5959 Corporate Drive

MARKET OVERVIEW and PROPOSAL for REAL ESTATE ADVISORY SERVICES

Presented to

PRESCOTT GROUP

CBRE

DEAR JUD, VANCE, FRANK, BRIAN AND CHARLES,

Enclosed is our comprehensive marketing and leasing strategy. To be clear, this plan has been designed an implemented for 5959 Corporate Drive, specifically with the goal of backfilling the space on the second floor. Let us be blunt, this is our building and we want to keep it! We have been very successful and remain confident that we can find tenant(s) to occupy and lease the second floor. We have outlined below the reasons why this team will be successful in achieving occupancy again.

Speed to the Market - Marketing: There will be no down time on marketing and leasing. We have implemented our marketing and prospecting plan. We created a new property brochure, building profile sheet, and broker blast in April 2020. Our team just completed a CBRE Floored plan for the second floor- this is an interactive 3D floor plan that tenants and brokers can use. CBRE's website developers are working on the building website, this will be complete in two weeks. Our marketing team just completed a broker blast specific to the second floor. In addition, our 2021 marketing budget makes recommendations for a tour-it building video, a realty ad digital social media campaign, and an upgraded Costar/LoopNet listing. We have prepared all of the materials necessary to expedite these campaigns. Normally, this could take 3 -months but we are prepared and can expedite this process. This is a marketing plan designed specifically for the building in a covid world.

Speed to the Market - Prospecting: We have created a comprehensive list of prospects for the second floor that include local and regional targets. The goal is to get in front of every single tenant that is in the market by either scheduling a tour or sending an unsolicited proposal. We also intend on thinking outside of the box to find a prospect by including our medical and industrial colleagues.

The list is comprised of:

- Houston Tenants in the market which is a monthly list generated by CBRE's occupier and landlord group highlighting larger tenants in the market
- Lease Expirations – this list uses CBRE market skylines and stacks, it includes every tenant larger than 25,000 RSF and with lease expirations until 2025.
- CBRE Specific Point of Contact (SPOC) list is an international database that list all CBRE accounts and the point of contact for the account. We have searched this database to highlight the specific brokers we will be calling on
- Medical and Industrial Teams – Our prospecting plan includes CBRE's local Medical and Industrial teams. Each group will be sending a broker blast for the second floor. This blast will go out bi-weekly. Additionally, both teams will be working their relationships to secure a tenant for the space

Familiarity with Building and Team: 5959 Corporate is a unique building, we feel strongly there is no other building in Westchase that competes on infrastructure, security, floorplate, and parking. We know this building inside and out and can sell every aspect of it. We also have a great working relationship with Frank, Charles, Ray, and Marshall. We work as one unit when touring and working on deals. This has greatly contributed to our success in securing tenants.

Let our success at 5959 Corporate guide your decision:
The above grade levels we were responsible for were 96% leased before COVID-19. Since taking over in 2014, we have completed 340,000 RSF in new deals and 115,000 RSF in renewals. In 2019, we recommended you white-box 30,000 RSF of vacant space on the first floor. Within four months, we leased the entirety of the space. In 2019, we sourced and completed 150,000 RSF of new deals.

We are invested, this building is ours and our reputation is on the line. We will lease it and find you a tenant for the second floor! Thank you for this opportunity. We look forward to many more years of success at 5959 Corporate Drive.

Sincerely,

Kristen Rabel

Elliott Hirshfeld Kristen Rabel, CCIM Nina Seyyedin, J.D.

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5959 CORPORATE DRIVE

the call center landscape

CALL CENTER SITE CLOSURE TRENDS IN THE MIDST OF THE COVID-19 PANDEMIC

Key Takeaways:

The shift to work-from-home (WFH) has been easier for the call center industry relative to many others, because most call centers have already utilized WFH to some degree over the last decade

- Most companies appear to be taking a “wait and see” approach with their call centers. There is a great deal of uncertainty and many are hesitant to close call centers that often represent multi-million dollar investments.

- There has been an increase in the amount of unofficial closures as call center leases are expiring in the next 12 months. Since agents are working from home today, some companies are not planning to renew their lease, but are not making official announcements.

- With many companies shifting to a hub-and-spoke call center model, if you need to downsize your call center facility and shift more agents to home, it is probably an optimal time to attempt giving back space to landlords to help reduce rent costs.

- Site Selection Group currently has multiple clients taking additional sites, and has seen rental rates approximately 20% or more below pre-COVID-19 levels. They are also seeing more concessions such as free rent, tenant improvement allowance and furniture provided by landlords.

- The long-term implications of COVID-19 and work-from-home on the call center industry are unknown. Issues related to culture, security, training and business continuity are only a few of the hurdles that must be overcome before the need for call center facilities disappears.

Source: Site Selection Group, September 2020

CALL CENTER EXPANSIONS - 5959 NEW TARGETS

The COVID-19 pandemic has clearly put a damper on the employment market and the call center industry. Companies are struggling to find the right balance of work-from-home versus facilities-based call center workers. Social distancing requirements within call center facilities isn't helping either. Regardless, there is still some hope out there showing the call center industry is growing based on the fact that 42,006 new call center jobs were announced in the U.S. since April of this year. 40 companies have announced expansion in the U.S. during this time. Hopefully this is a sign of more to come as the resilient call center industry lands back on its feet.

U.S. Call Center Expansion Announcements

(April to August 2020)

COMPANY	# OF JOBS	LOCATION	TYPE
Sitel	10,000	Home Agents, USA	Expansion
TTEC	7,300	Multiple Sites, USA	Expansion
Centene	3,200	Charlotte, NC	New Site
Freedom Mortgage	3,000	Multiple Sites, USA	Expansion
GoHealth	1,159	Lindon, UT	Expansion
Telaforce	1,000	South Walton Beach, FL	Expansion
Ohio Employment Call Center	1,000	Columbus, OH	Expansion
Agero	900	Clarksville, TN	Expansion
Crawford & Co.	750	Allen, TX	New Site
Senture	600	London, KY	Expansion
TLC Associates	500	El Paso, TX	New Site
PillPack	500	Meridian, ID	New Site
T-Mobile	500	Richmond, VA	Expansion
CVS Health	500	Chandler, AZ	Expansion
Alorica	500	Greenville, SC	Expansion
Deloitte	400	Lake Mary, FL	Expansion
Alorica	398	Montgomery, AL	Expansion
Google	350	Southhaven, MS	New Site
Spectrum	350	El Paso, TX	New Site
FCR	300	Idaho Falls, ID	New Site
Fidelity Investments	300	Dallas, TX	Expansion
Sitel	300	Las Vegas, NV	Expansion
Amerisave	300	Plano, TX	Expansion
Barclay's	300	Wilmington, DE	Expansion
Deserve	258	Salt Lake City, UT	New Site
United Data Technology	250	Miramar, FL	Expansion
Faneuil	250	Hampton, VA	Expansion
Chime Solutions	250	Charlotte, NC	Expansion
Carmax	230	Alpharetta, GA	Expansion
Carmax	200	Richmond, VA	New Site
Zillow	200	Atlanta, GA	New Site
Focus Services	200	Tarboro, NC	New Site
Spectrum	200	Rotterdam, NY	Expansion
Charter Communications	200	Wallkill, NY	Expansion
Spectrum	200	Appleton, WI	Expansion
Carmax	200	Tempe, AZ	Expansion
Focus Services	150	Greenville, SC	Expansion
Spectrum	100	Portland, ME	Expansion
Electrolux	100	Augusta, GA	Expansion
Intuit/ Sitel	75	lawton, OK	New Site

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5959 CORPORATE DRIVE

5959

the competitive landscape

THE MARKET - HOUSTON RESILIENCY

Executive Summary

- With 7.1 million people, Houston is the 5th largest metro in the U.S.
- Houston is the fastest growing metro in the U.S.
- Most of the growth is from people moving to Houston.
- The new Houstonians are getting jobs.
- The Houston economy has become more diversified as white collar (Meds, Eds, Office, Gov't) jobs increase and Goods Producing (Manufacturing & Mining) jobs decline.
- Houston has experienced several challenges to its economy, yet has continued to grow and prosper – a testimony to its resiliency and innovation.

