



REDEMPTION
SQUARE



100 N REDEMPTION SQUARE PREMIER MEDICAL OFFICES

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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.

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.



TOP 20 BEST PLACES TO LIVE IN TEXAS



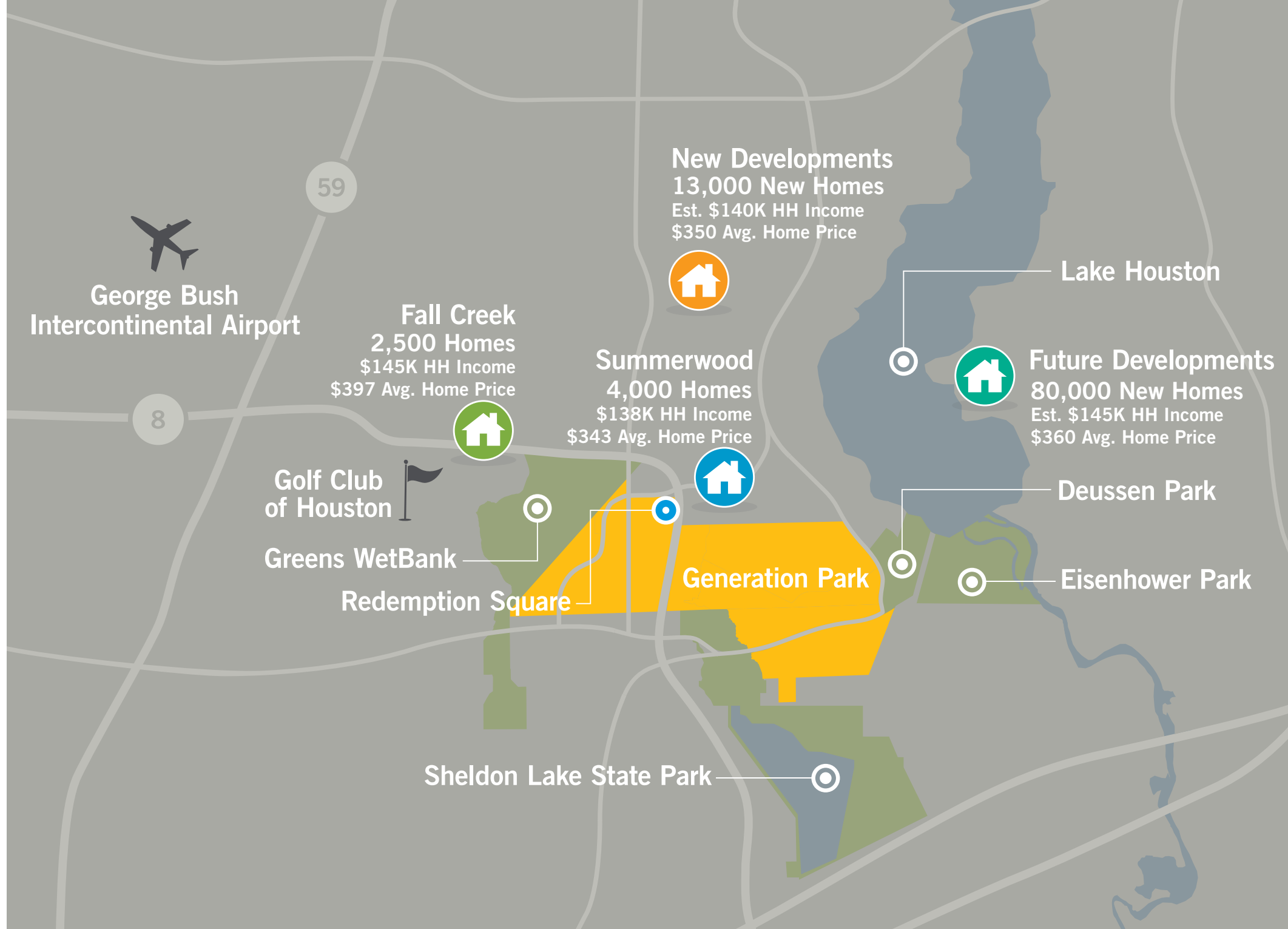
With award winning schools and world class neighborhoods, Lake Houston is a people magnet. It is ranked 14th among the best places to live in Texas¹ and is the fastest growing zip code in Houston². Whether your employees are fresh out of school, starting families or well established, Generation Park 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 home with a lush 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.



