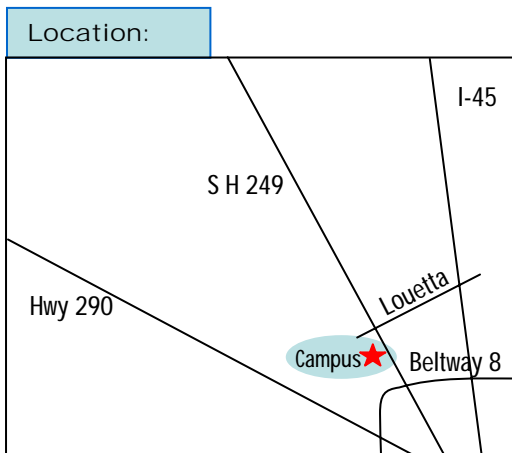


20466 Compaq Center Drive
20455-20475 SH 249

FOR SALE OR LEASE

Former Hewlett Packard Central Campus



- ✓ 487,591 total square feet
- ✓ 46.92-acre site
- ✓ Three 4-story buildings
- ✓ Two air-conditioned manufacturing/multi purpose buildings
- ✓ Four concrete parking garages
- ✓ Campus setting, perfect for university or large corporate user



Brenda Pennington Commercial Real Estate, Inc.
713.621.5050
Brenda@PenningtonCommercial.com

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BUYER NAME: _____	BROKER: _____
ADDRESS: _____	ADDRESS: _____
TELEPHONE: _____	TELEPHONE: _____
E-MAIL: _____	E-MAIL: _____
DATE: _____	DATE: _____
SIGNED: _____	SIGNED: _____

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Property Summary



- 1984-1986 Construction
- 231,572 net square feet office space
- 256,018 net square feet manufacturing/distribution facility
- Four concrete parking garages
- 3.25/1000 parking ratio with additional surface spaces and land for future parking

The subject property is located on 46.92 acres. The offering consists of three interconnected office buildings totaling 231,572 net square feet and two manufacturing buildings containing 237,315 net square feet. The office buildings are supported by adjacent parking garages connected to the northwest and southeast sides of the building. The manufacturing buildings are supported by two parking garages situated on the northwest and southeast sides of the facility. All areas of the site are fully improved. The heavily landscaped area is served by automatic irrigation systems and individual pole-type site lighting fixtures. Additionally, a system of improved jogging paths traverse the site, with exercise stations and picnic tables scattered along the way.

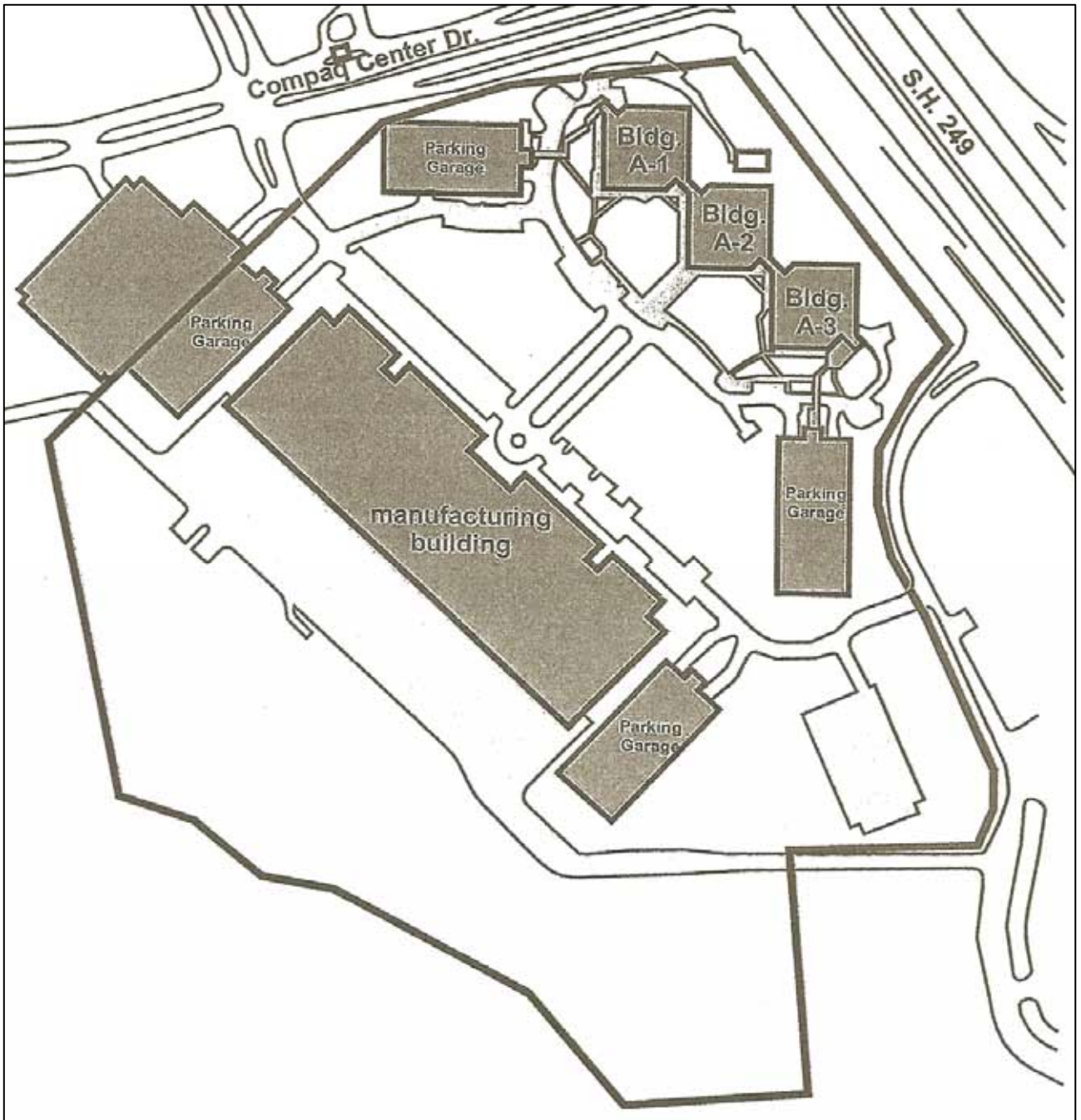
This property is conveniently located on State Highway 249, which has recently been expanded to a six-lane, limited access freeway. Over one million square feet of retail space is currently under construction to serve the booming residential population in the immediate area.

The property is located near Hewlett Packard, Bush International Airport, Willowbrook Mall, Barbara Bush/Harris County Library, Pearl Fischer Museum of Fine Arts, Harris County Court House and the Centrum.



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Site Plan



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Aerial



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Building Square Footages

Admin - GSF by Floor			
Bldg ID	Flr ID	Total by Floor	Total by Building
CCA01	01	19,930	
	02	19,338	
	03	19,337	
	04	19,338	
CCA01 Total		77,944	77,944
CCA02	01	19,697	
	02	19,020	
	03	19,020	
	04	18,994	
CCA02 Total		76,730	76,730
CCA03	01	19,722	
	02	19,055	
	03	19,055	
	04	19,066	
CCA03 Total		76,898	76,898
Total Admin Buildings			231,573

Mfg / Whse - GSF by Floor			
Bldg ID	Flr ID	Total by Floor	Total by Building
CCM01	01	25,171	
	02	16,172	
	M1	92,644	
CCM01 Total		133,986	133,986
CCM02	01	25,177	
	02	16,359	
	0M	6,483	
	M1	69,451	
CCM02 Total		117,469	117,469
CCH01	01	4,563	
CCH01 Total		4,563	4,563
Total Mfg / Whse Bldgs			256,018

Total GSF	
Total Admin Buildings	231,573
Total Mfg / Whse Bldgs	256,018
Total Admin & Mfg/Whse	487,591
Total Garages	425,982
Total w/ Garages	913,574



Parking Garage Capacities

Admin - GSF by Floor				Mfg / Whse - GSF by Floor				Parking Garages - GSF by Floor				Capacity			
Bldg ID	Fir ID	Total by Floor	Total by Building	Bldg ID	Fir ID	Total by Floor	Total by Building	Bldg ID	Fir ID	Total by Floor	Total by Building	Parking Spaces	HC Spaces	Total Garage Parking	
CCA01	01	19,930		CCM01	01	25,171		CCAG1	01	28,963					
	02	19,338			02	16,172			02	27,661					
	03	19,337			M1	92,644			03	27,661					
	04	19,338		CCM01 Total		133,986	133,986		04	27,661					
CCA01 Total		77,944	77,944	CCM02	01	25,177		CCAG1 Total		111,947	111,947	342	8	350	
CCA02	01	19,697		CCM02	02	16,359		CCAG2	01	28,963					
	02	19,020			0M	6,483			02	27,661					
	03	19,020			M1	69,451			03	27,661					
	04	18,994		CCM02 Total		117,469	117,469	CCAG2 Total		84,286	84,286	319	8	327	
CCA02 Total		76,730	76,730	CCH01	01	4,563		CCAG3	01	33,681					
CCA03	01	19,722		CCH01 Total		4,563	4,563		02	32,478					
	02	19,055		Total Mfg / Whse Bldgs		256,018	256,018	CCAG3 Total		98,636	98,636	315	3	318	
	03	19,055						CCAG4	01	33,681					
	04	19,066							02	32,477					
									03	32,477					
CCA03 Total		76,898	76,898						04	32,477					
Total Admin Buildings		231,573	231,573					CCAG4 Total		131,113	131,113	394	9	403	
Total GSF								Total Garages		425,982	425,982	1,370	28	1,398	
Total Admin Buildings			231,573					Surface Parking							
Total Mfg / Whse Bldgs			256,018					CCA 1, 2, 3							
Total Admin & Mfg/Whse			487,591					CCM 1 & 2							
Total Garages			425,982					Auxiliary Lot (former heliport)							
Total w/ Garages			913,574					Total Surface Parking				0	0	0	
								Total Capacity - Parking Parking						1,398	

