



**SPRING** CROSSING

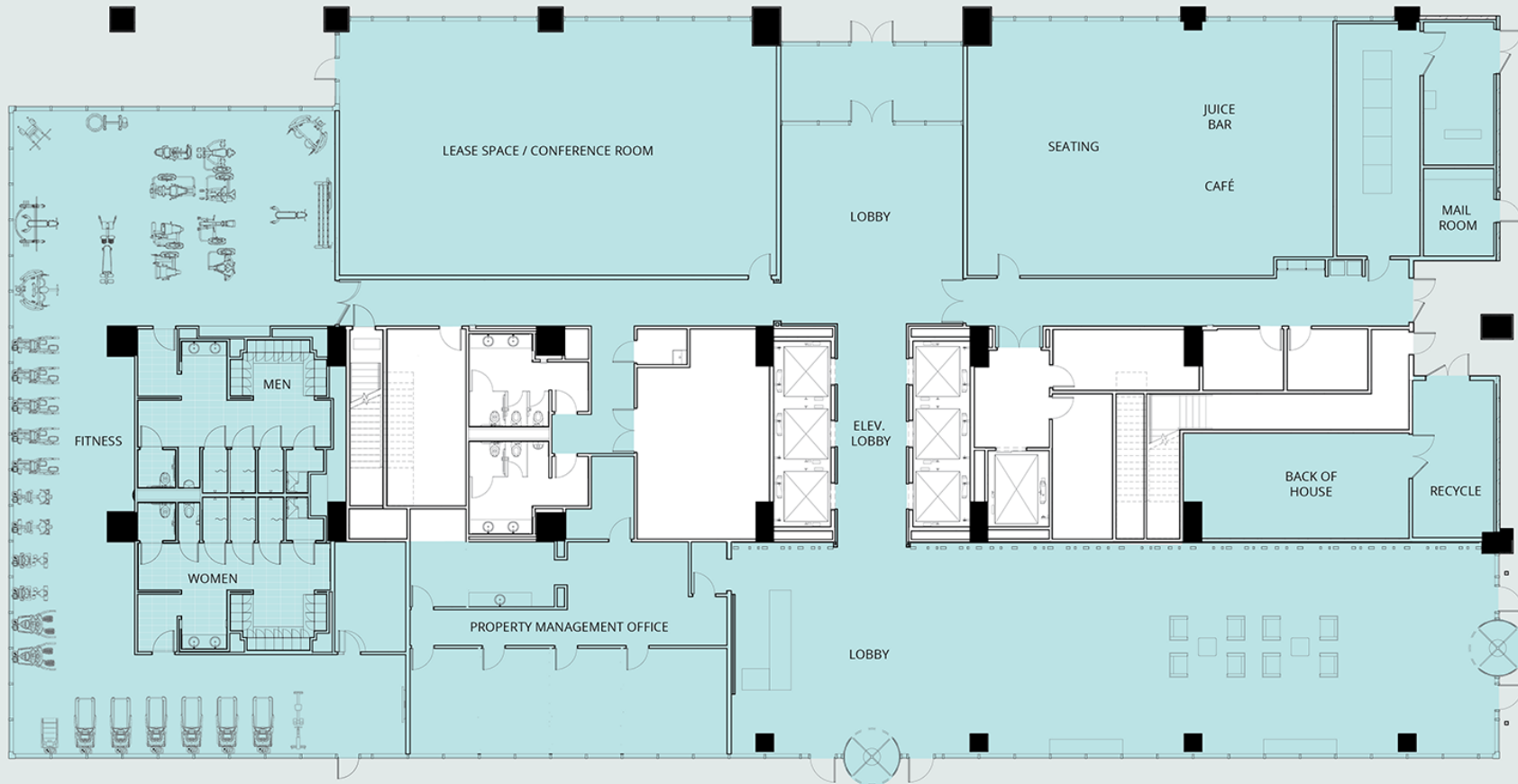




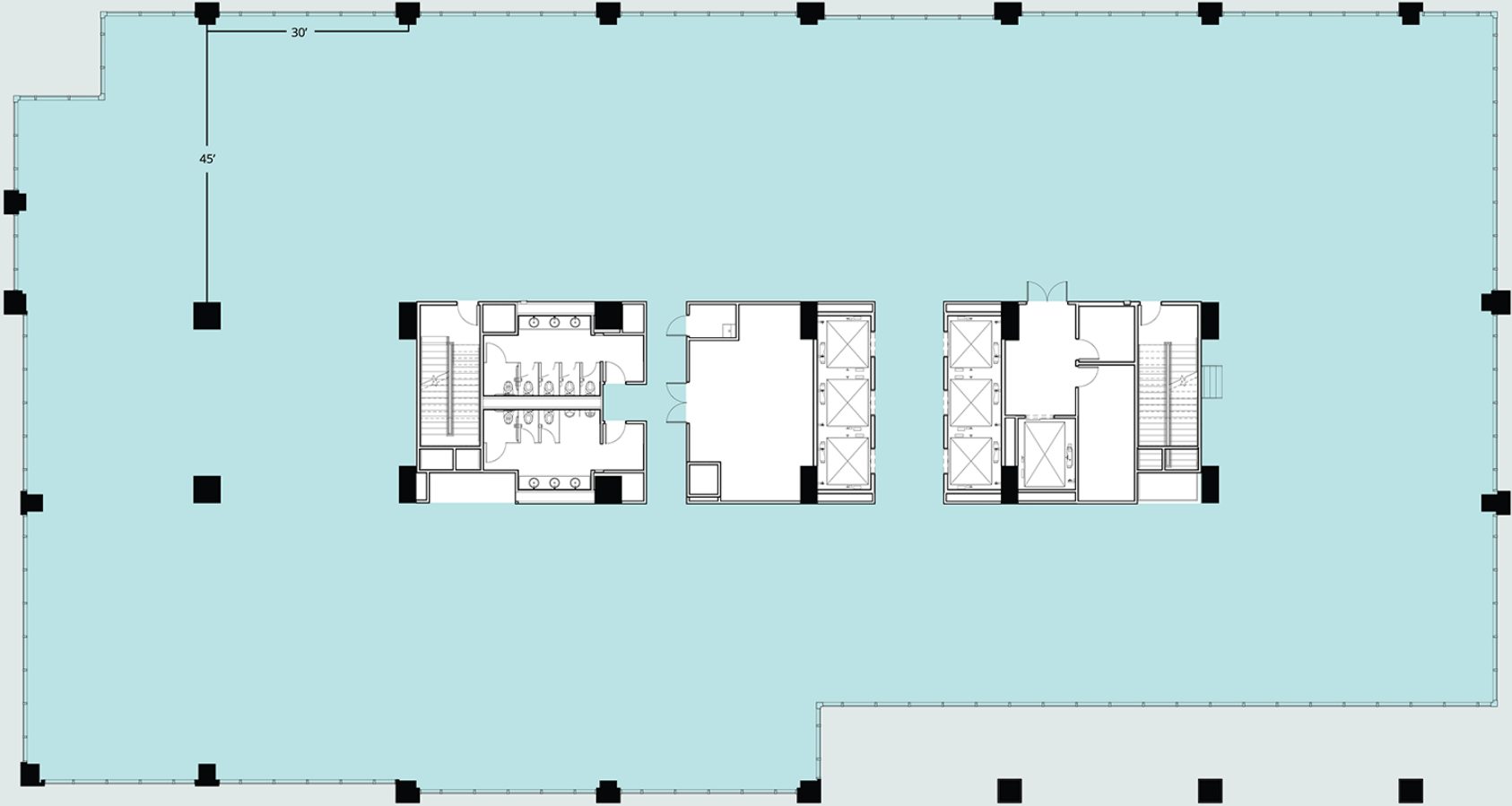
**350,000 SF | 14 Floors**



# Ground Floor



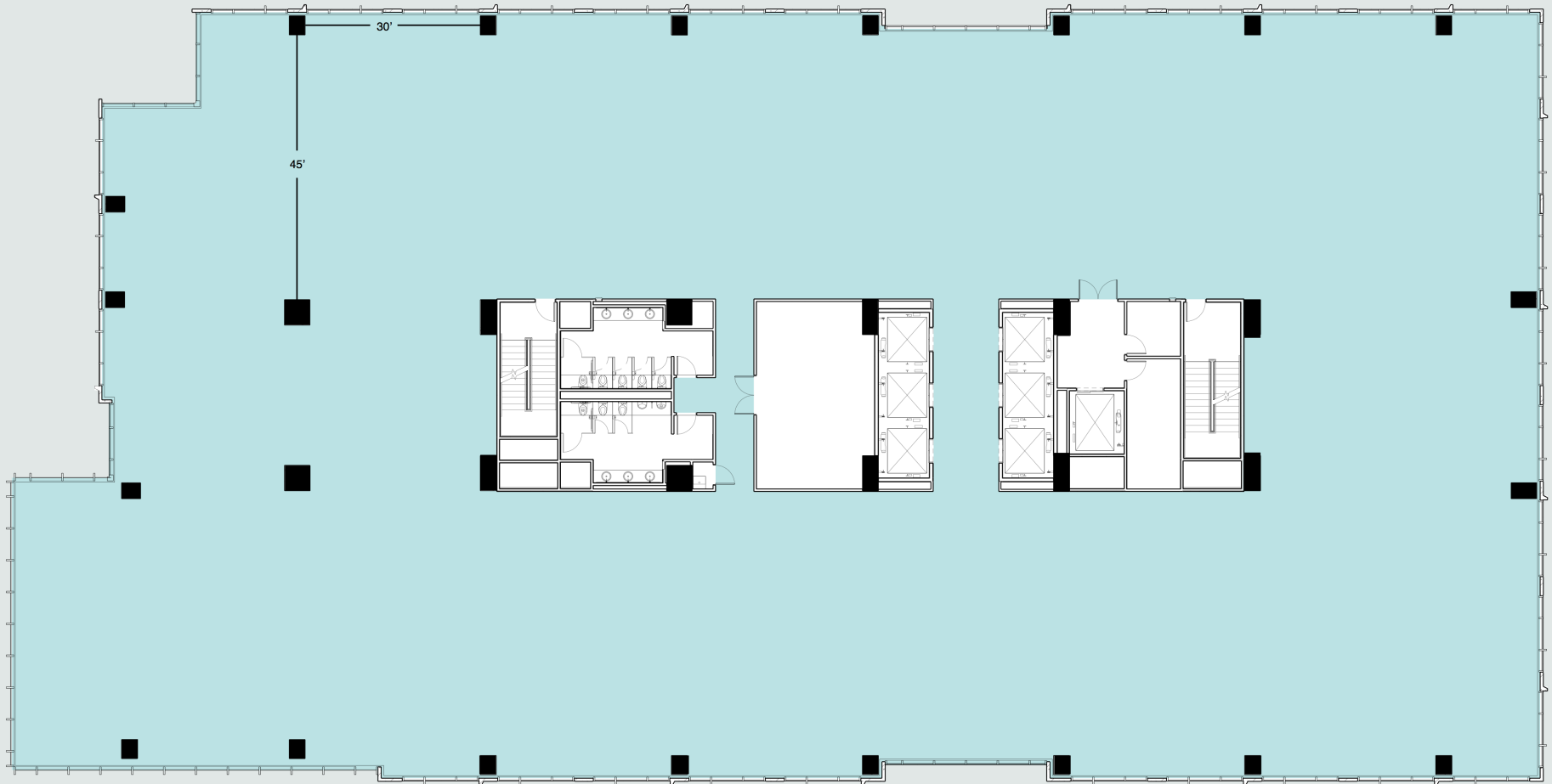
LEVEL 2



22,900 SF

# Typical Plan

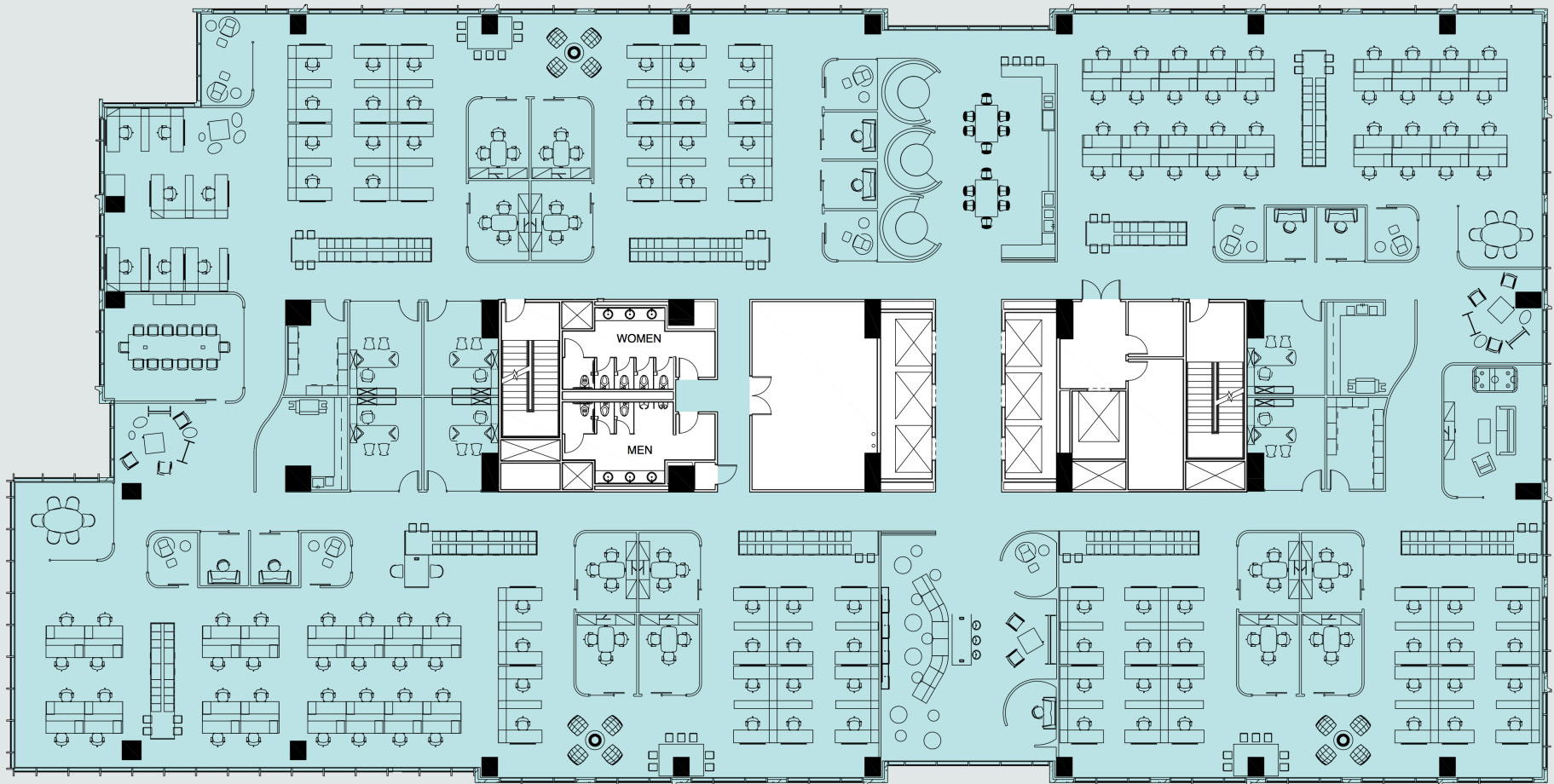
**LEVELS 3-14**



**27,000 RSF**

# Open Test Fit

**LEVELS 3-14**

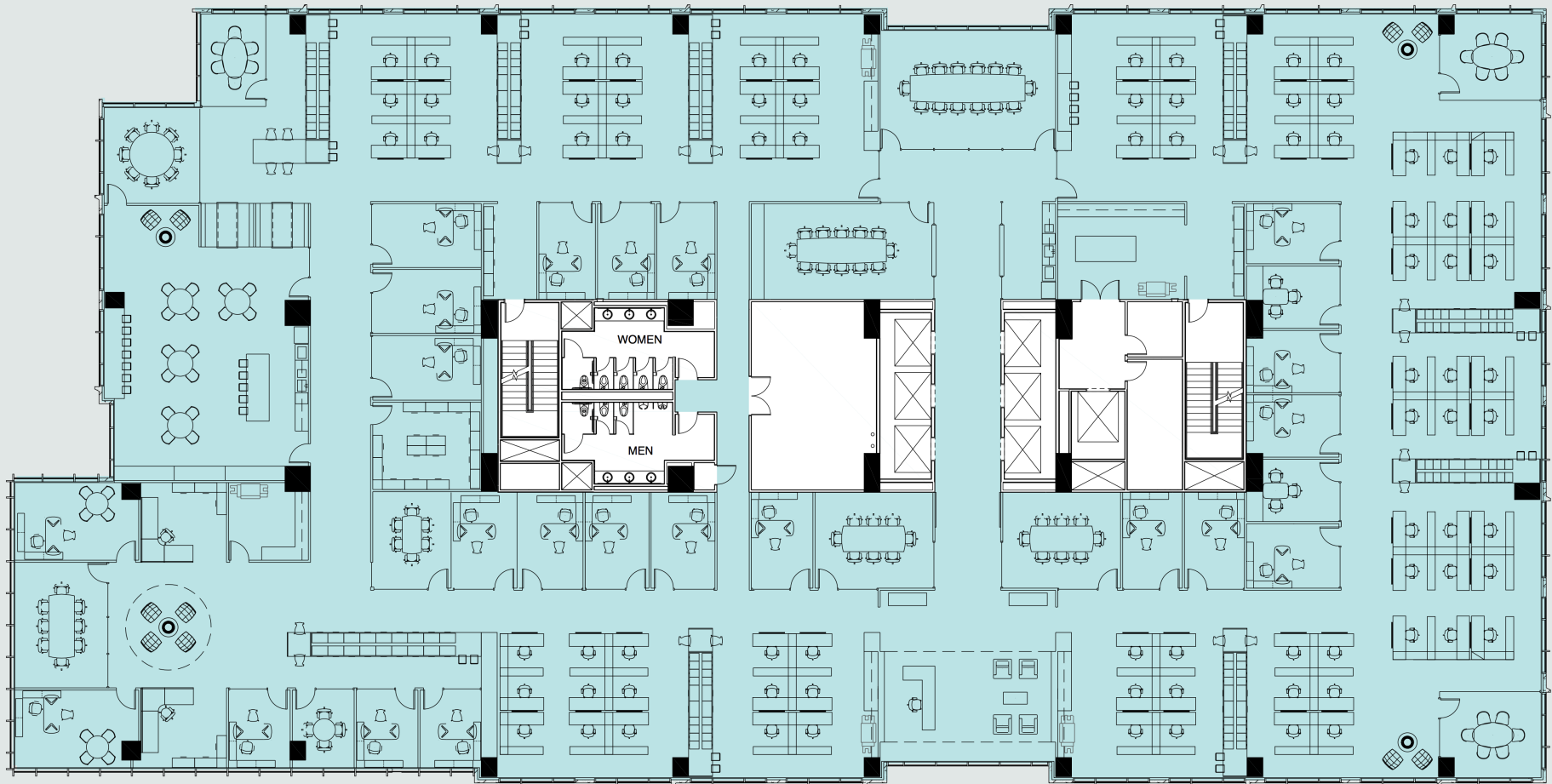


**27,000 SF | Density 5/1000 SF | 145 Workstations: 139 Open - 6 Private**



# Hybrid Test Fit

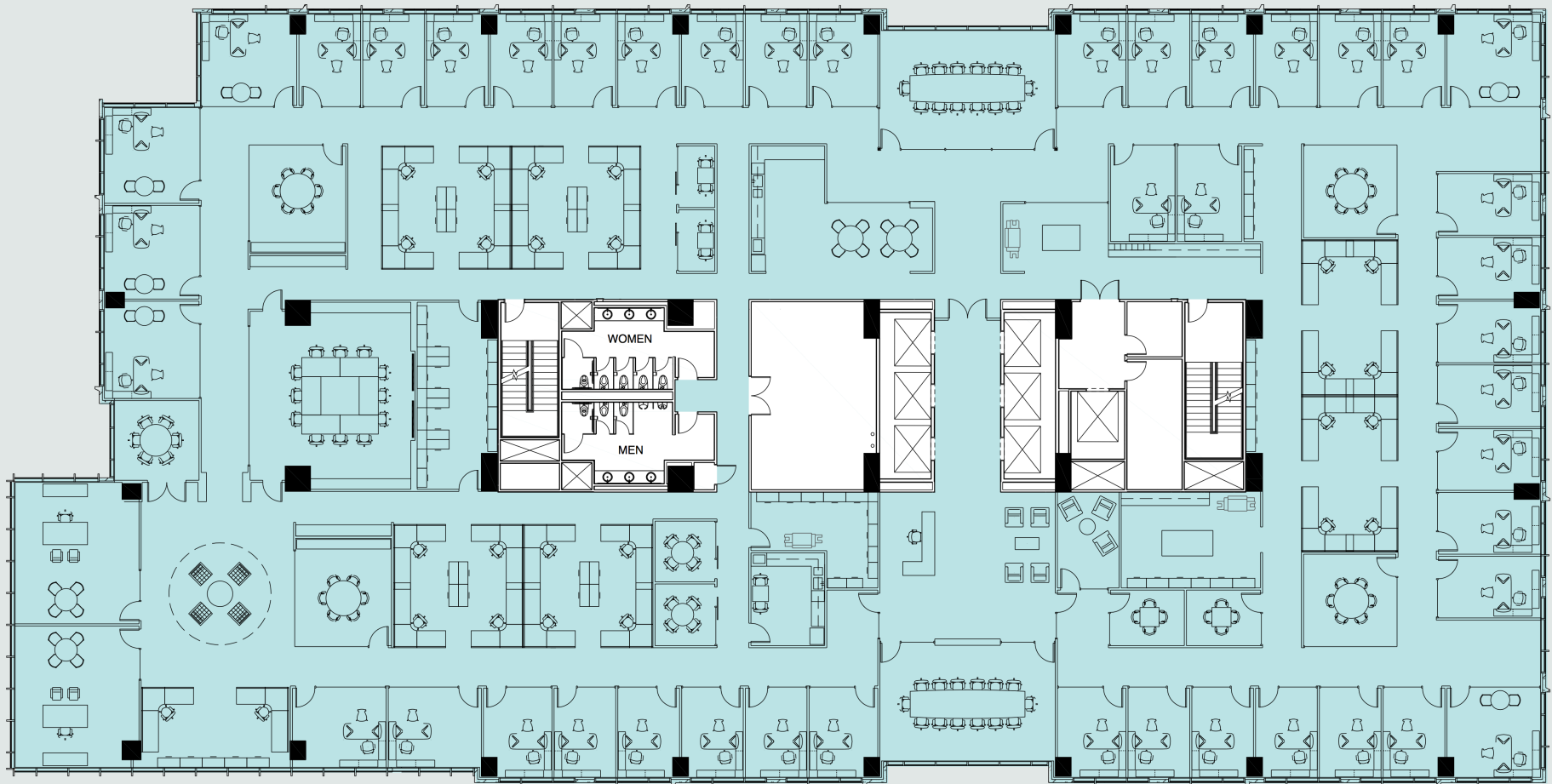
