

# LOOP CENTRAL

4888  
Loop Central

4848  
Loop Central

4828  
Loop Central

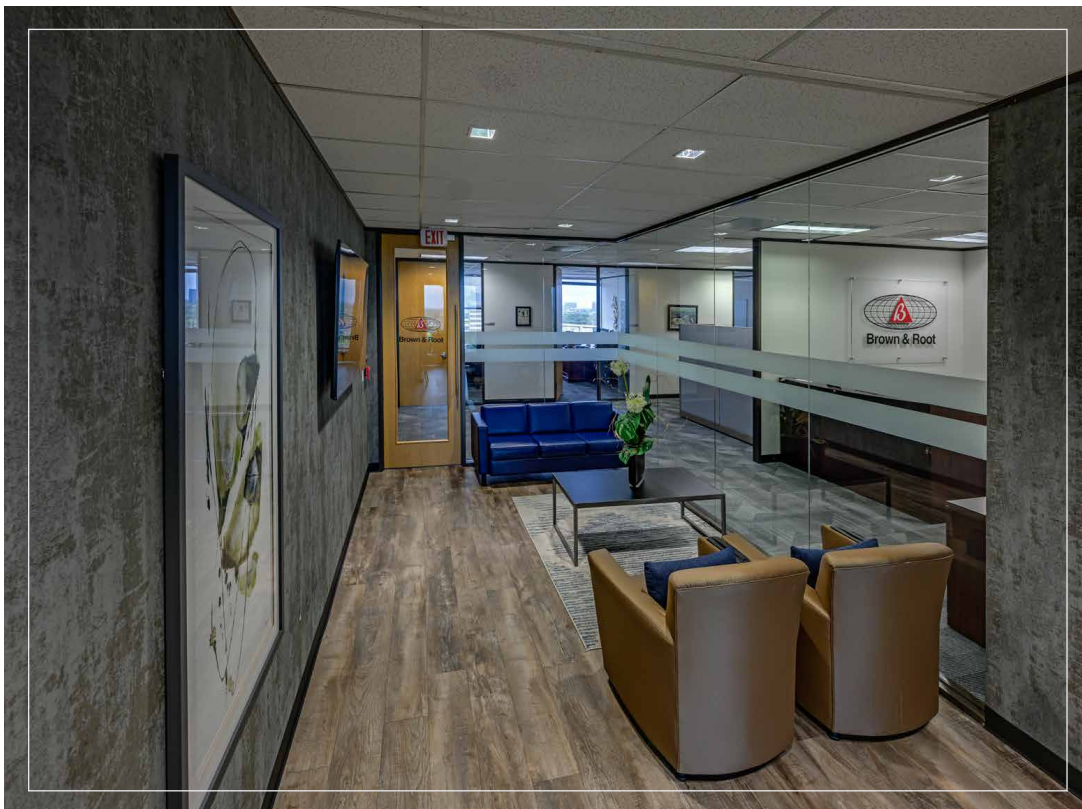
HOUSTON, TEXAS



Confidential Offering Memorandum

# The Opportunity

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire Loop Central (the "Property"), a prominent, three-building office campus within the West Loop/Galleria submarket of Houston, Texas. The asset consists of 574,944 rentable square feet and is currently 64.9% occupied with a 5.0-year weighted average lease term remaining. Strategically situated along the 610 West Loop, the Property offers exceptional visibility and superior access to Houston's premier residential enclaves, including Tanglewood and River Oaks. This investment provides a unique value-add opportunity to capitalize on the robust leasing momentum in Houston through the lease-up of available space at an attractive basis. Loop Central represents a rare chance to acquire a scale-driven office asset with a clear path to significant appreciation in Houston's most active infill submarket.



