



LaCenterra

At Cinco Ranch



OFFICE BUILDINGS ★

Buildings G • H
Upper Level - Eastgate Garage

Buildings A • B • C
Upper Level - Westgate Garage



TRANSWESTERN

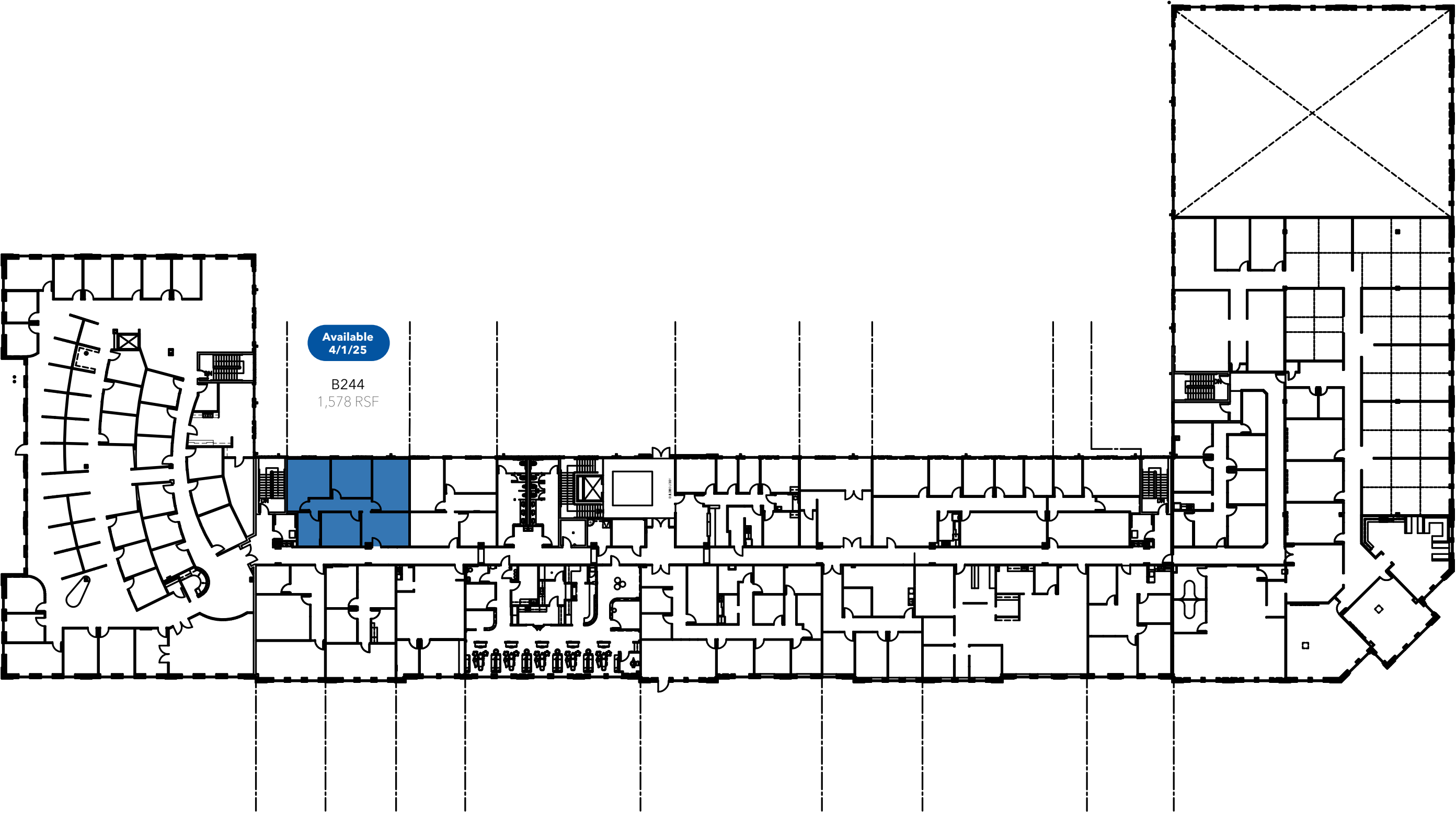
REAL ESTATE
SERVICES

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



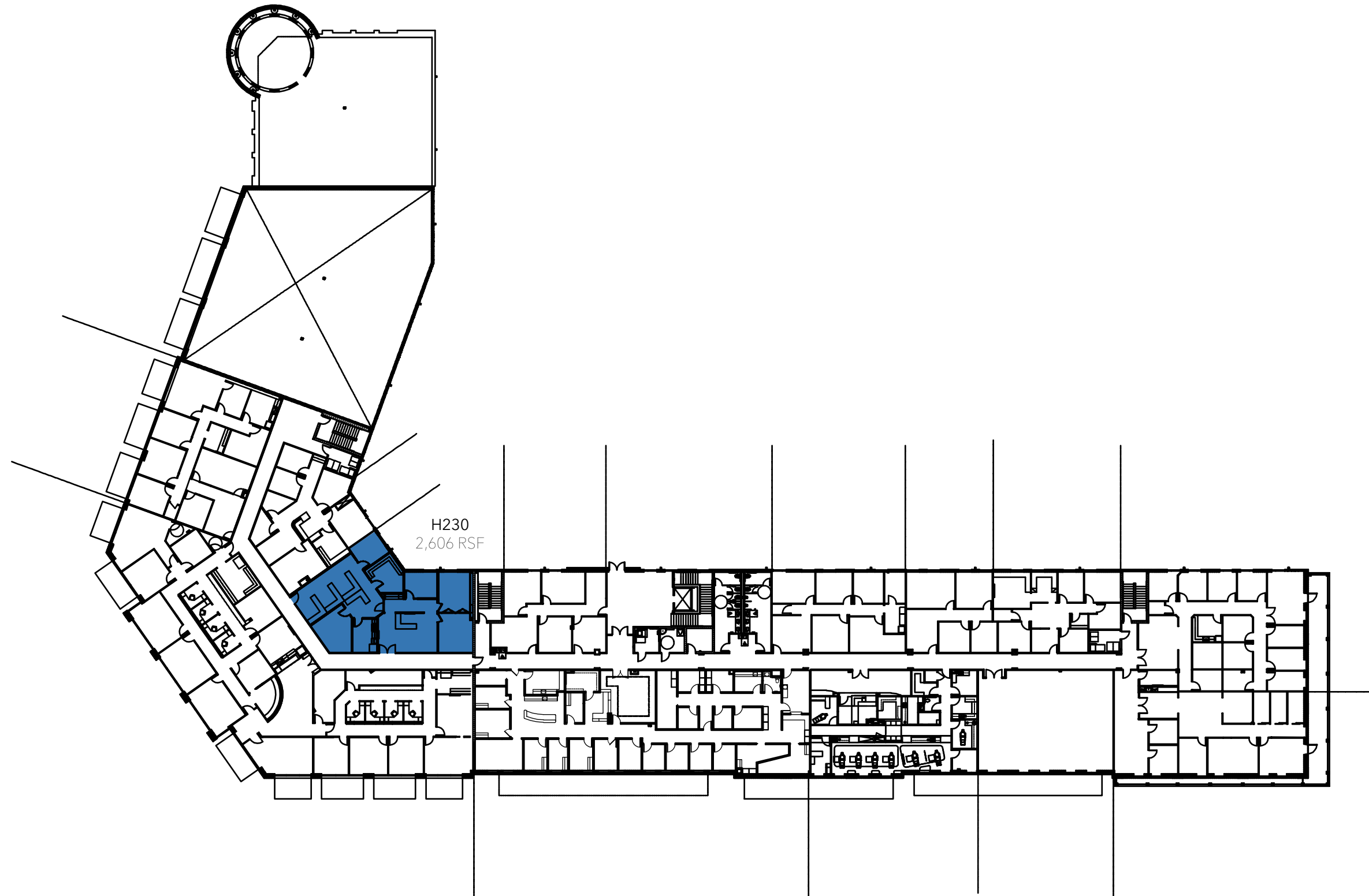