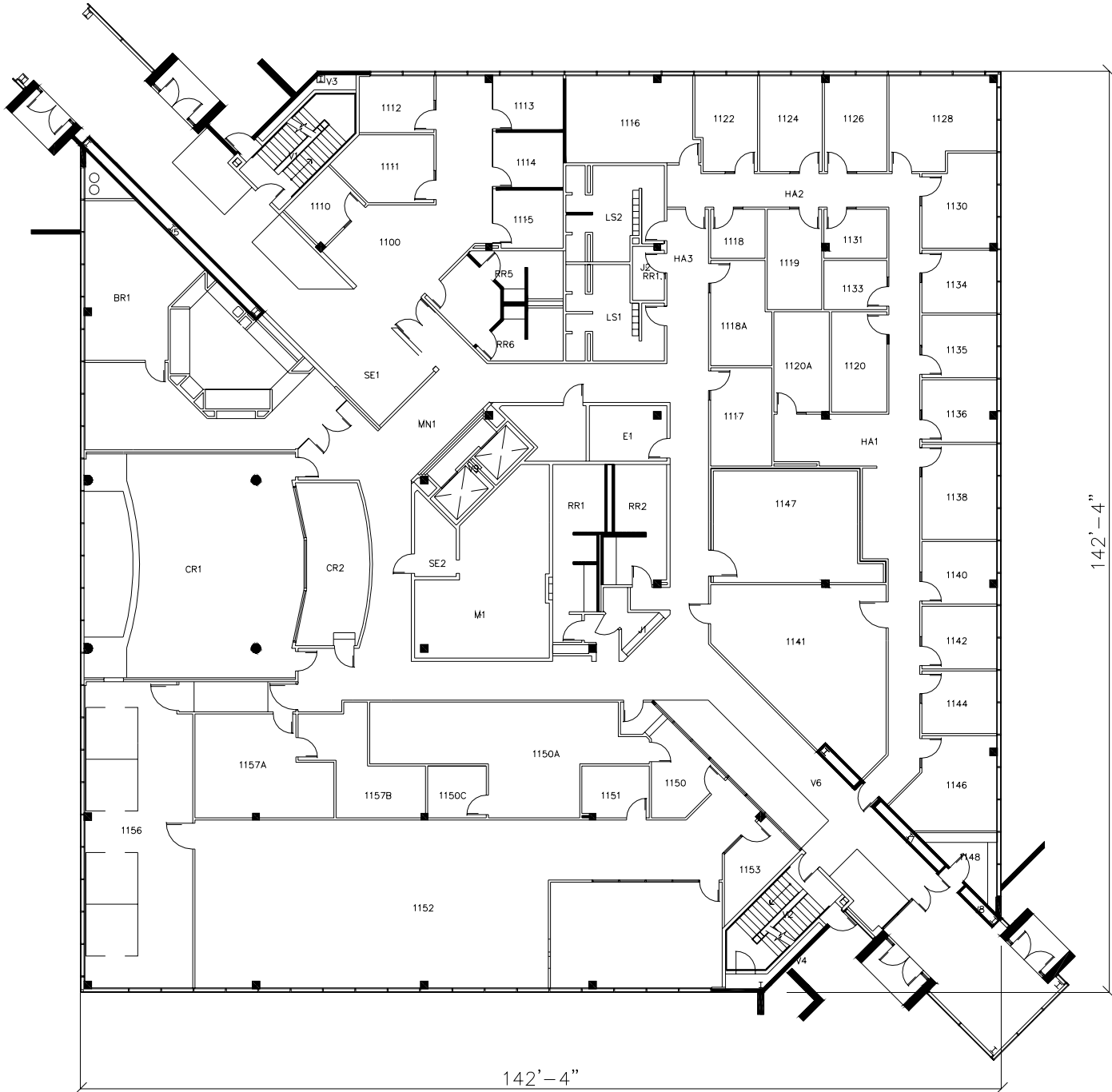


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Floor Plans: CCA1-1 Level 1

20535 Tomball Pkwy

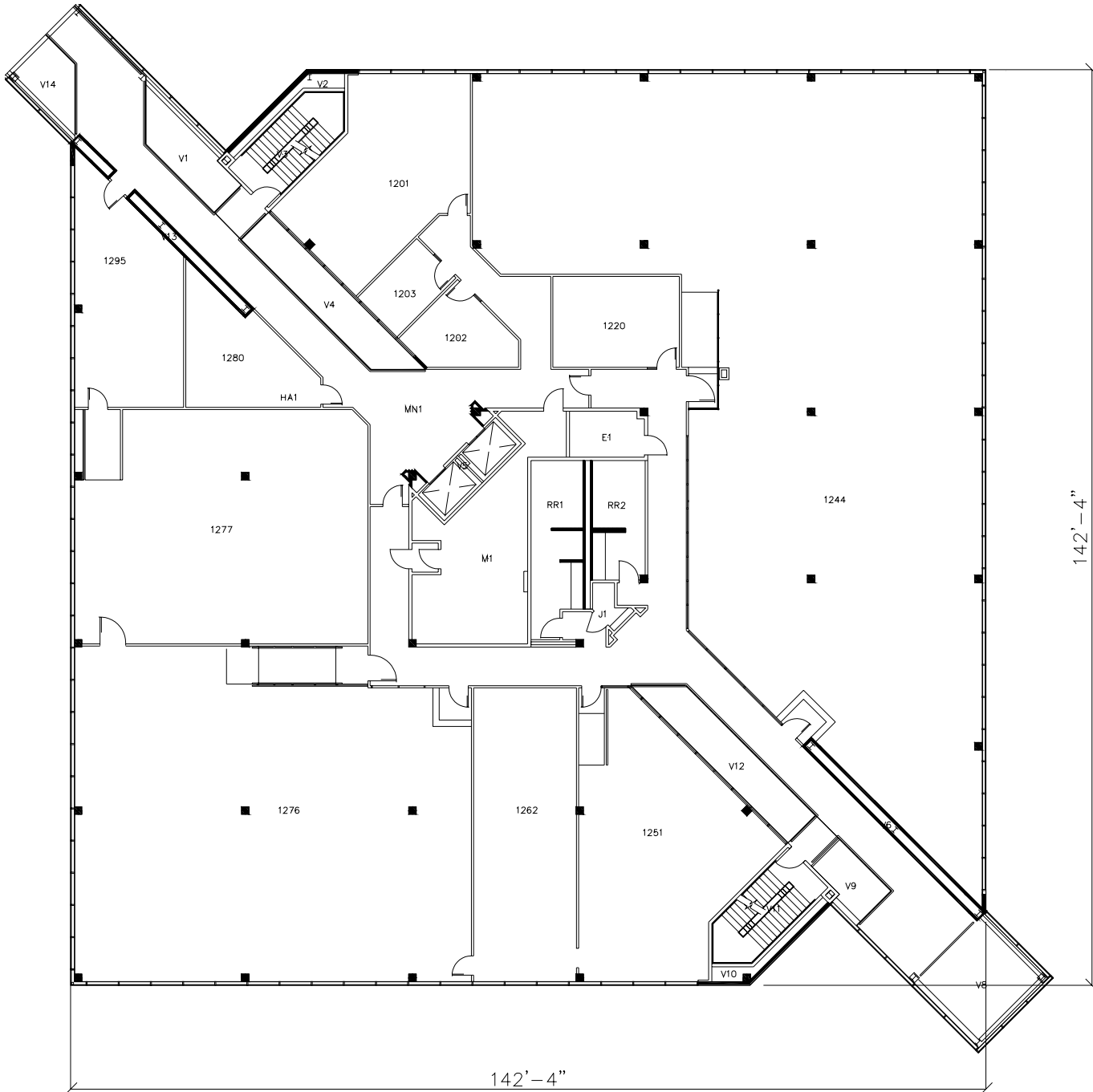


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Floor Plans: CCA1-2 Level 2

20535 Tomball Pkwy

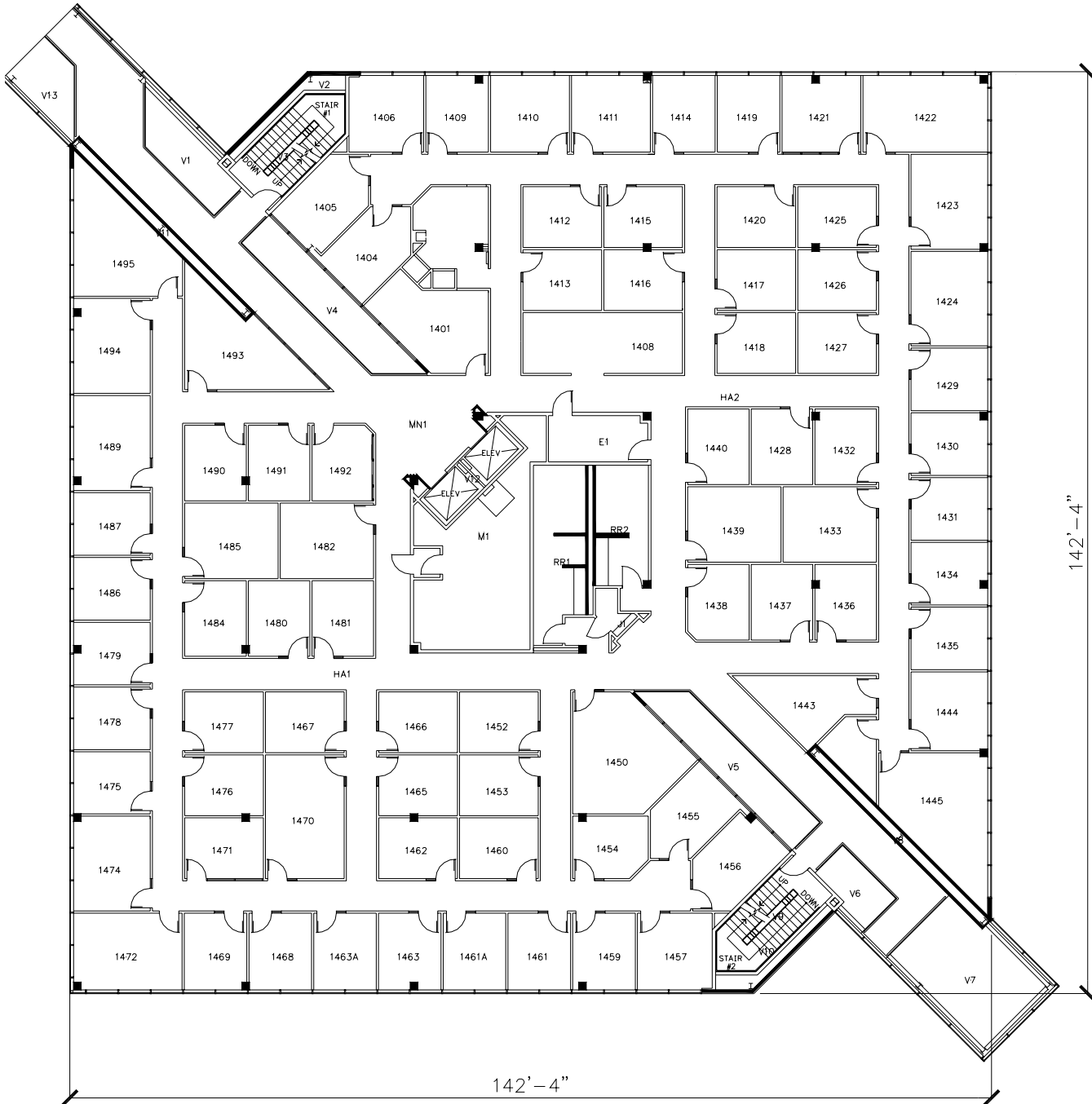


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Floor Plans: CCA1-4 Level 4

20535 Tomball Pkwy



