ENERGY TOWER



ENERGY CORRIDOR
CLASS "A" OFFICE SPACE
IMMEDIATE AVAILABILITY

Property Highlights

- Immediate Access to I-10 and Sam Houston Tollway
- Energy Star & LEED Certified Building
- 5 1/2 Level Parking Garage with Connecting/Conditioned Link
- Controlled Garage Access
- 24/7 On-site Security
- Traffic Control Officer During Rush Hour
- On-site Property Management
- Peppercini's Restaurant
- Outdoor Dining
- Conference Facility (seats 200)
- Mail Room
- 12 Hole Putting Green
- 5,000 SF Fitness Facility
- Weekly On-site Car Wash Service

POYNTER COMMERCIAL PROPERTIES

ATCAP PARTNERS

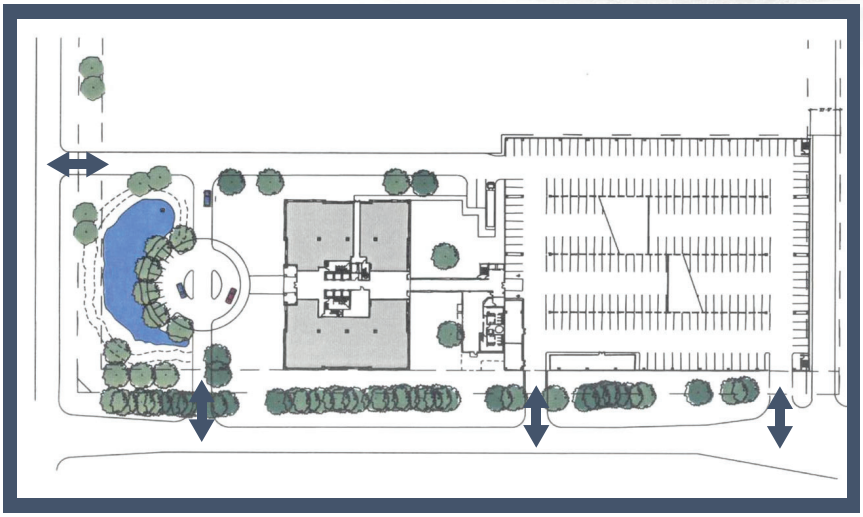
CEDAR RIDGE PROPERTY MANAGEMENT

ENERGY STAR

Lease Terms

Available Spaces:	3,039 - 40,348 NRSF (Divisible)
Availability:	Immediate
Term:	Negotiable
Net Rentable Rate:	Negotiable
2026 Estimated Operating Expenses:	$13.54/NRSF
Parking:	4.28/1,000 [Up to 20% Reserved]
Commission:	Four percent (4%)
Improvement Allowance:	Available

Building Access



Four Separate Ingress/Egress Points to the Building

Energy Tower Video Tour



Information herein has been obtained from sources believed reliable. While we believe its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the market.

Poynter Commercial Properties
11757 Katy Freeway, Suite 1300 | www.pcptx.com

For Leasing Information Contact:
Kevin Poynter | President
kpoynter@pcptx.com | 281.854.2170

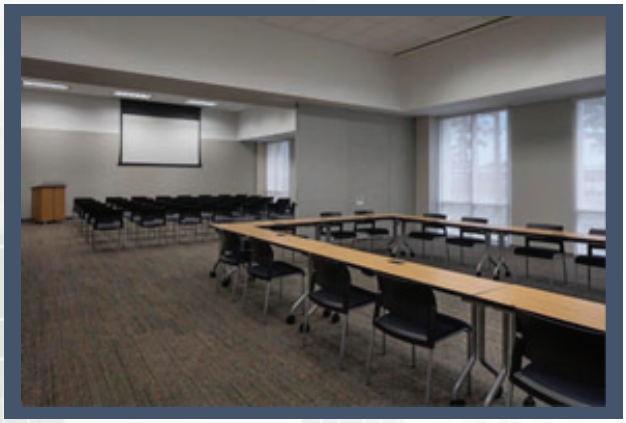
Peyton Poynter I Broker
ppoynter@pcptx.com I 832.247.1004

