



REDEMPTION  
SQUARE



# REDEMPTION SQUARE OFFICE BUILDING

250 Assay Street | Houston, TX 77044

[www.GenerationPark.com](http://www.GenerationPark.com)

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# WELCOME TO GENERATION PARK

Over 1/4 the size of Manhattan and located on Beltway 8 in Houston's fastest growing submarket, Lake Houston, Generation Park is a master-planned environment unlike any other with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, where companies can grow, and where shareholder value can be maximized. Welcome to Houston's final frontier.

We work tirelessly to address the real estate requirements of the world's leading companies and institutions, allowing them to maximize the performance of their everyday business. Generation Park is a platform for innovation and an ecosystem that feeds, serves, and supports your business by putting you at the center of hundreds of like-minded companies and organizations that will be locating in Generation Park for decades to come.





# REDEMPTION S Q U A R E

## A LIFESTYLE THAT ATTRACTS THE BEST TALENT

Redemption Square is Lake Houston's premier mixed-use lifestyle destination designed to help businesses attract the best talent. Your new Class A office at Redemption Square offers a modern and attractive work place surrounded by restaurants, shops, services, entertainment, hotels, and luxury apartments all within walking distance.





# REDEMPTION SQUARE

## PHASE I

An artful balance of offices, restaurants, shops, entertainment, hotels and multifamily ensures a vibrant walkable and bikeable environment 24/7.

### 1. 250 ASSAY STREET

- McCord Development HQ
- Apache Industrial Services HQ
- Caprock Midstream HQ
- Wholesome Kitchen | Restaurant
- Wholesome Pies | Restaurant
- Bibo's Bistro | Restaurant
- BB&T | Bank
- Mediterranean | Restaurant | Proposed

### 2. 255 ASSAY STREET

- 255 Assay Luxury Apartments | 251 Units
- Pretty Little Things Boutique | Clothing
- Retreat Nail Spa | Beauty
- Pure Barre | Fitness | Proposed
- Teotihuacan Mexican Cafe | Restaurant | Proposed
- Crepeccino | Cafe | Proposed
- Bike Barn | Retail | Proposed
- Vespa Cafe | Automotive & Cafe | Proposed

### 3. 120 N REDEMPTION SQUARE ROAD

- Courtyard Marriott | 144 Keys

### 4. 131 N REDEMPTION SQUARE ROAD

- YMCA | Fitness | Proposed

### 5. 323 ASSAY STREET

- Alamo Drafthouse Cinema | Dine-In Cinema | Proposed

### 6. 141 N REDEMPTION SQUARE ROAD

- Stolt-Nielsen HQ

### 7. 230 ASSAY STREET

- Event and Banquet Hall | Proposed





# AMENITIES BEYOND REDEMPTION SQUARE

Generation Park is filled with restaurants, shops and daily services making life much more enjoyable. From the hand-picked collection of restaurants at Redemption Square to the national staples next door at the West Lake Marketplace, lunch and dinner is a snap. Need to go to the doctor? No problem. Dentists, optometrists, and general practitioners are all found here.