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Floor Plans: CCA2-1 Level 1

20525 Tomball Pkwy

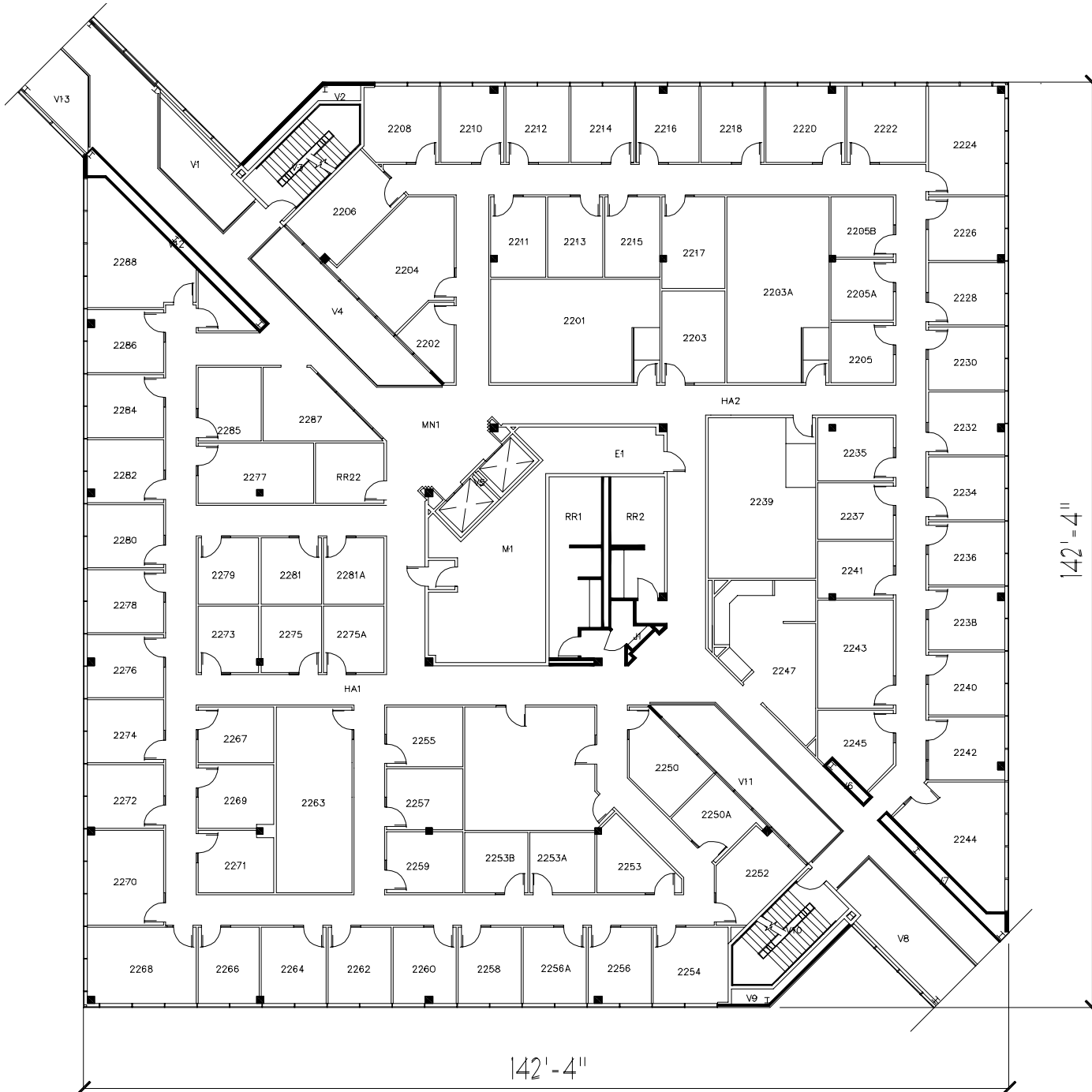


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Floor Plans: CCA2-2 Level 2

20525 Tomball Pkwy



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Floor Plans: CCA2-3 Level 3

20525 Tomball Pkwy



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Floor Plans: CCA2-4 Level 4

20525 Tomball Pkwy



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Floor Plans: CCA3-1 Level 1