Building Amenities

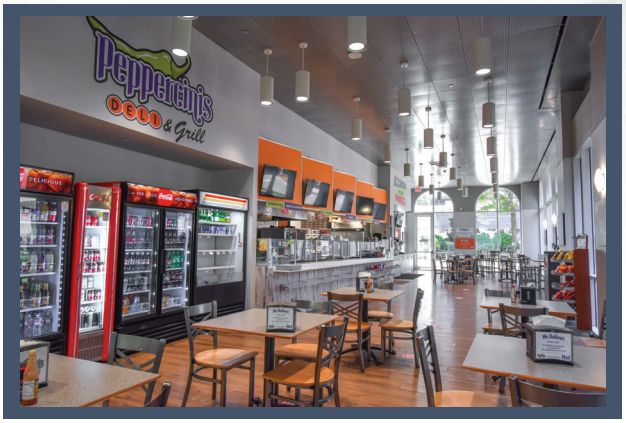
Exceptional Views



Expansive Conference Facilities



On-site Restaurant



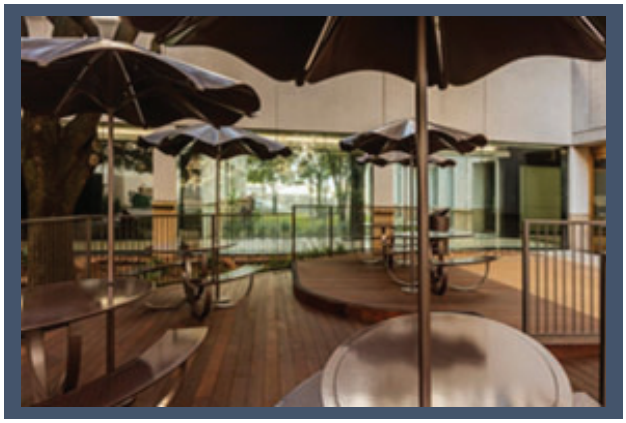
12 Hole Putting Green



5,000 SF Health Facility



Outdoor Dining



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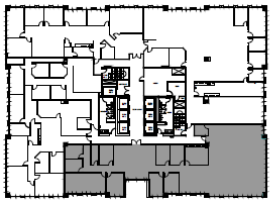
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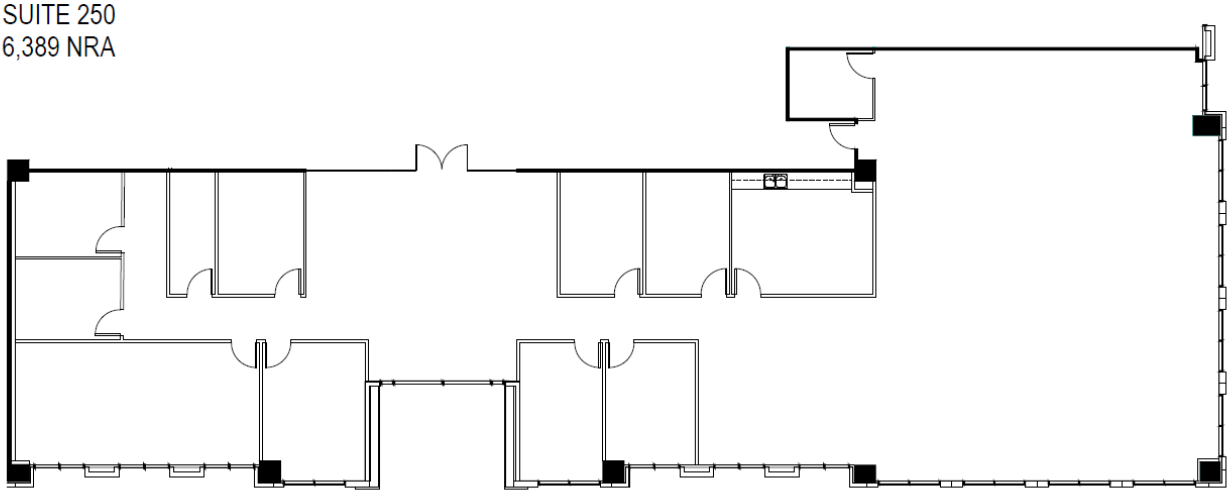
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Second Floor