PHASE I



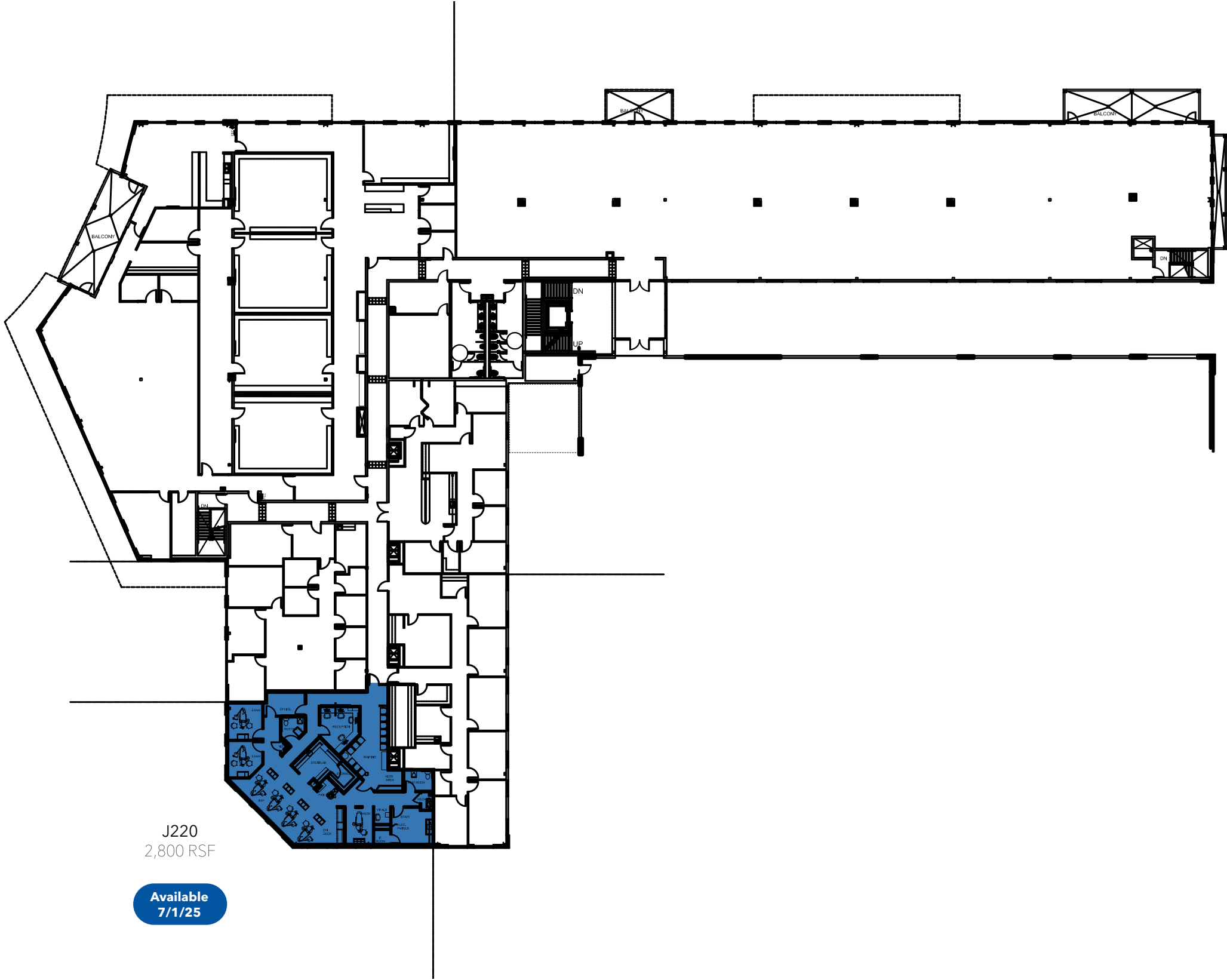
Available
4/1/25

B244
1,578 RSF

PHASE II



PHASE III



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.