4888, 4848, 4828 LOOP CENTRAL DR

ADDRESS

HOUSTON, TX

LOCATION

574,944

NET RENTABLE AREA

64.9%

LEASED

5.0 YEARS

WALT

1982/2020

YEAR BUILT/RENOVATED

9-10 STORIES

FLOORS

20,500 SF

TYPICAL FLOOR SIZE

3.99/1,000 SF

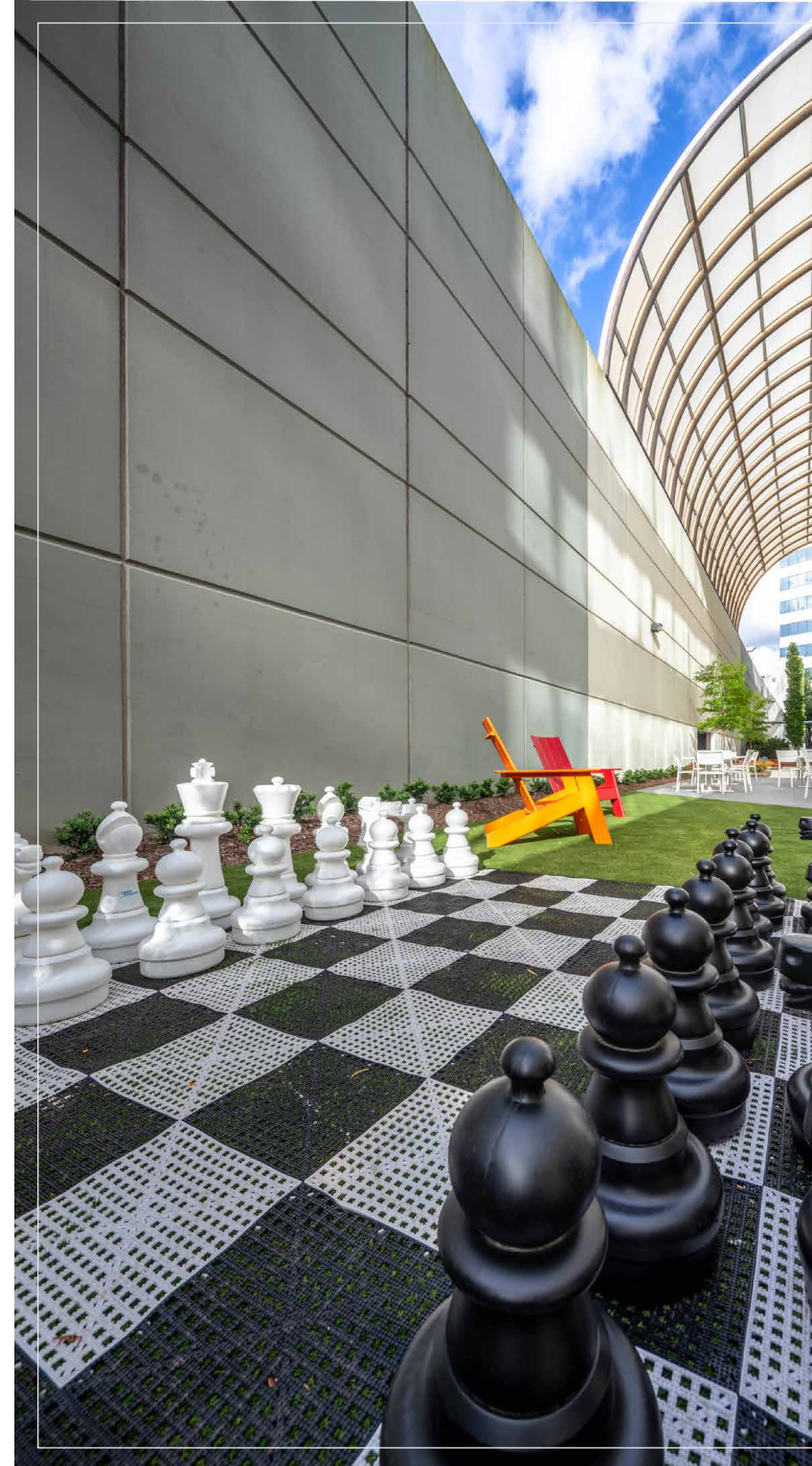
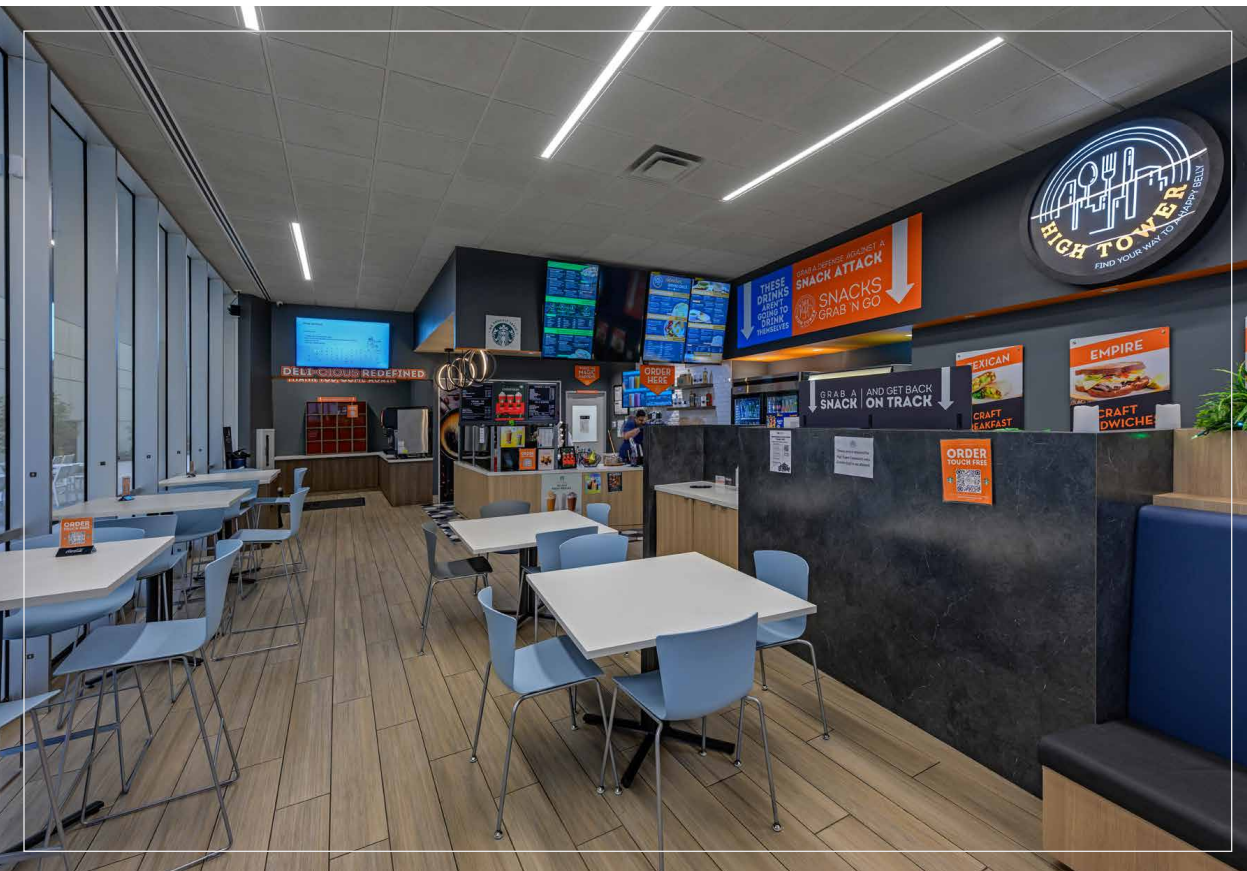
PARKING RATIO