6,389 NRSF



SUITE 250
6,389 NRA



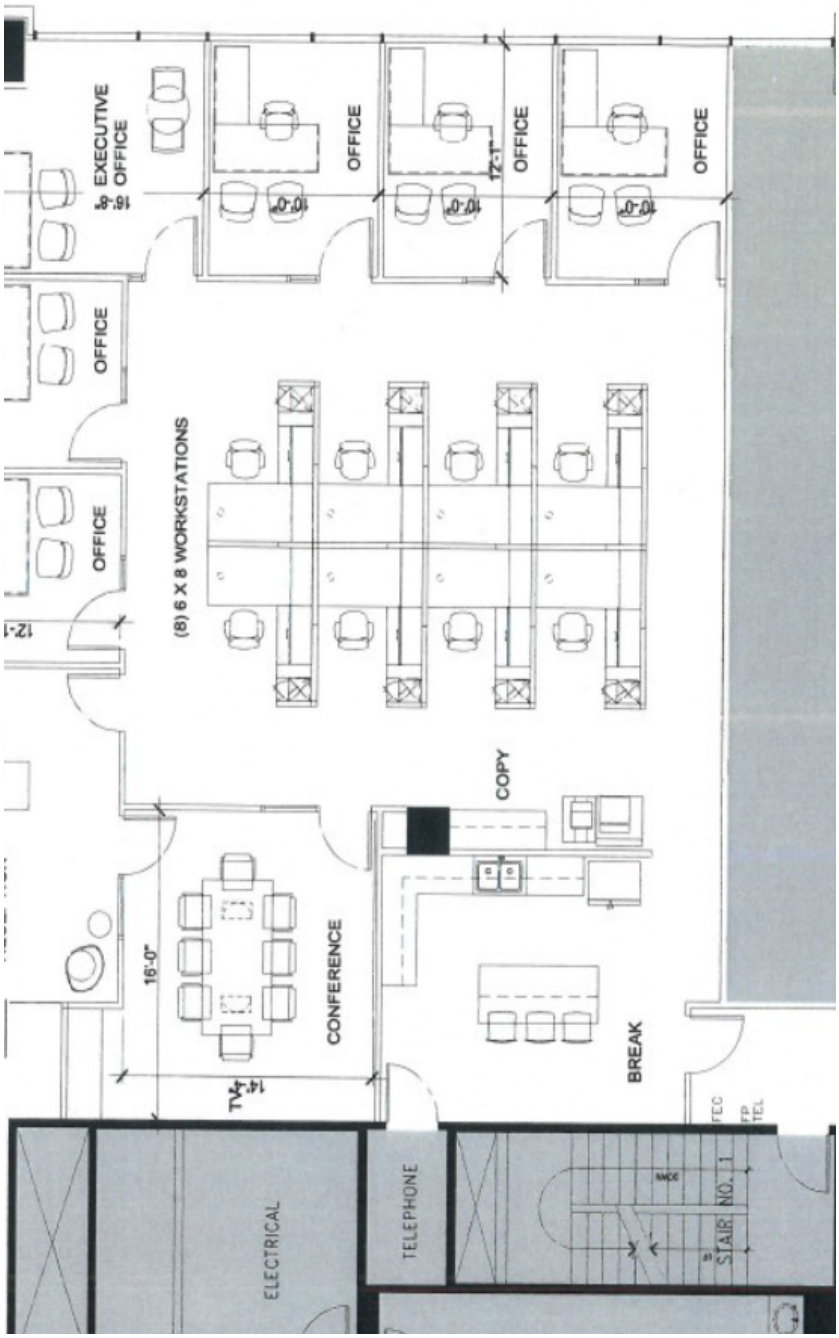
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Seventh Floor