¹Nerdwallet.com - Atascocita - ²Chron.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.

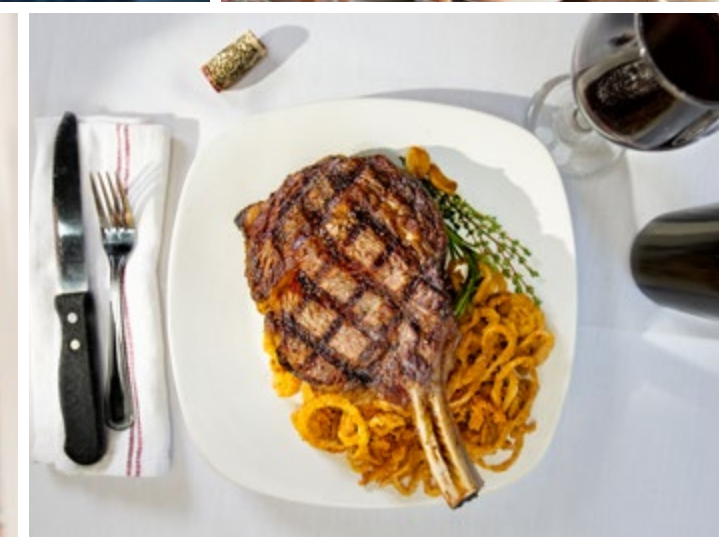
- Less than 5 minutes to Lake Houston, Deussen Park and Eisenhower Park
- 10 minutes to IAH Airport
- 15 minutes to the Port of Houston
- 20 minutes to downtown Houston
- 25 minutes to the Texas Medical Center, Houston Heights and Spring
- 30 minutes to The Woodlands and Pearland



REDEMPTION SQUARE

MEDICAL PROFESSIONALS AND PATIENTS SURROUNDED BY BEST IN-CLASS AMENITIES

Redemption Square at Generation Park, is Lake Houston's premier mixed-use lifestyle & entertainment destination designed to help businesses attract the best talent. Here, medical offices are surrounded by a curated selection of restaurants and boutiques, daily services, entertainment options, a variety of hotels, and luxury apartment residences all within walking distance. Redemption Square is a people magnet and medical professionals and patients will love life here.





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.

