

Live, Work, Shop & Dine... right across the street from NASA!

For a Complete Lifestyle...

Located directly across the street from the Johnson Space Center, NASSAU BAY TOWN SQUARE is a 31-acre center with a small town feeling where one can live, work and play.



The development is bounded on the north by NASA Parkway, on the east by Upper Bay Road, on the west by Point Lookout Drive, and to the south by the Queens

Court, a residential subdivision. Space Park Drive bisects the center of the site in an east to west direction.



The Voyager at the Space Center, an upscale, mid-rise residential housing complex, is now complete. A multi-level hotel, conference center, restaurants, office buildings, retail shops, and city hall...all



surrounding a beautiful central pedestrian plaza are some of the many features of this exciting development. Everything is just steps away in an intimate, refreshing setting with views that overlook the serene beauty of Clear Lake.



Photo by Susan Taylor

www.nassaubaytownsquare.com



The NASA Parkway Bypass is complete and provides a streamlined exit from I-45 to Nassau Bay Town Square. Just one light and you'll reach the destination where so much is going on. Some of the benefits of living and/or working at this prime location are:

- One traffic light between I-45 and Nassau Bay Town Square
- 10 minutes to Hobby Airport
- High visibility for Nassau Bay Town Square businesses
- Master-planned development
- Three office buildings
- Conference center
- Marriott Hotel
- Multi-family residential
- Multiple restaurant choices
- Banking
- Business support merchants
- City hall
- Bay Area life style...



Photo by Susan Taylor

Live

Work

Shop & Dine



Nassau Bay Town Square

Clear Lake, Texas: about 20 miles from downtown Houston; 30 miles from downtown Galveston.

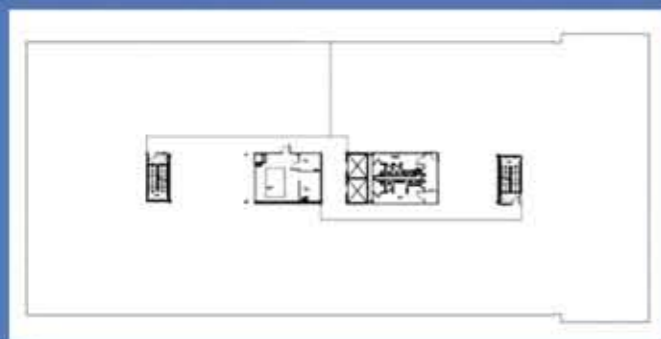


FOR LEASING INFORMATION...
713.439.5340
www.nassaubaytownsquare.com

Nassau Bay Town Square Offers Approximately...

400,000–500,000 Square Feet of Office Space

SATURN ONE OFFICE BUILDING – TO BE COMPLETE SEPTEMBER 2011



Pre-Leasing
Saturn Two Office Building
160,000 SF

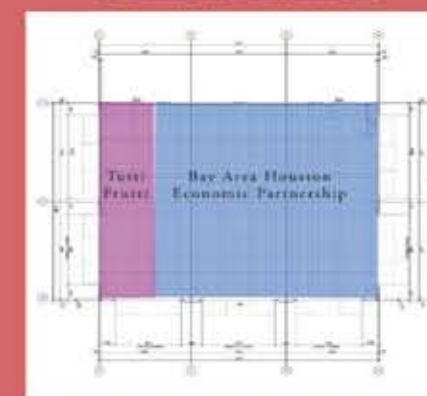
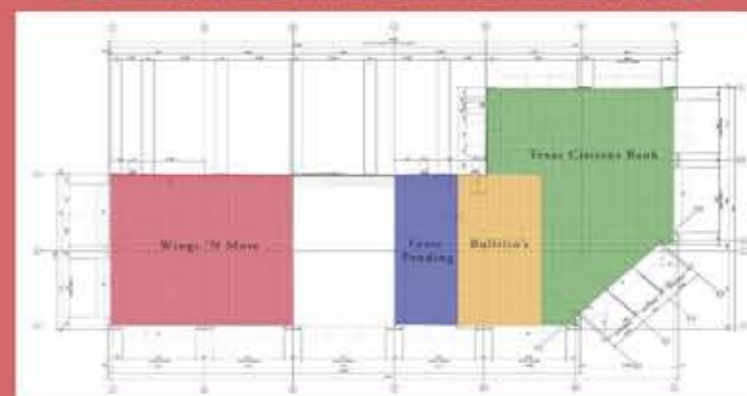


- Class A quality space
- LEED certified construction
- Covered parking
- 27,000-square-foot floor plans
- Efficient planning
- Future expansion
- Adjacent to restaurants, housing, hotel and conference center
- NASA Parkway Bypass provides streamlined exit from I-45

75,000 Square Feet of Retail Space

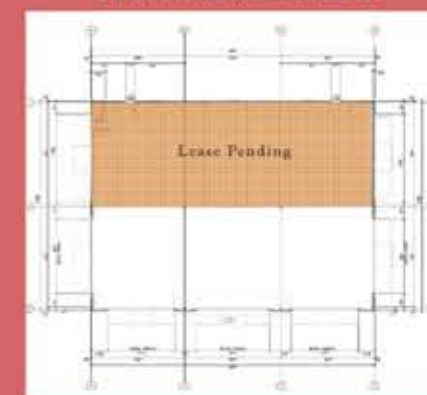
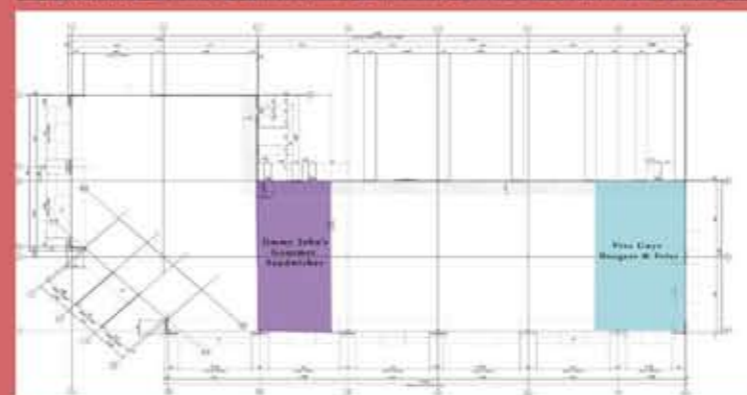
LEASES AS OF DECEMBER 2010

Retail Phase I – 25,000 SF Complete



Retail Phase I – Ready for Occupancy

Retail Phase II – 25,000 SF Complete August 2011



Retail Phase II – Ready for Occupancy August 2011



For Information on Leasing Office or Retail Space Contact:

Jason Long 713.439.5332 ~ jlong@griffinpartners.com • Chris Lewis 713.439.5323 ~ clewis@griffinpartners.com • Susan Tyree 713.439.5340 ~ styree@griffinpartners.com