People Have Been Moving To Houston

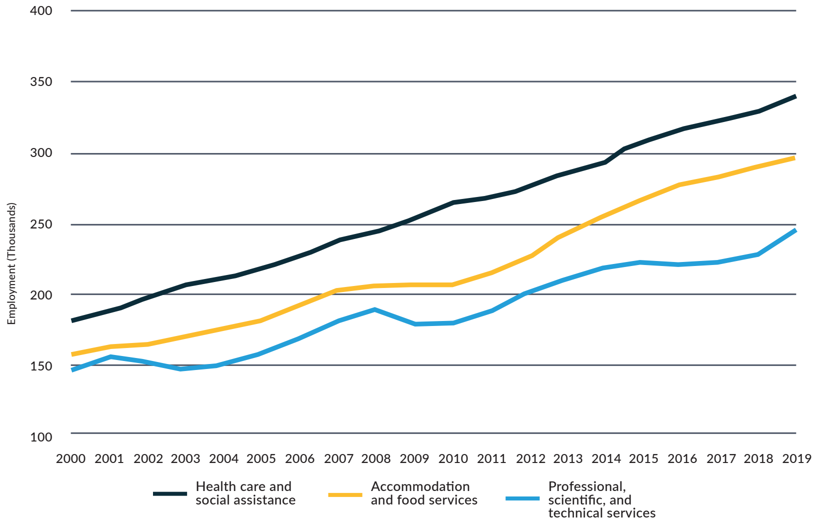
A lot of the population growth is coming from people moving into the market. Houston's net migration (# moving in minus # moving out) is over 670,000 since 2010. Of the top 20 most populated markets in the U.S., Houston has seen the 2nd highest net migration in past decade.

HOUSTON IS THE #1 U-HAUL DESTINATION 10TH STRAIGHT YEAR.

Houston Jobs: Growth Sector

Over the past 20 years, Houston has added the most jobs in the Healthcare, Accommodation and Food Service, and Professional, Scientific, and Technical Sectors. Combined, they have added 231,000 jobs since 2010 and 395,000 since 2000. In 2019, they were 28% of Houston jobs.

Houston: Employment Highest Growth Sectors



Houston Life Sciences

Houston is a hub for medical device manufacturing, pharmaceuticals and health research, having more than 1,760 life sciences companies, cutting-edge health care facilities and research institutions.

THE MARKET

WESTCHASE Q2 2020

▲ Market Size
20,316,387 RSF

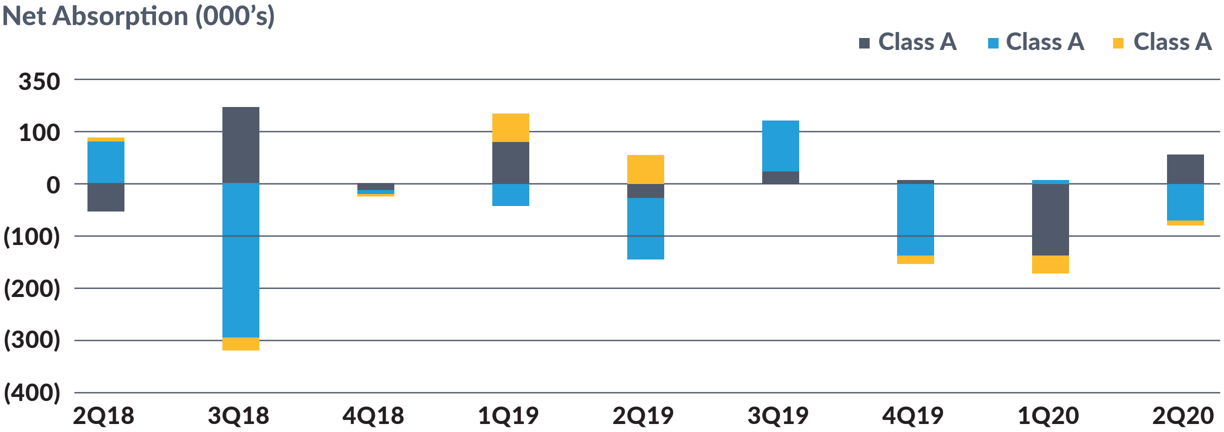
▲ Vacancy
25.4%

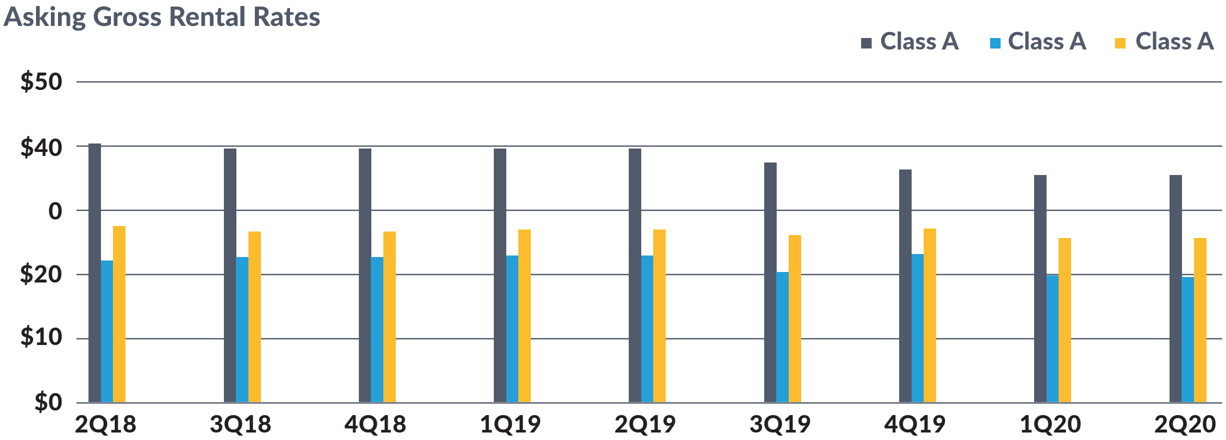
▼ Rental Rate
$25.60 RSF

▲ Absorption
-18,307 RSF

Westchase activity relatively flat in Q2 2020

- Move-in activity was relatively muted in Westchase during Q2 2020, as the submarket posted -18,000 in net absorption. Year-to-date, Westchase has yielded nearly -178,000 in net absorption.
- Asking rates averaged $25.60 per sq. ft. at mid-year, lower than the overall Houston rate of $28.94 on a full-service basis.
- No buildings are currently under construction in the submarket, nor were there any new deliveries in Q2 2020.