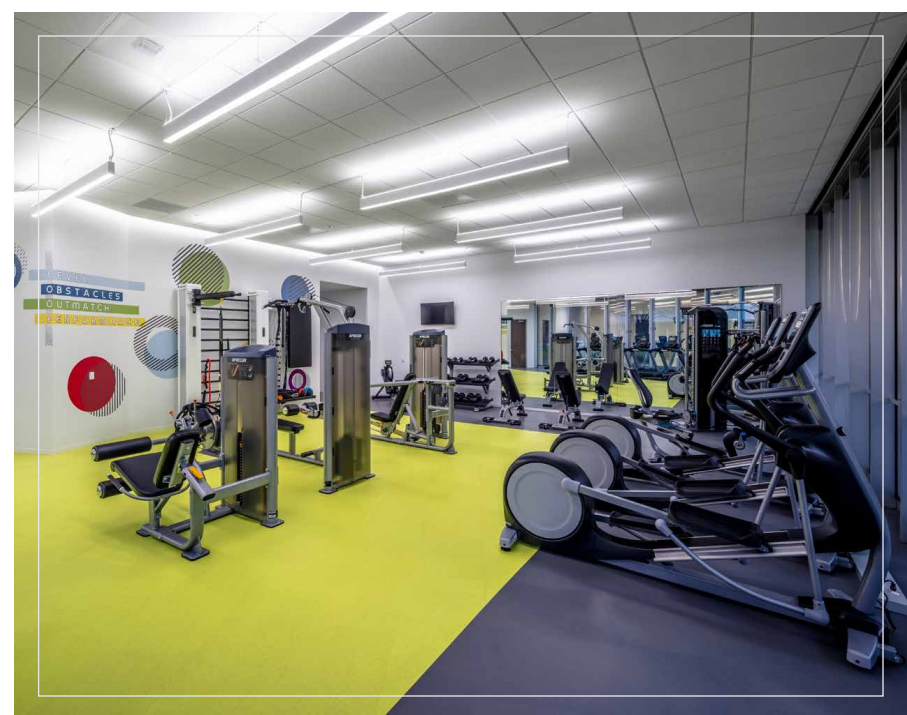
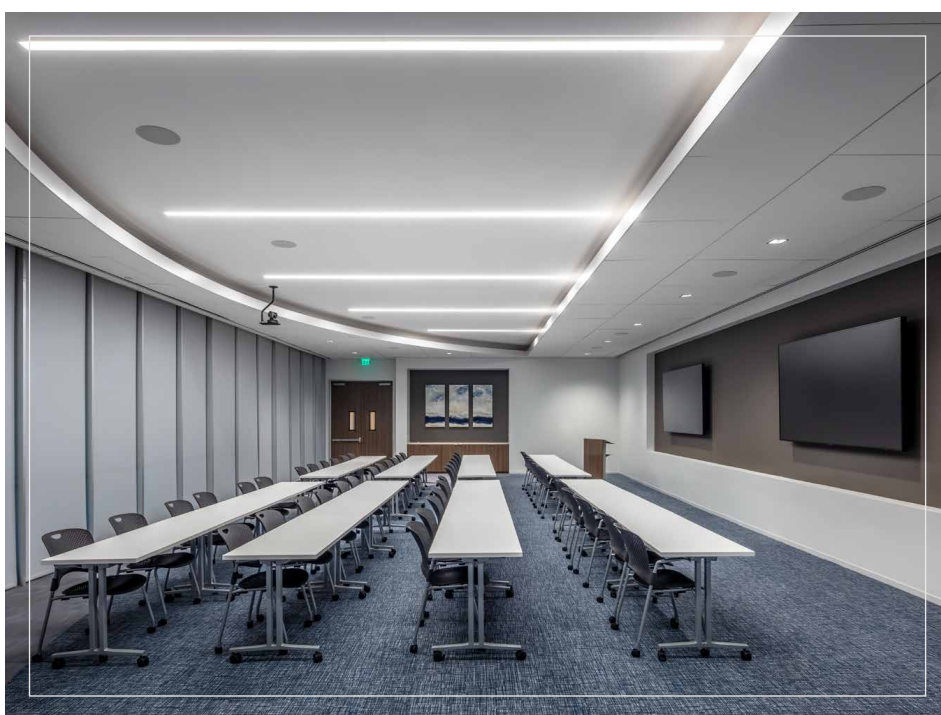
