

PARK TOWERS

BUILDING FACTS

ADDRESS	1233 West Loop South (<i>North Tower</i>) 1333 West Loop South (<i>South Tower</i>)
BUILDING	Class A office property, two 18 story towers each 277,226 SF totaling 554,452 SF
LOCATION	Located at 610 and Post Oak Blvd. Uptown/Galleria submarket
COMMON AREA FACTOR	Approximately 15% add on factor (multi-tenant floors) / 10% (single-tenant floors)
FLOOR SIZE	22,898 SF open rectangular efficient floor plates
CEILING & WINDOWS	11'6" ceiling heights with 11'6" vision glass on the perimeter
LEASE RATE/TERM	Negotiable
OPERATING EXPENSES	\$12.02 PSF - North Tower \$11.67 - South Tower
AMENITIES	High performance fitness facility, tech savvy conference center, in-building dining, world-class restrooms
ELEVATORS	10 new elevator cabs with Thyssen Krupp destination based dispatch technology, touch screen kiosks and streaming TV monitors (4 passenger, 1 freight per tower)
PARKING	1,800 spaces on six levels of a covered, secured parking garage. 3.5/1,000 parking ratio.
TECHNOLOGY	Wi-fi throughout lobby, fitness facility, conference center. Fiber from AT&T, Phonoscope, LOGIX, Comcast
SUSTAINABILITY	LEED EB Gold since 2011, Energy Star rated since 2009. LED light fixture upgrade, restroom automatic sustainable features
SECURITY	Friendly courtesy officers on site 24/7, tenant & garage card access system
MANAGEMENT	Hospitality feel, on-site ownership and property management
ARCHITECT	Redevelopment architecture and design by Ziegler Cooper Architects
CONSTRUCTION	Built in 1972 & 1973. Redeveloped in 2016, general contractor and construction management by O'Donnell Snider Construction