COMPETITIVE SET

					
	5959 Corporate Drive	Southwest Corporate Center 9700 Bissonnet	Sugar Creek On The Lake 14141 Southwest Fwy	Block 10 West Office Park 10496 Old Katy	Centre I 9800 Centre Parkway
Total Area:	567,333 RSF	525,580 RSF	515,115 RSF	207,000 RSF	218,312 RSF
Typical Floor Plate:	153,000 RSF	267,268 RSF	51,511 RSF	105,000 RSF	19,800 RSF
Available:	180,755 RSF	214,536 RSF	39,899 RSF	23,293 RSF	73,885 RSF
Largest Contiguous:	153,273 RSF	139,689 RSF	58,183 RSF	22,293 RSF	21,966 RSF
% Vacant:	5.4%	40.8%	7.7%	11.3%	36.0%
% Leased:	94.6%	59.2%	92.3%	88.7%	64.0%
Asking Gross Rent:	$21.00/RSF	$21.00/RSF	$30.81/RSF	$27.75/RSF	$17.00/RSF
Est. Operating Expenses:	$8.69/RSF	$7.00/RSF	$11.31/RSF	$9.75/RSF	$8.36/RSF
Year Built:	1977	1974	1982	2002	1983
Parking:	5/1,000 SF UR - No Charge R - $50.00	4.00/1,000 SF No Charge	6.0/1,000 SF No Charge	5.0/1,000 SF No charge	4.58/1,000 SF UR - No Charge R - $35.00
Owner:	Prescott	Omninet	PCCP	Hicks Management	HSU Realty
Property Manager:	Prescott	Omninet	Madison Marquette	Hicks Management	HSU Realty
Comments:	Newly Renovated. Features full service deli, conference facilities, and fitness center in addition to dual power feeds, back up power generation, and seven fiber providers. 24/7 Security	Building features high tech infrastructure, redundant power, large floor plates and parking to support either data or call center users. 24/7 Security, On-site deli and tenant lounge, outdoor patio and courtyard, fitness center	Major lobby and building renovation & new parking garage. New conference center, high-end deli, fitness center with racquetball courts & locker rooms, onsite security.	Big box retail building converted to office. WD Vonn Gonten & Inov8 Healthcare are current tenants for ~100,000KSF. Envoy signed a lease for approximately 50,000 SF in October of 2017	Nicer building in the submarket in a sub-optimal location. On -site deli and 24/7 secured access.

MARKET WIDE COMPARABLE DEALS 30,000RSF+ (2020)

Tenant	EP ENERGY (Sublease)	Christus Health	Harris Health System
Submarket	CBD	North Loop	South Main/ Medical Center
Class	Class B	Class A	Class B
Area Leased	62,261	36,880	313,725
Address	601 Travis St	2707 North Loop West	4800 Fournace Pl
Start Date	5/1/20	6/1/21	1/1/21
Lease Type	New Lease	Option	New Lease
Lease Term (Months)	24	9	120
Rate Type	Gross	NNN	NNN
Base Rent Yearly	$10.65	$17.00	$13.00
Total Expenses	$0.00	$10.79	$10.00
Free Rent (Months)	6	0	12
TI Allowance	$0.00	$0.00	Plug and Play

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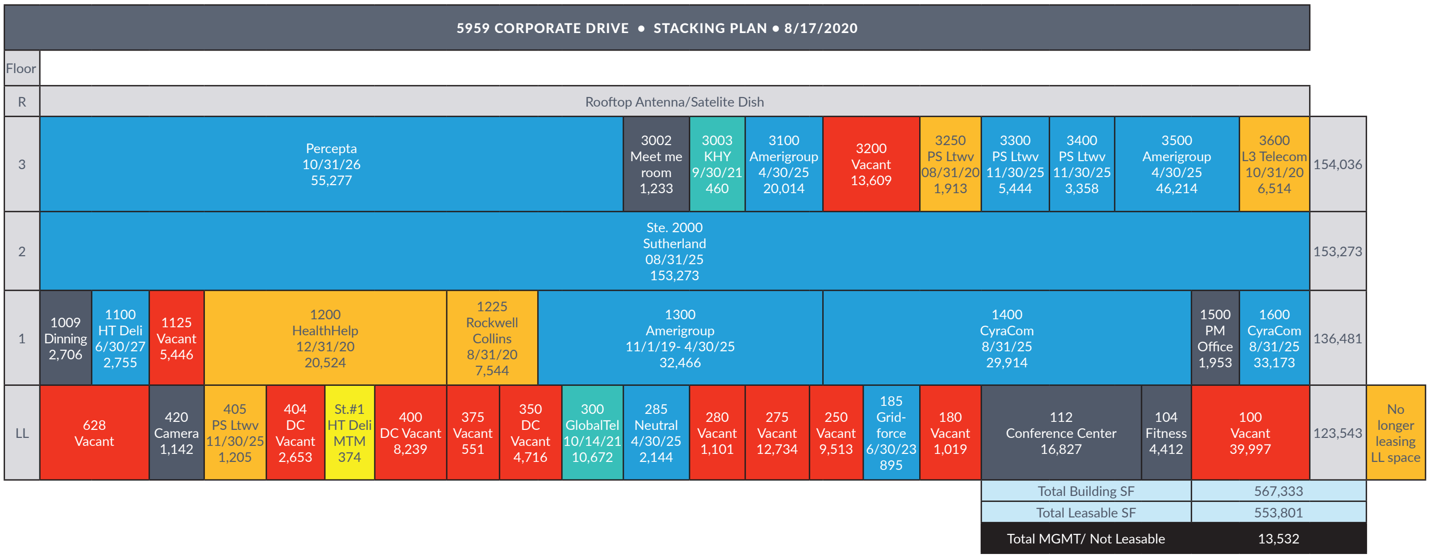
5959 CORPORATE DRIVE

property overview

BUILDING STACK JANUARY 2020 (PRE-COVID-19)