20515 Tomball Pkwy

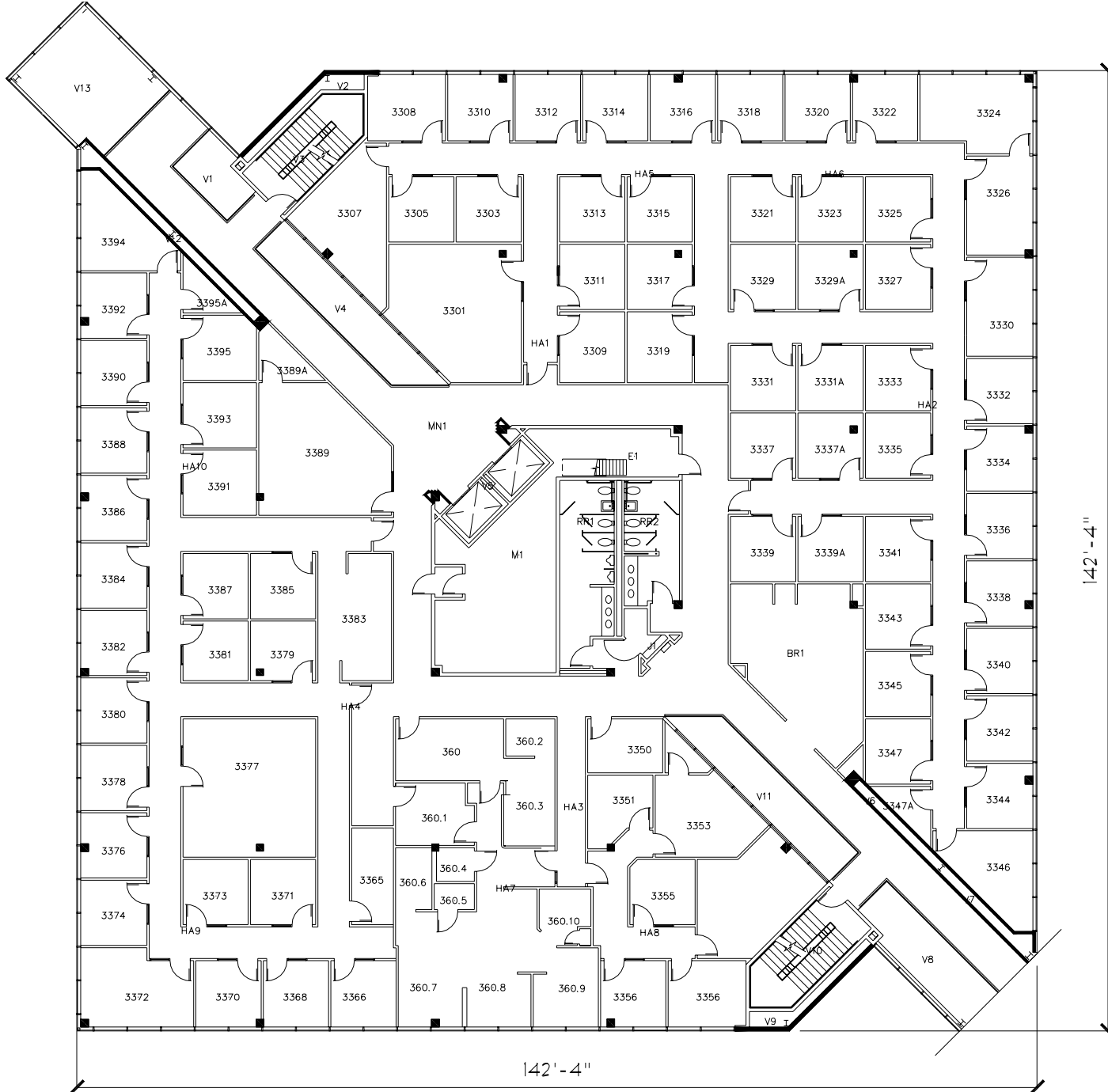


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Floor Plans: CCA3-3 Level 3

20515 Tomball Pkwy

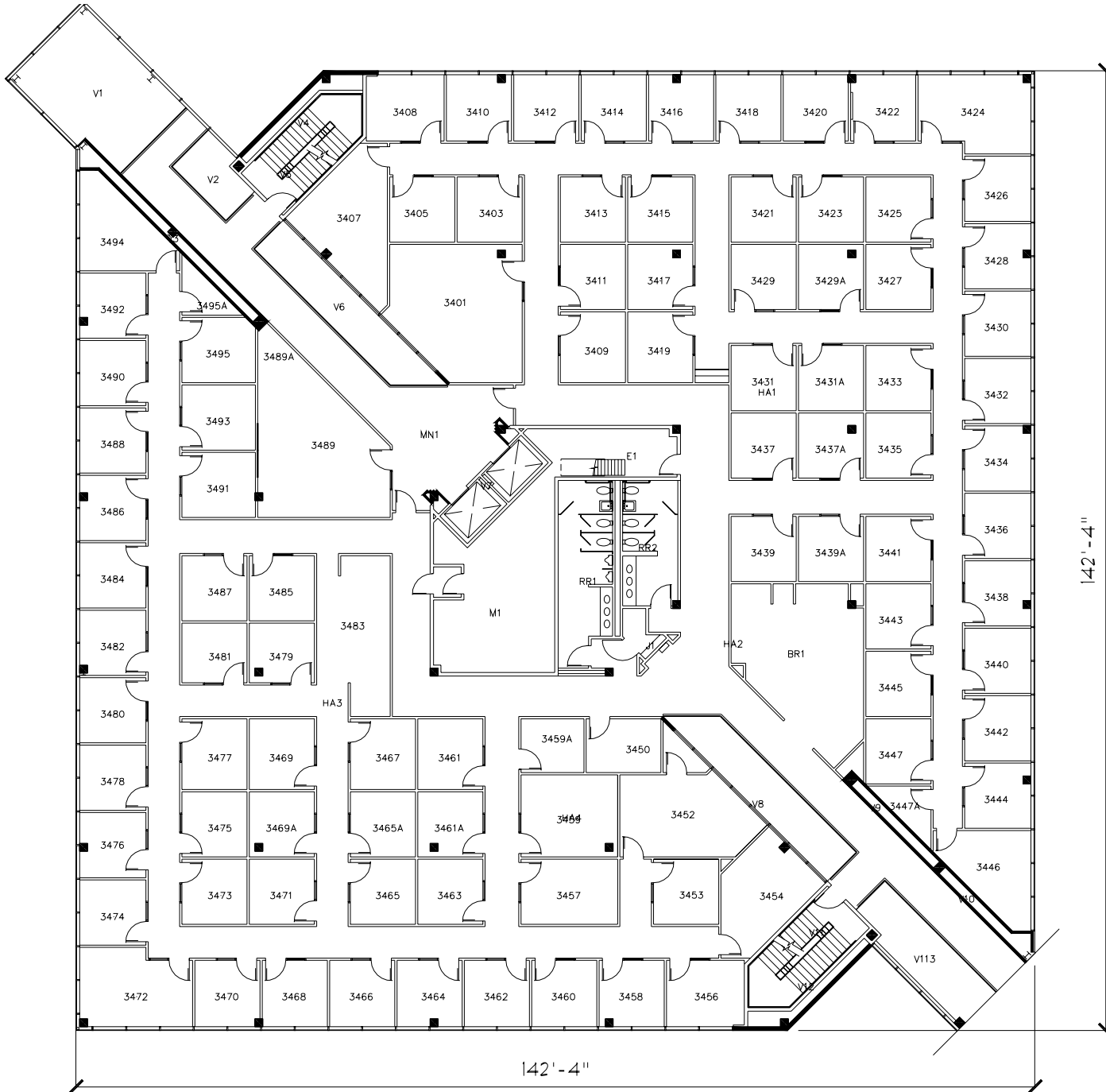


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Floor Plans: CCA3-4 Level 4

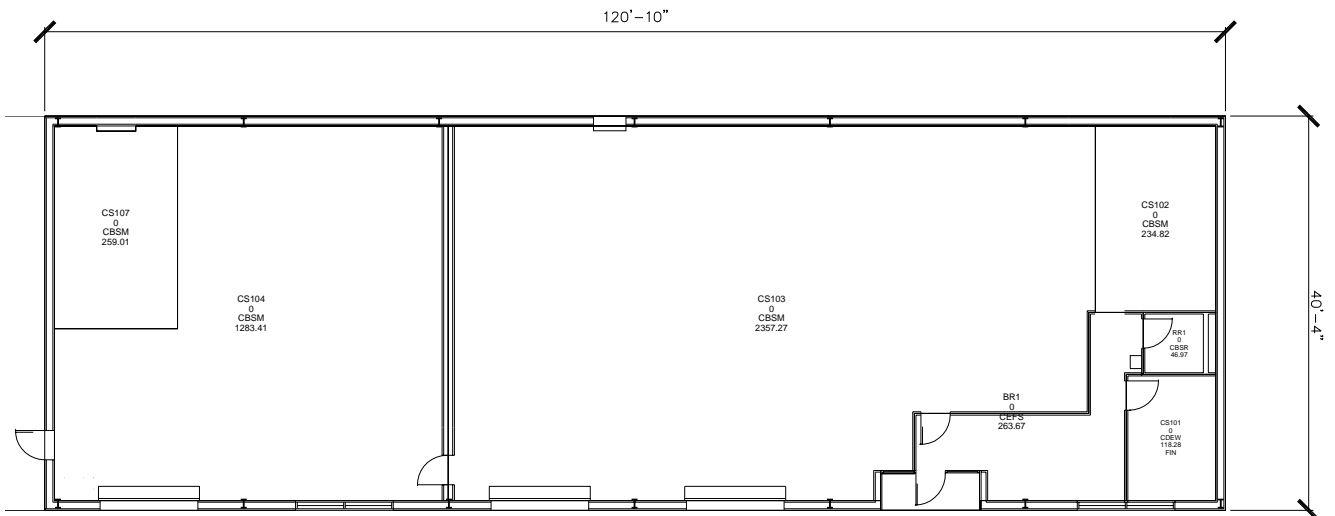
20515 Tomball Pkwy



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Floor Plans: CCH0101 Level 1

