LaCenterra

At Cinco Ranch

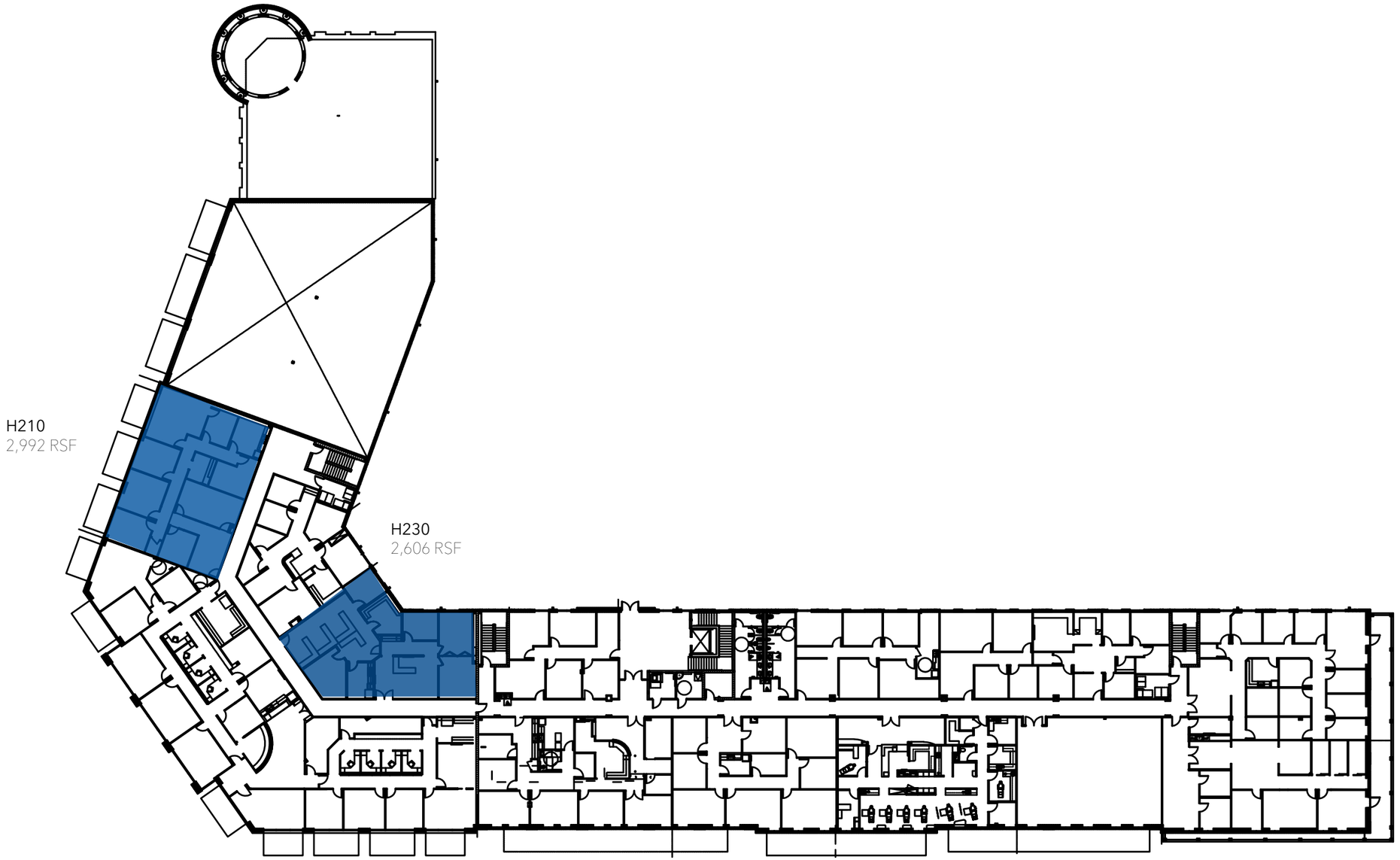
TRANSWESTERN

REAL ESTATE SERVICES

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

PHASE II



LOCATION

LaCenterra
At Cinco Ranch

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

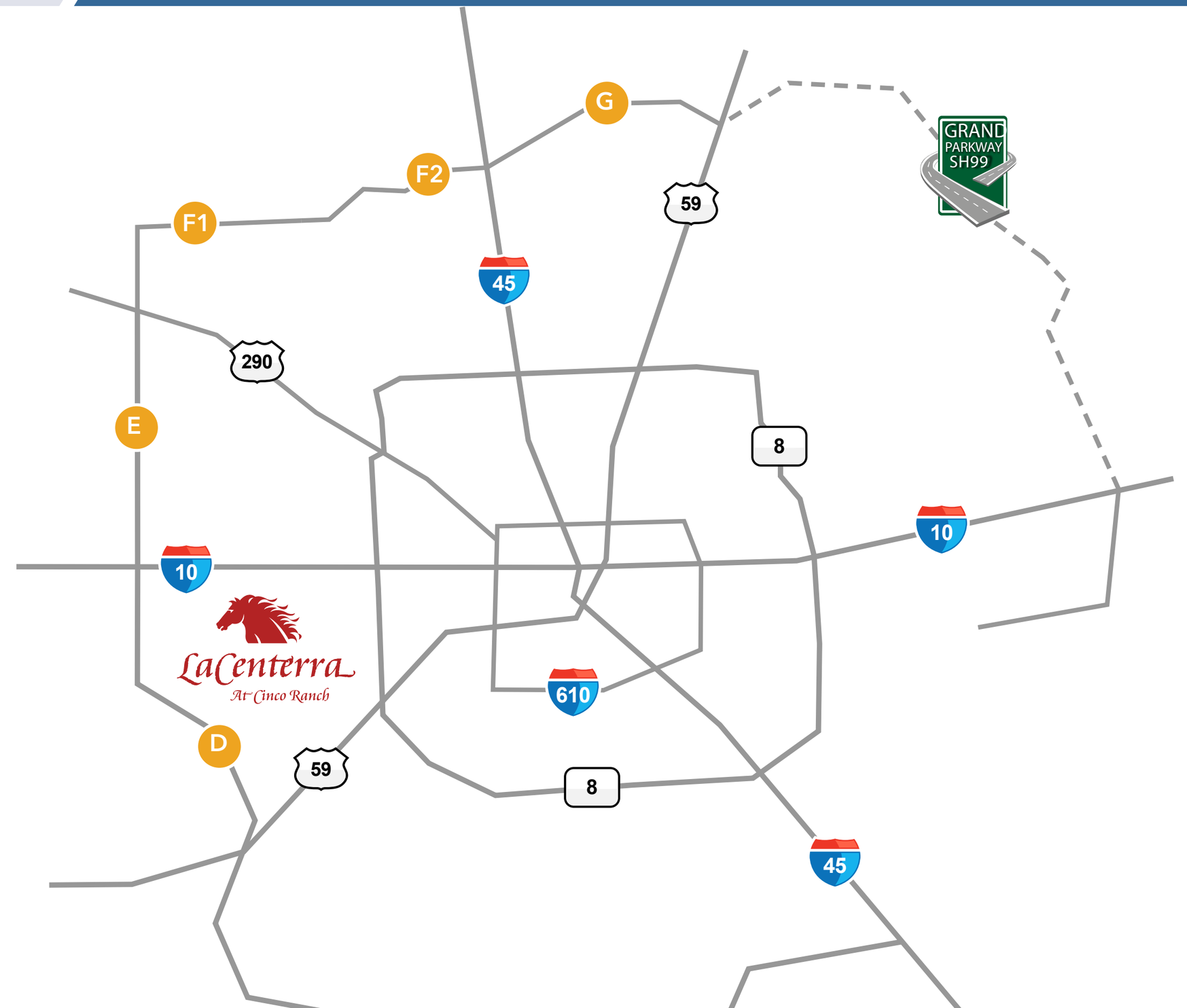
LaCenterra At Cinco Ranch

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

PLACE	TIME
ENERGY CORRIDOR	12 minutes
TO WESTCHASE VIA WESTPARK TOLL ROAD	10 minutes
TO KATY / CINCO RANCH	05 minutes
TO SUGAR LAND	15 minutes
TO CYPRESS	20 minutes



SITE PLAN

LaCenterra
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1 Snooze AN A.M. EATERY
2 Perry's Steakhouse & Grille since 1979
3 Fish City Grill
4 Peli-Peli
5 berripop FROZEN YOGURT
6 DISH SOCIETY
7 Torchy's Tacos
8 Las Alamedas
9
10 Nestlé Toll House Café by Chip
11 ÜBERRITO FRESH MEX
12 Panera Bread
13 Baker St. Pub & Grill
14 World of Beer
15 Grimaldi's Coal Brick-Oven Pizzeria
16 Bernie's Burger Bus
17 ZOËS KITCHEN
18 Trader Joe's
19 Nothing Bundt Cakes

GRAND PARKWAY (SH99)

PHASE IV
ALAMO DRAFTHOUSE & RETAIL

PHASE III
SECOND LEVEL OFFICE

CINCO RANCH BOULEVARD

COMMERCIAL CENTER BOULEVARD

LaCenterra

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