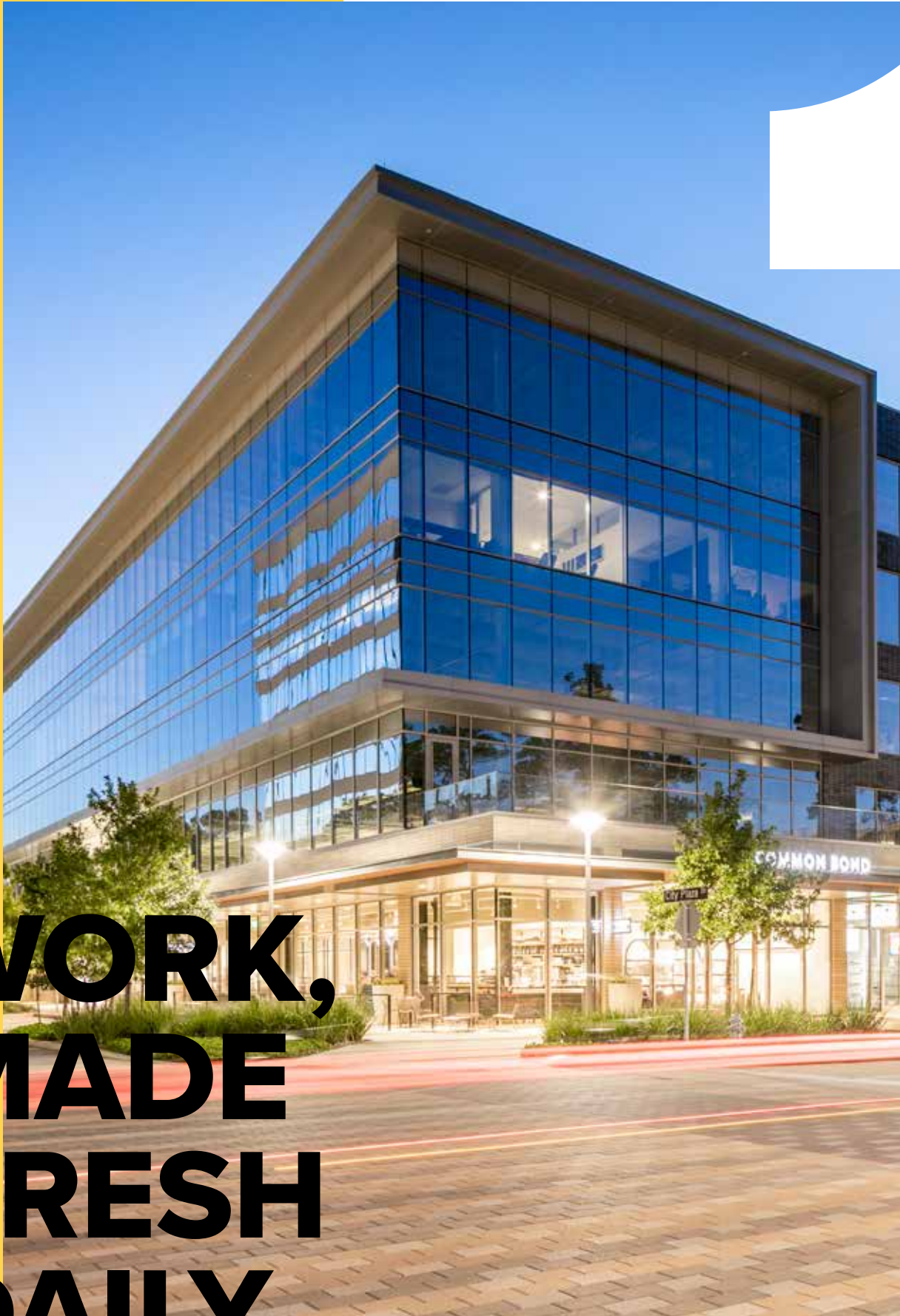


**WORK,
MADE
FRESH
DAILY**



CITY PLACE 1

CITY PLACE 1

PLACEMAKING

Great buildings make and are made by their settings. In the commercial heart of Springwoods Village, one of Houston's most inspired new urban mixed-use communities, is City Place – where a placemaking collection of office buildings has taken shape.

