

# PARK TOWERS

## BUILDING FACTS

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<b>ADDRESS</b>	1233 West Loop South ( <i>North Tower</i> ) 1333 West Loop South ( <i>South Tower</i> )
<b>BUILDING</b>	Class A office property, two 18 story towers each 272,621 SF totaling 545,242 SF
<b>LOCATION</b>	Located at 610 and Post Oak Blvd. Uptown/Galleria submarket
<b>COMMON AREA FACTOR</b>	Approximately 15% add on factor (multi-tenant floors) / 10% (single-tenant floors)
<b>FLOOR SIZE</b>	22,250 SF open rectangular efficient floor plates
<b>CEILING &amp; WINDOWS</b>	11'6" ceiling heights with 11'6" vision glass on the perimeter
<b>LEASE RATE/TERM</b>	Negotiable
<b>OPERATING EXPENSES</b>	\$14.45 PSF
<b>AMENITIES</b>	High performance fitness facility, tech savvy conference center, in-building dining, world-class restrooms
<b>ELEVATORS</b>	10 new elevator cabs with Thyssen Krupp destination based dispatch technology, touch screen kiosks and streaming TV monitors (4 passenger, 1 freight per tower)
<b>PARKING</b>	1,800 spaces on six levels of a covered, secured parking garage. 3.5/1,000 parking ratio.
<b>TECHNOLOGY</b>	Wi-fi throughout lobby, fitness facility, conference center. Fiber from AT&T, Phonoscope, LOGIX, Comcast
<b>SUSTAINABILITY</b>	LEED EB Gold since 2011, Energy Star rated since 2009. LED light fixture upgrade, restroom automatic sustainable features
<b>SECURITY</b>	Friendly courtesy officers on site 24/7, tenant & garage card access system
<b>MANAGEMENT</b>	Hospitality feel, on-site ownership and property management
<b>ARCHITECT</b>	Redevelopment architecture and design by Ziegler Cooper Architects
<b>CONSTRUCTION</b>	Built in 1972 & 1973. Redeveloped in 2016, general contractor and construction management by O'Donnell Snider Construction