

WHERE TECH LEGACY MEETS TOMORROW!
THE ORIGINAL COMPAQ HEADQUARTERS —
REPOSITIONED FOR THE FUTURE OF INNOVATION



TECH SPACE FOR LEASE
VIVA CENTER

11445 COMPAQ CENTER W DR | HOUSTON, TX 77070

825 TOWN & COUNTRY WAY, SUITE 1200, HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY HIGHLIGHTS

✓ Purpose-Built for Tech

Originally designed for computing innovation, this campus was engineered to handle demanding infrastructure needs from Day 1 — with minimal retrofit required for today's cutting-edge users.

✓ Robust Power Infrastructure

- 800 KW dedicated power
- Dual power feeds (not split) for enhanced redundancy and uptime
- Infrastructure capable of supporting data center, AI training clusters, or enterprise IT

✓ Raised Floor Data Centers

- Pre-existing raised flooring, ideal for modern airflow and cooling
- Reduced capital expenditure for data center tenants
- Scalable for private cloud, colocation, or on-prem solutions

Join a Legacy of Innovation

Be part of something bigger — a space where historic breakthroughs were made, now equipped to power the next wave of technological evolution.

Whether you're an AI firm, cloud infrastructure provider, cybersecurity company, or tech manufacturer, this is where your future begins.

 ***Prime Location | Unmatched Infrastructure | Legendary Legacy***

✓ Heavy Load-Bearing Construction

- Built to accommodate early manufacturing and development needs
- Ideal for server farms, high-density computing, and R&D labs

✓ Fiber-Ready

- High-capacity fiber access for high-speed, low-latency data throughput
- Carrier-neutral connectivity options

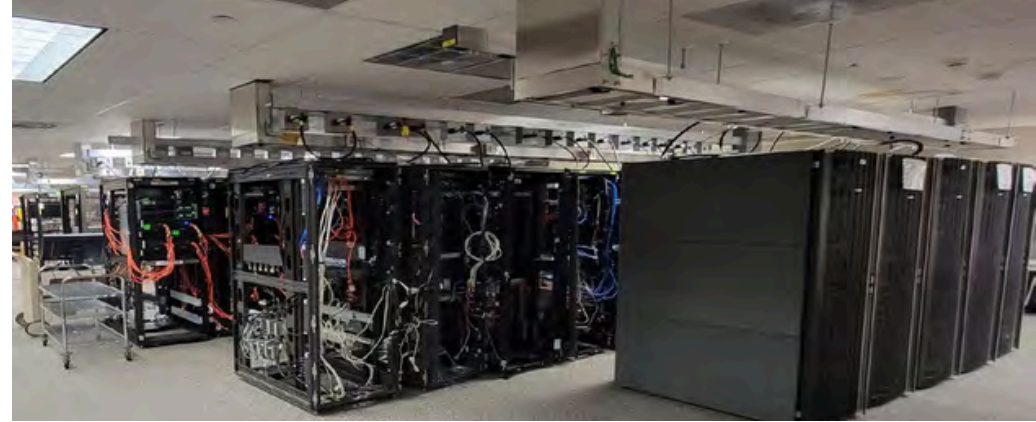
✓ Flexible Configuration

- Office/lab/warehouse layout adaptable to multiple tenant profiles
- Room to grow within a tech-focused campus environment

PROPERTY HIGHLIGHTS

DATA CO-LABS

- Raised Floor Data Centers
- 6 Fiber Rings throughout the campus (multiple carriers)
- Updated Cat-6 and Fiber Cross Connects



POWER & CAPACITY

- Onsite power sub station with access to 2 separate power grids
- 9 back up generators (7 diesel, 2 natural gas)
- 22 onsite distribution transformers

