

**BLOCK**  **WEST**



**HICKS**  
ventures

10496 Old Katy Rd  
Houston, TX 77043



Headquartered in Houston, Texas, **HICKS VENTURES** was founded in 2007 by Patrick Hicks. The company's real estate professionals have more than 100 years of cumulative experience in construction, development, property management, marketing, leasing, building improvement, market analysis, project selection and advisory services. While Hicks Ventures offers a full suite of real estate services, from development through leasing and property management, the company specializes in acquiring attractively priced Class A and B office, medical and hotel properties in markets with strong fundamentals.

Hicks Ventures adds value by redeveloping, recapitalizing and providing superior property management, marketing and leasing services. Opportunities are identified through the company's long-term relationships with its advisory committee, joint venture equity partners, mortgage brokers, investment sales brokers, life companies and banks.

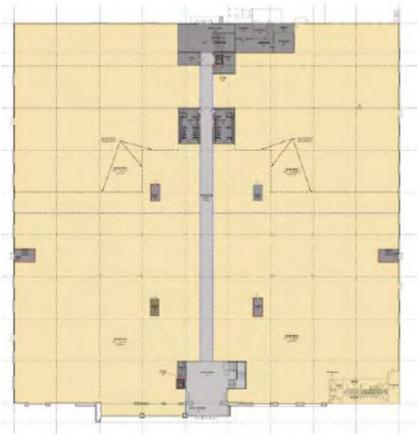


-  Ingress
-  Egress
-  Site Entry Points

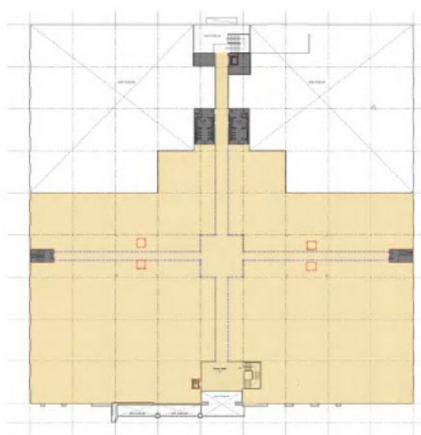


Block 10 West is the only 200,000 sf block of NEW office space in West Houston. It includes: the largest, most efficient floor plates in the city; 5+ per 1,000 parking; unmatched access with five different points of ingress/egress; easy in/out from both 1-10 and Beltway 8; and high-density HVAC and electrical with plenty of dedicated area for generators.

### Floor Plates



Level One: 127,000 sf



Level Two: 80,000 sf

**Total Square Footage: 207,000 sf**

## 100 Restaurants within a three-mile radius!

- |                           |                       |                        |
|---------------------------|-----------------------|------------------------|
| Aub Gu Jung Kim Bab       | Freebirds             | Pappadeaux Seafood     |
| Berryhill Baja Grill      | Fuddruckers           | Pappasito's Cantina    |
| Bonga Garden              | Genghis Grill         | Perry's Steakhouse     |
| Boudreaux's Cajun Kitchen | Goode Company Seafood | Pronto Cucinino        |
| Brenner's Steakhouse      | Grub Burger Bar       | RA Sushi Bar           |
| Brio Tuscan Grille        | Guadalajara Hacienda  | Ruggles Green          |
| Buffalo Wild Wings        | Houston Texans Grill  | Sal & Pimienta Kitchen |
| Café Chopstix             | Hunan Inn             | Sbarro                 |
| Café Express              | Il Me Jung Korean     | Schlotzsky's           |
| California Pizza Kitchen  | Jason's Deli          | Seasons 52             |
| Chick-fil-A               | Jimmy John's          | Smashburger            |
| Chili's                   | Joann's Café          | Straits Restaurant     |
| Chipotle Mexican Grill    | Korea House           | Studio Movie Grill     |
| Ciro's                    | La Fiesta Restaurant  | Subway                 |
| Cyclone Anaya's Mexican   | La Madeleine          | SushiPop               |
| Denny's                   | Liberty Kitchen       | Taste of Texas         |
| Eddie V's Seafood         | Mambo Seafood         | Texas de Brazil        |
| Egg and I                 | McCormick & Schmick's | The Marque             |
| Einstein Bros. Bagels     | Murphy's Deli         | The Tasting Room       |
| El Rey                    | Nam Gang              | Tostada Regia          |
| Escalante's               | Niko Niko's           | Whataburger            |
| Firehouse Subs            | Olive Garden          | Which Wich             |
| Five Guys                 | Panda Express         | Yard House             |
| Fleming's Steakhouse      | Panera Bread          |                        |

### Shopping Centers



With unparalleled access to I-10 and Beltway 8, and more than 100 nearby restaurants, Block 10 West's neighbors will make your work-life balance easy and exciting.

### Restrooms



Newly constructed restroom facilities with top-of-the-line interior finishes and fixtures provide eight stalls for women and men on both floors.

### Parking



Surface parking is located in front of the building and the garage is in the back. Block 10 West provides a generous parking ratio of five spaces available per 1,000 square feet including 308 covered parking spaces in the NEW garage.