CINCO RANCH

CINCO RANCH

CINCO RANCH BOULEVARD

GRAND
PARKWAY
SH99

10

PHASE
I

PHASE
II

PHASE
III

PHASE
IV

EASY ACCESS

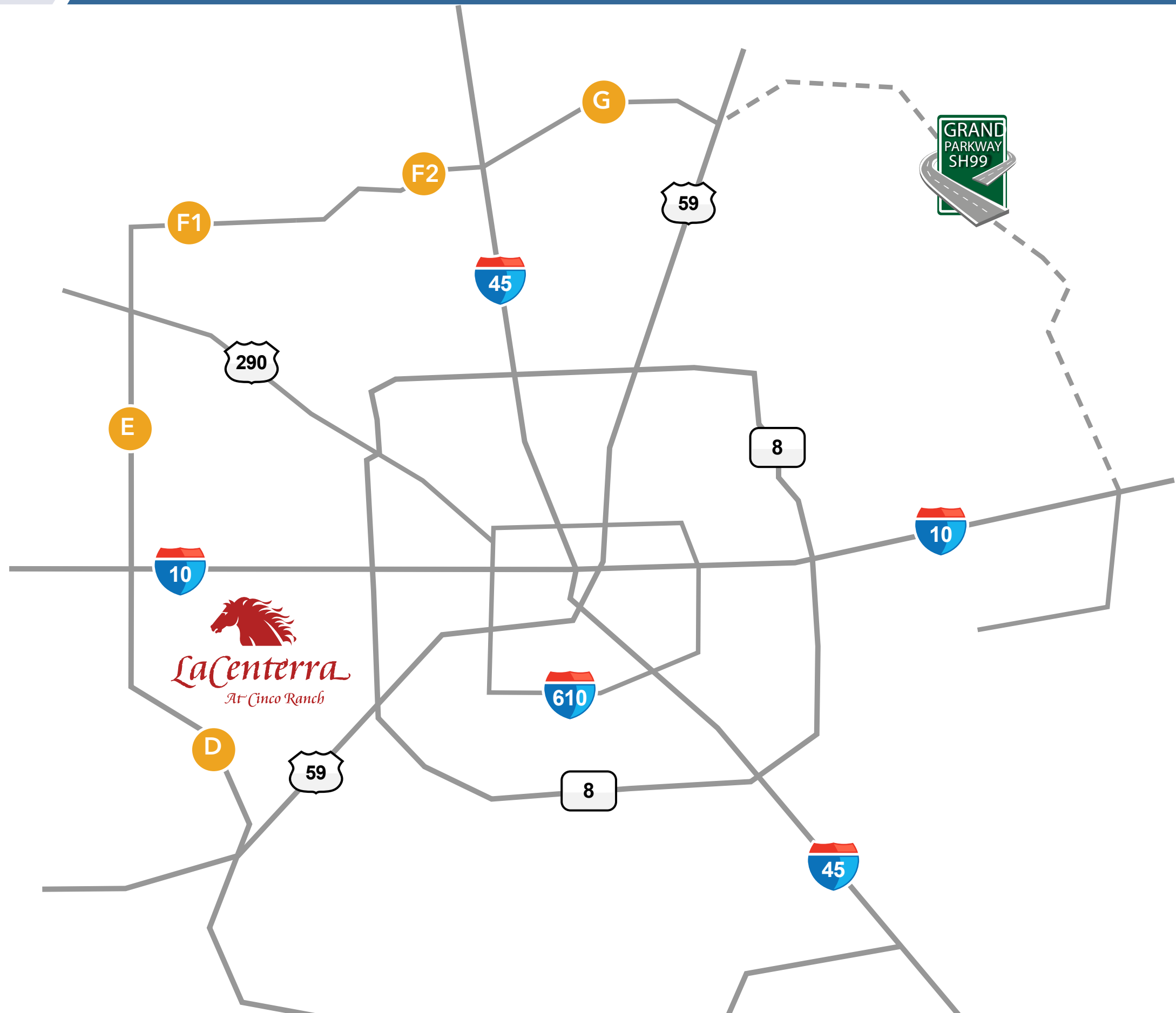


GRAND PARKWAY

- 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