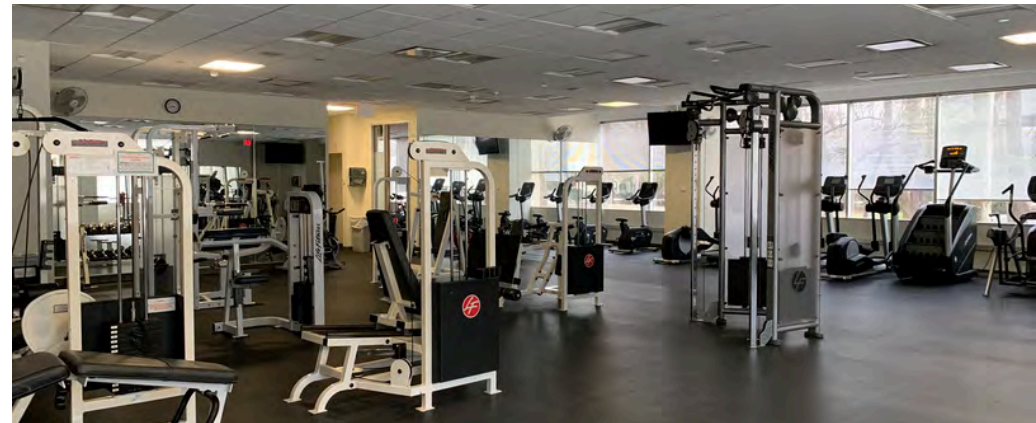
CENTRAL PLANT

- \$64 Million-dollar [MEP] rebuild done in 2019/2020
- BAS Control Center
- JC MetaSys Control System
- 24x7 Monitoring
- Fire, Water, Lights, Power, AC/Heating
- IWP Water Treatment
- 14 Thousand tons of chiller tonnage
- 10 million gallons of underground chilled water loop
- Flow & Temperature controlled water delivery



CAMPUS AMENITIES

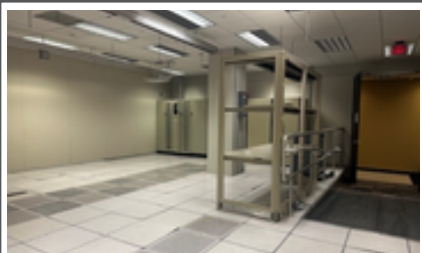
- Fully equipped fitness center
- 500+ person conference facility
- 24 Hours Security personal on-site



FLOOR PLAN



CONFERENCE ROOM



RAISED FLOORS



10,032 USF
12,038 RSF



OFFICE SPACE

10,011 USF
12,013 RSF

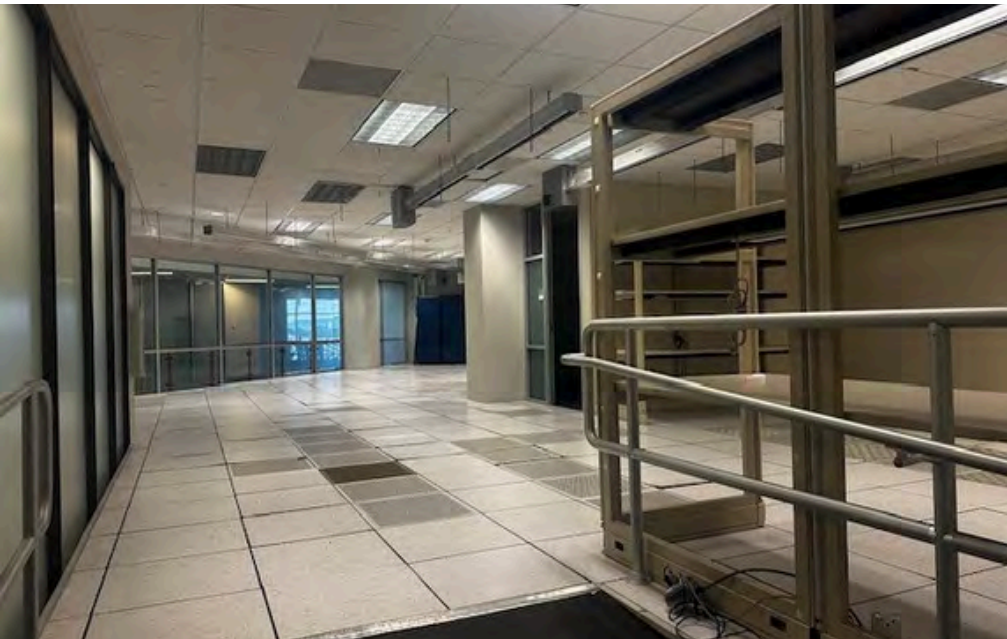


FITNESS CENTER



MAIN
LOBBY AREA

PROPERTY PHOTOS





CAMPUS SITE PLAN

LONE STAR COLLEGE - UNIVERSITY PARK

Lone Star College – University Park Campus opened in December 2012 and occupies approximately 1.2 million sf housing academic offices, classrooms, and full-service conference facilities including a Center for Science & Innovation. LSC - UP offers courses to over 10,947 students and occupies ten buildings and four parking garages.