CBRE 96% Leased



5959 CORPORATE DRIVE • STACKING PLAN • 8/17/2020

Floor																				
R	Rooftop Antenna/Satelite Dish																			
3	Percepta 10/31/26 55,277	3002 Meet me room 1,233	3003 KHY 9/30/21 460	3100 Amerigroup 4/30/25 20,014	3200 Vacant 13,609	3250 PS Ltwv 08/31/20 1,913	3300 PS Ltwv 11/30/25 5,444	3400 PS Ltwv 11/30/25 3,358	3500 Amerigroup 4/30/25 46,214	3600 L3 Telecom 10/31/20 6,514									154,036	
2	Ste. 2000 Sutherland 08/31/25 153,273																		153,273	
1	1009 Dinning 2,706	1100 HT Deli 6/30/27 2,755	1125 Vacant 5,446	1200 HealthHelp 12/31/20 20,524	1225 Rockwell Collins 8/31/20 7,544	1300 Amerigroup 11/1/19- 4/30/25 32,466	1400 CyraCom 8/31/25 29,914	1500 PM Office 1,953	1600 CyraCom 8/31/25 33,173										136,481	
LL	628 Vacant	420 Camera 1,142	405 PS Ltwv 11/30/25 1,205	404 DC Vacant 2,653	St.#1 HT Deli MTM 374	400 DC Vacant 8,239	375 Vacant 551	350 DC Vacant 4,716	300 GlobalTel 10/14/21 10,672	285 Neutral 4/30/25 2,144	280 Vacant 1,101	275 Vacant 12,734	250 Vacant 9,513	185 Grid-force 6/30/23 895	180 Vacant 1,019	112 Conference Center 16,827	104 Fitness 4,412	100 Vacant 39,997	123,543	No longer leasing LL space

Total Building SF	567,333
Total Leasable SF	553,801
Total MGMT/ Not Leasable	13,532

All Levels			
Expiration	Key	SF	%
Vacant	🟥	104,927	19%
MTM	🟨	374	0%
2020	🟧	37,700	7%
2021	🟩	11,132	2%
2022	🟦	0	0%
2023+	🟦	384,927	71%
Not Yet Occupied	🟧	0	0%
Total Leased		434,133	81%
Total Occupied		434,133	81%
Total Leasable SF		539,060	100%
MGMT/Not Leaseable	⬛	28,273	5%

Above Grade Levels			
Expiration	Key	SF	%
Vacant	🟥	19,055	4%
MTM	🟨	0	0%
2020	🟧	36,495	8%
2021	🟩	460	0%
2022	🟦	0	0%
2023+	🟦	381,888	87%
Not Yet Occupied	🟧	0	0%
Total AG Leased		418,843	96%
Total AG Occupied		418,843	96%
Total AG Leasable SF		437,898	100%
MGMT/Not Leaseable	⬛	5,892	1%

Below Grade Levels			
Expiration	Key	SF	%
Vacant	🟥	85,872	85%
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2020	🟧	1,205	1%
2021	🟩	10,672	11%
2022	🟦	0	0%
2023+	🟦	3,039	3%
Not Yet Occupied	🟧	0	0%
Total BG Leased		15,290	15%
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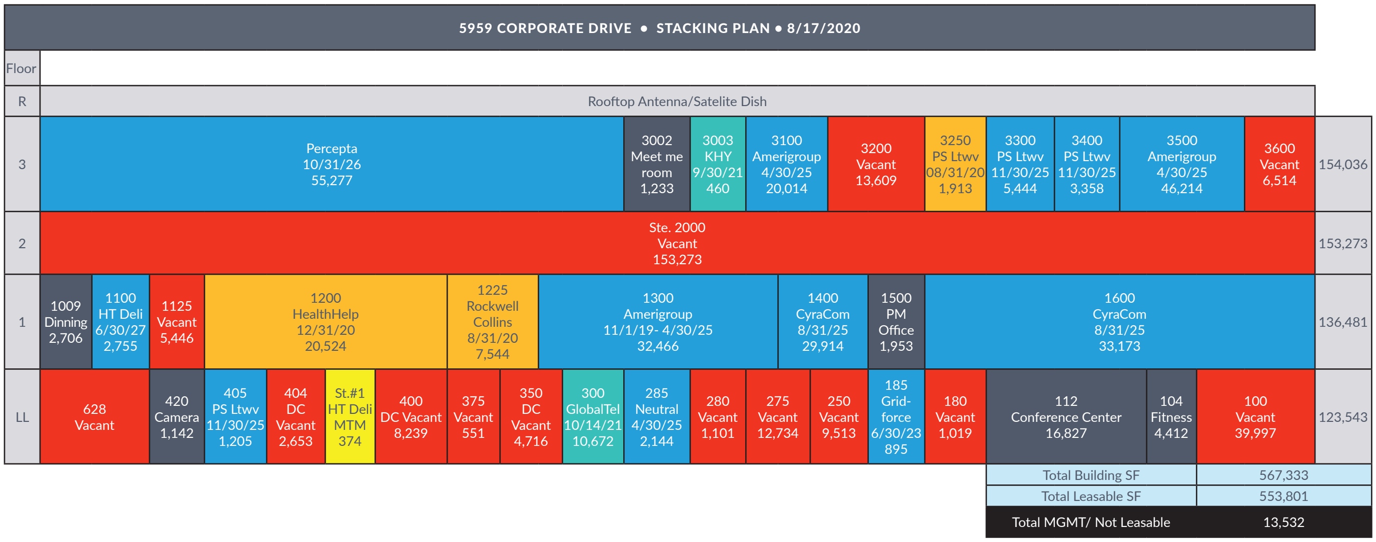
Total BG Leasable SF		101,162	100%
MGMT/Not Leaseable	⬛	22,381	22%

Moving Out			
Suite	RSF	Available Date	Notes
3250	1,913	09/01/20	Combine RSF with Suite 3200
3600	6,514	11/01/20	

BUILDING STACK AUGUST 2020 (DURING PANDEMIC)



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SCOT ANALYSIS

Strengths

- Recently Renovated
- Backup Generator
- Dual Utility Feed
- 24/7 Security
- Cafeteria
- Fitness Center
- Conference Facility
- On-Site Management
- High Parking Ratio
- Public Transportation

Challenges

- Lacking walkable amenities, especially lunch options for employees
- Some perceive location as unattractive.

Opportunities

- Plug And Play
- Large Floor Plate
- Large Block of Contiguous Space Available
- Data Center Opportunity/Infrastructure
- Storage Space
- New uses

Threats

- Work From Home
- Consolidation of Call Centers
- COVID-19 Economic Impact on Certain Industries

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property marketing

CBRE IN-PLACE MARKETING ONGOING

CBRE's Property Marketing is led by some of the industry's best professionals, offering a creative and strategic approach to getting your property in front the right eyes, and engaging prospective tenants with compelling materials. Whether more traditional outreach or digital marketing, we are able to create a unique approach that will help 5959 Corporate Drive stand out in the market.

5959 Corporate Drive

BUILDING FEATURES
- Newly Renovated Common Areas
- Building Security 24/7
- Cafeteria
- Fitness Center
- On-site Property Management
- Conditioned Storage Space

HIGHLIGHTS
- Conveniently Located Near Beltway 8 and Westpark Toll Road
- 14' Clear Height
- Conference Center
- Dual Utility Feed
- 7 Fiber Optic Providers
- Backup Generator Capacity Available

LEVEL 3	22,036 RSF
LEVEL 2	153,273 RSF
LEVEL 1	12,990 RSF

DATA CENTER

N+1 REDUNDANCY FOR ALL CRITICAL SYSTEMS PROVIDED BY TWO 1600 KW DIESEL GENERATORS, SUPPORTED BY A 20,000 GALLON DIESEL FUEL TANK

500 KVA REDUNDANT U.P.S. SYSTEM WITH 1000 KW BACK-UP GENERATOR

4 500-TON CENTRIFUGAL CHILLERS WITH BACK-UP GENERATOR

FIBER OPTIC CONNECTIVITY AVAILABLE THROUGH SEVEN (7) DIFFERENT PROVIDERS

2,600-TON COOLING TOWER SUPPORTED BY A 20,000 GALLON RESERVE WATER TANK

8,000 KVA ELECTRICAL CAPACITY SUPPLIED BY TWO SEPARATE UTILITY FEEDERS

Bi-Weekly Email Blasts

Our current marketing efforts include regular outreach to the brokerage community and prospective tenants. A bi-weekly email blast to brokers helps keep your property top of mind, and gives them an easy to digest story of your property's key features and amenities. Click here to view a sample email blast.