**LEVELS 3-14**



**27,000 SF | Density 4/1000 SF | 108 Workstations: 81 Open - 27 Private**

# Offices Test Fit

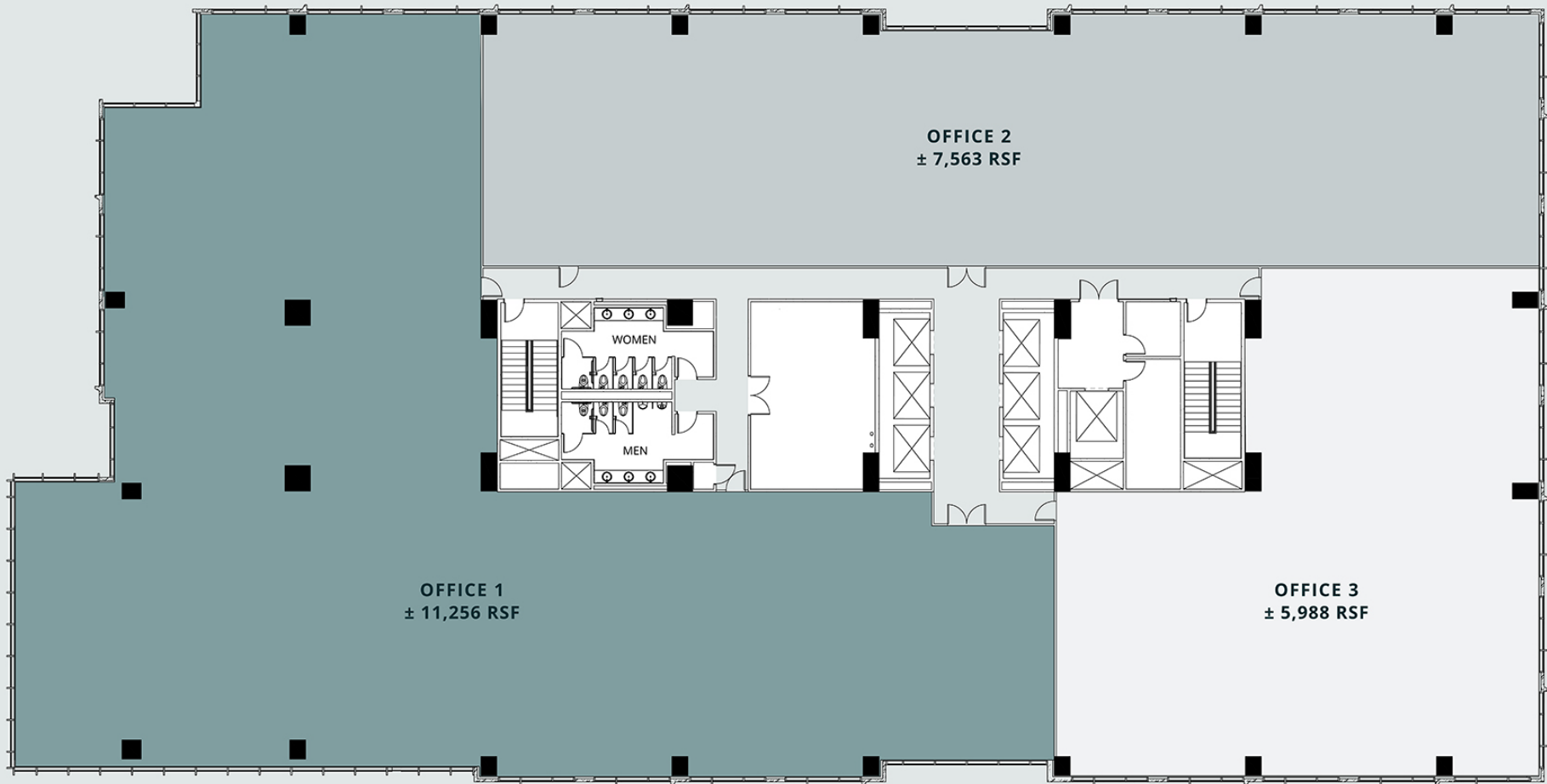
**LEVELS 3-14**



**27,000 SF | Density 3/1000 SF | 70 Workstations: 26 Open - 44 Private**

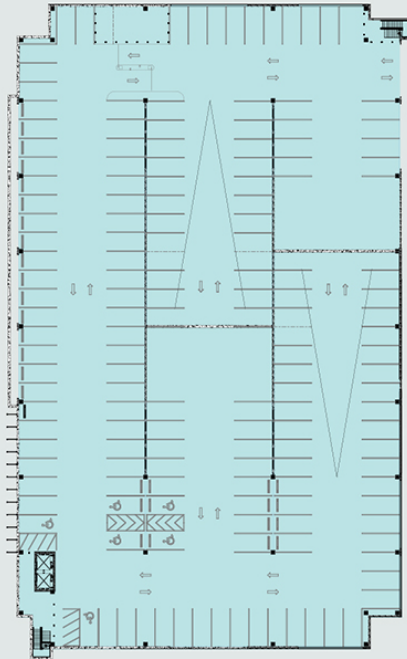
# Multi-Tenant

**LEVELS 3-14**

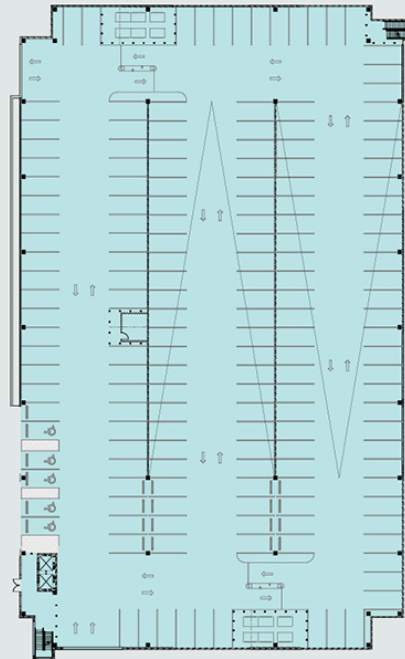


# Parking Plans

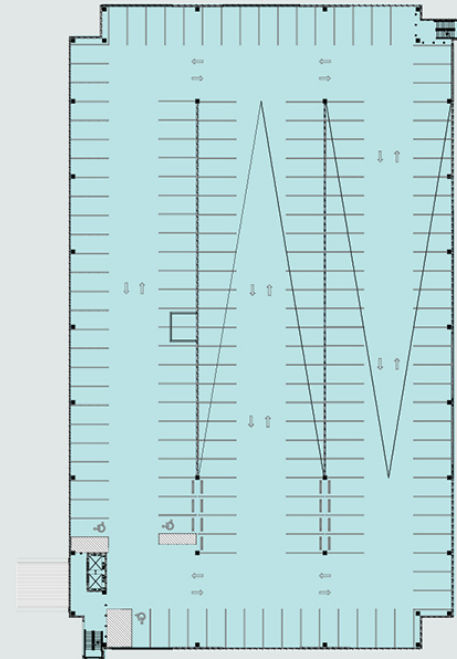
**BASEMENT LEVEL PLAN**



**LOWER LEVEL PLAN**



**GROUND LEVEL PLAN**



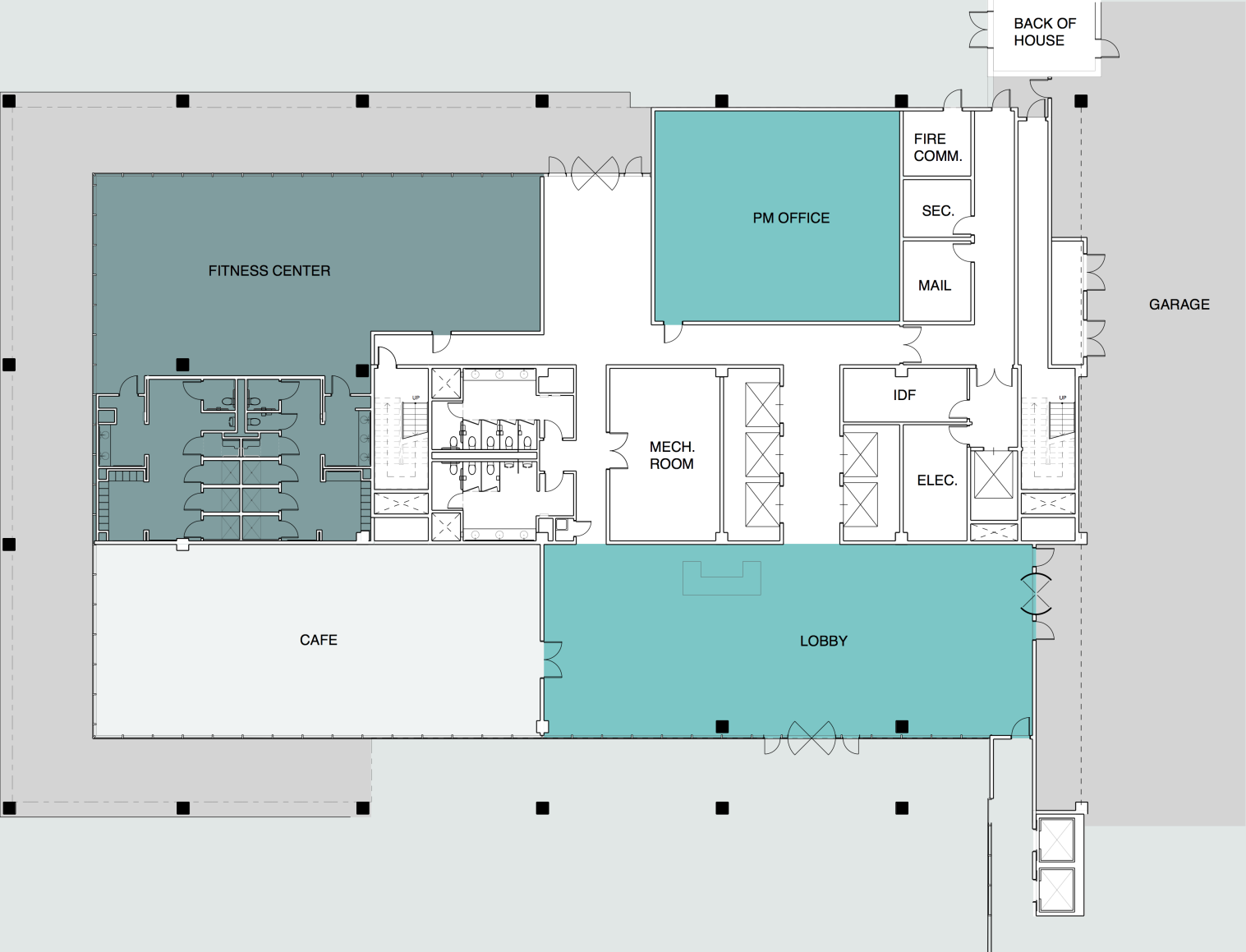
**7 levels | 4/1000 Parking Ratio**



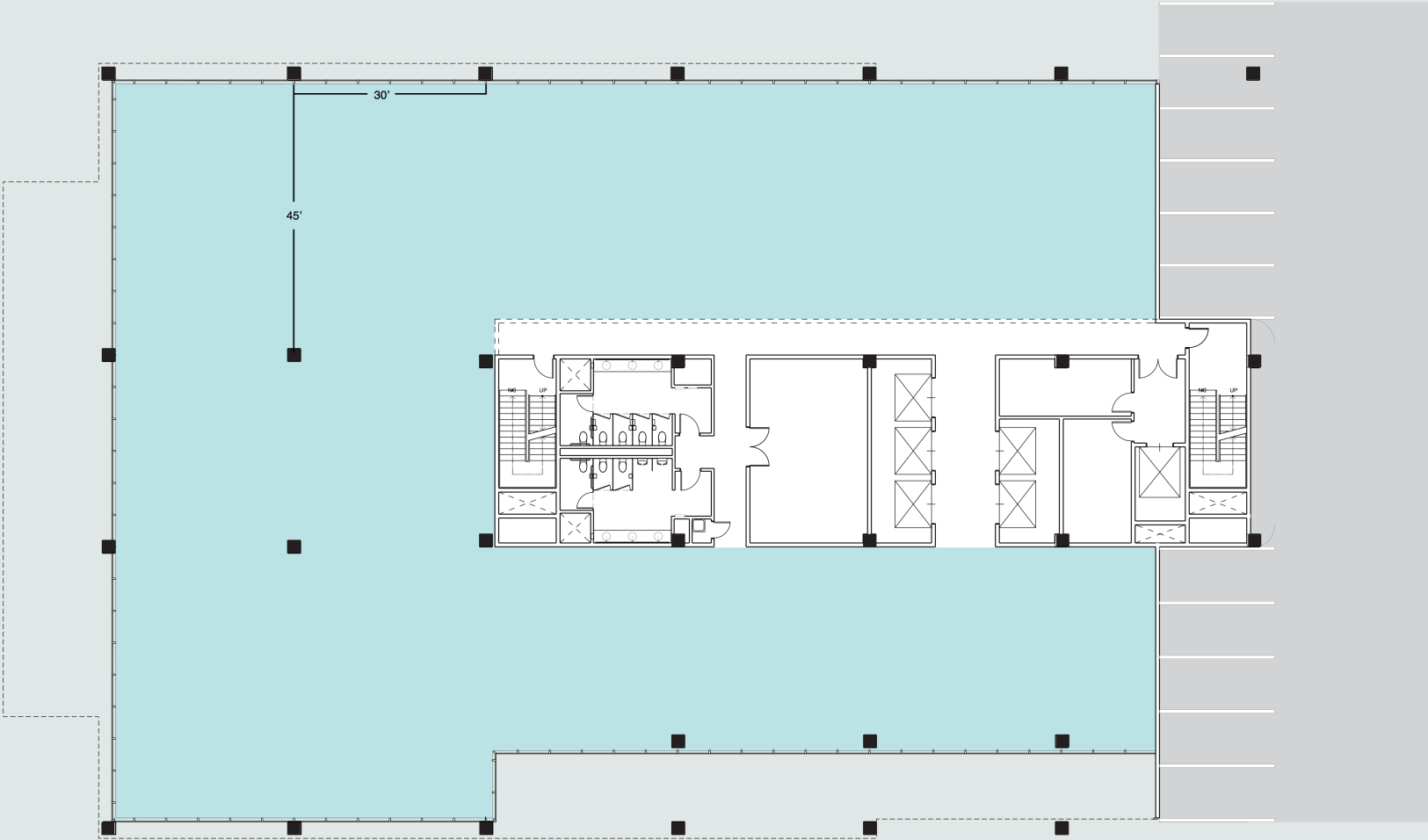