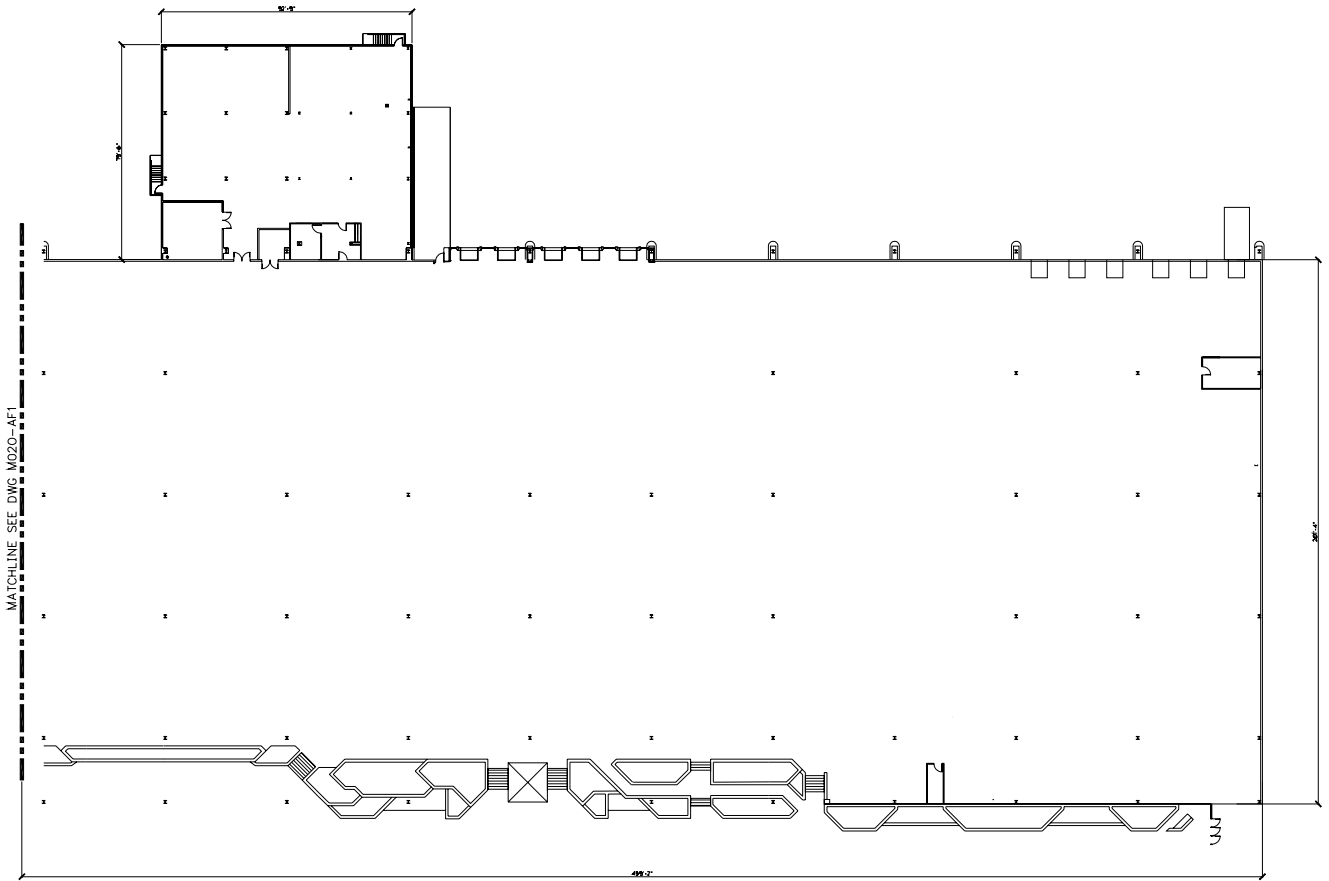


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Floor Plans: CCM010P Level 1

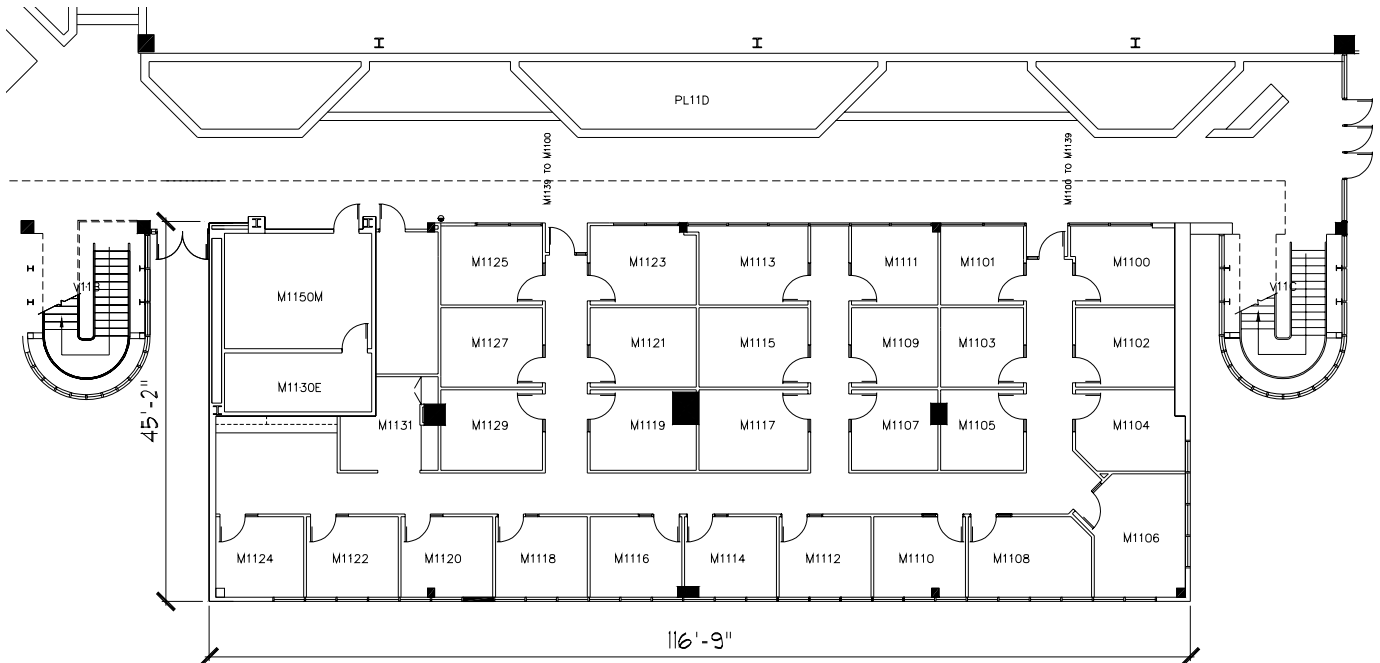
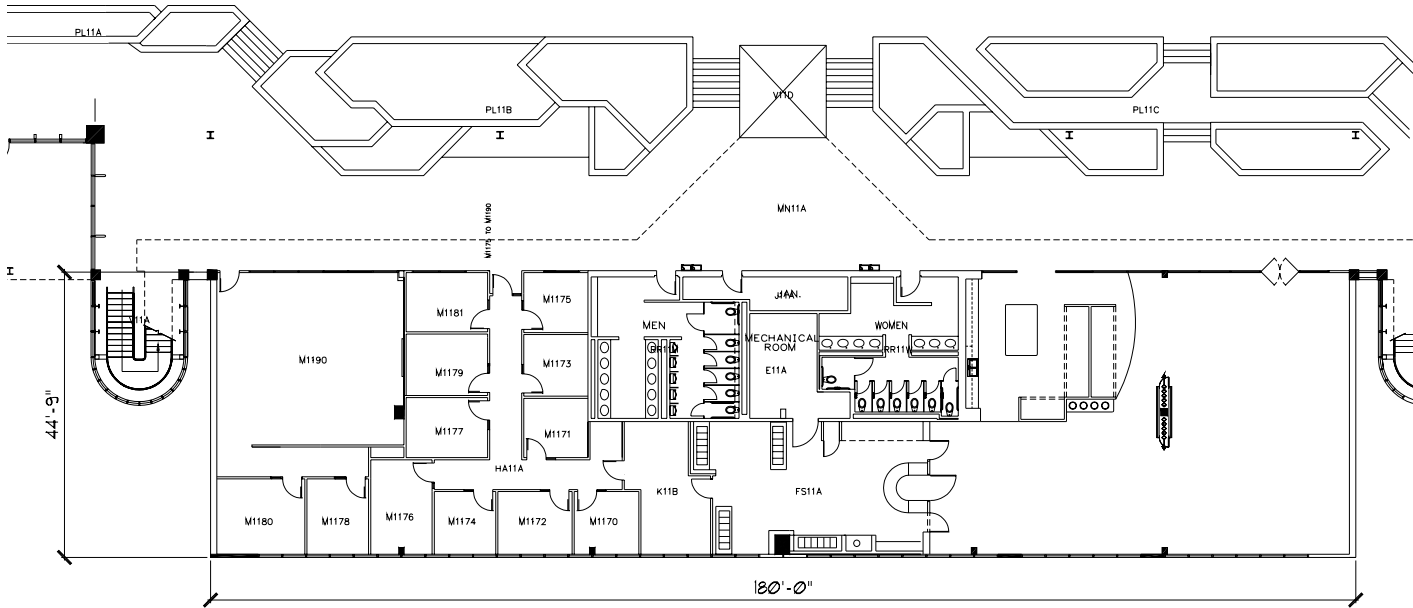
Operating Floor