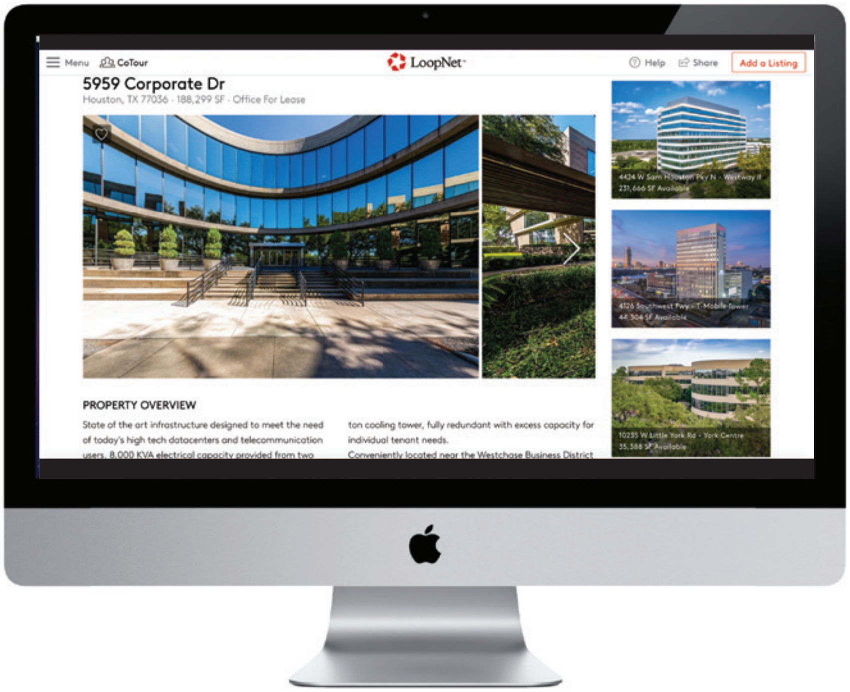
Second Floor Targeted Broker Blasts

As part of our efforts, we are developing a dedicated email campaign for the vacancy on the second floor. Our priority is to fill this space with a quality tenant or tenants efficiently and effectively.

New Brochure and Property Profile

An engaging property brochure accomplishes a number of key marketing goals: it creates a distinct brand for your property, showcases information potential tenants want to know, and is easy to include in digital communications. We developed a new brochure in 2020 to provide our marketing with a fresh approach and help you stand out in the market.

CBRE IN-PLACE MARKETING ONGOING



5959 Corporate Dr
Houston, TX 77036 · 188,299 SF · Office For Lease

PROPERTY OVERVIEW

State of the art infrastructure designed to meet the need of today's high tech datacenters and telecommunication users. 8,000 KVA electrical capacity provided from two

ton cooling tower, fully redundant with excess capacity for individual tenant needs.
Conveniently located near the Westchase Business District

4424 W Sam Houston Pky N · Westway II
231,666 SF Available

4126 Southwest Fwy · T-Mobile Tower
44,504 SF Available

10235 W Little York Rd · York Centre
35,388 SF Available

CoStar/LoopNet Listings

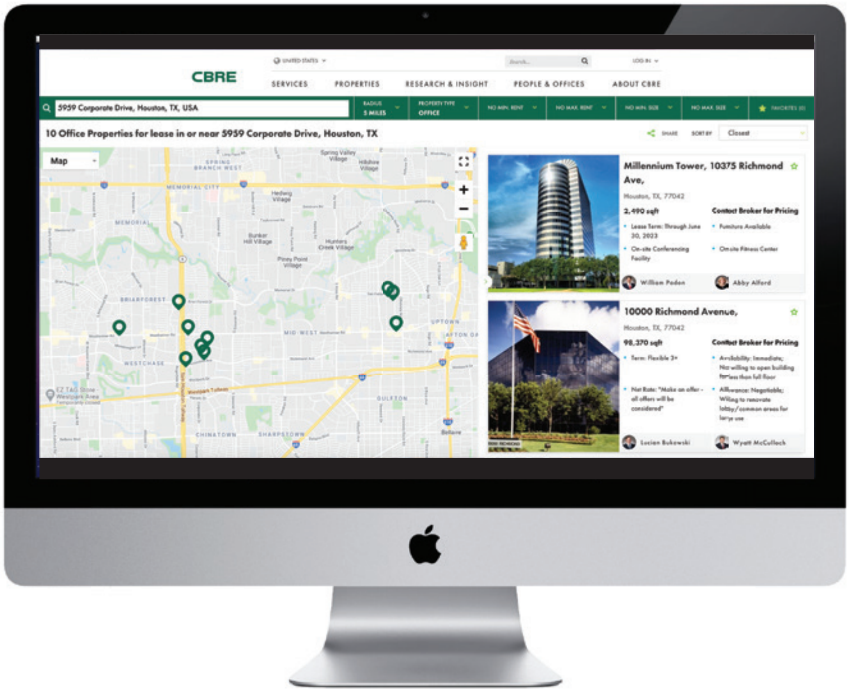
External listing websites are still a popular source for tenants to find information about available space. We populate your listings with important property highlights to create an engaging experience and showcase your property to potential prospects.

CBRE Global Listings

CBRE's Global Listings page receives significant traffic, and allows brokers or the tenants they represent to drill down to specific markets, submarkets, and even addresses.

3D Marketing Boards

Using CBRE's Plans tool, we can create large renderings of 3D test fits and display them throughout the second floor. These test fits can help paint the vision of the space while a prospect is touring, and provide a unique a memorable way to market the second floor's possibilities.



5959 Corporate Drive, Houston, TX, USA

RADIUS: 5 MILES

PROPERTY TYPE: OFFICE

10 Office Properties for lease in or near 5959 Corporate Drive, Houston, TX

SORT BY: Closest

Millennium Tower, 10375 Richmond Ave,
Houston, TX, 77042
2,490 sqft
Contact Broker for Pricing
- Lease Term: Through June 30, 2023
- On-site Conferencing Facility
- Furniture Available
- On-site Fitness Center

William Peden
Abby Alford

10000 Richmond Avenue,
Houston, TX, 77042
98,370 sqft
Contact Broker for Pricing
- Term: Flexible 3+
- Net Rate: "Make an offer - all offers will be considered"
- Availability: Immediate; Not willing to open building for less than full floor
- Allowance: Negotiable; Willing to renovate lobby/common areas for large use

Lucien Bukowski
Wyatt McCulloch

CBRE IN-PLACE MARKETING DIGITAL AND VIRTUAL

Property Website (InDesign)

Developing a dedicated website gives your property more visibility online, and allows us to showcase the property and individual spaces in unique, digital-driven ways. As the digital face of your property, a compelling, engaging website can be a significant differentiator.