**250,000 SF | 11 Floors**

# Ground Floor



**LEVEL 2**



**20,700 SF**

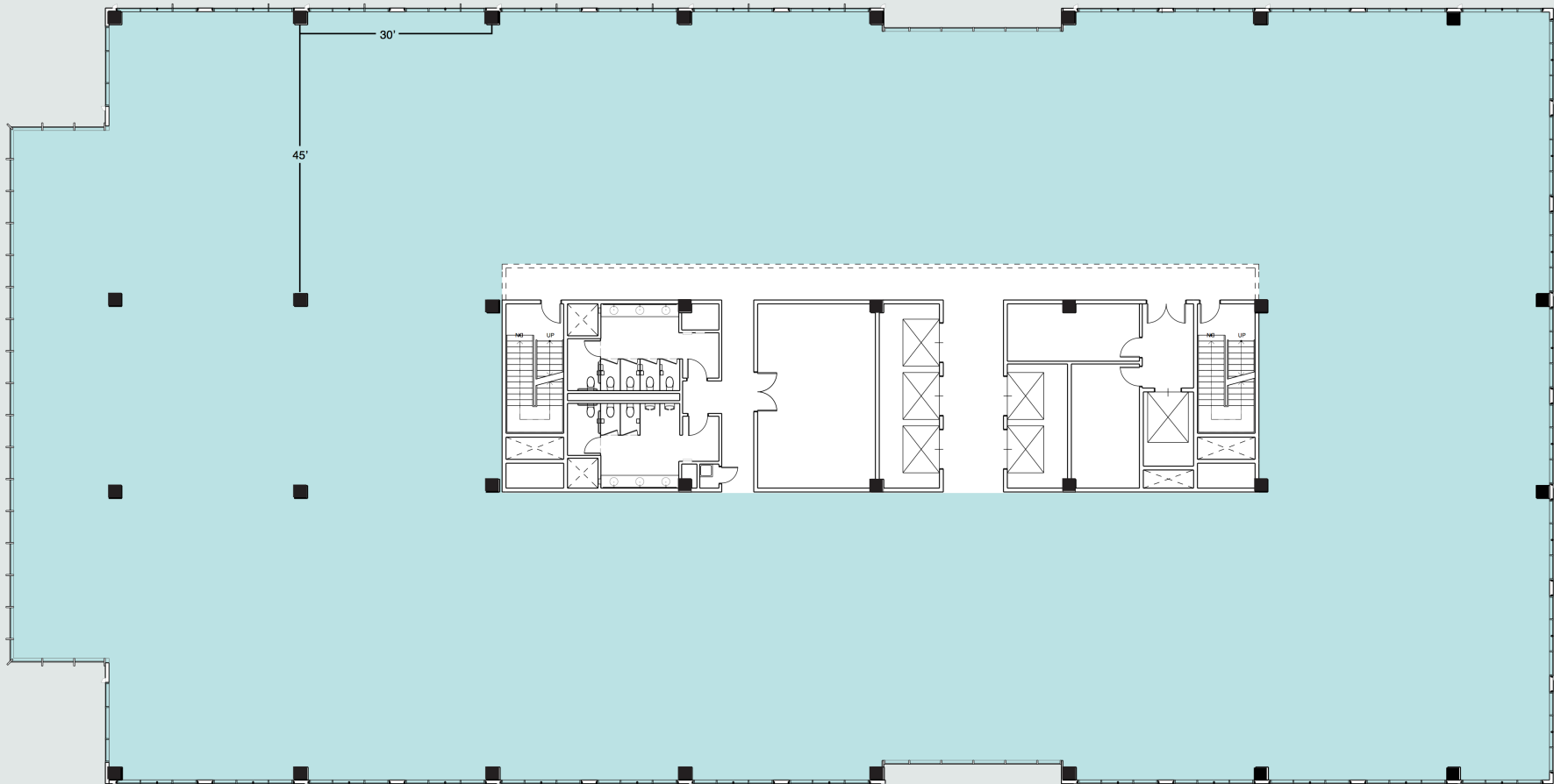
**LEVEL 3-5**



**20,700 SF**



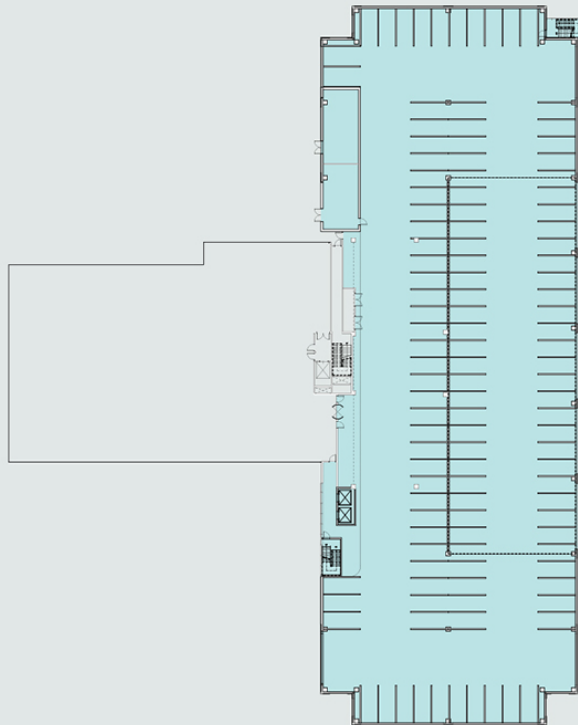
**LEVEL 6-12**



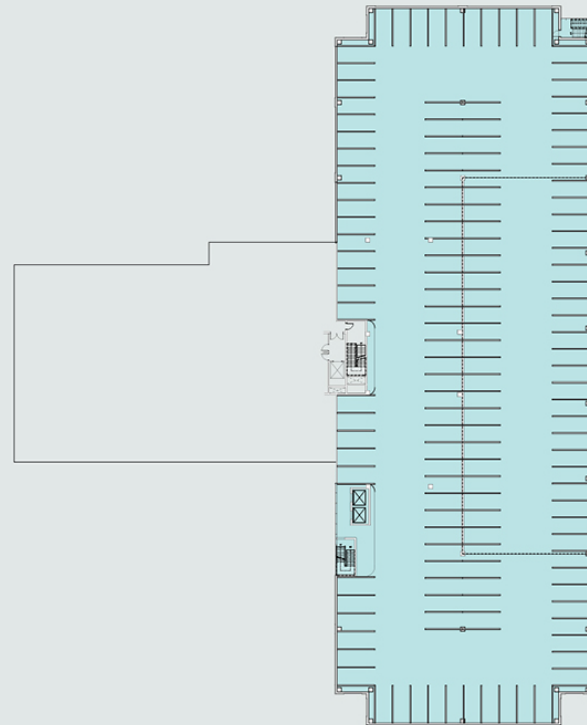
**27,900 SF**

# Parking Plans

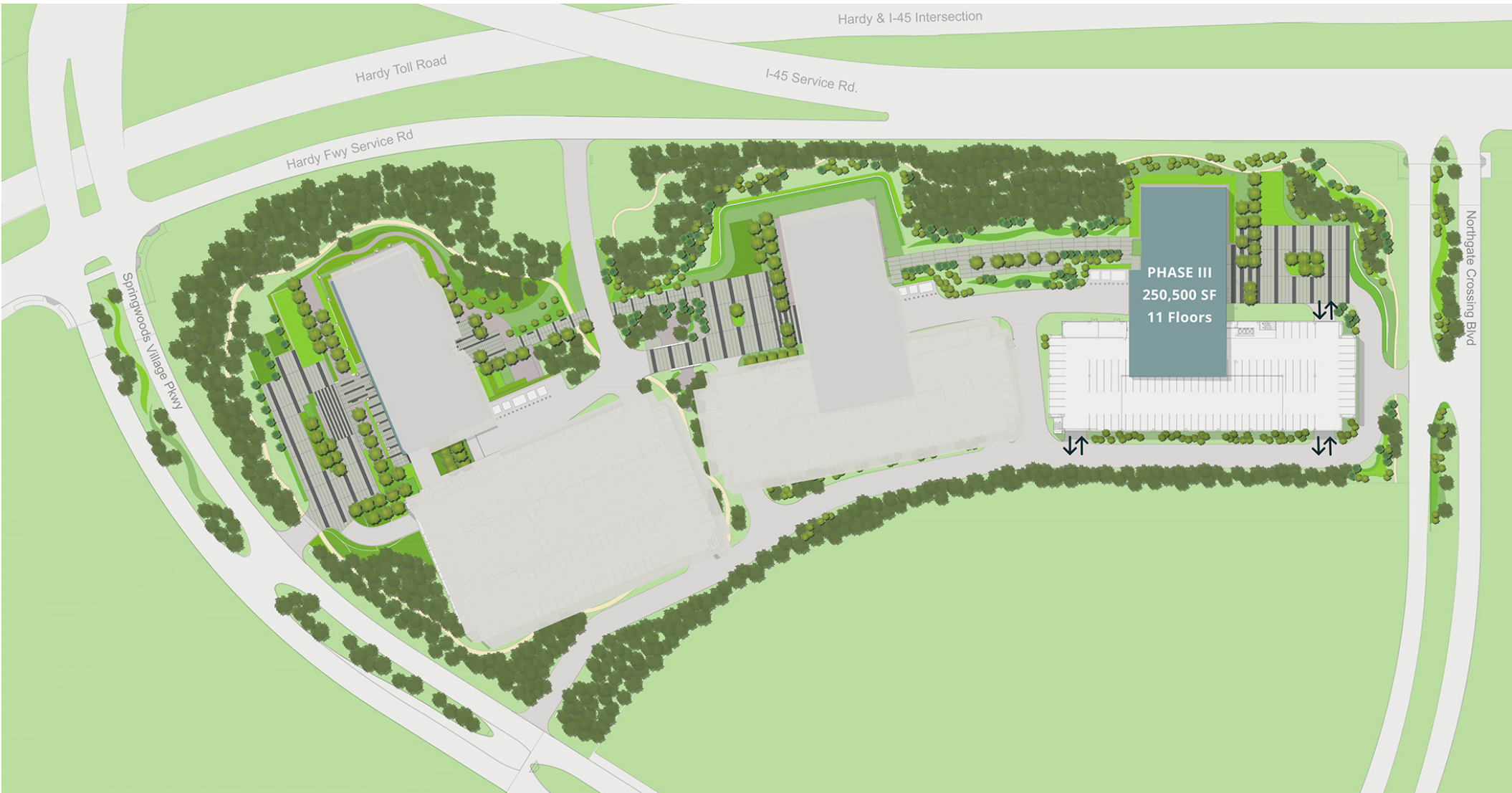
**GROUND LEVEL PLAN**



**TYPICAL LEVEL PLAN**

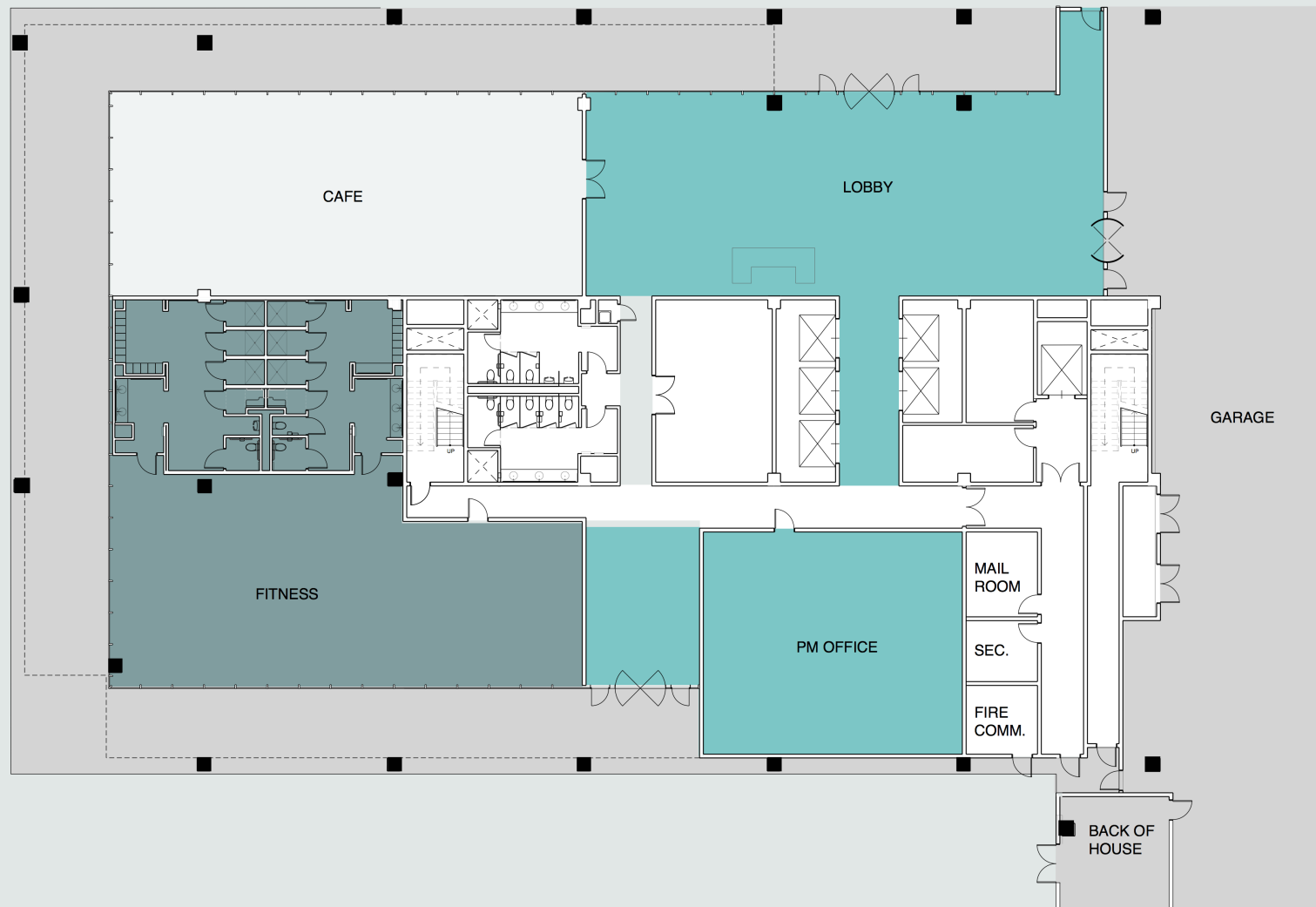


**4/1000 Parking Ratio | 7 Levels**



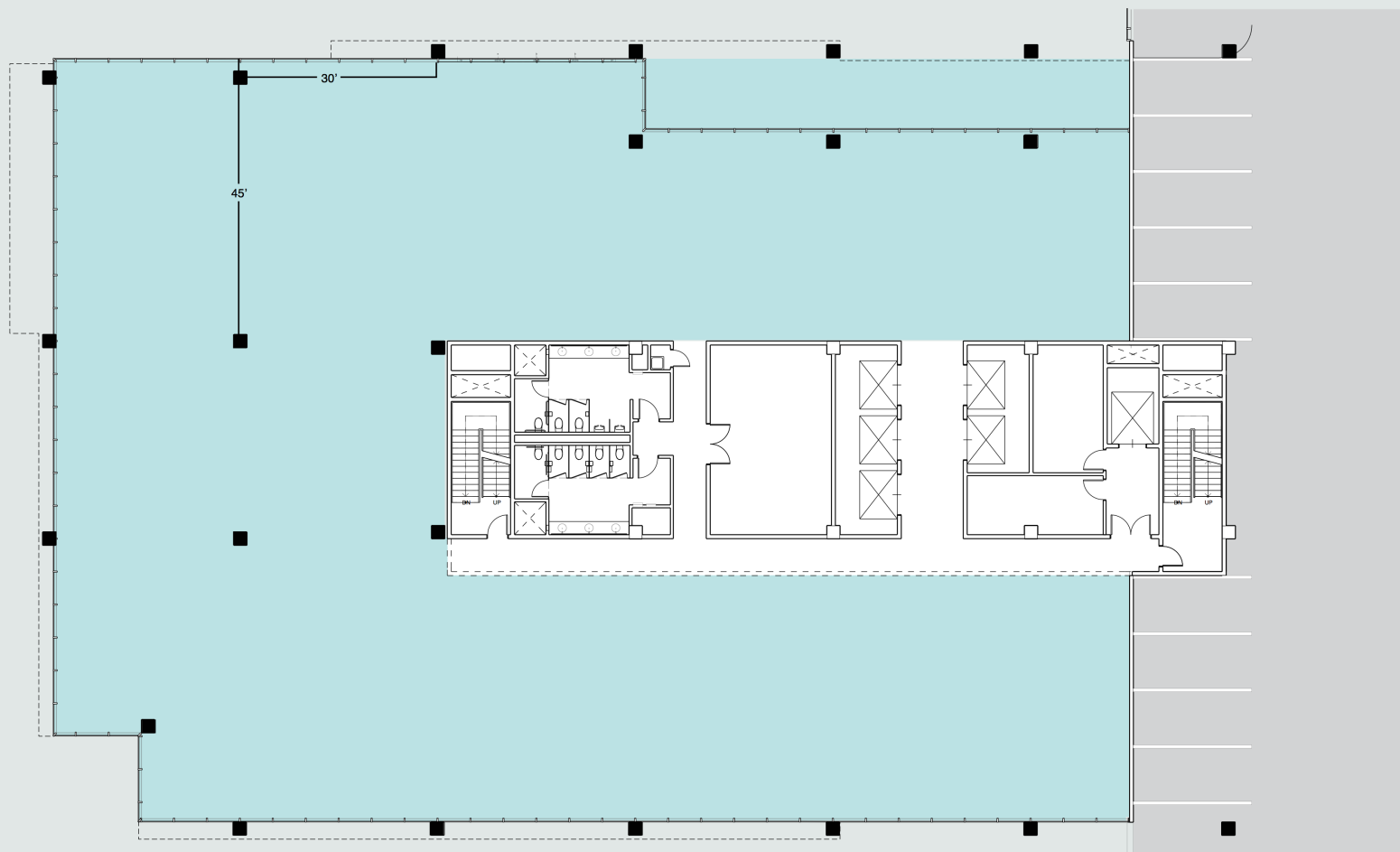
**250,000 SF | 11 Floors**

# Ground Floor



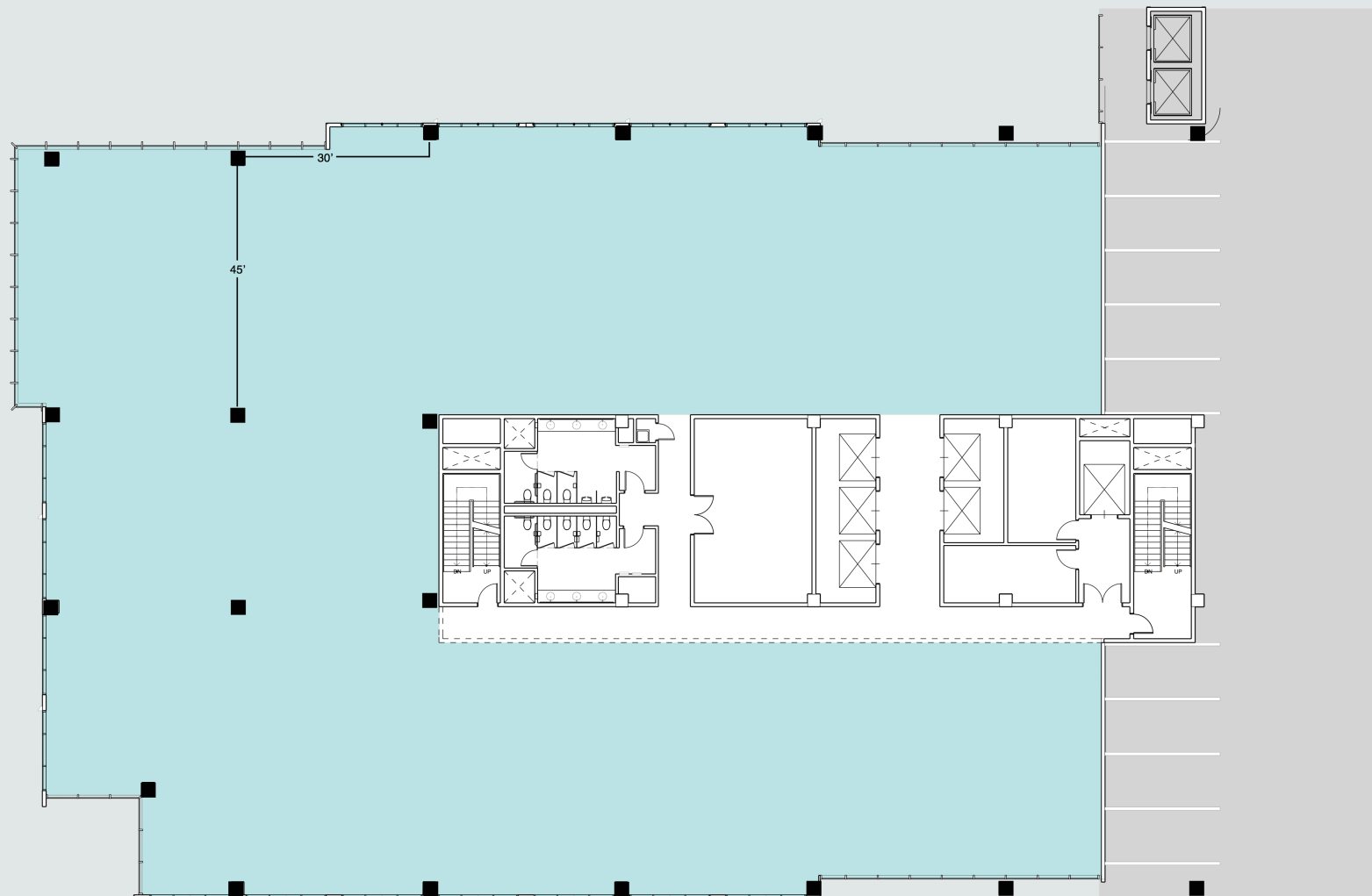