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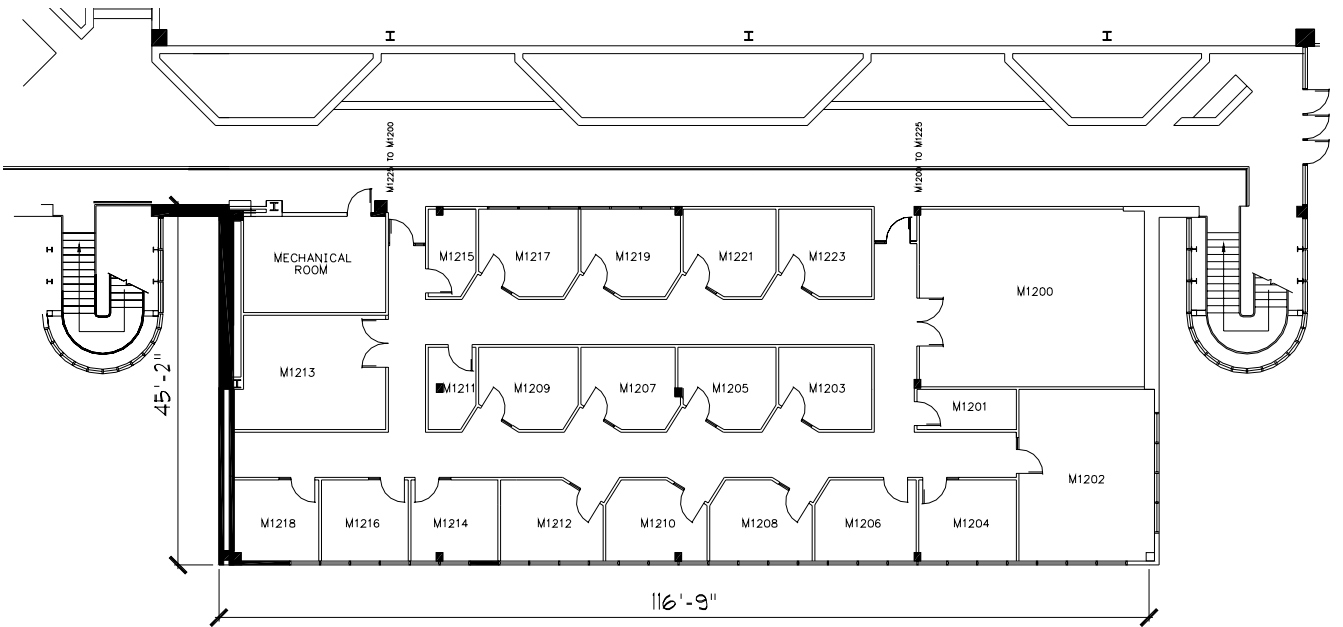
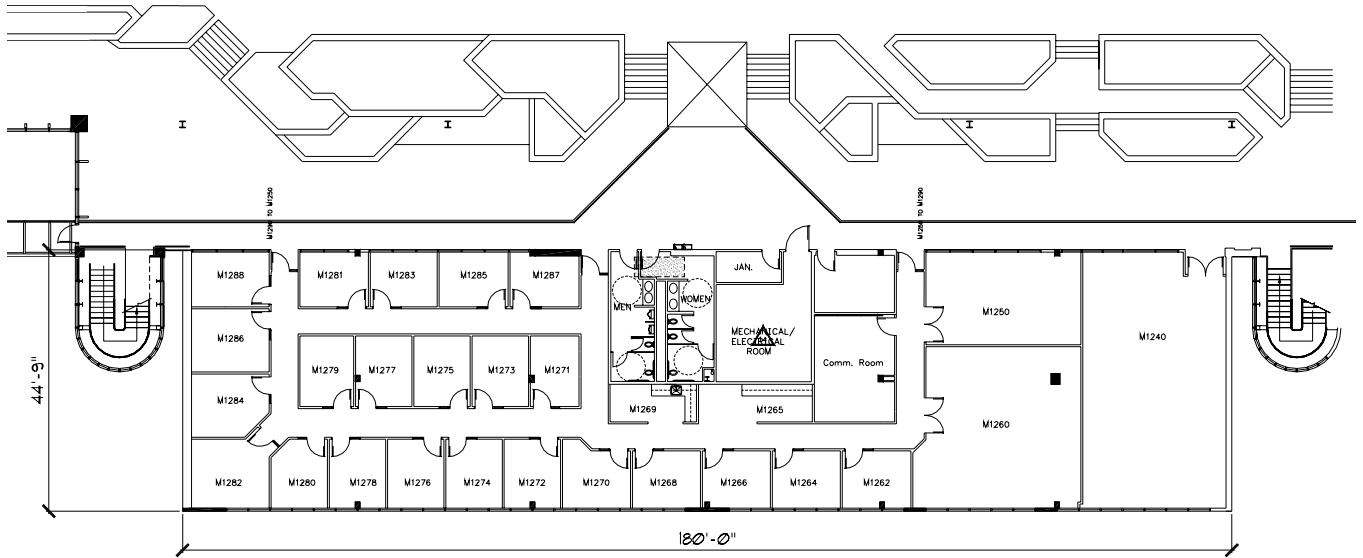
Floor Plans: CCM0101-1 Level 1 Section A & B



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Floor Plans: CCM0102 Level 2 Section A & B

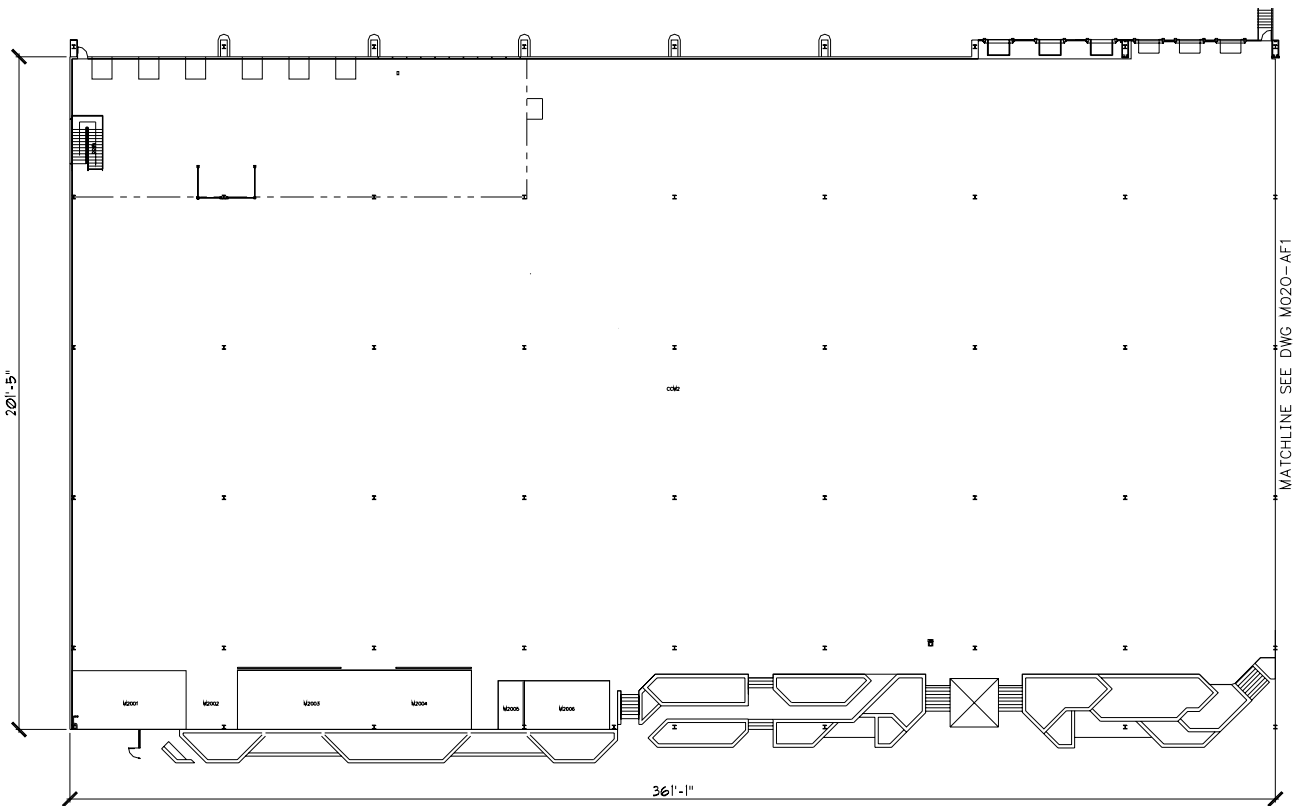


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Floor Plans: CCM020P Level 1