1 | REDEMPTION SQUARE



2 | WEST LAKE VILLAGE



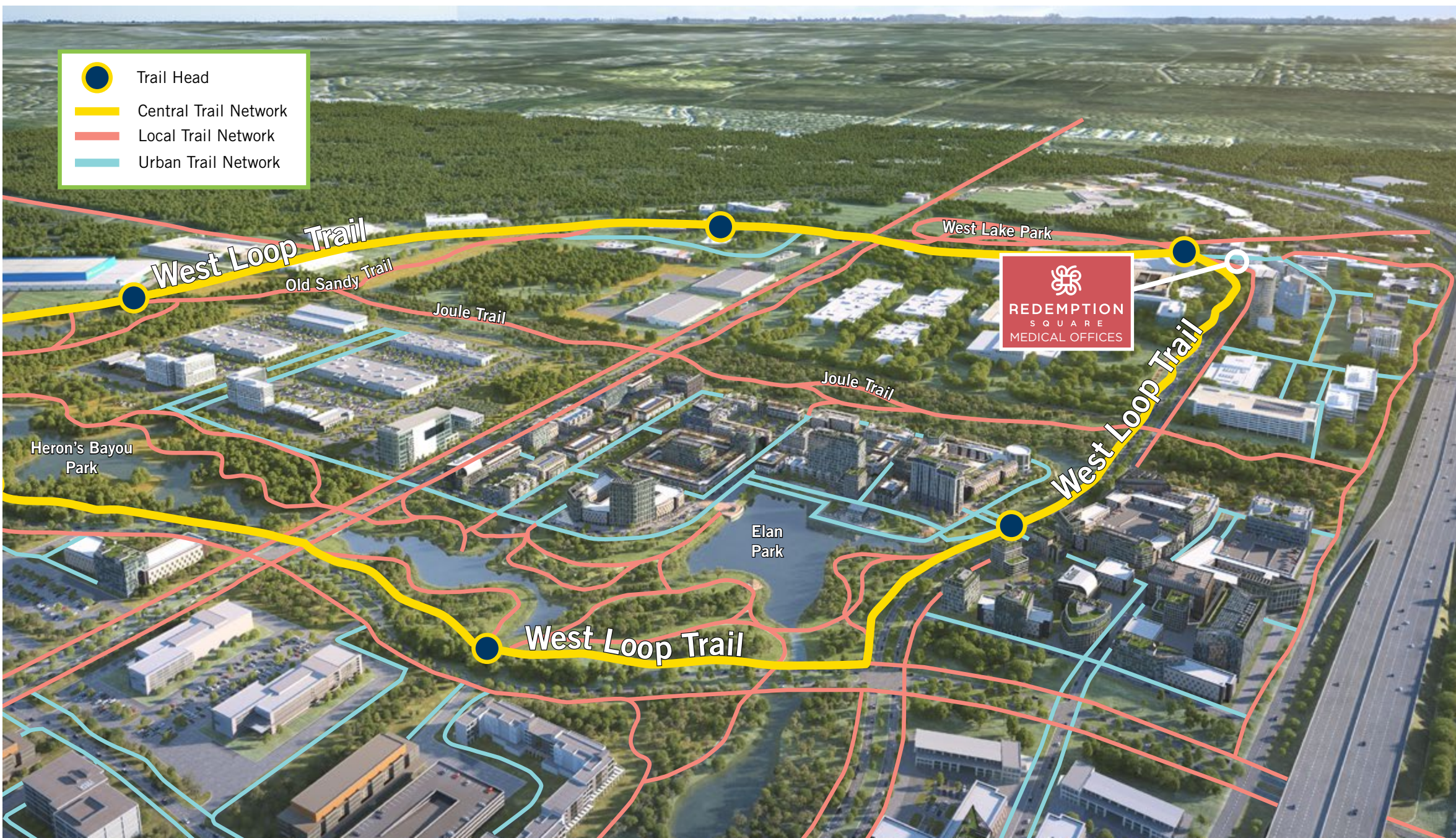
3 | WEST LAKE MARKETPLACE



AN EMPHASIS ON WELLNESS

Winding trails, lakes & waterways, and swaying trees follow you wherever you go at Generation Park, and Redemption Square is no exception. Connecting you to everything is the West Loop Trail, an extra-wide bike and pedestrian super-highway linking the businesses, hospitality, and residences of Generation Park via a 4-mile loop.

Departing the West Loop Trail takes you to a series of local parks, meandering wooded trails, open waterways, and scenic lookouts meant to calm the soul. Go just beyond nature and you'll find yourself at your favorite restaurant, shopping destination, or enjoying live music or movie in a plaza.



LOCAL WORKFORCE TRAINING

Generation Park is home to two college campuses, San Jacinto College and Lone Star College, and both are less than one mile to Redemption Square.

These colleges have platforms designed to work directly with the healthcare industry to develop curriculum that supports their needs. This benefit to tenants of Generation Park is a unique opportunity to tailor education programs to their needs generating qualified new recruits and advancement opportunities for existing employees.



SPOTLIGHT: SAN JACINTO COLLEGE

San Jacinto College is building a 57-acre campus at Generation Park with an expected student body of 13,000 students per year. This campus is less than one mile away from the Medical Offices at Redemption Square and is able to provide workforce training for current and future nurses and support staff in the district.