The Energy and Manufacturing Institute was opened in May 2014 and specializes in high-tech workforce training in energy and manufacturing. A new performing arts facility is currently under construction on the campus and is scheduled to open December 2023.



The Property is an approximately 2 million square foot, 11 building corporate campus property located at 11445 Compaq Center West Drive in Houston, Texas. Amenities for the campus include climate controlled, glass walled skywalks, a cafeteria, a fitness center, numerous employee lounge areas, coffee/snack bars, several conference rooms, a conference/fitness center, and an outdoor covered pavilion with kitchen area for group gatherings.

Beautiful mature trees, shrubbery and a park-like setting enhance the approximately 66-acre Property. Parking for the buildings is provided by a surface lot and five parking garages for a total of 5,229 spaces.



OPTIMAL LOCATON

VINTAGE PARK



CENTER AT CYPRESSWOOD



NATIONAL RETAIL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



FOREVER 21

MICHAEL MICHAEL KORS

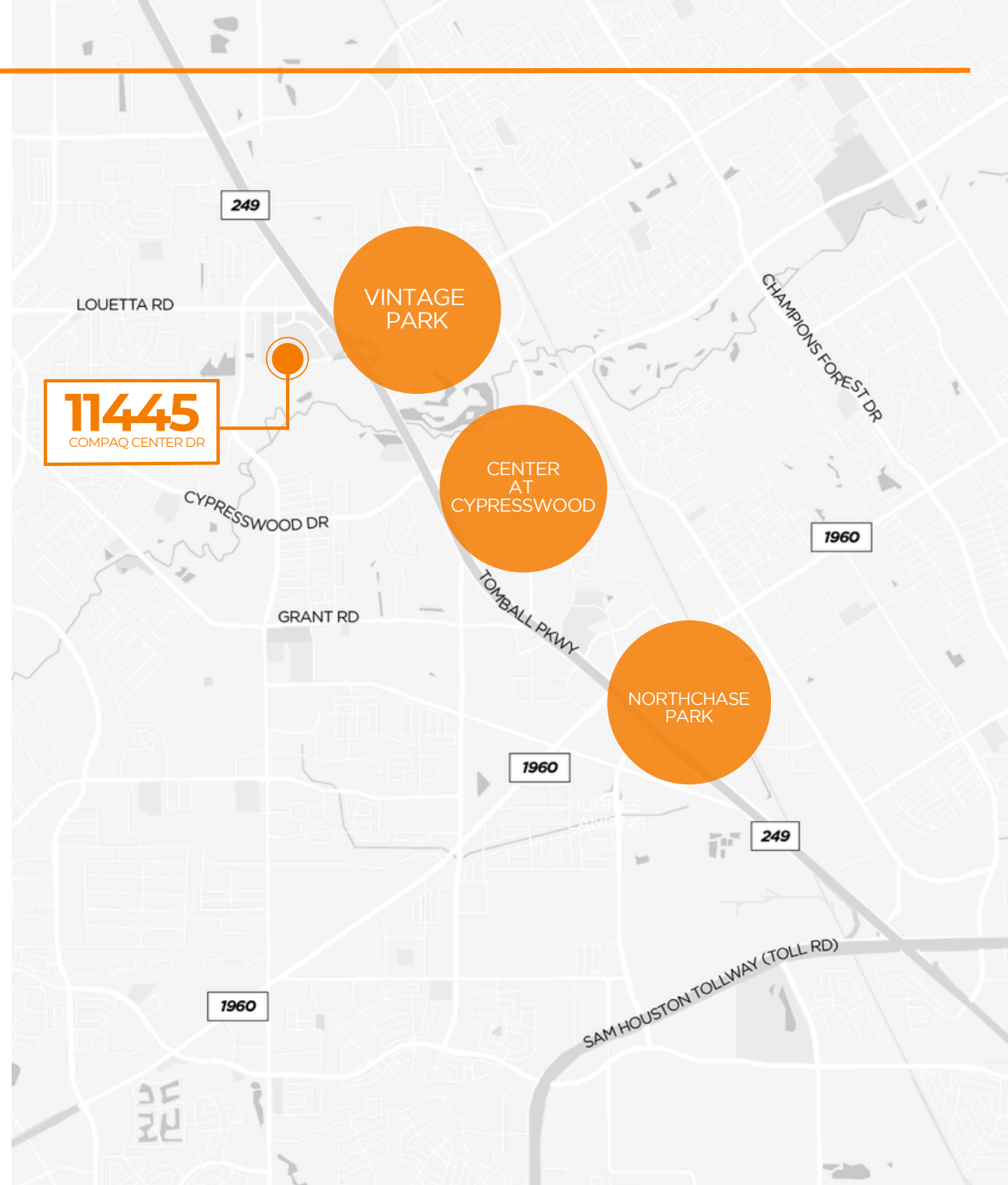


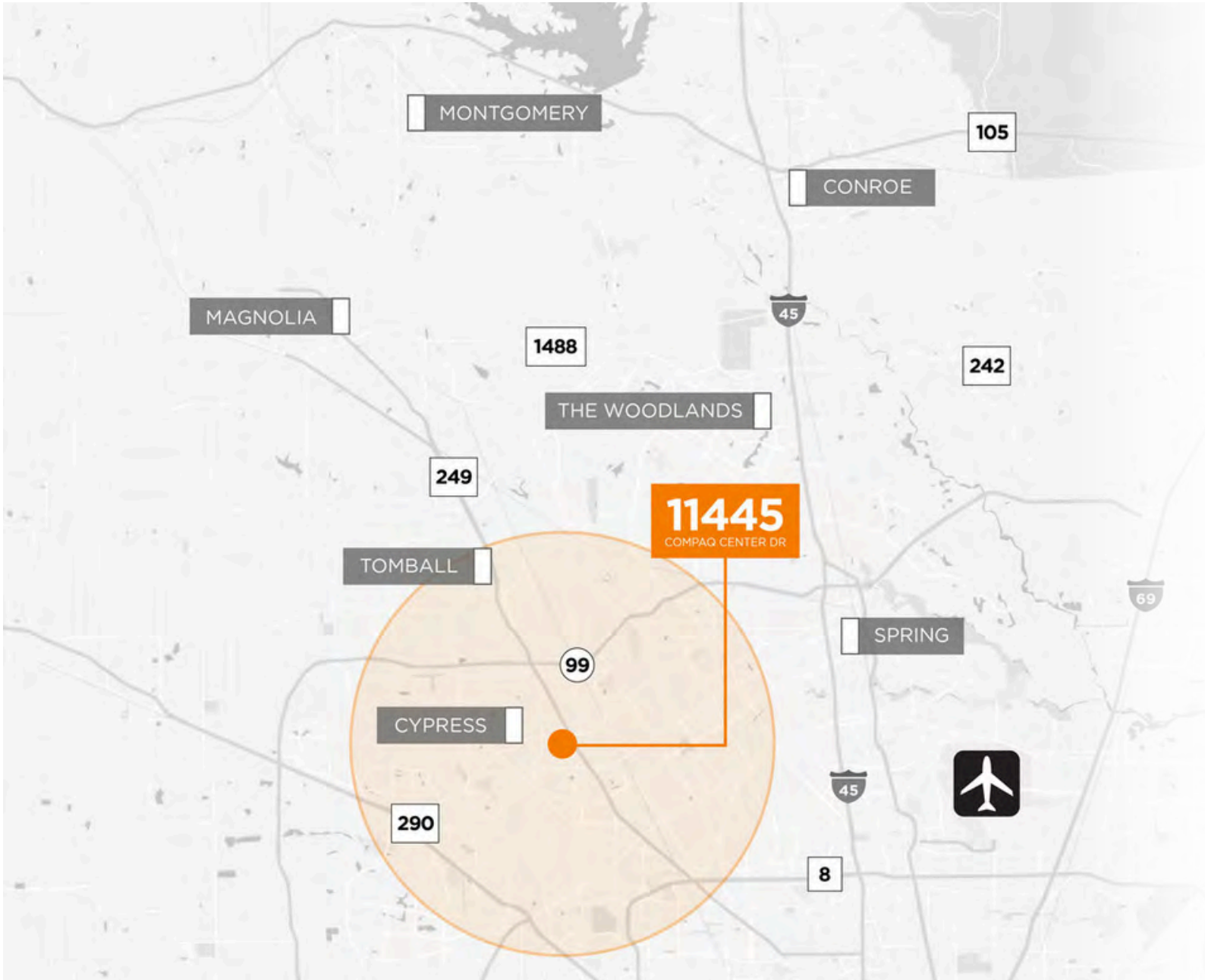
ZARA

NORDSTROM

H&M

Clarks





Drivetimes

10 MIN

To The Woodlands

12 MIN

To Sam Houston Tollway (Beltway 8)

15 MIN

To Grand Pkwy 99 (Toll Rd)

17 MIN

West towards Hwy 290

30 MIN

To George Bush Intercontinental Airport [IAH]

MARKET OVERVIEW

NORTHWEST HOUSTON

Northwest Houston reaches from North Loop 610 to the south, past Tomball to the north and is bordered by I-45 to the east and Highway 290 to the west. The region is known for its immense growth, high quality of life, strong demographics, affordable housing options and convenient access throughout the Houston MSA.