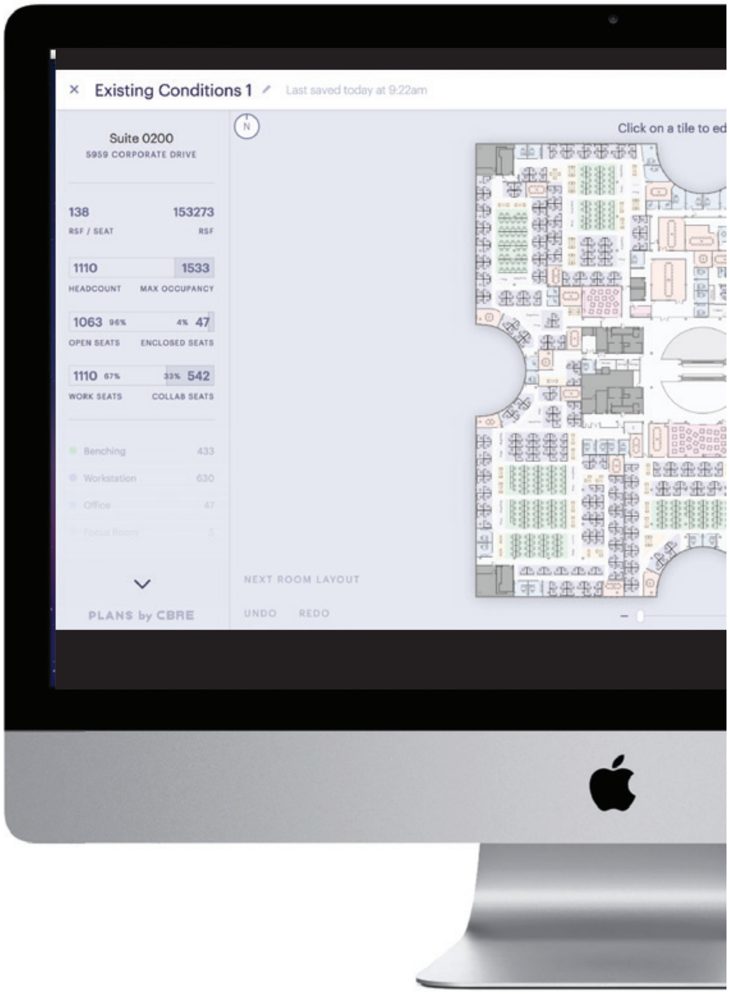
CBRE's dedicated Digital Marketing professionals are currently developing a site for 5959 Corporate Drive that will serve as its online home.

CBRE Plans (complete)

Plans is a dynamic, interactive leasing and marketing tool that puts you in control of the test-fitting process. With Plans, we can quickly and seamlessly manipulate, customize and share floorplans to meet a specific office tenant's needs, while providing real-time visibility into key decision metrics such as headcount and open space.

With one click, those test-fits can be instantly transformed into 3D immersive experiences, complete with accurate panoramic outdoor views and customizable design themes to give tenants a virtual tour of their potential future space.

Click here to explore Plans for the 5959 Corporate Drive - Second Floor



Existing Conditions 1

Last saved today at 9:22am

Suite 0200
5959 CORPORATE DRIVE

138 RSF / SEAT
153273 RSF

1110 HEADCOUNT
1533 MAX OCCUPANCY

1063 96% OPEN SEATS
4% 47 ENCLOSED SEATS

1110 67% WORK SEATS
33% 542 COLLAB SEATS

Benching 433
Workstation 630
Office 47
Focus Room 5

MARKETING RECOMMENDATIONS

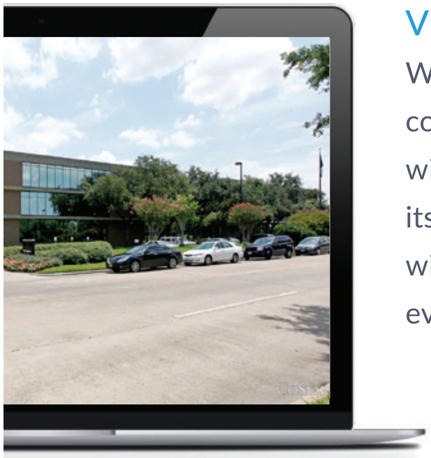
Matterport

For singular or smaller spaces, Matterport offers interactive, 3D virtual tours created using their proprietary camera and iPad app. Prospective tenants can explore a space in an interactive environment using real photos of your space.

Tourit media

TourIt Media creates story-driven videos that highlight the market, area details and property spaces.

Click here to see a sample video.



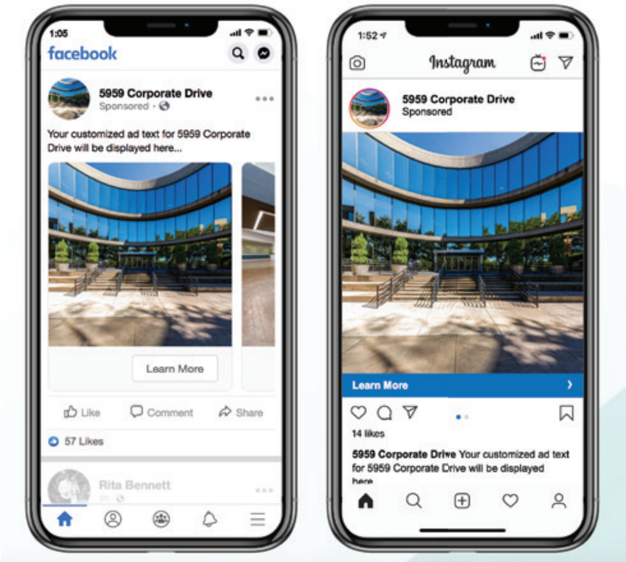
Virtual/Zoom Tours

We also have the ability to conduct virtual property tours with prospective tenants. CBRE has created a dedicated guide for its leasing professionals to ensure that we are using best practices with every tour, providing clients with a seamless experience, even from a remote location.

MARKETING RECOMMENDATIONS

RealtyAds

RealtyAds provides digital advertising across all platforms, allowing you to launch targeted, measurable, digital ad campaigns. This platform can help increase tenant reach up to 16x, reach C-level decision makers across all industries, and at a price that fits your budget. Through clicks and other metrics, you receive measurable, regular updates on your campaign's performance.



Your customized ad text for 5959 Corporate Drive will be displayed here...

5959 Corporate Drive Your customized ad text for 5959 Corporate Drive will be displayed here

Costar/Loopnet Diamond Listings

Upgraded listings provide a host of key benefits. Only three of these listings are available in each submarket, giving you top placement in searches. In addition to better search results, you also receive key placements in newsletters, a visual tour utilizing drone photography, a 3D Matterport video, and improved re-targering from outside websites.

Site Selection Magazine

This publication is sent to corporate executives monthly, and features in depth editorial coverage for those seeking global office locations. Through editorials or advertisements, this publication represents an investment that can get you in front of key decision makers and represent your property as a standout in its market.