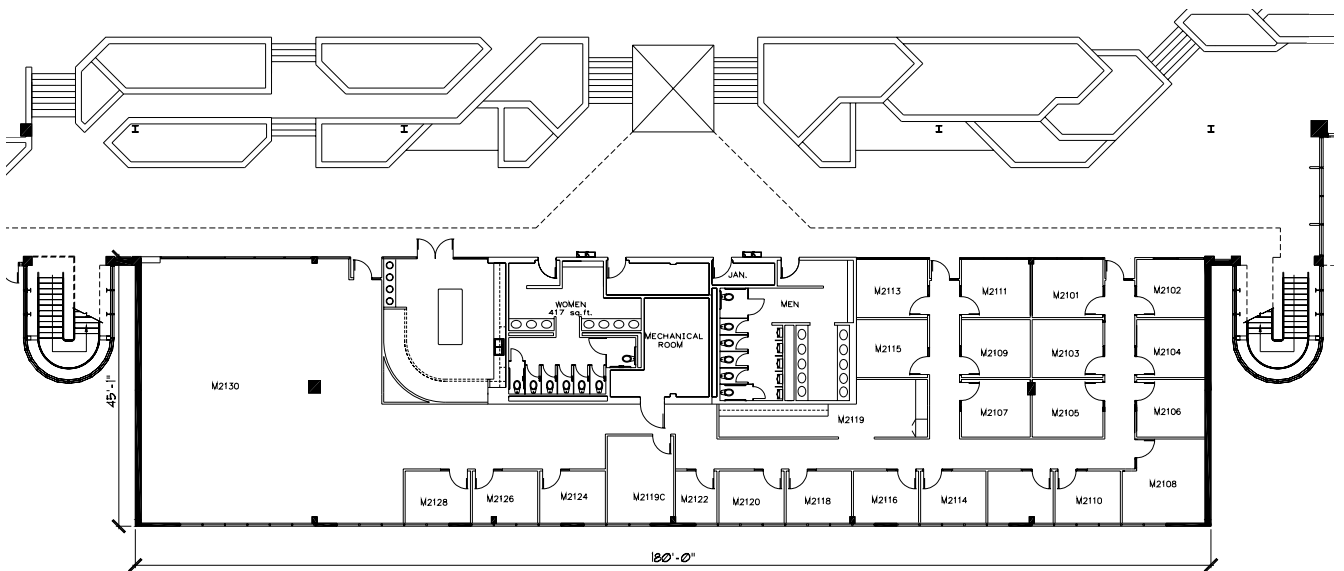
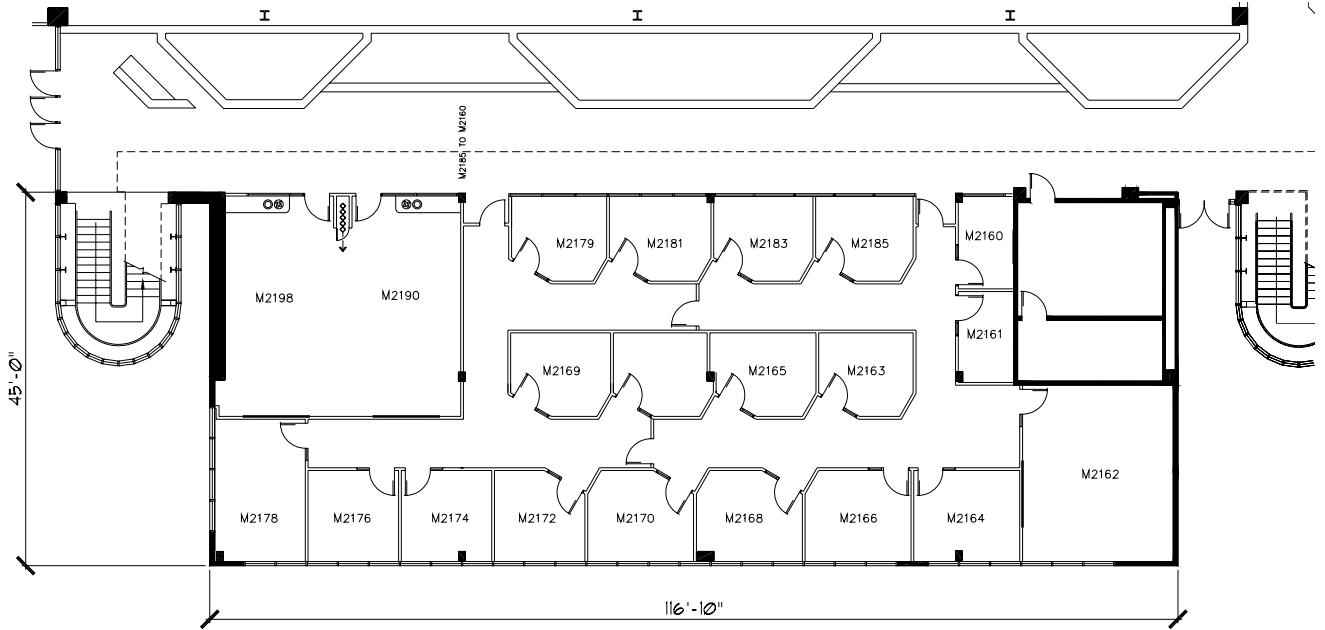
Operating floor



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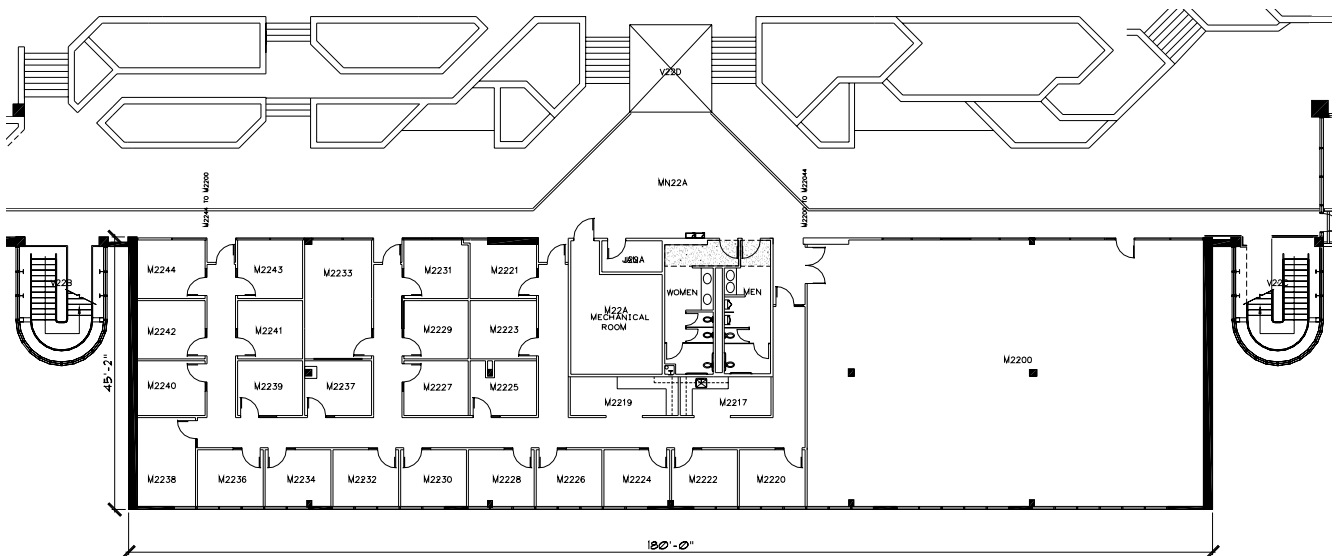
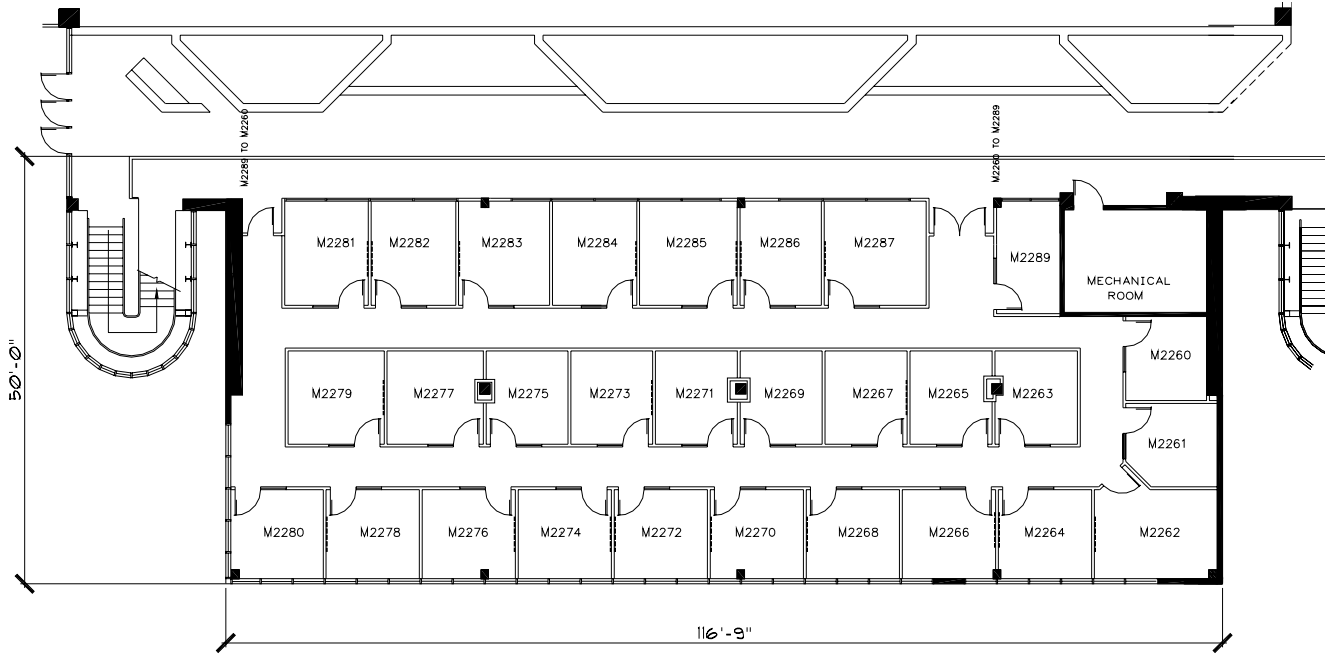
Floor Plans: CCM0201 Level 1 Section A & B