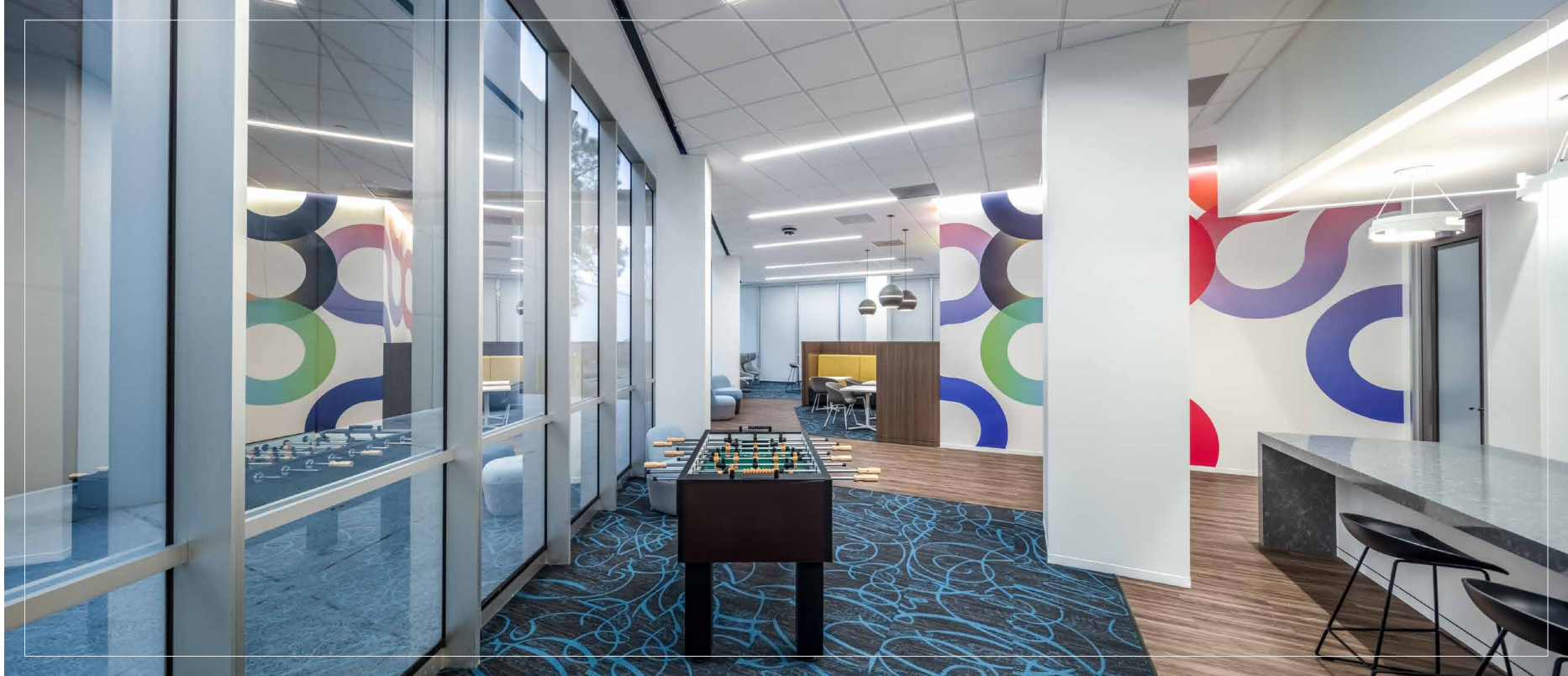