San Jacinto College offers three associate of applied science degree programs in nursing that qualifies the graduate to make application to the National Council Licensure Examination for Registered Nurse (NCLEX-RN). The associate degree nursing (ADN) programs are approved by The Texas Board of Nursing (BON) and accredited by The Accreditation Commission for Education in Nursing (ACEN). San Jacinto College will soon offer a Bachelor of Science in Nursing.





REDEMPTION
S Q U A R E

MEDICAL OFFICES
AT REDEMPTION SQUARE

100 N REDEMPTION SQUARE RD





INVITING WALKWAY

Feel like you're there before you are as the warm design of the interior extends outside to meet you at the covered garage via a covered and well-lit walkway



EASY DROP OFF

Patients experience a sense of arrival and do it with ease as you disembark from your ride under an architectural canopy ensuring you stay out of the elements



MEDICAL OFFICES AT REDEMPTION SQUARE

100 N Redemption Square is the signature architectural masterpiece marking your arrival to Redemption Square. Offering ±101,000 square-feet of class A medical office space and standing five stories tall with picturesque views of West Lake Park, the experience is unparalleled in Houston.

Surrounded by restaurants, shops, a Courtyard Marriott hotel, luxury apartments, trails and parks, the quality of life offered to practitioners and patients alike at Redemption Square is remarkable. The carefully crafted environment instills a sense of calm with lush trees and a seemingly endless breeze. After hours, Redemption Square's energy intensifies with live entertainment, group fitness classes, and happy hours.

PROPERTY FEATURES

- Iconic decorative glass facade creates a stunning arrival experience
- Oversized lobby with automatic entry doors and elevators promotes social distancing and a germ free environment
- Ground floor locker room with showers and bike storage promote healthy lifestyles
- Steps from the West Loop Trail head, a 4-mile scenic loop around Generation Park West
- Floor to ceiling glass windows on every floor with views overlooking West Lake Park
- Ample & accessible parking for professional and patients in connected 711 car parking garage
- Glass enclosed signature stairwell with terrazzo steps and stainless steel handrails
- Ride share and patient drop off with quick and convenient access to the building lobby

MODERN LOBBY

Designed to impress, this modern lobby features hand selected finishes and can accommodate multiple uses included medical retail and radiation oncology