The area is one of the fastest growing areas of Harris County, fueled by several factors. Contributors to the area's rapid growth are its location between the Energy Corridor and The Woodlands, ExxonMobil's 385-acre campus, and Lone Star College System's 71-acre campus. Additional elements include state of the-art medical facilities, easy access to a plethora of dining and shopping venues, and the Grand Parkway expansion that provide phenomenal access to some of Houston's most prestigious communities and employment centers.

TRANSPORTATION & ACCESS

Residents and businesses alike have quick access to an ever-expanding highway transportation system. State Highway 249, which serves as the main transportation corridor through northwest Houston, links Beltway 8 (Sam Houston Tollway) and the Grand Parkway, which has connected the region to Highway 290 to the west and Interstate 45 to the east.

THE VINTAGE

The Vintage, an upscale mixed-use development encompassing residential, retail and business components, is located along SH-249 four miles northwest from Champions Stonebridge Shopping Center. Mischer Investments and Kickerillo Companies joined forces as V&W Partners in 2004/2005 and purchased 630 acres from Hewlett-Packard Company to develop The Vintage, one of the most exciting master planned mixed-use developments in Houston's history. During the first two and a half years of the projects build-out, 84% of its land area had been committed to use, including 380 acres of upscale projects which are now complete or under development.

To date, the announced projects include Vintage Park, 670,000 square feet of retail/office space, over 1,600 upscale residences, 1,500 multi-family units, 518 rooms across 4 hotels as well as the St. Luke's and Kelsey-Seybold medical campuses.



*COURTESY: VINTAGE PARK



*COURTESY: VINTAGE PARK



*COURTESY: VINTAGE LAKES

MARKET OVERVIEW

HOUSTON MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



INTERNATIONAL POPULATION

4th largest city

Houstonians: nearly **1 in 4** are foreign-born

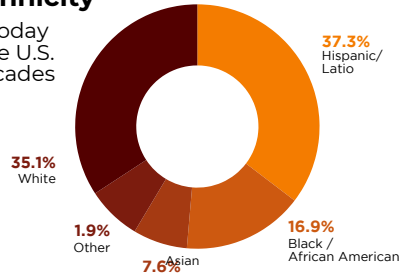
90 countries have official government representation here

7th largest metro economy

Top 3 Metro in the nation for the number of consular offices

Race/Ethnicity

Houston today mirrors the U.S. in four decades



5,000 + Houston companies doing business abroad

International Business Center

19 Foreign banks from **10** nations

1,700+ Houston firms report **foreign ownership**

PORT OF HOUSTON: BUSIEST PORT IN TEXAS



16th Busiest in the world by tonnage

1st in U.S. import & export tonnage

2nd in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

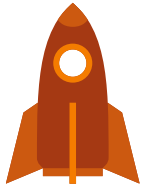
George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015



188 nonstop destinations to **37** countries

2018 Passenger Volume (Pre COVID)



46.5 Million

DOMESTIC

58.3

Milion total passengers

INTERNATIONAL

11.8 Million

INTERNATIONAL

Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations

37 Countries

FOR LEASING INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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