City Place 1, located at 1700 City Plaza Drive, is one of these new buildings – a five-story, 149,500-square-foot gem. Built atop a one-story retail base and crafted from brick, natural stone and reflective glass, City Place 1 not only showcases the vibrant spirit of its surroundings, but also delivers the sustainability, accessibility, cost-efficiency and productivity that are the hallmarks of the way business is conducted today.



ARROYO ENERGY TENANT SPACE





UNPARALLELED ACCESS

Served by one interchange and three frontage road connections from I-45, and two interchanges from the Grand Parkway, City Place's access is unparalleled.

- 10 minutes to 249 & Grand Parkway
- 11 minutes to 59 & Grand Parkway
- 12 minutes to The Woodlands
- 15 minutes to Bush Intercontinental Airport
- 20 minutes to 290 & Grand Parkway
- 24 minutes to Houston Central Business District



*FUTURE PHASES INCLUDE PLANNED OFFICE, MULTIFAMILY, RETAIL AND ENTERTAINMENT

A PREMIER LOCATION IN AN EXCEPTIONAL NEW COMMUNITY

Offering a rare combination of environmental sensitivity, urban convenience and sophisticated planning, City Place 1 has been designed to support tenants' business success. With its prime location in City Place, City Place 1 offers unparalleled access via three major thoroughfares, I-45, the Grand Parkway and the Hardy Toll Road, that provide immediate connectivity to greater Houston. While within the community, everything needed for a convenient and productive work life is only minutes away.