EXCEPTIONAL VIEWS

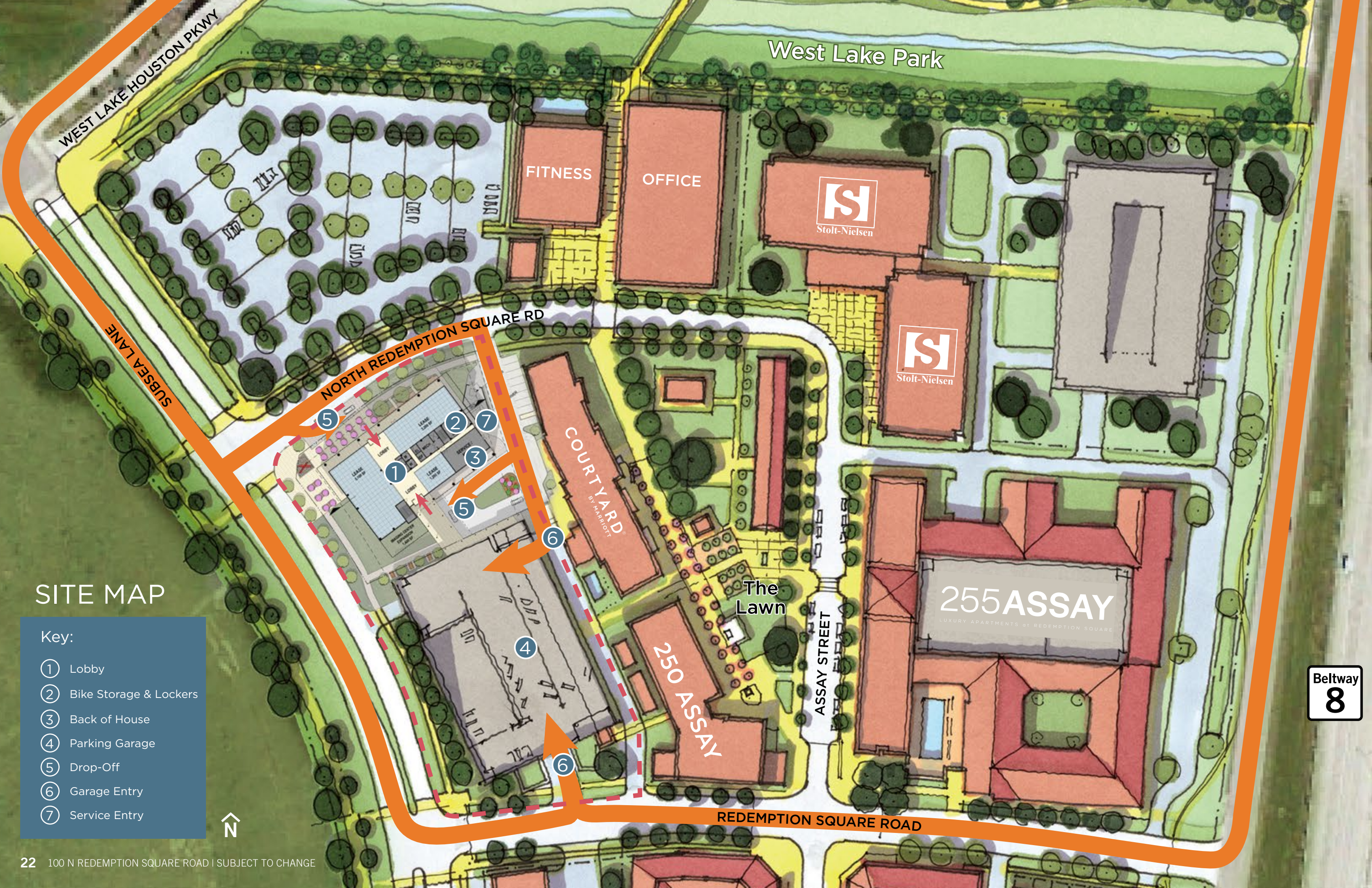
Calm the soul with serene views of West Lake Park with floor to ceiling glass that extends 9'-6" to 10'-6" based on your mechanical requirements.

EXCEPTIONAL VIEWS

Views of expansive green spaces and shimmering water soothes the soul as soon as you step off the elevator¹.



¹Available for full floor and many single suite tenants



SITE MAP

Key:

- ① Lobby
- ② Bike Storage & Lockers
- ③ Back of House
- ④ Parking Garage
- ⑤ Drop-Off
- ⑥ Garage Entry
- ⑦ Service Entry





ADDITIONAL DETAILS

FREE PARKING

The property is connected to a 711-car parking garage via a covered and lit walkway. Short term parking and patient drop-off are also on-site. Parking is free for tenants and free for guests up to 3 hours.

SIGNAGE

Property naming rights with building monumentation are available.

ELEVATORS

Two central core elevators serve passengers while a third service elevator facilitates building support and gurney transport. Keycard readers are for after hours access.

ACCESS CONTROL

The Property is secured via keycard access after hours. Each suite may also locally secure using keycards or other control systems.

RESTROOMS & EMPLOYEE LOCKERS

Each floor includes stylish restrooms with hands free fixtures and oversized ADA stalls. Active employees will love the dedicated lockers and showers on the ground floor.

LANDSCAPING

A combination of lush landscaping and thoughtful hardscaping surround the property. Landscaping is connected to Generation Park's purple pipe system which uses reclaimed water from throughout the development to reduce the environmental impact.

