

NASSAU BAY TOWN SQUARE

Live, Work, Shop, Dine

by **Griffin Partners**

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First Office Building Starts Construction



Saturn One Building



Saturn Two Building

The first office building started construction in November 2010 with completion scheduled for September 2011. The 4-story, 102,000 square foot building is 60% pre-leased to Hamilton Sundstrand, Keller Williams Clear Lake/NASA, Texas American Title Company and Maxim Insurance Services, Inc. Several other tenants are now working for the remaining 40,000 square feet available. The building is Silver LEED certified and is designed by Ambrose, McEnany and House and constructed by D.E. Harvey Builders.

Nassau Bay Town Square is a 31-acre mixed-use development located at the intersection of NASA Parkway and Saturn Lane, directly across the street from the NASA Johnson Space Center Campus. The development, when completed, will consist of three office buildings containing approximately 500,000 square feet, a 313-unit multi-family project, a 145-room Marriott Hotel, approximately 73,000 square feet of retail, a 27,000 square foot conference center and Nassau Bay City Hall.

See website for further details:
www.nassaubaytownsquare.com



THE GRIFFIN DIFFERENCE

Built on a foundation of experience, integrity and innovation, we are vested in solving your real estate and business needs. We understand risk, refusing to say no until we've accomplished the goal. Instead we work harder and smarter, combining generations of experience to consistently outperform the market. Let our team help you with a winning solution.



Occupancy Update



On January 25, 2010, FEIN opened Voyager at the Space Center a 313-unit Class A luxury apartment community

located at 18101 Point Lookout Drive, directly across NASA Parkway from the Johnson Space Center in Nassau Bay, Texas. Since the January 2010 available occupancy date, Voyager at the Space Center is now 70% occupied.



Proudly anchoring Nassau Bay Town Square, the apartment building is four stories in height, has three elevators, and contains luxurious common amenities including a health club quality fitness/yoga room, game lounge, Wii station, business center, party room, conference room, large courtyard with reflecting pond, and courtyard with fully landscaped resort-style pool with cabanas and outdoor kitchen.



The apartments boast features found in custom homes such as open floor plans, kitchens with stainless steel appliances, designer tile backsplashes, islands, and granite countertops. The apartments wrap around a concrete parking structure with controlled access providing residents peace of mind as well as the convenience of parking on the same level as their residence.

Voyager at the Space Center...5 Star Amenities. One Stellar Location. Please visit www.voyageratspacecenter.com for more information.

Retail Phase I Ready for Occupancy



The Retail Phase I construction is complete and space is available for occupancy. The 25,000 square foot building is 85% leased with approximately 4,000 square feet available. Phase I tenants include Wings 'N More, Bullrito's, Texas Citizens Bank, Tutti Frutti and Bay Area Houston Economic Partnership.



Work in Progress

Nassau Bay Town Square's Retail Phase II will begin construction in May 2011 and will contain approximately 25,000 square feet and be the mirror image of Phase I (see pictures page 2). Pre-leasing of Phase II is starting now and already has Five Guys Burgers & Fries and Jimmy John's Gourmet Sandwiches as tenants.



Marriott is actively working on the design and financing of their hotel with an expectation of a start of construction by early to mid-2011. The project room count is expected to be in the 135–150 number with a design similar to other newly designed Courtyard Inns by Marriott. The hotel ties directly into the Saturn Lane Parkway and will connect to the Norris



Marriott Hotel

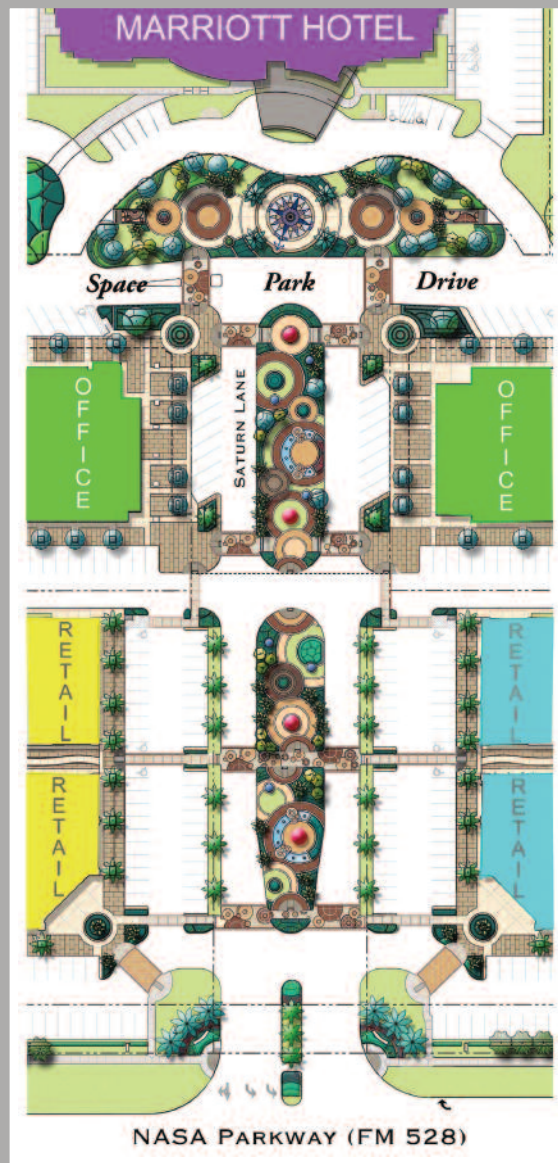
Conference center and city garage as well. The hotel and conference center are designed to serve the travel and meeting needs of the NASA/Clear Lake area.

Norris Conference Center

The lease is signed and a working design for a 27,000 square foot conference center has been approved by Norris Conference Center. The center is a single-story building with glass entry, meeting rooms, and ballroom adjacent to Nassau Bay, City Hall and the Marriott Hotel. There is plenty of convenient, free parking.



Norris Conference Center



The project infrastructure development is nearing completion. All roads and utilities are in place and the intersection of NASA Parkway and Saturn Lane is open and functioning. The extension of Saturn Lane into Nassau Bay Town Square opens the project to a 210 foot expanse from building to building, with a 60 foot wide landscaped parkway pictured above. The parkway will feature landscaping, water features and house artwork displaying historical milestones from the space program. These features offer a central conversion point for retail, office, multi-family, and hotel tenants, guests or visitors. Combined with the conference center and city parking garage, the area offers not only a prestigious entrance but also an area for gatherings to celebrate and spend time. The landscape and artwork will be put in place later in 2011 to allow for additional construction work to get further along.

NASSAU BAY TOWN SQUARE

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Office Building One



Office Building One and Parking Garage



Nasa 1 Bypass



Office Building One Floor Plan

CITY OF NASSAU BAY NASSAU BAY TOWN SQUARE

DEMOGRAPHICS – 3 & 5 Mile Radius

3 Miles	5 Miles
Population: 63,865	Population: 164,727
Median Age: 36	Median Age: 35.3
Average HH Income: \$83,622	Average HH Income: \$91,280
Median HH Income: \$70,992	Median HH Income: \$80,021
Post-Secondary Education: 73.6%	Post-Secondary Education: 75.0%
White-Collar Workforce: 76.3%	White-Collar Workforce: 76.5%

OFFICE AMENITIES

- Class A Space
- LEED Certified construction
- Covered parking – Office
- Efficient floor layout
- NASA directly across the street
- Housing, Restaurants, Office, Hotel, Conference Center, Shopping



Retail Phase II