**LEVEL 2**



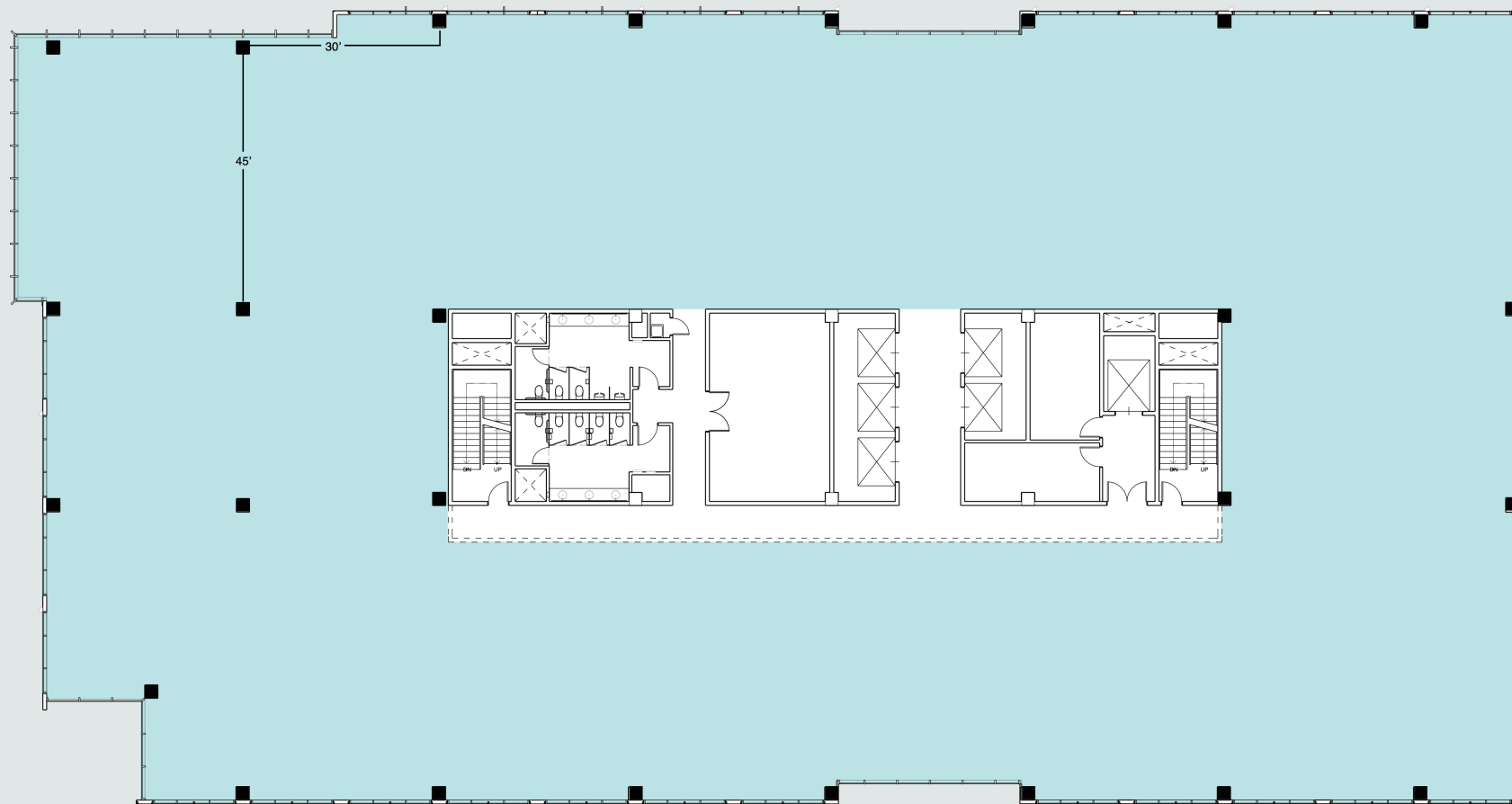
**18,500 SF**

**LEVELS 3-5**



**20,700 RSF**

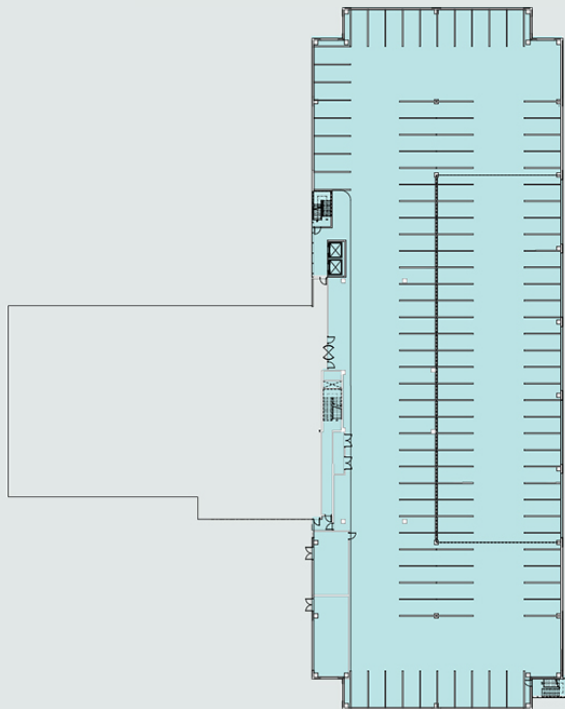
**LEVELS 6-12**



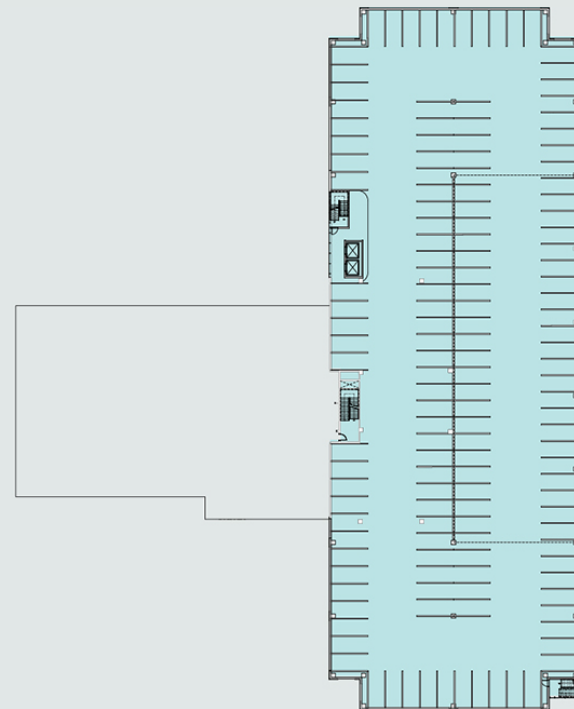
**27,900 SF**

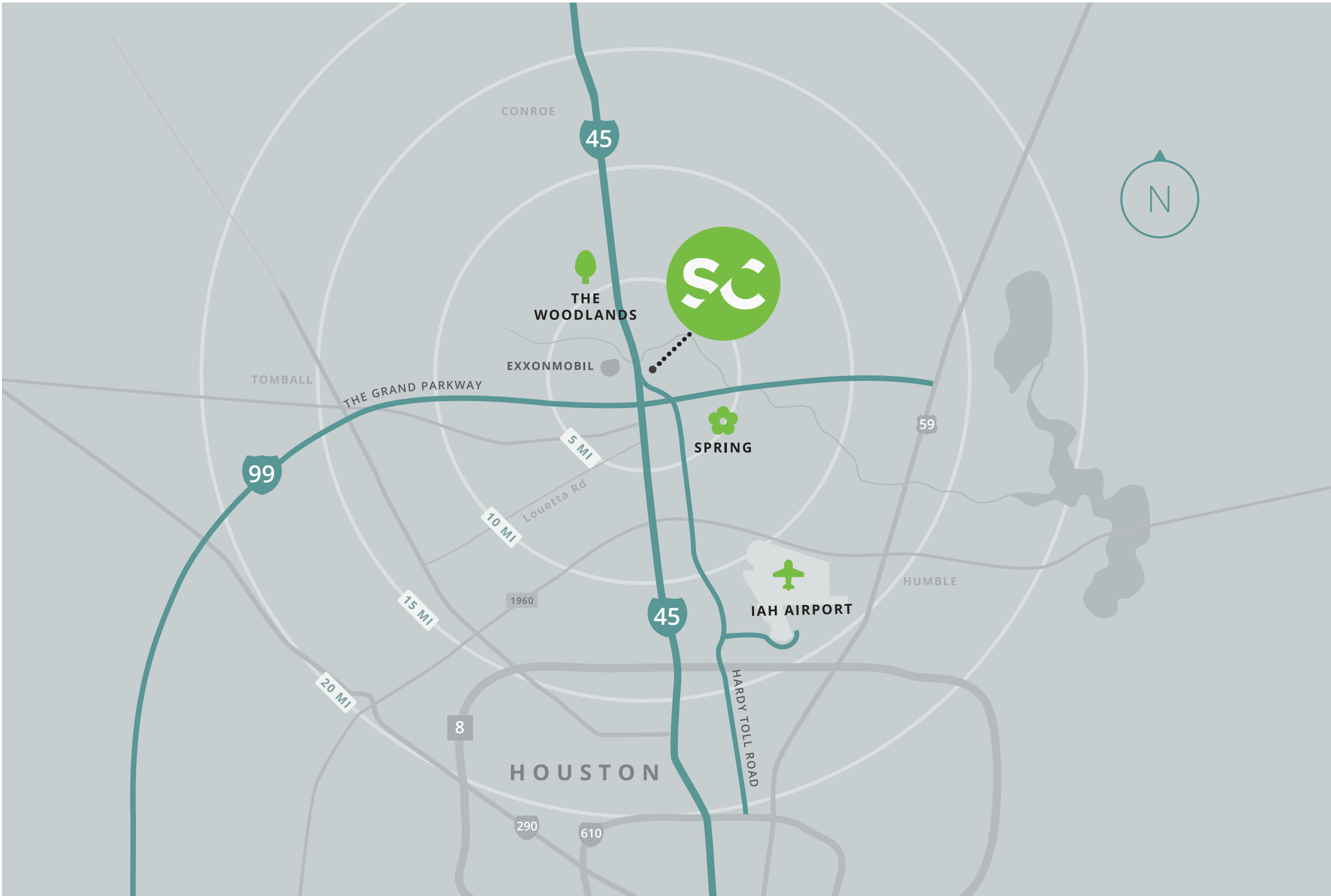
# Parking Plans

**GROUND LEVEL PLAN**

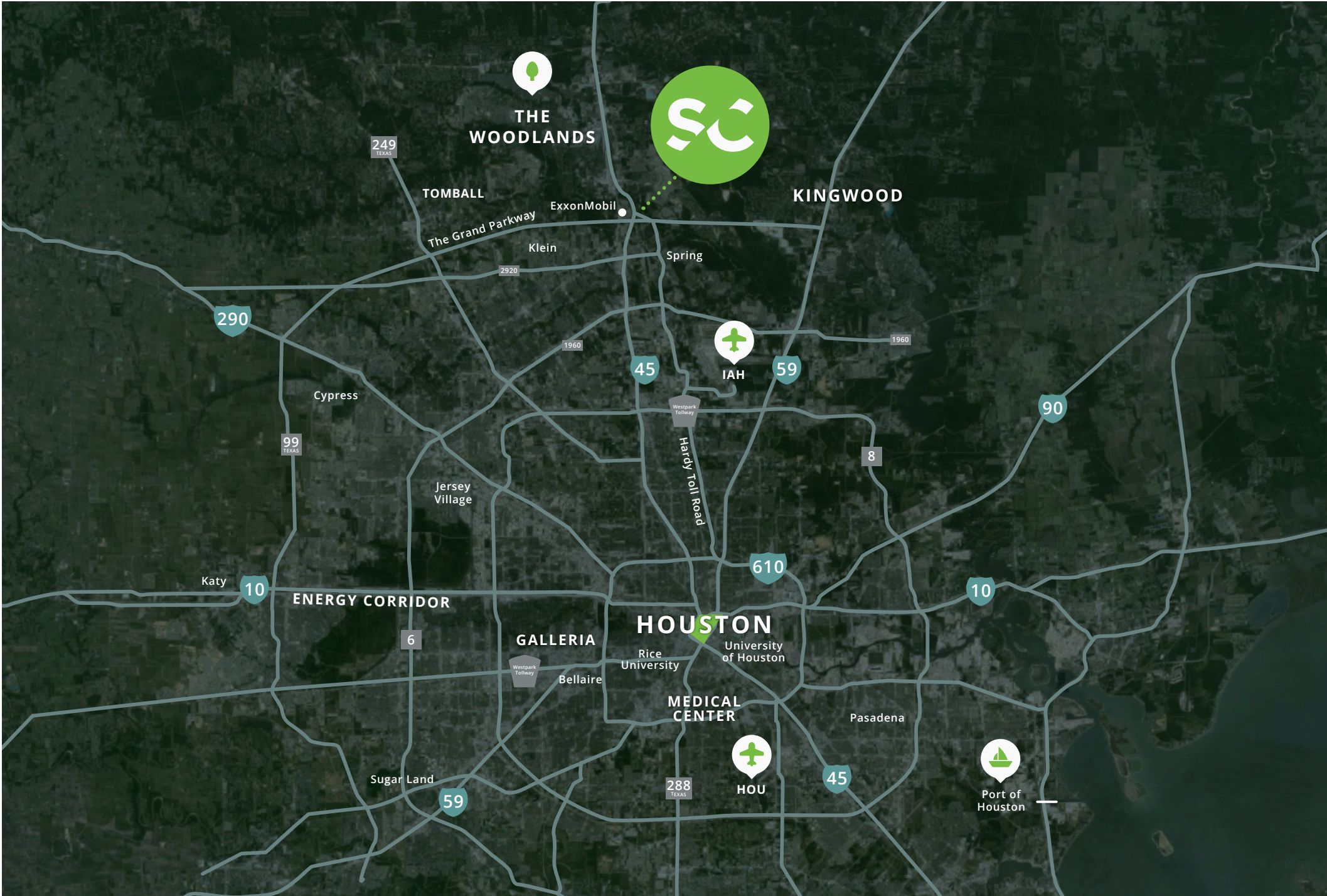


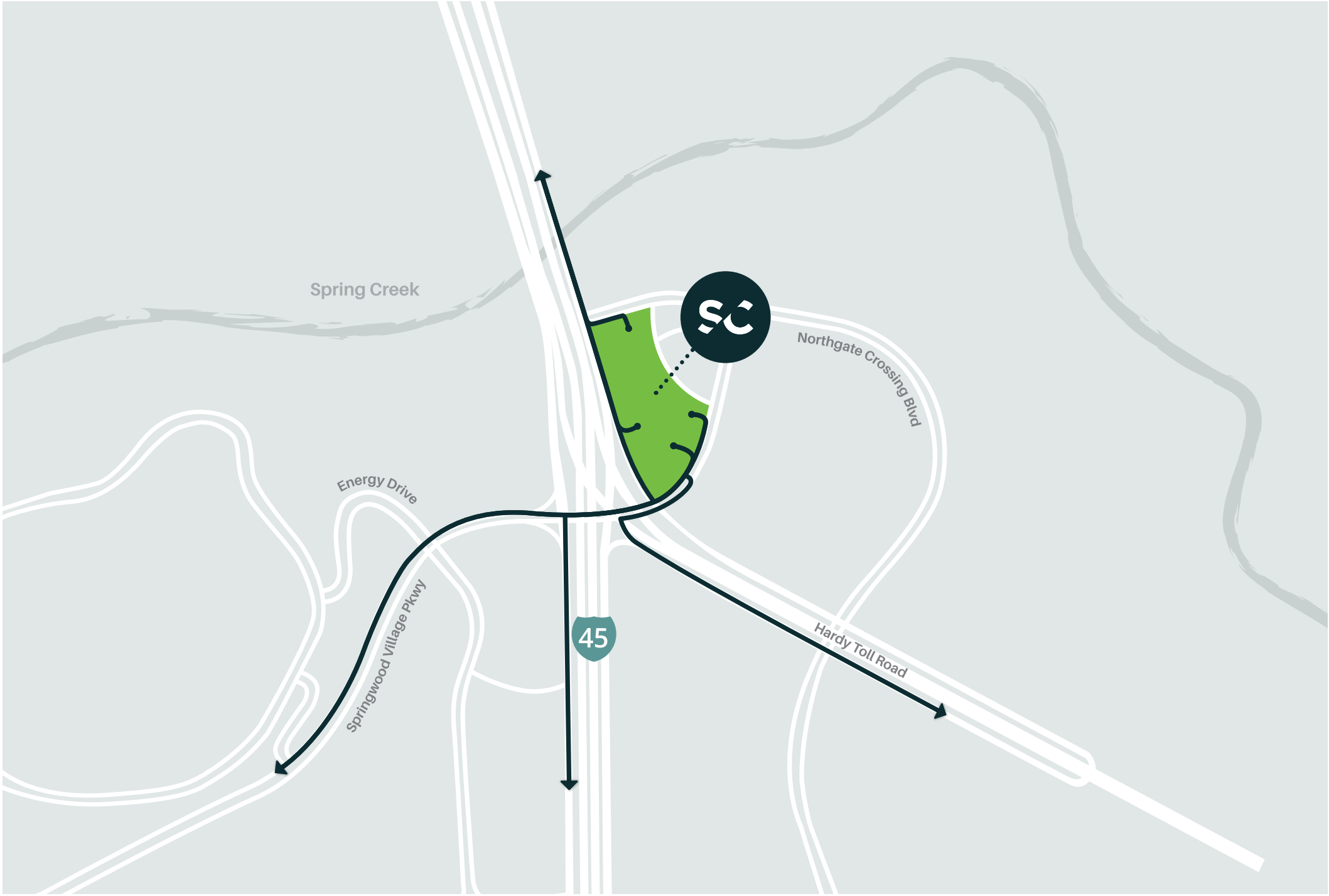
**TYPICAL LEVEL PLAN**

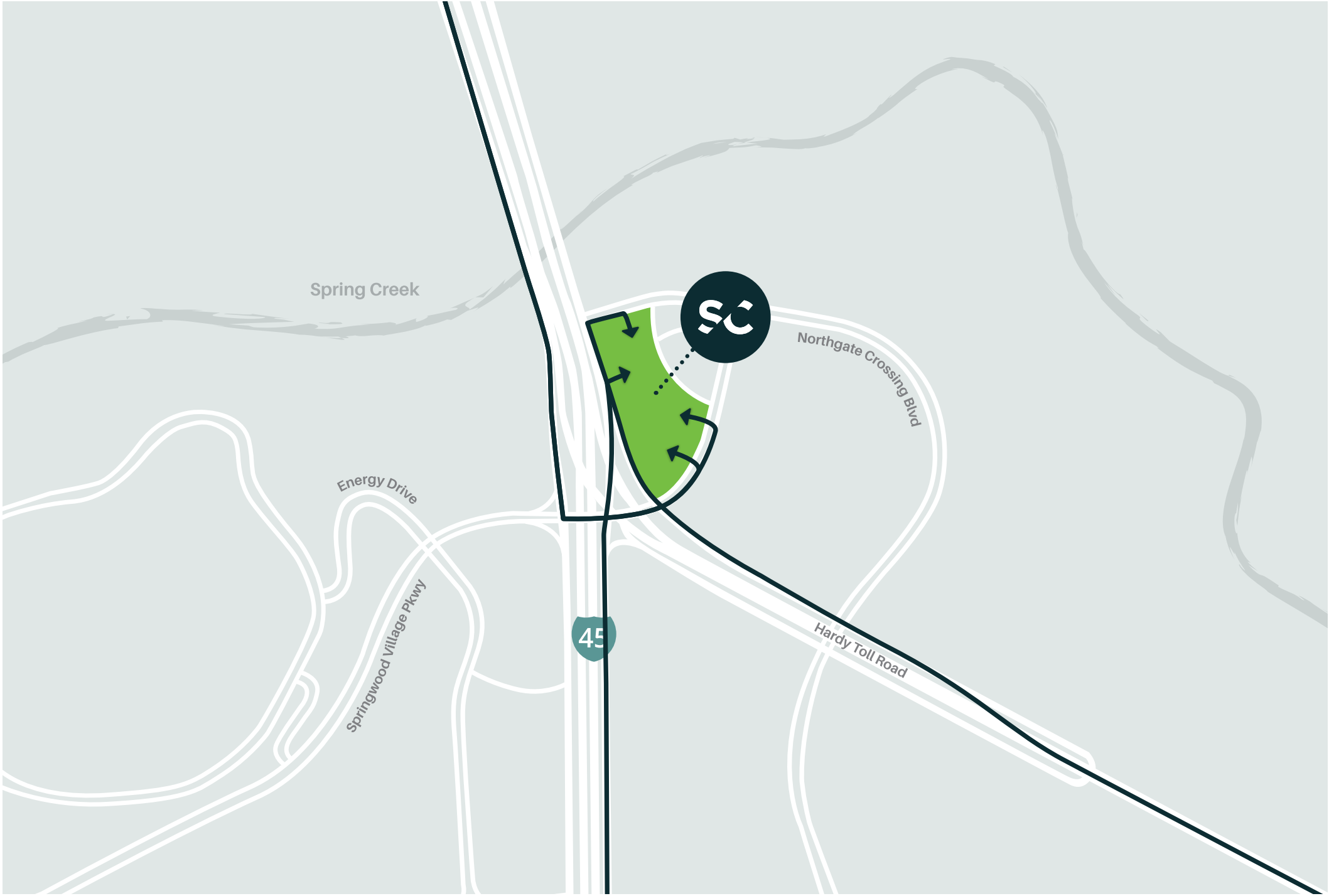




















**Aerial view of the campus**





**Aerial view of the campus**





**Aerial view of the campus**





**View of Phase I from