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5959 CORPORATE DRIVE

leasing strategy

CBRE LEASING STRATEGY

High-Level Recommendations

- Market aggressive rates in year one: $17/RSF Gross + E
- Create plug and play options – including furniture
- Offer 100% broker commissions paid up front
- Send unsolicited proposals to tenants in the market

Leverage the CBRE Platform

CBRE Houston

2
offices

1,200
employees

$5.1B
in total transactions

$3.6B
in leasing transactions

CBRE Global

100+
countries

530+
offices

100,000+
employees

$168.2B
in leasing transactions

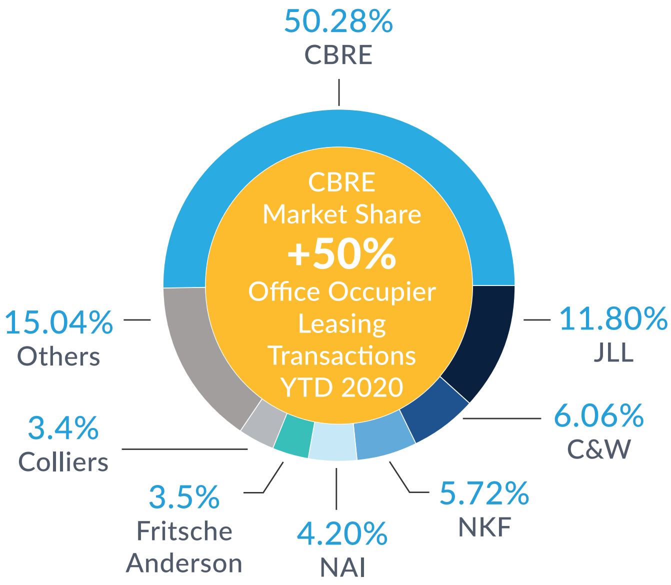
65,575
leasing transactions

Consult local and regional medical & industrial teams to uncover new opportunities

In Houston and the Gulf Coast Region, CBRE has dozens of experts specializing in the medical and industrial industries, opening us up to important relationships and opportunities that our competition may miss.

Leverage occupier team's relationships to secure new tenants

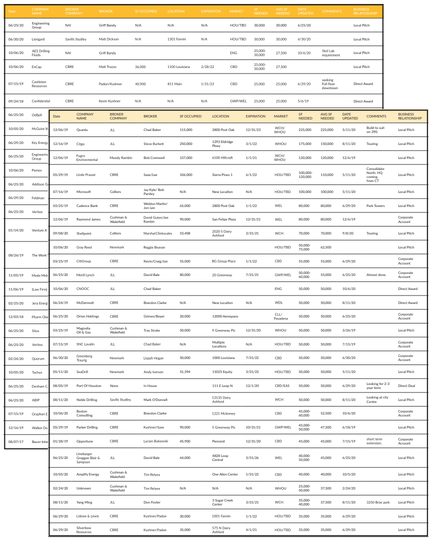
CBRE is the global and Houston market leader in Office Leasing services. Our size and scale is your advantage. With unmatched market data and the largest network of tenant and investor relationships, we know who is moving in the market and their requirements better than the competition.



Lease Expiration Strategy

We will actively track and pursue tenants in the market with upcoming lease expirations. We will specifically focus on back office medical requirments, mortgage processing requirments, and governemnt contractors with redunandcy requirements.

Address	Building Name	Floor	Tenant	RSF
10344 SAM HOUSTON PARK DRIVE	Sam Houston Crossing II	1	Pemex Procurement International (PPI)	35,556
4650 WESTWAY PARK BOULEVARD	4650 Westway Park Blvd	3	Travelers	52,395
4650 WESTWAY PARK BOULEVARD	4650 Westway Park Blvd	1	Travelers	49,349
3505 WEST SAM HOUSTON PARKWAY	8 West Centre	4	Helix Energy Solutions	59,112
3505 WEST SAM HOUSTON PARKWAY	8 West Centre	3	Cameron International	30,104
3505 WEST SAM HOUSTON PARKWAY	8 West Centre	2	Cameron International	58,486
3505 WEST SAM HOUSTON PARKWAY	8 West Centre	1	Cameron International	50,062
5300 W. SAM HOUSTON PARKWAY	Beltway 8 Corporate Centre I	2	Cameron	51,621
10900 CORPORATE CENTRE DRIVE	Beltway 8 Corporate Centre III	1	BBVA Compass	31,054
4920 WESTWAY PARK	Beltway 8 Corporate Centre IV	2	Allstate	53,285
4425 WESTWAY PARK BOULEVARD	DNA Westway III	3	GE Oil & Gas	62,483
4425 WESTWAY PARK BOULEVARD	DNA Westway III	2	GE Oil & Gas	61,743
4425 WESTWAY PARK BOULEVARD	DNA Westway III	1	GE Oil & Gas	57,778
10720 W SAM HOUSTON PKWY	Legacy at Fallbrook	2	Stewart Title	30,925
10451 CLAY ROAD	TGS-Nopec Geophysical Company	3	TGS	32,431
10451 CLAY ROAD	TGS-Nopec Geophysical Company	2	TGS	32,431
10451 CLAY ROAD	TGS-Nopec Geophysical Company	1	TGS	32,431
10203 SAM HOUSTON PARK	The Offices at Sam Houston	3	Caterpillar Inc.	62,612
11025 EQUITY DRIVE	Two Westway	3	Seadrill	33,664
3700 WEST SAM HOUSTON PARKWAY SOUTH	Westchase Park I	3	Exmar Offshore Company	32,510
11330 CLAY ROAD	Westway Plaza	2	Superior Energy Services	64,018



Monitor Tenants Moving in the Market

In addition to tracking tenants we know to be moving the market, we will send unsolicited proposals to generate increased awareness and interest in the property.

Targeted Broker Community Outreach

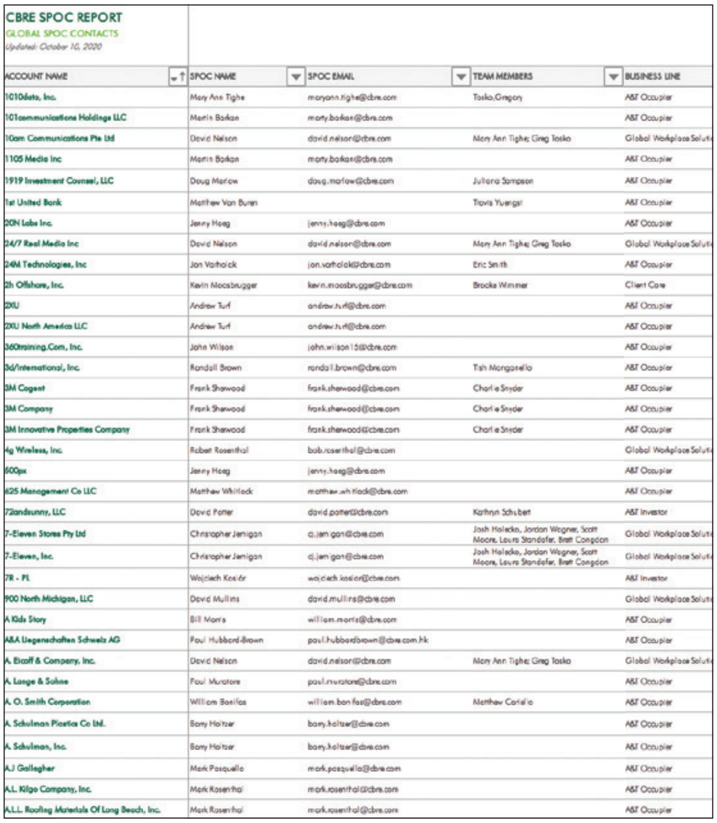
- Targeted Broker Community Outreach
- Phone and email campaign to brokers representing target tenants