|  | 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


1


2


3


4


5


6


7


8


9


10


11


12


13


14


15

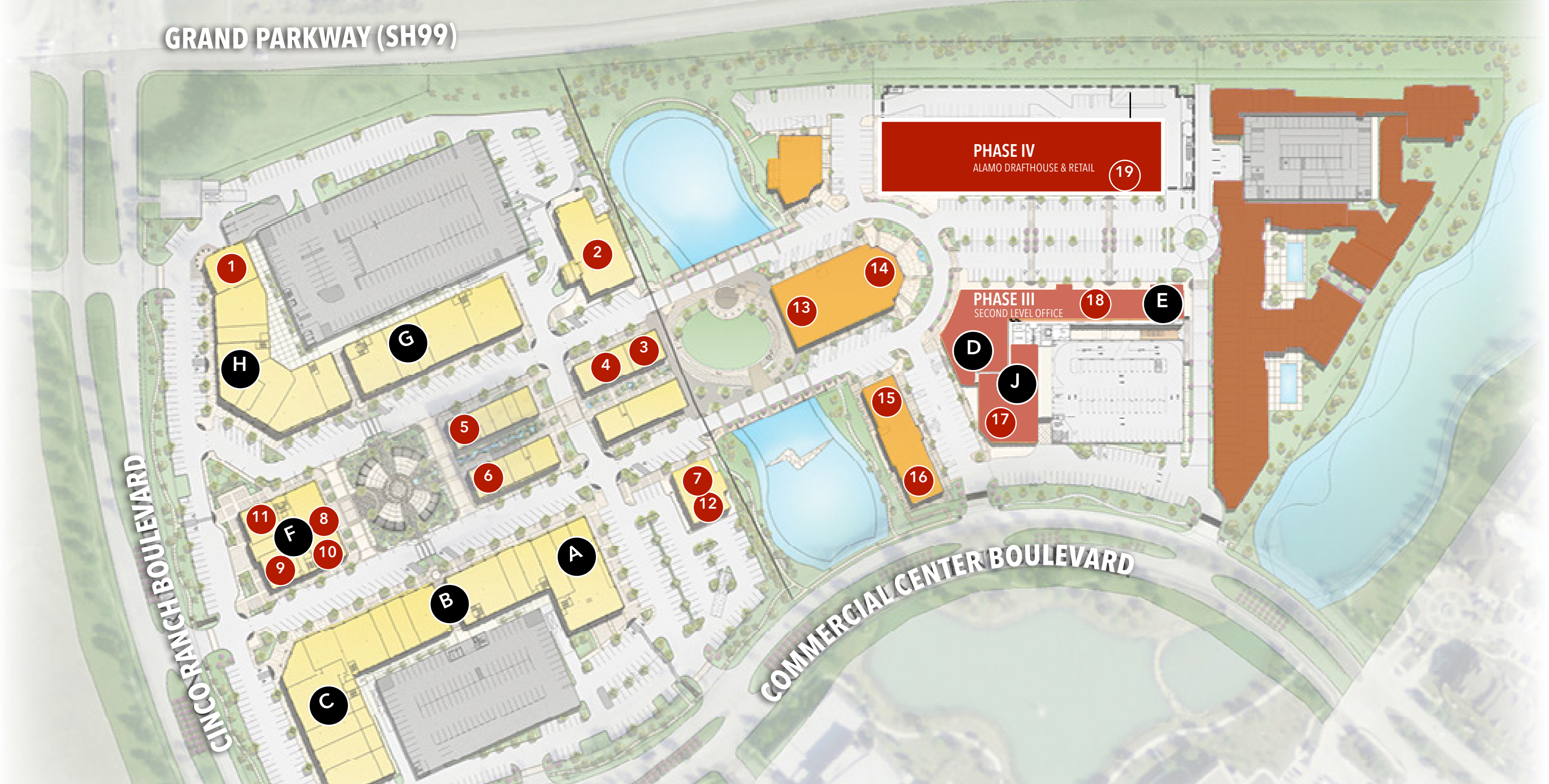

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17