## 1 | REDEMPTION SQUARE

## 2 | WEST LAKE VILLAGE

## 3 | WEST LAKE MARKETPLACE



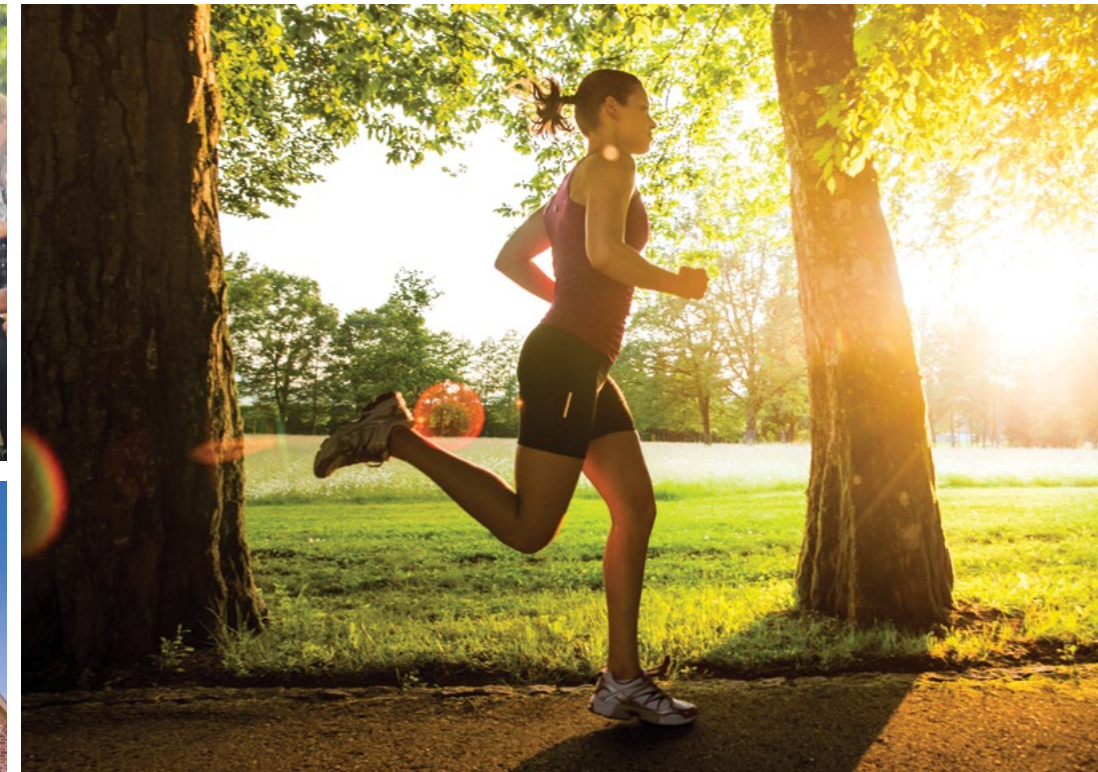
# TOP 20 BEST PLACES TO LIVE IN TEXAS

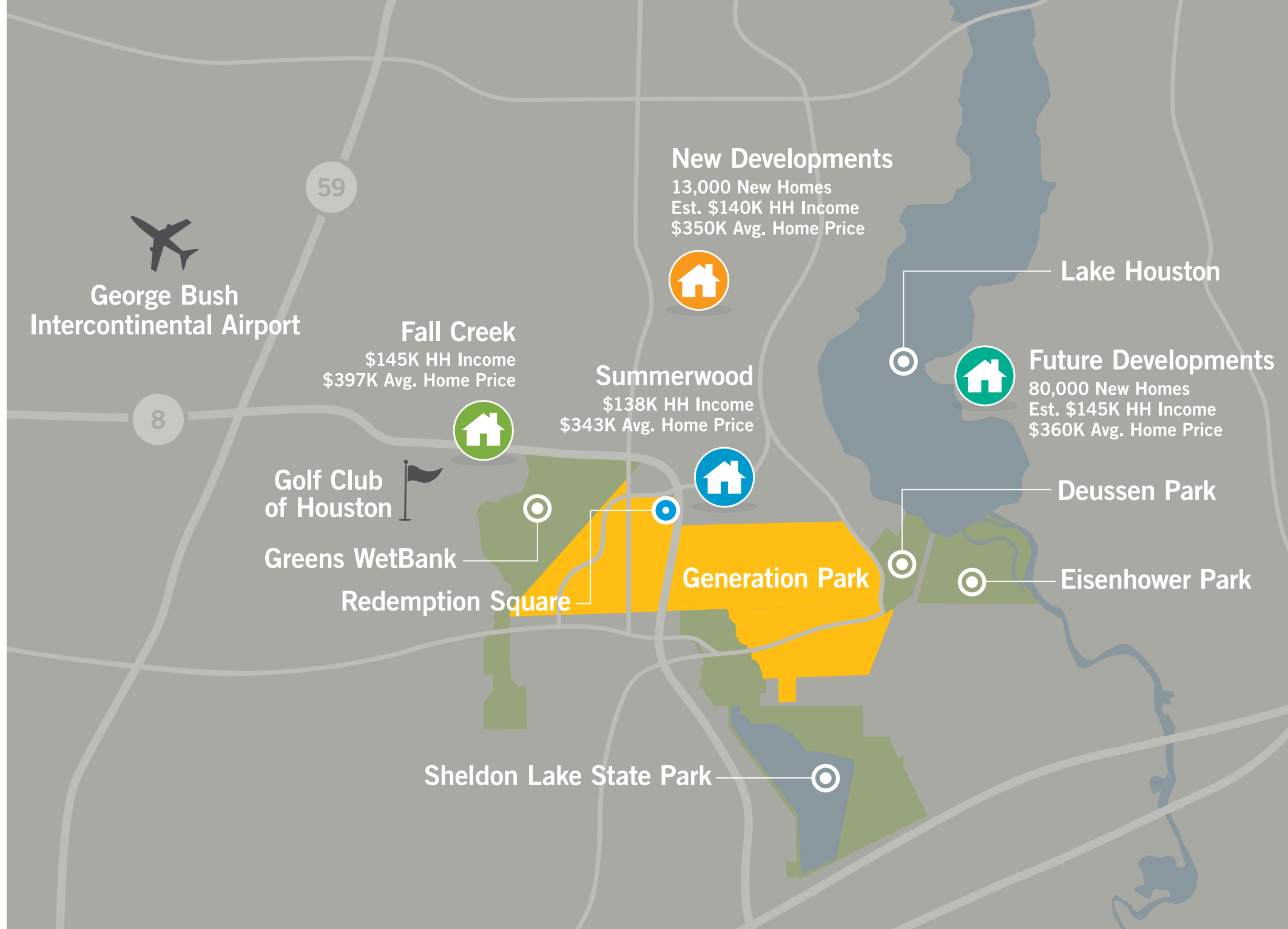
With award winning schools and world class neighborhoods, Lake Houston is a people magnet. It is ranked 14<sup>th</sup> among the best places to live in Texas<sup>1</sup> and is the fastest growing zip code in Houston<sup>2</sup>. Whether your employees are fresh out of school, starting families or well established, Generation Park and the greater Lake Houston area have housing selections to fit their lifestyles and budgets.