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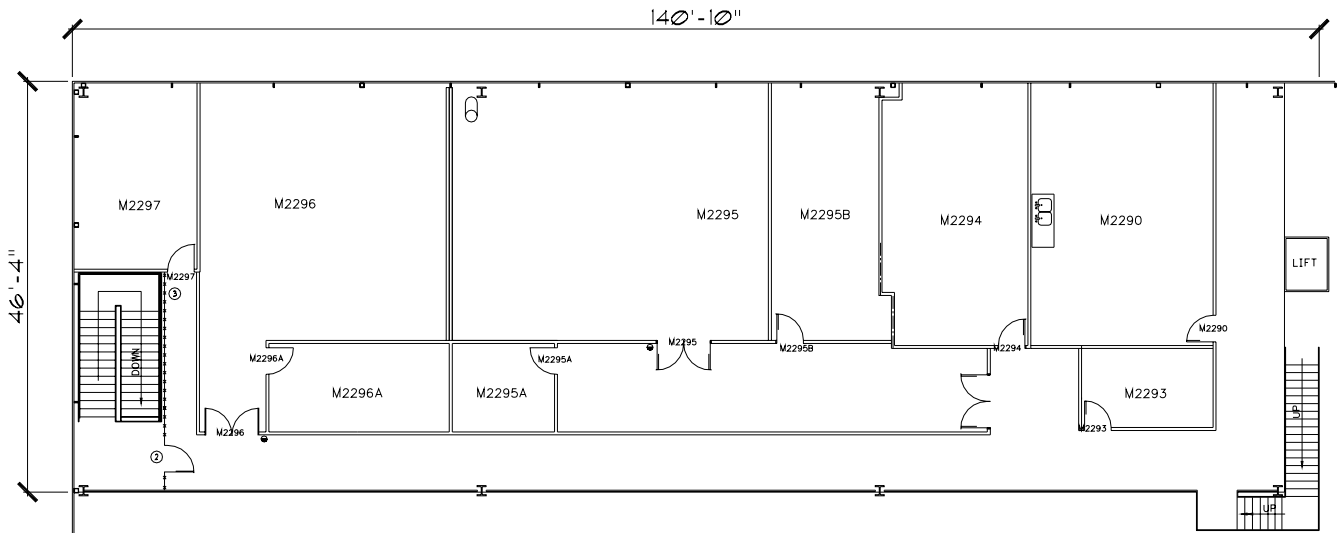
Floor Plans: CCM0202 Level 2 Section A & B



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Floor Plans: CCM02MZ Level Mezzanine



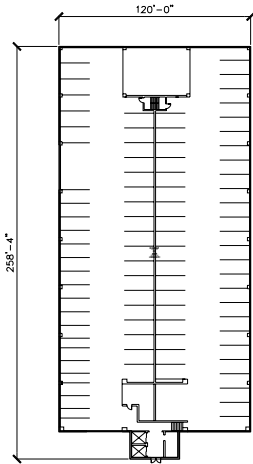
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Floor Plans: Parking Garages

CCG01AL

Parking Garage 1

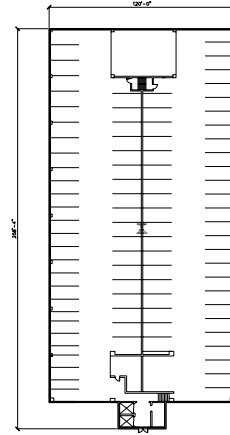
Level 1 of 4



CCG02AL

Parking Garage 2

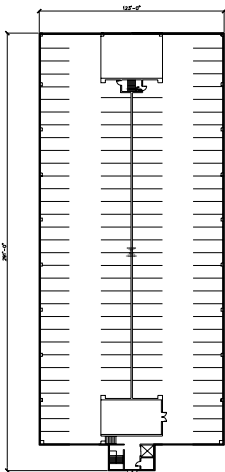
Level 1 of 4



CCG03AL

Parking Garage 3

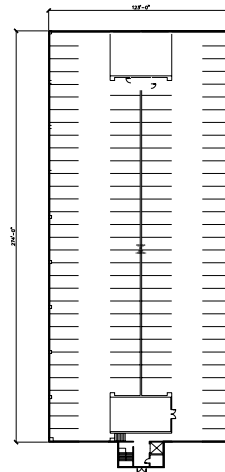
Level 1 of 4



CCG04AL

Parking Garage 4

Level 1 of 4



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Mechanical

HVAC & Air Handling

Chilled water is supplied via a central plant located in the manufacturing building. The central plant contains five centrifugal chillers with a capacity of 1,550 tons along with two natural gas boilers, one primary and one for back-up, supplying a total of 19,999,200 BTU's to a chilled and hot water system. Ventilation for the building is supplied by a total of twelve air handlers, with one located on each floor in the core mechanical room area. Overall heating for the complex is rated at 63.7 BTU's per square foot, while cooling is supplied at the rate of 175 square feet per ton, which are both well above industry standards. The office buildings also have separate, dedicated chillers located on the roofs which can be restarted. Building A-1 has two 175-ton Trane chillers and Building A-2 has one 250-ton York chiller that serve all three office buildings.

Electrical

Electrical service is provide through two pad-mounted, oil-filled 1,500 KVA building-owned transformers supplying 277/480-volt service through two 2,000-amp panels. Utility meters for the site are located at the power supplier's substation, which meters the energy usage of all buildings on a single meter. Power to the building is supplied at the rate of 61 watts per square foot, which is well above industry standards. Electrical service to the building parking garages is by way of underground lines, with service boxes mounted on the exterior of the concrete panels and consisting of 125 amp, 480/277-volt 3-phase service, which supplies power to the eleveators and lighting systems.

Mechanical

Elevators

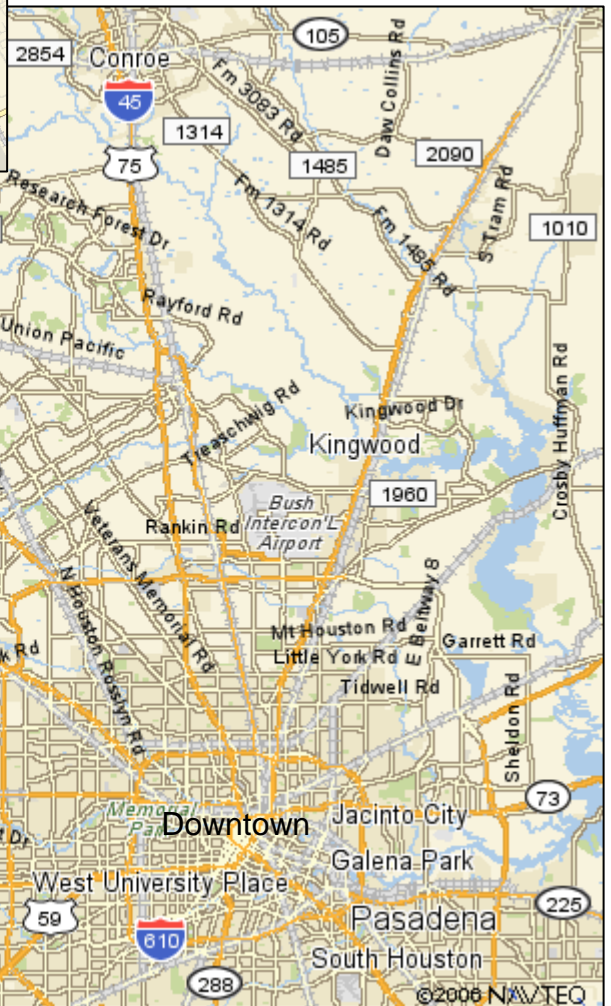
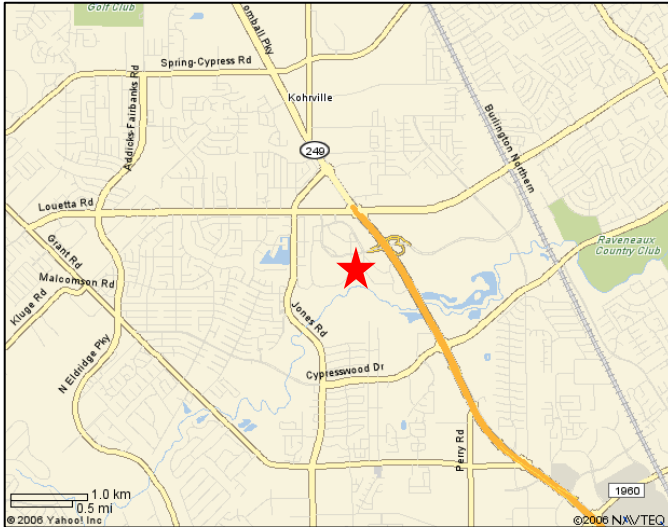
Two hydraulic passenger elevators accessing all levels are located in the core area of each building. Each elevator bank utilizes a separator elevator machine room. In 2004, all six office building elevators were upgraded with new controls, hydraulic pumps and underground jack assemblies. The parking garages are equipped with hydraulic elevators, which provide access to the elevator lobbies on each floor. Additionally, the elevator machine rooms are equipped with thermostat-controlled heating systems. The manufacturing facility is served by two hydraulic passenger elevators, which access the office mezzanine from the ground floor and are located adjacent to the eastern lobby area. Additionally, the parking garages are equipped with hydraulic elevators, which provide access to elevator lobbies on each floor.

Emergency Power

A generator "field" is located behind Building A-1. Two 600 KVA and two 800 KVA generators are available to supply backup power. A 100 KVA natural gas emergency backup generator is located in the central plant and supplies the egress exit lighting, fire alarm panel and security systems with power in the event of a power outage.

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Maps



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Site Photos



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Site Photos



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