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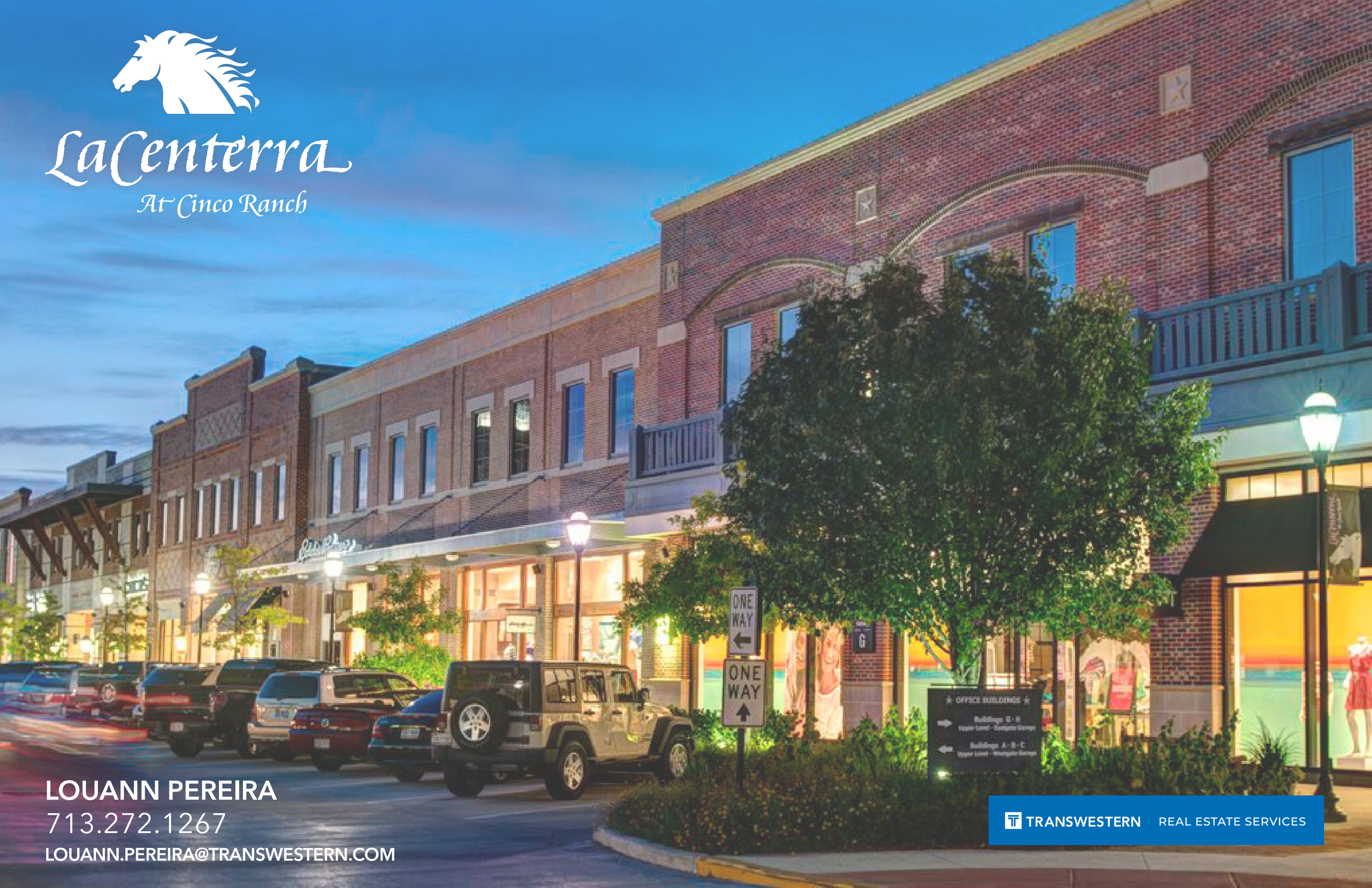
GRAND PARKWAY (SH99)





LaCenterra

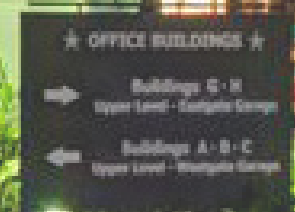
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 **TRANSWESTERN** REAL ESTATE SERVICES