3,039 NRSF



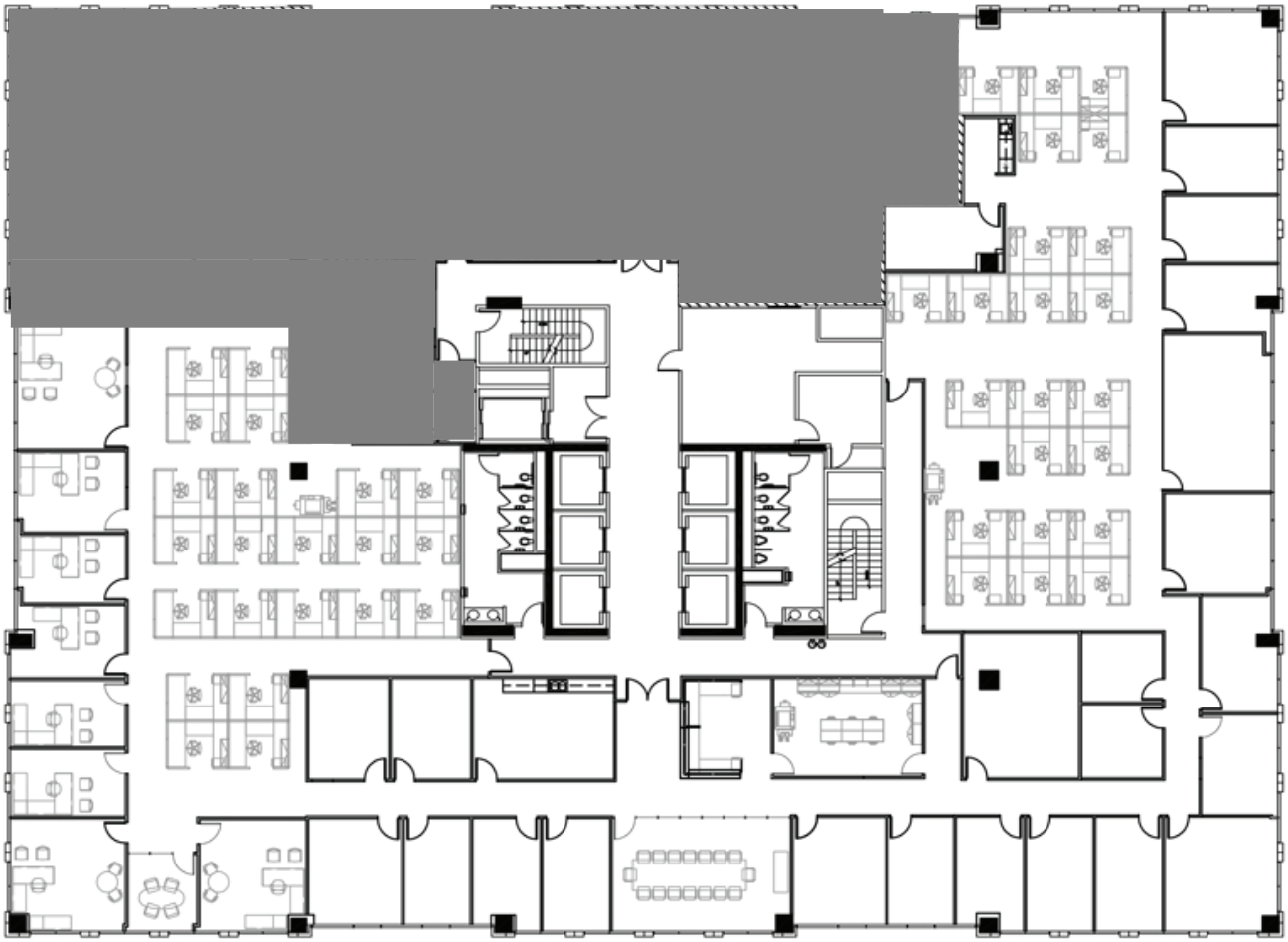
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Tenth Floor

16,740 NRSF



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Eleventh Floor

23,608 NRSF



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