BUILDING	BUILDING SIZE	YEAR BUILT/ RENOVATED	OCC	WALT	# OF TENANTS
Loop I	178,130	1980/ 2020	88.7%	5.9	13
Loop II	197,868	1981/ 2020	37.9%	3.9	6
Loop III	198,946	1982/ 2020	70.4%	4.5	8
<b>Total</b>	<b>574,944</b>		<b>64.9%</b>	<b>5.0 Years</b>	<b>27</b>

# Top Tier Onsite Amenities

Loop Central provides an immersive and collaborative office environment through a comprehensive, campus-wide amenity package. The property features a state-of-the-art conference center with seating for up to 78 people and a fully-equipped fitness center complete with individual showers and private lockers. Tenants can also enjoy a new indoor/outdoor lounge featuring game space and dining areas, complemented by the on-site Hightower Deli. With additional conveniences like 24/7 security and meticulously manicured green spaces, Loop Central delivers the high-touch, fully-amenitized experience that today's office users demand.



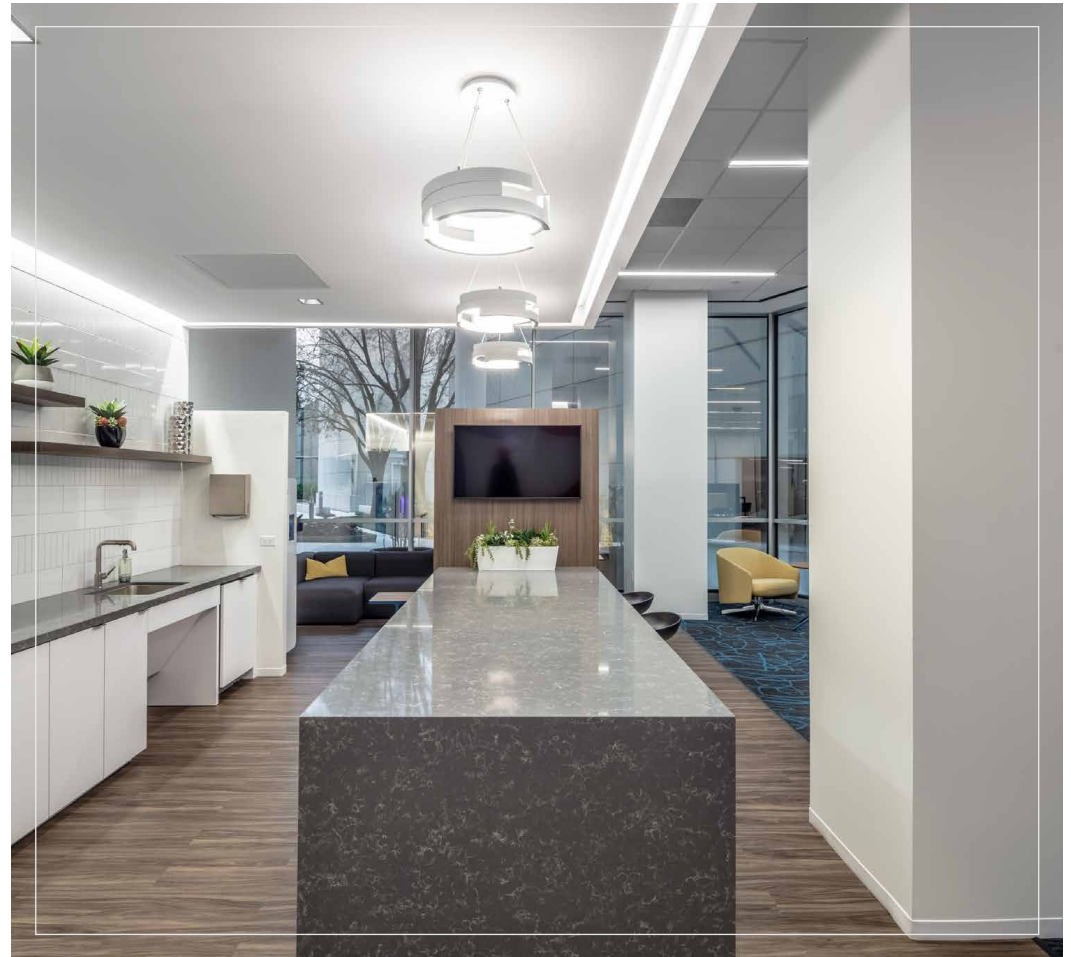


# Full Campus Modernization

## CAPITAL UPGRADES & AMENITY MODERNIZATION

Loop Central completed a comprehensive capital improvement program in 2020, enhancing the property with modernized finishes and upgraded shared amenities.

The renovation modernized the property with upgraded lobbies and the introduction of shared tenant amenities designed to support today's workplace needs. Improvements included a new tenant lounge located in Building III, along with a centrally located conference center and fitness facility in Building I.