### Site Plan



# LAYOUT

## level one

60,000  
NRSF

127,000 sf  
total on  
level one



### AREA BREAKDOWN

- BREAK / COPY
- COMMON
- CONFERENCE
- CORE
- OFFICES
- SUPPORT
- WORKSTATIONS

### QUANTITIES:

- |     |                    |   |           |
|-----|--------------------|---|-----------|
| 56  | 10'x15' OFFICES    | 3 | COPY/WORK |
| 183 | 8'x8' WORKSTATIONS | 3 | STORAGE   |
| 3   | LARGE CONFERENCE   | 1 | IDF ROOM  |
| 6   | MEDIUM CONFERENCE  | 1 | WELLNESS  |
| 1   | TRAINING ROOM      |   |           |
| 4   | HUDDLE             |   |           |
| 1   | RECEPTION          |   |           |
| 2   | BREAK/COFFEE       |   |           |

40,000 sf  
of NRA

80,000 sf  
total on  
level two



### AREA BREAKDOWN

- BREAK / COPY
- COMMON
- CONFERENCE
- CORE
- OFFICES
- SUPPORT
- WORKSTATIONS

### QUANTITIES:

- |    |                             |   |             |
|----|-----------------------------|---|-------------|
| 29 | 10'x15' OFFICES             | 4 | COPY / WORK |
| 89 | 8'x8' WORKSTATIONS          | 2 | STORAGE     |
| 4  | LARGE CONFERENCE            | 1 | IDF ROOM    |
| 9  | MEDIUM CONFERENCE           | 1 | WELLNESS    |
| 1  | SMALL CONFERENCE            |   |             |
| 4  | HUDDLE                      |   |             |
| 1  | CONFERENCE CENTER RECEPTION |   |             |
| 3  | BREAK/COFFEE                |   |             |



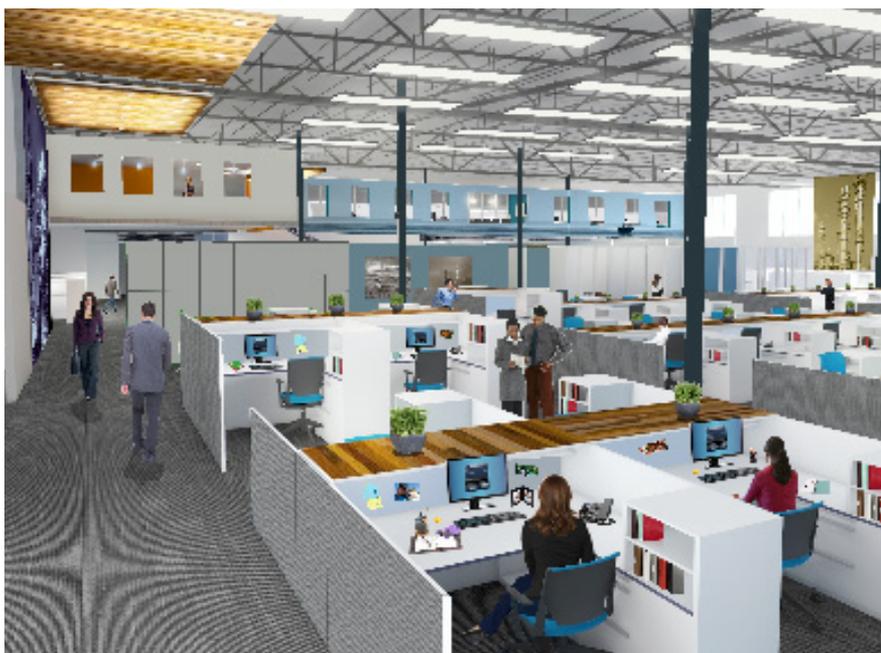
View from the second-level breakroom

Lifelike renderings, developed by Acumen Design, provide a conceptual idea of Block 10 West's potential to serve your office needs. With its unique office layout and open-concept planning, all that's missing is a big imagination to transform this once retail space into the office of your dreams. Envision your workspace with vast open ceilings, sprawling work station areas and private offices, as well as multiple conference areas for hosting meetings and guests.

Large break areas featuring dynamic views are the perfect spot to grab a beverage and re-charge. These specific floor plans allow various-sized breakout areas for everything from quick meetings to group collaboration.



Conference room with great views to the open mezzanine



Levels one and two, and the interaction within the space



Levels one and two, and the interaction within the space



View from the second-level breakroom

## — Furniture



Katie Duran  
713.842.0253  
khurley@mccoyinc.com

McCoy Workplace Solutions provided the furniture featured in our work station and conference room vignettes. The company is distinguished in the Houston marketplace as the leading business resource for the work environment. They provide a full range of products and services that make a turnkey solution for all workplace needs. The Steelcase Montage collection offers a breadth of surface material options, is highly customizable, and features a superior fit and finish.

Shown: Steelcase

Collection: Montage

Finish: Natural cherry wood, Fieldstone paint on all storage, Milk work surfaces

## — Flooring



Ryan Bunch  
832.431.8077  
ryan\_bunch@mohawkind.com

Mohawk Group provided the carpet tiles featured in our work station and conference room vignettes. The Mohawk Group is the world's leading producer and distributor of quality commercial flooring, delivering industry-leading style, cutting-edge innovation, unmatched service and superior sustainability. The company's enduring family of carpet brands, Karastan, Lees, Bigelow and Durkan, are widely regarded as the most trusted names in the commercial flooring business.

Shown: Relative Degree modular carpet tile

Pattern: Altered State

Color: Adapt 989

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