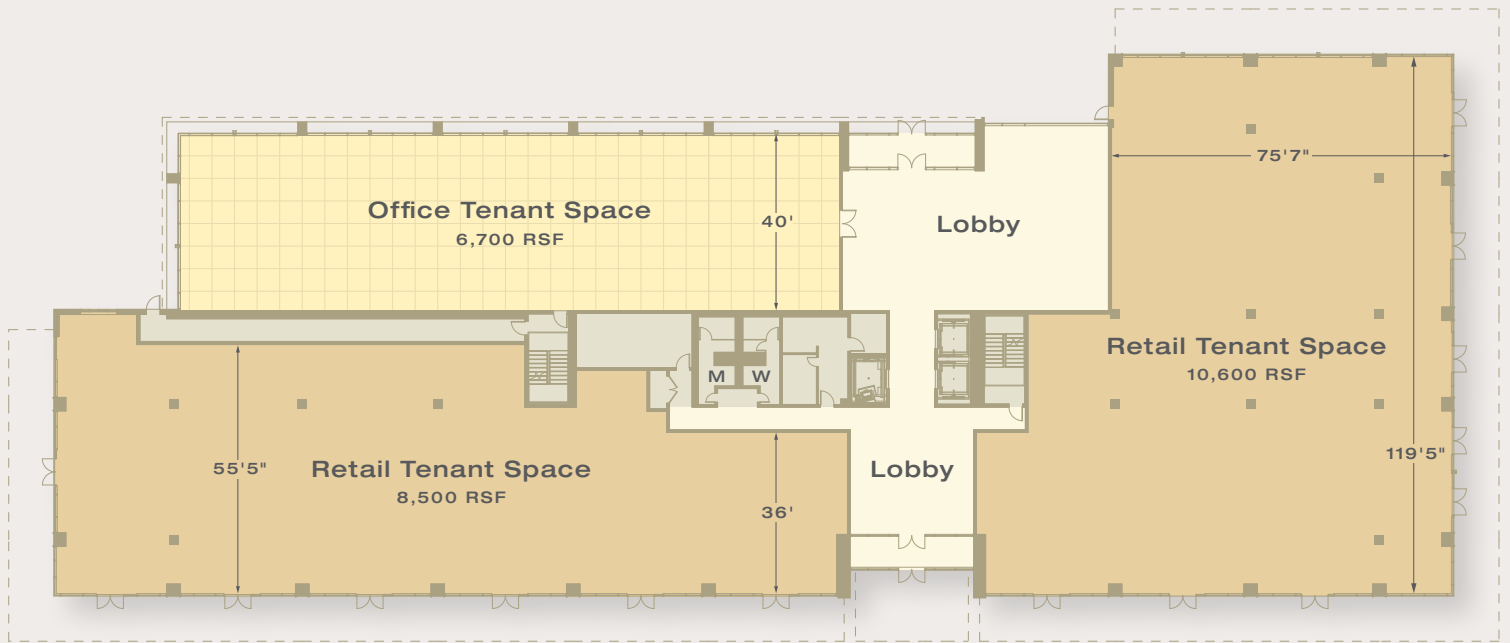




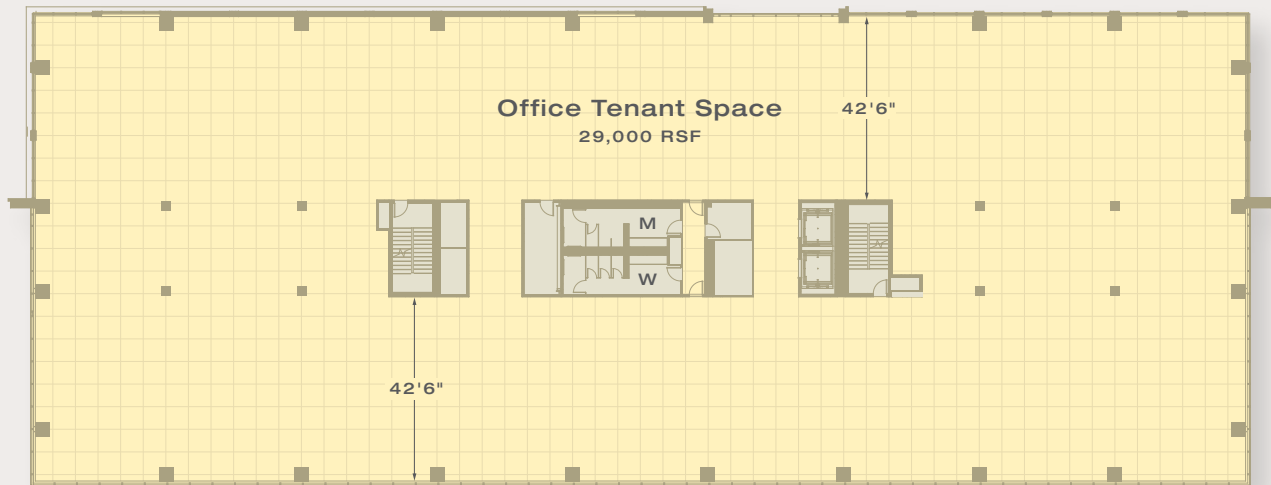
SECOND FLOOR ELEVATED TERRACE



CITY PLACE 1 BUILDING LOBBY



TYPICAL LEVEL



BUILDING FEATURES

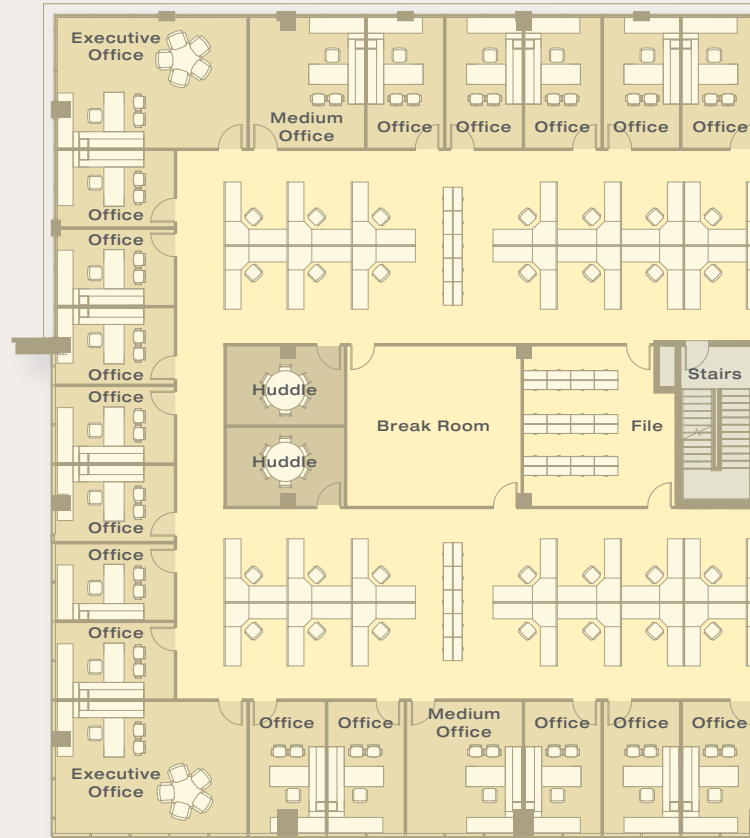
- LEED Silver certified
- 9'4" ceiling height with floor-to-ceiling glass
- Dedicated office entry court/motor court
- Covered pedestrian connection between office lobby and parking structure
- 4 cars per 1,000 RSF parking ratio
- Private elevated terrace and garden areas
- Ground floor shopping and dining

