



CUSHMAN &
WAKEFIELD



For Sublease | Suite B208
LaCenterra at Cinco Ranch

23501 Cinco Ranch Blvd, Katy, TX

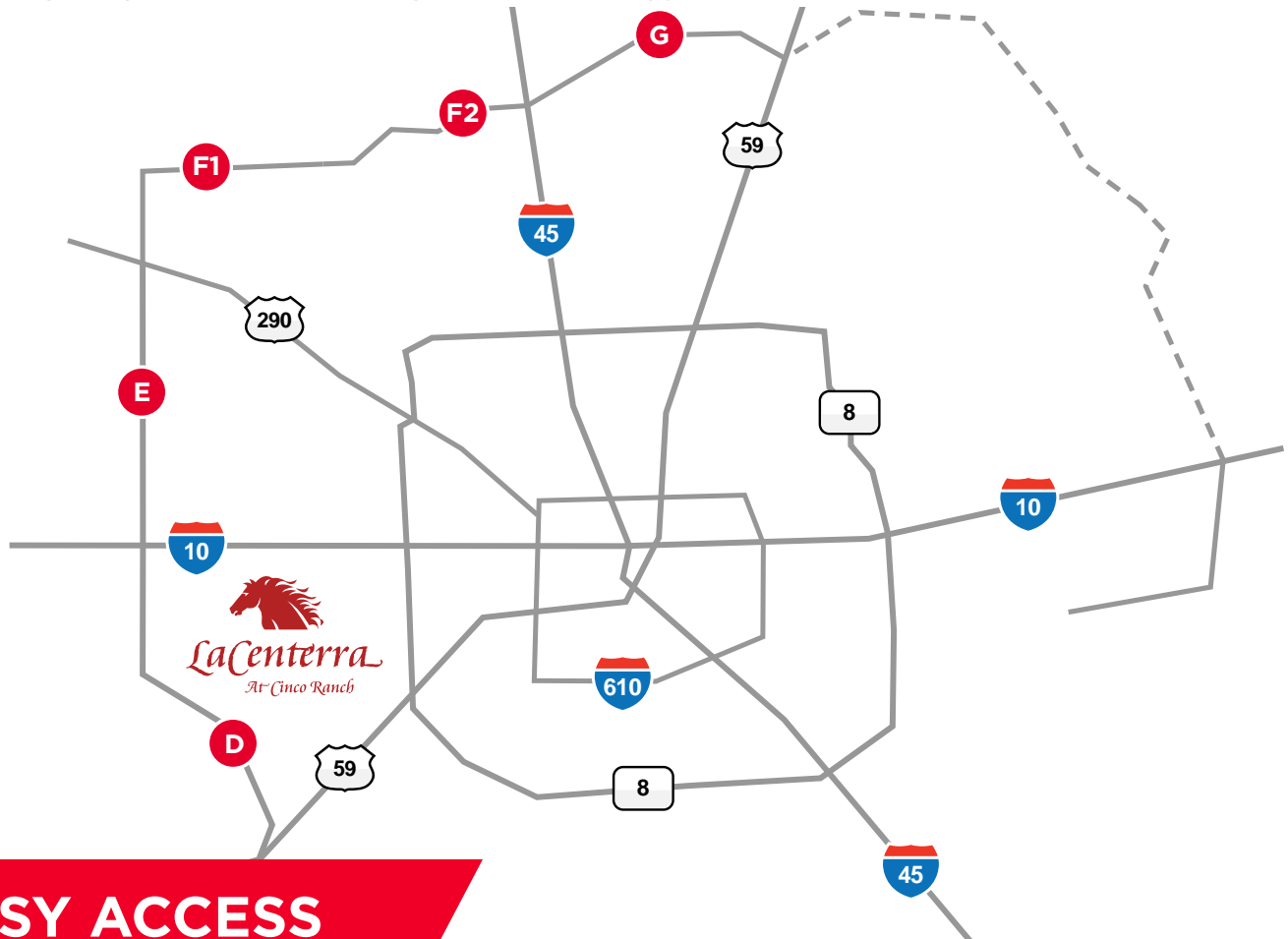


Property Highlights

- 90,000 RSF CLASS A OFFICE SPACE ABOVE RETAIL SPACE
- LOCATED ON A 34-ACRE MIXED USE SITE
- OVER 20 RESTAURANTS ONSITE
- EASILY ACCESSIBLE ATTACHED GARAGE PROVIDING COVERED PARKING FOR BOTH VISITORS AND TENANTS
- PRESTIGIOUS ADDRESS WITH EXCELLENT NAME RECOGNITION
- CUSTOM DESIGNED COMMON AREAS ACCENTED WITH RICH WOODS AND MARBLE FINISHES
- 24/7 CARD KEY CONTROLLED BUILDING ACCESS AND COURTESY PATROL
- CONVENIENT ACCESS TO KATY, SUGAR LAND AND CYPRESS VIA GRAND PARKWAY

LOCATION

Located on the Grand Parkway 3 miles south of Interstate 10, LaCenterra provides West Houston users unparalleled access for employees located in major suburban areas including Katy/Cinco Ranch, Sugar Land and Cypress.