TENANT INCENTIVES

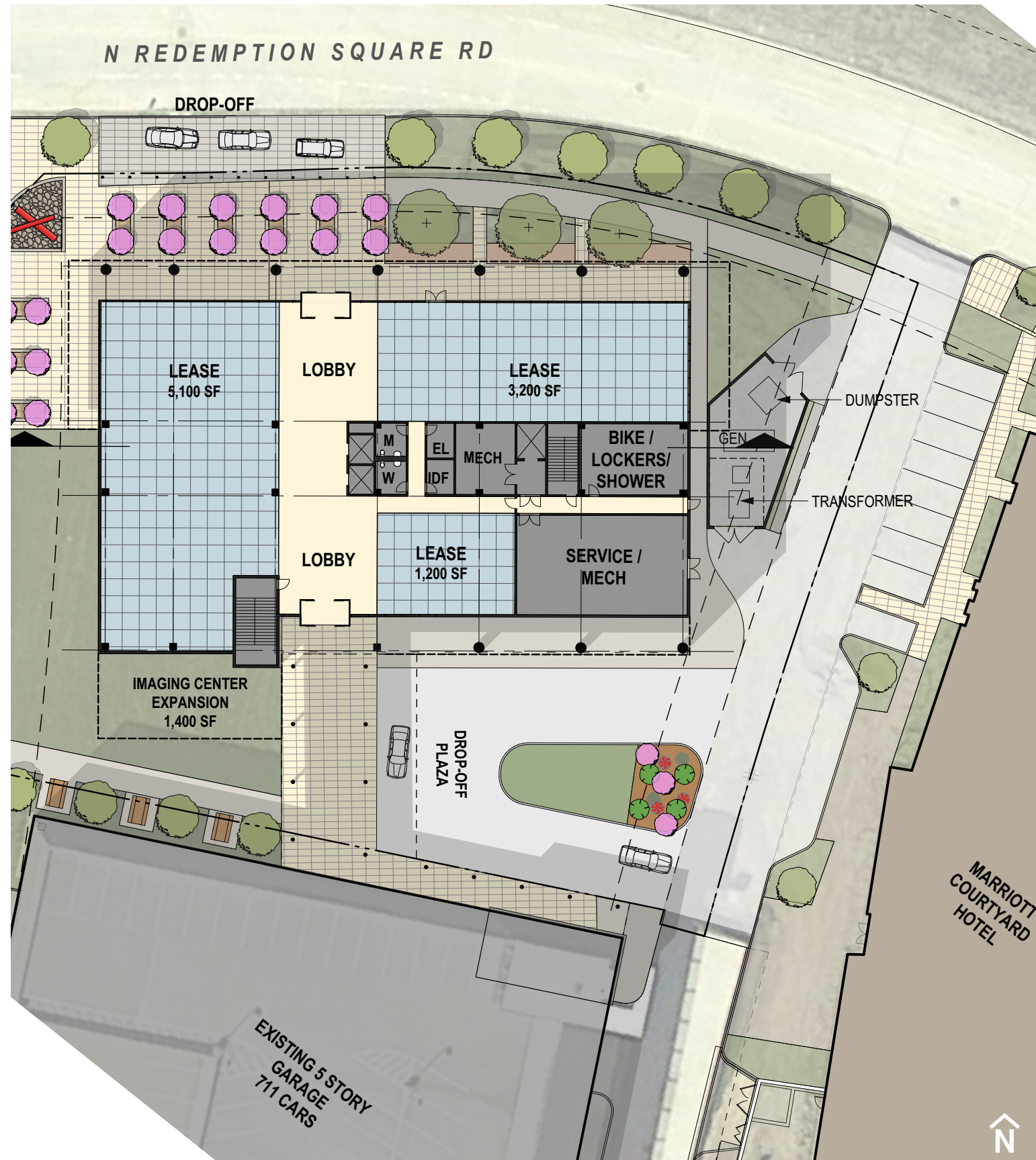
Tenants and their employees working at the Medical Offices at Redemption Square qualify for extra savings at apartments in Redemption Square. Other businesses may offer additional incentives to tenants.