LEVEL 5	29,000 SQ FT
LEVEL 4	29,000 SQ FT
LEVEL 3	29,000 SQ FT
LEVEL 2	28,900 SQ FT
LEVEL 1	33,600 SQ FT
TOTAL	149,500 SQ FT

**PRIVATE OFFICE TEST FIT
5TH FLOOR - 29,000 SQ FT**

- 60 Work Stations - 8' x 8' Typical
- 4 Executive Offices
- 8 Medium Offices
- 37 Offices
- 1 Board Room
- 3 Conference Rooms
- 2 Huddle
- 1 Training Room

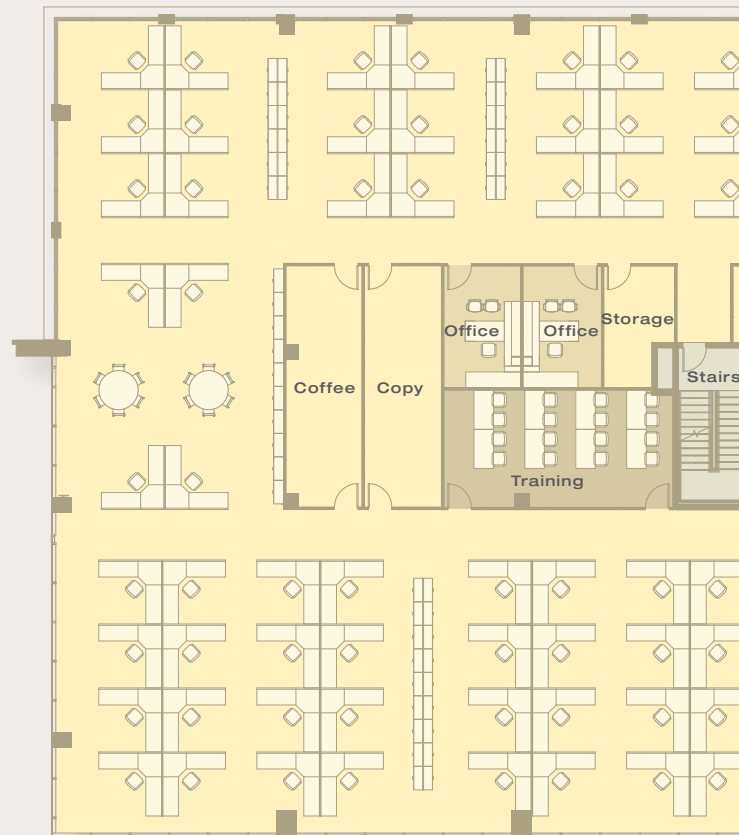
109 Total People
266 RSF / Person

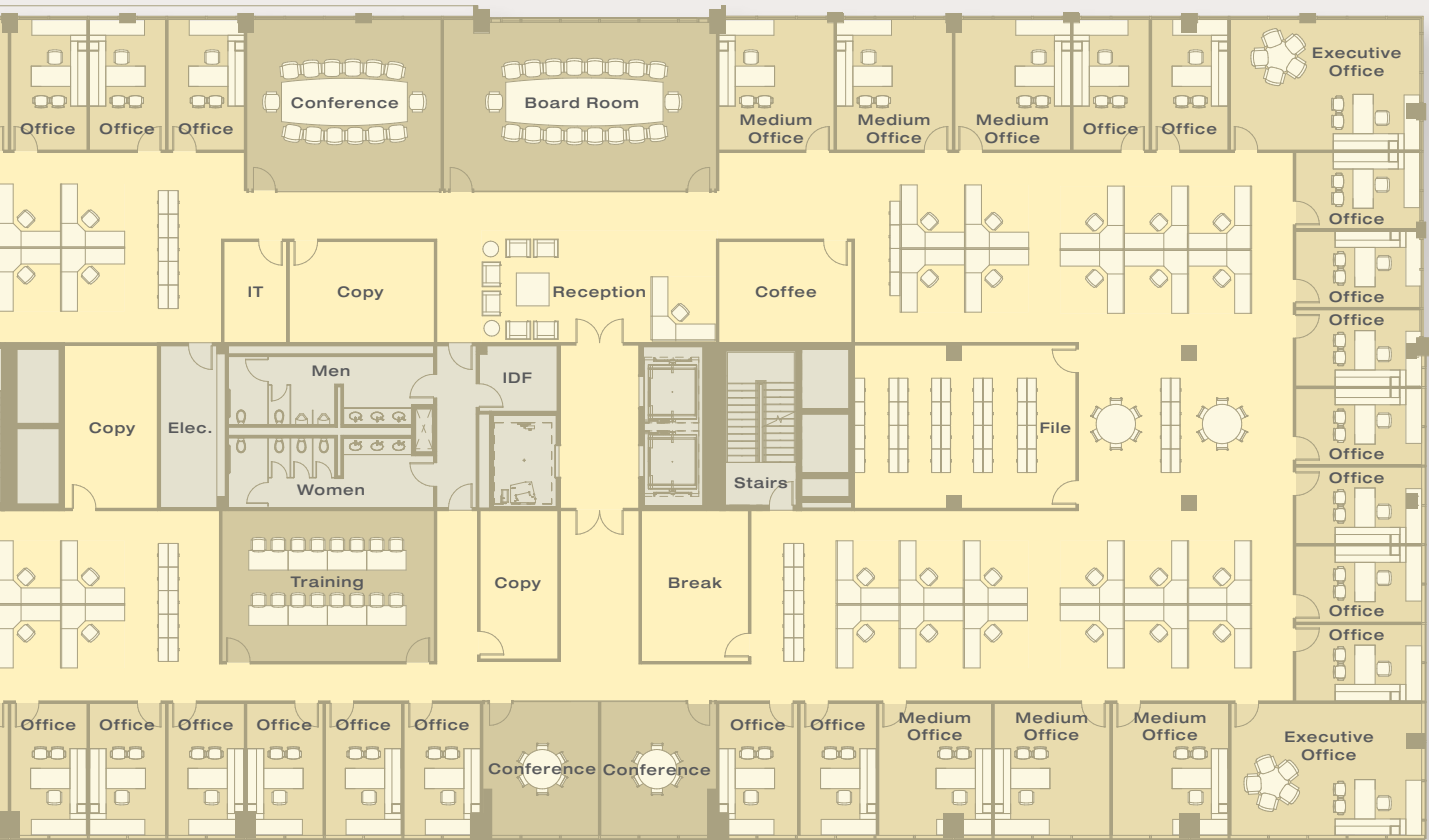


**OPEN OFFICE TEST FIT
5TH FLOOR - 29,000 SQ FT**

- 134 Work Stations - 8' x 8' Typical
- 13 Offices
- 2 Conference Rooms
- 4 Huddle
- 1 Training Room

147 Total People
197 RSF / Person







COMMON BOND



STAR CINEMA GRILL





COMMON BOND



SWITCHHOUSE



ISLAND GRILL



CITY PLACE PLAZA

WORK-LIFE BALANCE

Central to the concept of City Place 1 is the creation of a healthy and inspiring business setting that fosters productivity and nurtures the live-work lifestyle desired by today’s brightest talent. On the ground floor is a selection of dining options, shops and business-oriented retail including Common Bond, Island Grill, Bread Zeppelin, Focus Optical, and more. A refined lobby, clad in natural stone with wood accents and airy 15-foot ceilings, offers direct, covered access to the five-level parking garage and dining and shopping offerings along City Plaza Drive.



A PROVEN DEVELOPMENT TEAM

The vision of City Place represents a long-standing collaboration between Patrinely Group, a national leader in commercial office buildings and build-to-suit corporate headquarters, and USAA Real Estate, an independent, world-class investment manager. For over 30 years, Patrinely Group and USAA Real Estate have partnered to develop innovative, successful projects for their clients.

These firms joined forces with CDC Houston, Inc., a subsidiary of Coventry Development Corporation, New York, an experienced land developer of mixed-use urban communities. CDC Houston has owned the property for more than 50 years. Together, this partnership has successfully positioned City Place and Springwoods Village as an established major employment center in a high-quality, mixed-use environment.

LEASING INFORMATION



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