

Granite Vision Park



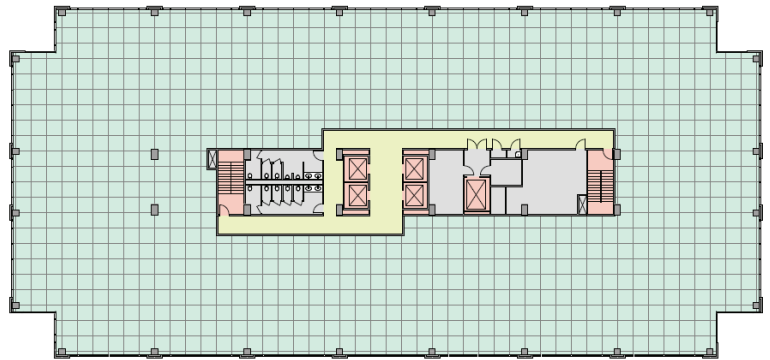
**106 Vision Park Blvd.
Shenandoah, TX 77384**

| | |
|----------------------------|-------------|
| Total Building Size: | 200,000 sf |
| Largest Contiguous Space: | 200,000 sf |
| Percentage Leased: | 0% |
| Rental Rate: | \$22.00 NNN |
| Est. Operating Expenses: | \$10.00/sf |
| TI Allowance: | \$30.00 |
| Term: | 7-10 Years |
| Reserved Garage Parking: | \$75.00 |
| Unreserved Garage Parking: | \$35.00 |

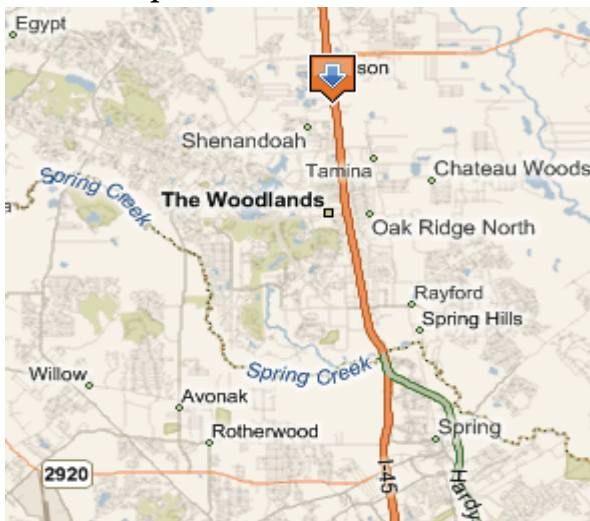
Amenities Include:

- LEED Certified – Silver Level Certification
- 24-hour on-site security personnel
- On-site Management office with staff
- 3.5/1000 parking ratio
- Deli
- After hours Card-key access
- On-site recycling program
- Mens & Womens shower facilities
- Digital HVAC controls
- Easy access to Hwy 45 & Grogan's Mill
- Numerous area restaurants and hotels

Typical Floor Plate



Location Map



Available Space

| SUITE | SQ. FT. | AVAILABLE |
|-------|---------|------------|
| 100 | 14,700 | April 2010 |
| 200 | 25,000 | April 2010 |
| 300 | 25,000 | April 2010 |
| 400 | 25,000 | April 2010 |
| 500 | 25,000 | April 2010 |
| 600 | 25,000 | April 2010 |
| 700 | 25,000 | April 2010 |
| 800 | 25,000 | April 2010 |

For further information or to schedule a tour, please contact:

Bubba Harkins - bharkins@graniteprop.com - 713-781-8000

Aubree Feldmann - afeldmann@graniteprop.com - 713-781-8000

All information contained herein is believed to be accurate but is not warranted as to the accuracy and may be changed or updated without notice.