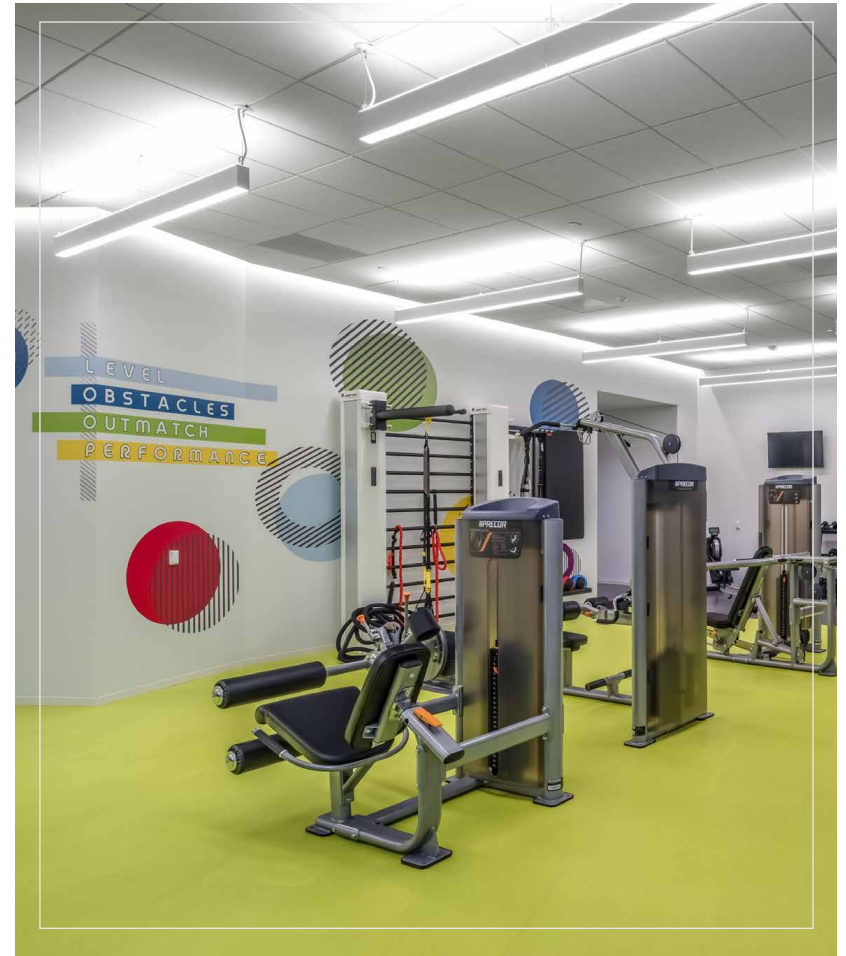


## TENANT LOUNGE AND DINING AREA

The renovation added a 1,427-square-foot indoor/outdoor tenant lounge featuring dedicated game and dining areas. The space includes a full kitchen, ample seating, WiFi connectivity, three televisions, and a sparkling water dispenser. The lounge and dining area are available to tenants from 7:00 am to 6:00 pm and provide a functional setting for informal meetings, collaboration, or daily use.

## CONFERENCE CENTER

The shared conference center is a state-of-the-art facility designed for efficiency and flexibility. With seating for up to 78 people, the space supports multiple seating configurations and is equipped with plug-and-play technology and advanced virtual meeting capabilities. The conference center is well suited for tenant meetings, training sessions, presentations, and hybrid events requiring a professional setting.



## FITNESS CENTER

Loop Central's upgraded fitness center offers a convenient, on-site wellness option for tenants. The facility includes individual showers and private lockers to accommodate a flexible workday schedule. The fitness center is accessible from 5:30 am to 6:00 pm, supporting both early-morning and end-of-day use.

# Prime Galleria Frontage



CHASE partners

WILLIAMS TOWER  
CAMDEN Williams  
lyondellbasell

APA Corporation  
SUEZ  
CENTRAL PARK POST OAK  
stewart

FOUR OAKS PLACE  
MITSUBISHI  
WELLS FARGO  
ENGIE  
Woodside Energy

ENERGY TRANSFER

citi

STREAM THE LAKES ON POST OAK  
BRAUN ENTERPRISES REAL ESTATE DEVELOPMENT  
SINOPEC

THE GALLERIA MALL  
+2M SF of Retail  
30M visitors annually

VET TECH INSTITUTE

LOOP CENTRAL

LOOP I  
178,130 SF

LOOP II  
197,868 SF

LOOP III  
198,946 SF

HOUSTON CITY COLLEGE



Ideally situated where Houston's premier neighborhoods meet its core business centers, Loop Central benefits from a sophisticated demographic base that places ownership and executive leadership within minutes of the office. The surrounding area features a remarkable concentration of wealth, with average household incomes within a one-mile radius surpassing \$167,000. This affluence extends throughout a five-mile reach of over 521,000 residents, providing a vast and highly educated talent pool. As local income levels are forecasted for continued growth through 2030, the property remains well positioned to serve the high-earning decision-makers residing in the nearby enclaves of River Oaks, West University, and Bellaire.

	1-MILE	3-MILE	5-MILE
2010 Total Population	17,112	198,251	445,482
2025 Total Population	21,284	222,613	521,078
2010-2025 Population Growth %	24.4%	12.3%	17.0%
2030 Estimated Total Population	21,776	226,305	535,515
2025-2030 Est. Population Growth %	2.3%	1.7%	2.8%
2025 Average Household Income	\$167,816	\$168,549	\$154,932
2025 Total Housing Units	12,606	118,966	282,243
2025 Median Age	36.8	36.4	35.6