CBRE SPOC List

- Leverage relationships with account-based clients.
- CBRE has nearly 9,400 account SPOCs listed in our internal database

Explore Alternative Uses

- Education
- Converting data center space to office
- Document Storage
- Printing
- Biotech



CBRE SPOC REPORT
GLOBAL SPOC CONTACTS
Updated: October 10, 2020

ACCOUNT NAME	SPOC NAME	SPOC EMAIL	TEAM MEMBERS	BUSINESS LINE
1010data, Inc.	Mary Ann Tighe	maryann.tighe@cbre.com	Tosko,Gregory	A&T Occupier
101communications Holdings LLC	Martin Barkan	marty.barkan@cbre.com		A&T Occupier
10am Communications Pte Ltd	David Nelson	david.nelson@cbre.com	Mary Ann Tighe; Greg Tosko	Global Workplace Soluti
1105 Media Inc	Martin Barkan	marty.barkan@cbre.com		A&T Occupier
1919 Investment Counsel, LLC	Doug Marlow	doug.marlow@cbre.com	Juliana Sampson	A&T Occupier
1st United Bank	Matthew Van Buren		Travis Yuengst	A&T Occupier
20N Labs Inc.	Jenny Hoeg	jenny.hoeg@cbre.com		A&T Occupier
24/7 Real Media Inc	David Nelson	david.nelson@cbre.com	Mary Ann Tighe; Greg Tosko	Global Workplace Soluti
24M Technologies, Inc	Jon Varholck	jon.varholck@cbre.com	Eric Smith	A&T Occupier
2h Offshore, Inc.	Kevin Moosbrugger	kevin.moosbrugger@cbre.com	Brooke Wimmer	Client Care
2XU	Andrew Turf	andrew.turf@cbre.com		A&T Occupier
2XU North America LLC	Andrew Turf	andrew.turf@cbre.com		A&T Occupier
360training.Com, Inc.	John Wilson	john.wilson15@cbre.com		A&T Occupier
3d/International, Inc.	Randall Brown	randall.brown@cbre.com	Tish Mongarello	A&T Occupier
3M Cogent	Frank Sherwood	frank.sherwood@cbre.com	Charlie Snyder	A&T Occupier
3M Company	Frank Sherwood	frank.sherwood@cbre.com	Charlie Snyder	A&T Occupier
3M Innovative Properties Company	Frank Sherwood	frank.sherwood@cbre.com	Charlie Snyder	A&T Occupier
4g Wireless, Inc.	Robert Rosenthal	bob.rosenthal@cbre.com		Global Workplace Soluti
500px	Jenny Hoeg	jenny.hoeg@cbre.com		A&T Occupier
625 Management Co LLC	Matthew Whitlock	matthew.whitlock@cbre.com		A&T Occupier
72andsunny, LLC	David Potter	david.potter@cbre.com	Kathryn Schubert	A&T Investor
7-Eleven Stores Pty Ltd	Christopher Jernigan	cj.jernigan@cbre.com	Josh Holecko, Jordan Wagner, Scott Moore, Laura Standafer, Brett Congdon	Global Workplace Soluti
7-Eleven, Inc.	Christopher Jernigan	cj.jernigan@cbre.com	Josh Holecko, Jordan Wagner, Scott Moore, Laura Standafer, Brett Congdon	Global Workplace Soluti
7R - PL	Wojciech Kosidr	wojciech.kosidr@cbre.com		A&T Investor
900 North Michigan, LLC	David Mullins	david.mullins@cbre.com		Global Workplace Soluti
A Kids Story	Bill Morris	william.morris@cbre.com		A&T Occupier
A&A Liegenschaften Schweiz AG	Paul Hubbard-Brown	paul.hubbardbrown@cbre.com.hk		A&T Occupier
A. Eicoff & Company, Inc.	David Nelson	david.nelson@cbre.com	Mary Ann Tighe; Greg Tosko	Global Workplace Soluti
A. Lange & Sohne	Paul Muratore	paul.muratore@cbre.com		A&T Occupier
A. O. Smith Corporation	William Bonifas	william.bonifas@cbre.com	Matthew Cariello	A&T Occupier
A. Schulman Plastics Co Ltd.	Barry Holtzer	barry.holtzer@cbre.com		A&T Occupier
A. Schulman, Inc.	Barry Holtzer	barry.holtzer@cbre.com		A&T Occupier
AJ Gallagher	Mark Pasquello	mark.pasquello@cbre.com		A&T Occupier
A.L. Kilgo Company, Inc.	Mark Rosenthal	mark.rosenthal@cbre.com		A&T Occupier
A.L.L. Roofing Materials Of Long Beach, Inc.	Mark Rosenthal	mark.rosenthal@cbre.com		A&T Occupier

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5959 CORPORATE DRIVE

our property experience

OUR SUCCESS AT 5959 CORPORATE DRIVE

NEW LEASES 340,000 SF
RENEWALS 115,000 SF

Tenant	RSF	Year
CyraCom	63,000 SF	2014
TW Telecom	6,500 SF	2014
Rockwell Collins	7,500 SF	2014, 2017, 2019
PS Lightwave	9,000 SF	2014, 2018
Sutherland	153,000 SF	2015
Global Tel	10,700 SF	2015
HealthHelp – 20,500 SF (2015)	20,500 SF	2015
Geotrace – 5,500 SF (2016)	5,500 SF	2016
High Tower Deli	2,700 SF	2016
Neutral Tandem	2,100 SF	2017
Gridforce	900 SF	2018
Percepta	55,300 SF	2019
KHY	460 SF	2019
Amerigroup	96,700 SF	2019

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5959 CORPORATE DRIVE

the team

LEASING TEAM

Kristen Rabel, CCIM
Senior Vice President

Elliott Hirshfeld
Senior Vice President

Nina Seyyedin, JD
Senior associate

Executive Oversight

Mark Taylor
Senior Managing Director

Peter Mainguy
Senior Managing Director

Marketing

Tim Garfield
Senior Marketing Manager

Kelly Wankum
Senior Marketing Specialist

Dwayne Smikle
Senior Graphic Designer

Anete Freimane
Marketing Specialist

Research

Lauren Vasquez
Field Research Manager

Michael Vallesky
Associate Research Director

Alexis Von Rettberg
Research Data Analyst

Client Services

Lindsay Arbour
Transaction Analyst

Glenna Cleare
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PRESCOTT GROUP

CBRE