For those wanting to be in the action, Redemption Square offers luxury apartment living with walkable access to everything they could ever need, including a Kroger Marketplace.

Those who desire a house with a yard have a wide range of options in existing and new master-planned communities, both on and off Lake Houston, with prices from the \$200,000s to \$1 million-plus.

<sup>1</sup> Nerdwallet.com - Atascocita - <sup>2</sup> Chron.com - 77044





## PROXIMITY TO EVERYTHING

A short drive from the best of greater Houston, Generation Park's location enhances the quality of life for those who live there. Whether you want short commutes to your home in a great local neighborhood, are a frequent flyer for work or leisure, love the outdoors, or enjoy the arts or sports, Generation Park is only minutes to it all.

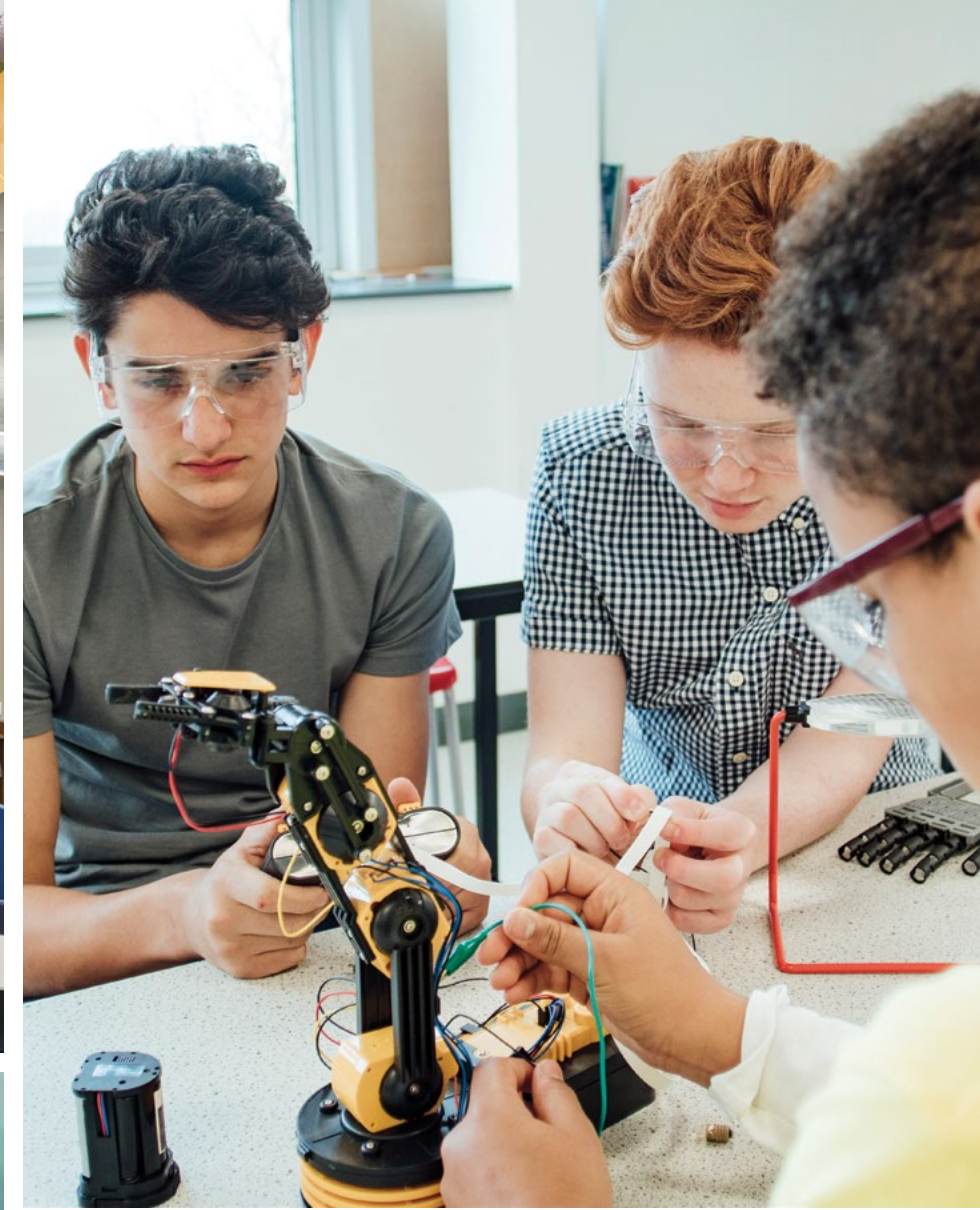
- Less than 5 minutes to Lake Houston, Deussen Park and Eisenhower Park
- 10 minutes to IAH Airport
- 15 minutes to the Port of Houston
- 20 minutes to downtown Houston
- 25 minutes to the Texas Medical Center, Houston Heights and Spring
- 30 minutes to The Woodlands and Pearland

# AWARD-WINNING SCHOOLS

Desirable talent demands great education for their children. Lake Houston's Humble ISD is one of Houston's best school districts and was named as the Large District winner of the H-E-B Excellence in Education Awards program in 2015 and Outstanding Board of the Year in 2018.

Today, with 43 campuses, more than 40,000 students and 5,000-plus employees, the school district is nationally recognized for offering outstanding education to its students. Humble ISD is listed among the 25 fastest growing school districts in Texas and is currently the 31st largest district in the state.

Additionally, Lone Star College and San Jacinto College's newest and most high tech campuses are conveniently located within Generation Park.





# 250 ASSAY STREET



# PROPERTY OVERVIEW

250 Assay Street is located in Redemption Square, Generation Park's vibrant mixed-use lifestyle center. And 250 Assay Street, our signature, 86,523-square-foot, Class A office building is its crown jewel. This multi-purpose class A office building features retail space on the ground floor and premiere access to a wide range of amenities including restaurants, hotels, nightlife, shops and practical services. Tenants also enjoy covered parking in the five-floor parking garage connected to the building by a covered walkway.

The neighboring fitness and child development centers currently under design are perfect for employees with children and those who enjoy an active lifestyle. Luxury apartments are also nearby. If your company wants to be a part of the action there's no place better.



250 ASSAY STREET



# PROPERTY FEATURES

- Expansive lobby with beautiful polished Venetian Terrazzo flooring
- Complimentary garage parking with covered walkway to offices
- Two high-speed elevators
- Floor and suite level access control
- Live video surveillance throughout building and parking garage
- Ground floor restaurants and retail
- New 251-unit luxury apartment building
- New Courtyard Marriott on-site
- Walking distance to Redemption Square's fitness and child care centers.
- Grand staircase off the lobby
- Multiple gigabit+ fiber internet providers



