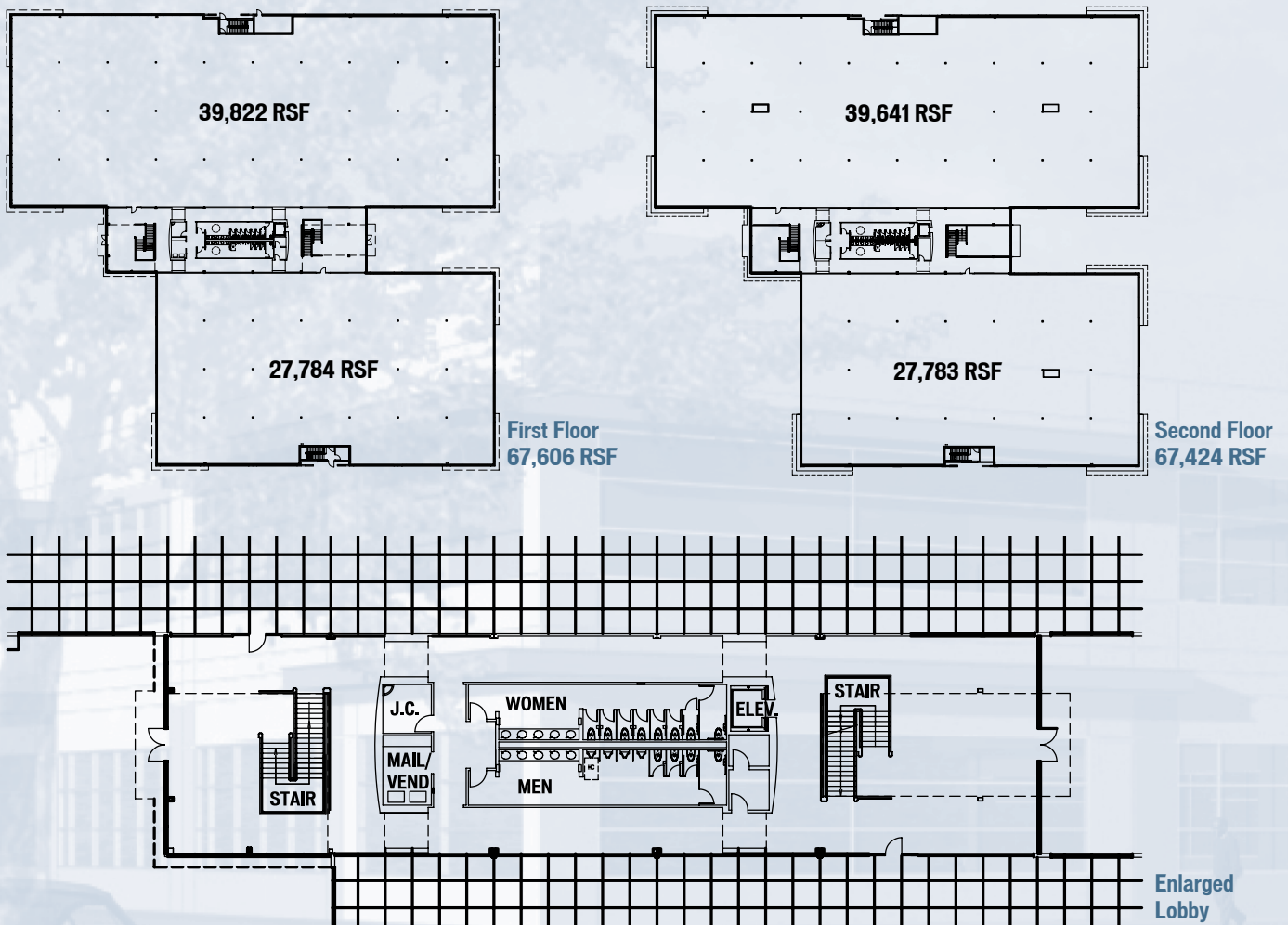
- Environmentally friendly design
- Appealing architectural design for image-conscious companies
- Extensive landscaping with focal point at building entries
- Large monument signs at main entries – Exterior building signage available
- Card access system and security cameras at all entries
- Full-cover illumination of parking areas
- Covered parking available

Interior Features

- Two 2-story atrium lobbies including marble accent walls, wood accents, and cove lighting
- Grand 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
- Efficient floor plans that provide flexibility to tenants
- Oversized restrooms with high quality finishes and granite countertops
- One 3,500 lb. passenger/freight elevator
- 15' floor to deck structure with 100 lbs./square foot live structural loading

Floor Plans

Northbelt Office Center V - 135,030 SF



Technology Features

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