GENEROUS TI ALLOWANCE

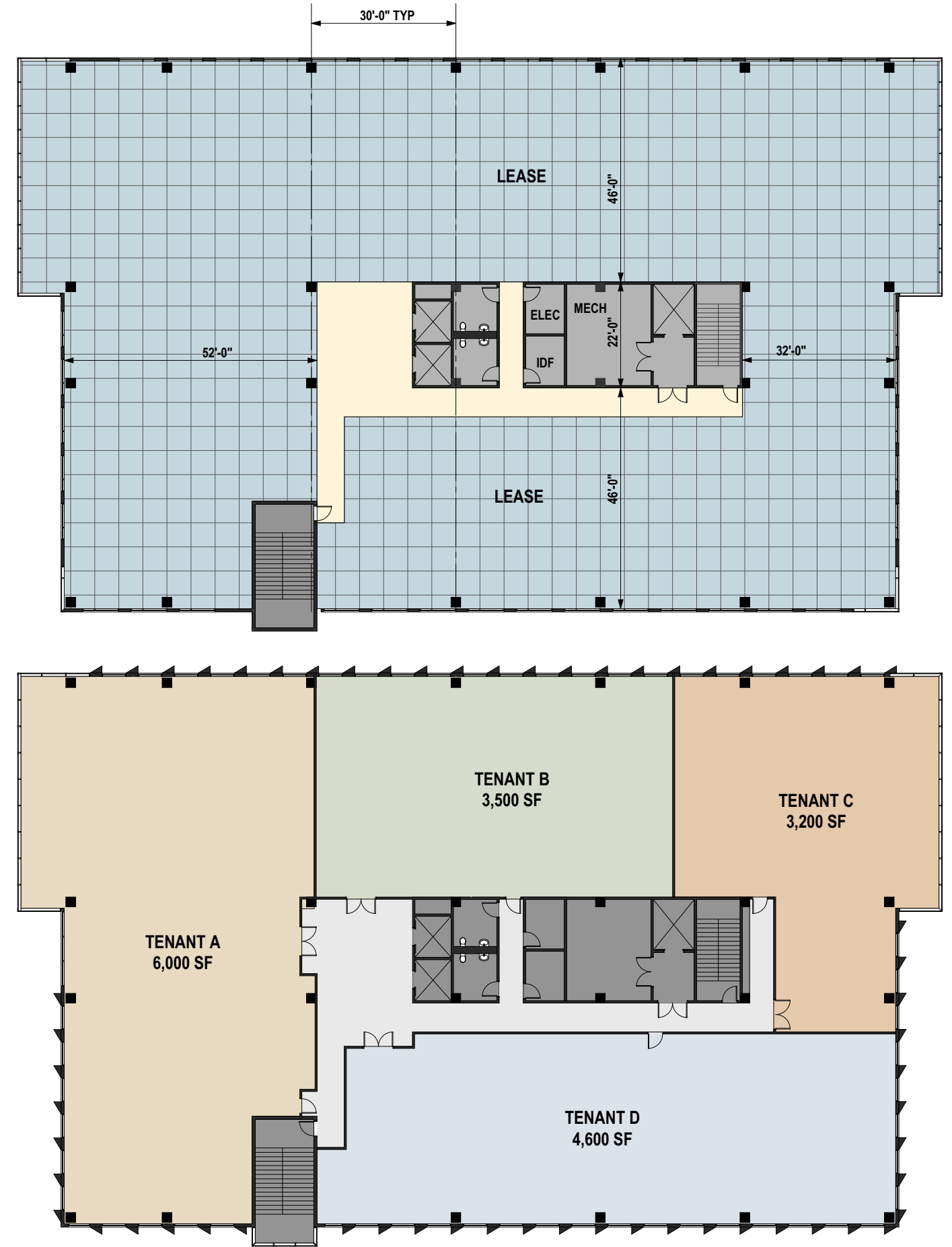
Creating your picture perfect office is made easier with our generous TI allowance.

SITE & FLOOR PLANS

GROUND FLOOR | 17,700 SF



FLOORS 2-5 | 21,000 SF





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