EASY ACCESS

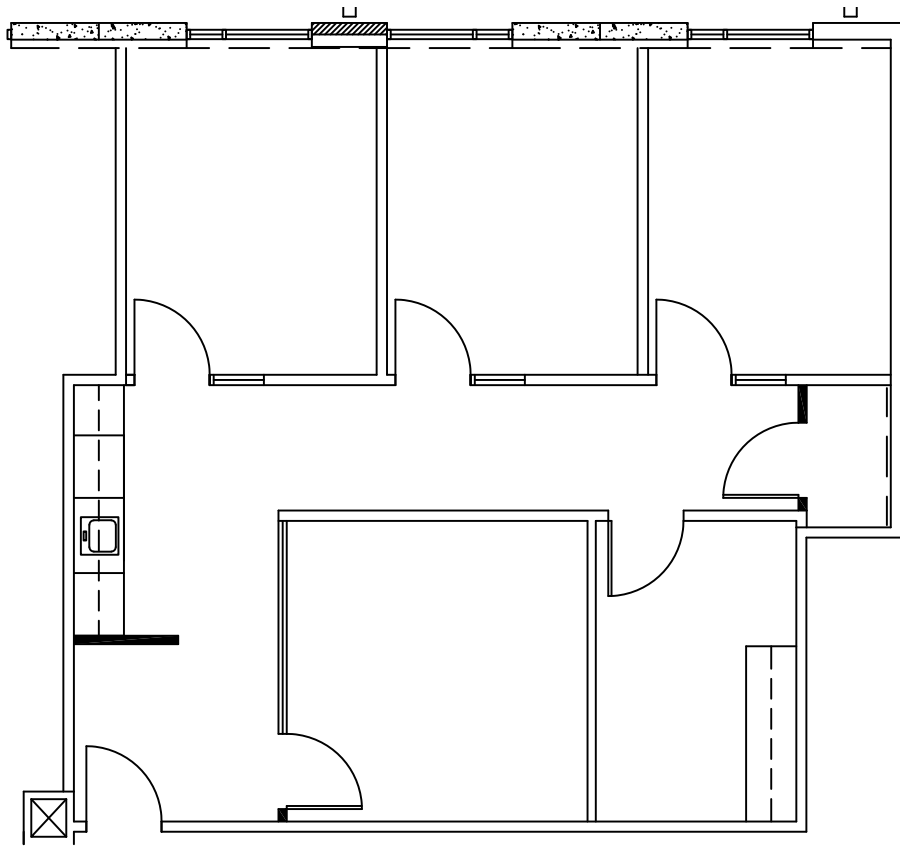
Grand Parkway

- D** I-10 to 59, 18.2 miles
- E** I-10 to 290, 15.2 miles
- F1** & **F2** 290 to 45, 24 miles
- G** 45 to 59, 13.4 miles

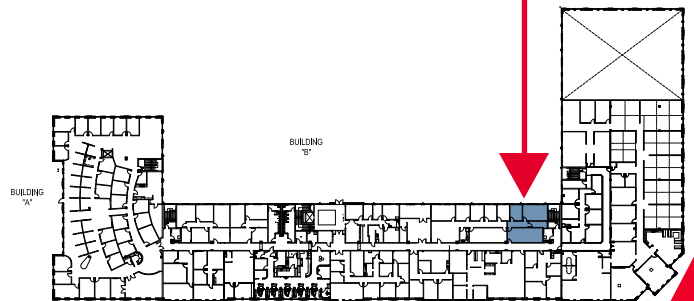
Estimated Drive Times

- ENERGY CORRIDOR** 12 Mins
- TO WESTCHASE**
VIA WESTPARK TOLL ROAD 10 Mins
- TO KATY / CINCO RANCH** 5 Mins
- TO SUGAR LAND** 15 Mins
- TO CYPRESS** 20 Mins

FLOOR PLAN



SUITE B208
1,103 RSF



TERMS

PREMISES	Suite B208 - 1,103 RSF
OCCUPANCY	Immediately
RENTAL RATE	Negotiable
OPEX	\$16.95 / RSF
PARKING	Unreserved - \$0.00/mo. Reserved - \$35.00/mo.

SITE PLAN



1



2



3



4



5



6



7



8



9



10

GRAND PARKWAY (SH99)

CINCO RANCH BOULEVARD

1

2

H

G

3

4

5

6

7

11

F

8

10

9

A

13

B

C



12



UBERRITO
FRESH MEX

Panera
BREAD®



WORLD OF BEER

GRIMALDI'S
REAL BRICK-OVEN PIZZERIA



zoës
KITCHEN

NOTHING BUT CAKES

TRADER
JOE'S

11

12

13

14

15

16

17

18

19

PHASE IV
ALAMO DRAFTHOUSE & RETAIL

PHASE III
SECOND
LEVEL
OFFICE

14

15

16

17

19

E

D

J

18

COMMERCIAL CENTER BOULEVARD



SCOTT WEGMANN

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