# Parking License Agreement

LOOP III  
198,946 SF

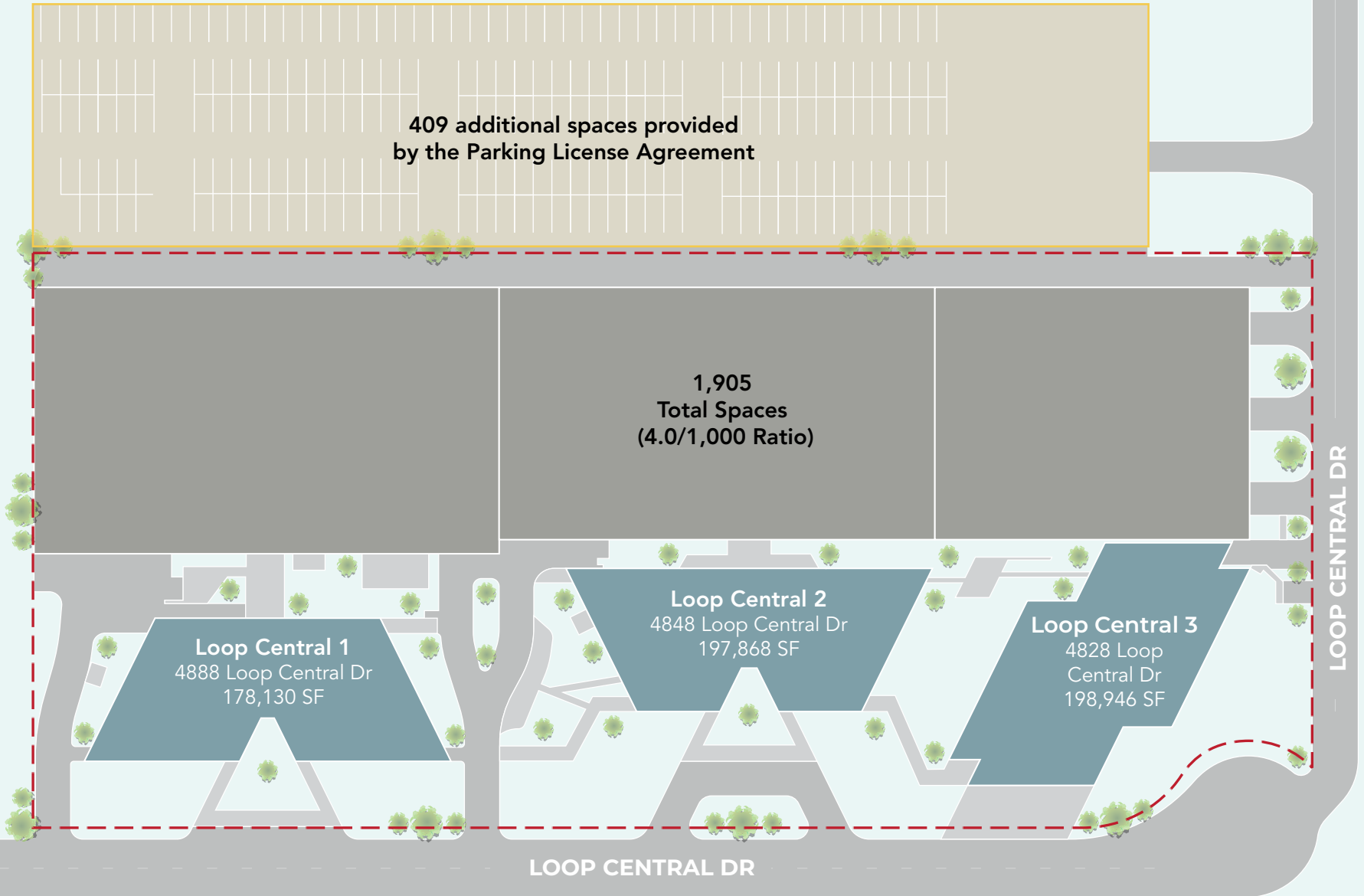
LOOP II  
197,868 SF

LOOP I  
178,130 SF

Loop Central has a Parking License Agreement with CenterPoint Energy, allowing tenants to utilize 409 additional surface spaces (increasing ratio to 4.79/1,000 SF). The current term is through April 30th 2029. The Agreement started in 2007 and is in its 3rd renewal term. The current annual license fee is \$164,475.00 (\$13,706.25 per month), with the Licensor retaining the right to adjust rates based on future market valuations.

# Site Plan

WESTPARK DR



# Contacts

## INVESTMENT SALES ADVISORY

RICK GOINGS  
Managing Director  
+1 713.425.5855  
rick.goings@jll.com

KEVIN McCONN  
Managing Director  
+1 713.425.5839  
kevin.mcconn@jll.com

JEFF HOLLINDEN  
Senior Managing Director  
+1 713.852.3514  
jeff.hollinden@jll.com

MAX MYERS  
Analyst  
+1 713.425.1811  
max.myers@jll.com

## FINANCING ADVISORY

JOHN REAM  
Senior Director  
+1 713.425.5919  
john.ream@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027  
[us.jll.com/capitalmarkets](http://us.jll.com/capitalmarkets)

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