Springwoods Village Parkway**





**Phase I Auto Court**





**View of Phase I Outdoor Terrace**





**View of Phase I from Hardy Tollway**





**Phase I Lobby**



**Phase I collaborative work space**





**Phase I top floor view**

# Project Facts

## Building Size

Three phases totaling 850,000 RSF of Class A office space



350,000 RSF  
14 Stories



250,000 RSF  
11 Stories



250,000 RSF  
11 Stories

## Phase I Project Description

- Unprecedented visibility and branding opportunity
- Energy efficient building envelope
- Best in class storm water quality management with rain gardens
- Building set in a mature forest
- Stunning views of downtown and ExxonMobil Campus

## Location

- Gateway to north Houston adjacent to Exxon Mobil's new corporate campus and just 5 minutes south of The Woodlands
- Highly visible from I-45 and Hardy Toll Road (>250,000 vehicles daily)

## Access

- Immediate access to three major highways: Hardy Toll Road, I-45, and The Grand Parkway
- Direct access to major regional activity center: Downtown, Energy Corridor, The Woodlands, Greenspoint, Houston Intercontinental Airport

## Parking

- 4 stalls per 1,000 RSF parking ratio
- 7 level parking garage
- 2 garage elevators with covered building access

## Energy

- Backup generator locations available for tenant use
- 6.8 watts of power per SF

## Building Amenities

- 4,000 sf wellness center featuring showers, lockers and towel service
- Onsite garden bistro/cafe with outdoor seating
- Unique landscape and water features throughout the property
- Flexibility to provide tenant conferencing space
- 24/7 security
- Card key access system
- On-site property management

## Sustainability

- Targeting LEED Gold certification
- Rainwater harvesting for irrigation and storm water management
- Reduced potable water consumption by 40% over baseline buildings
- High efficiency mechanical systems, 30% less energy over baseline buildings
- 1% of building power can be supplied by solar panels
- 35% of base building electricity from renewable sources
- Restoration of native prairie grasses and forest with the creation of beneficial habitat for pollinators

## Design Team

- Skanska, Developer
- Kirksey, Architect
- Day, Brown, and Rice, MEP
- Cardno Haynes Whaley, Structural
- Asakura Robinson Company LLC, Landscape Architect