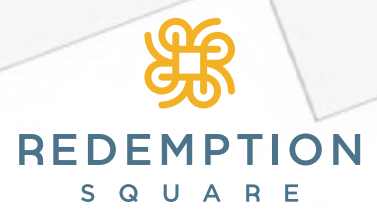
WEST LAKE HOUSTON PARKWAY

NORTH REDEMPTION SQUARE ROAD

SUBSEA LANE

ASSAY STREET

BW8 | SAM HOUSTON PARKWAY

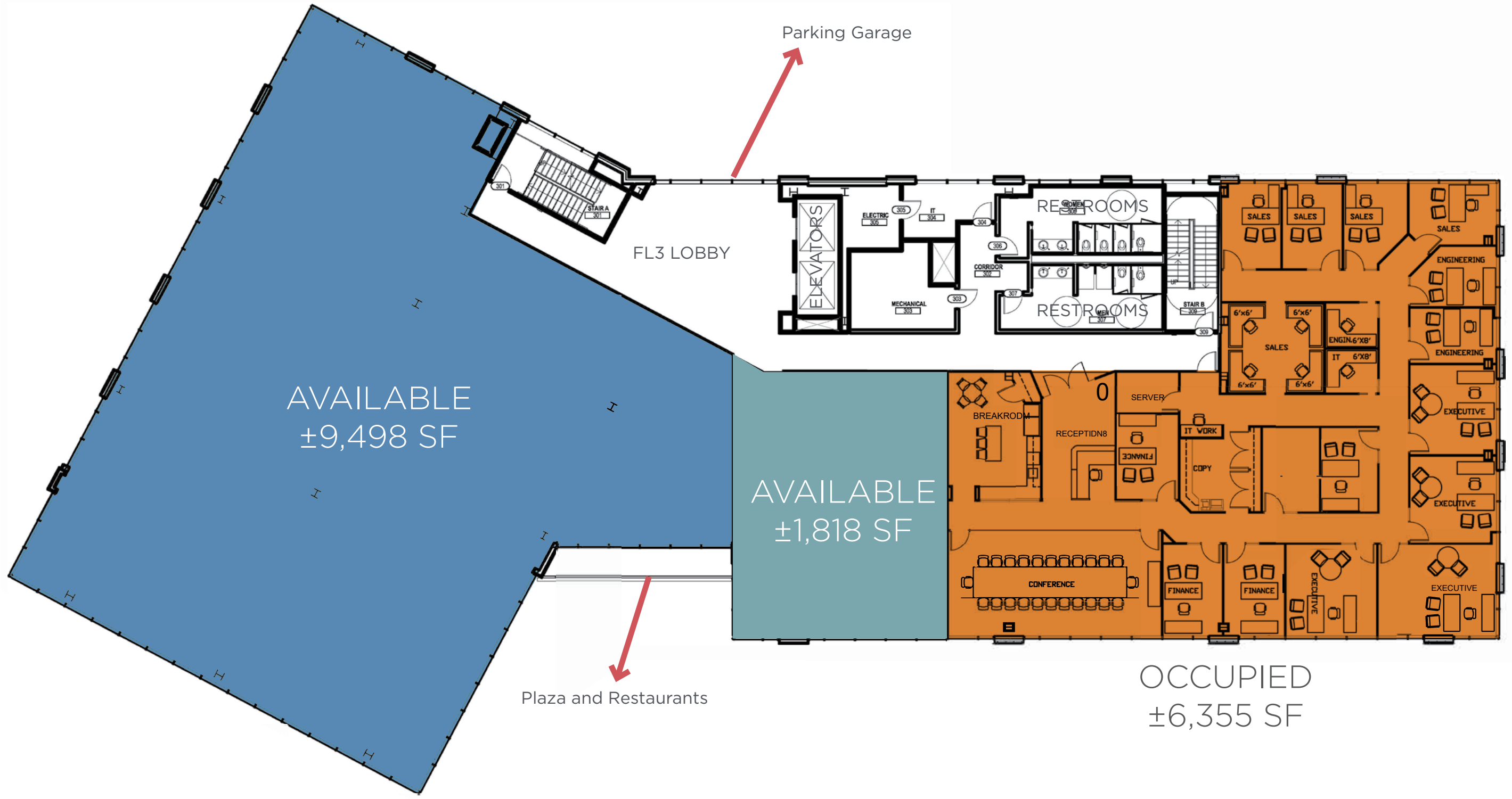


- Key:
- ① Lobby
  - ② Office Space
  - ③ Back of House
  - ④ Parking Garage
  - ⑤ Drop-Off
  - ⑥ Garage Entry



# 250 ASSAY STREET

AVAILABLE OFFICE SPACE | 3<sup>rd</sup> Floor





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