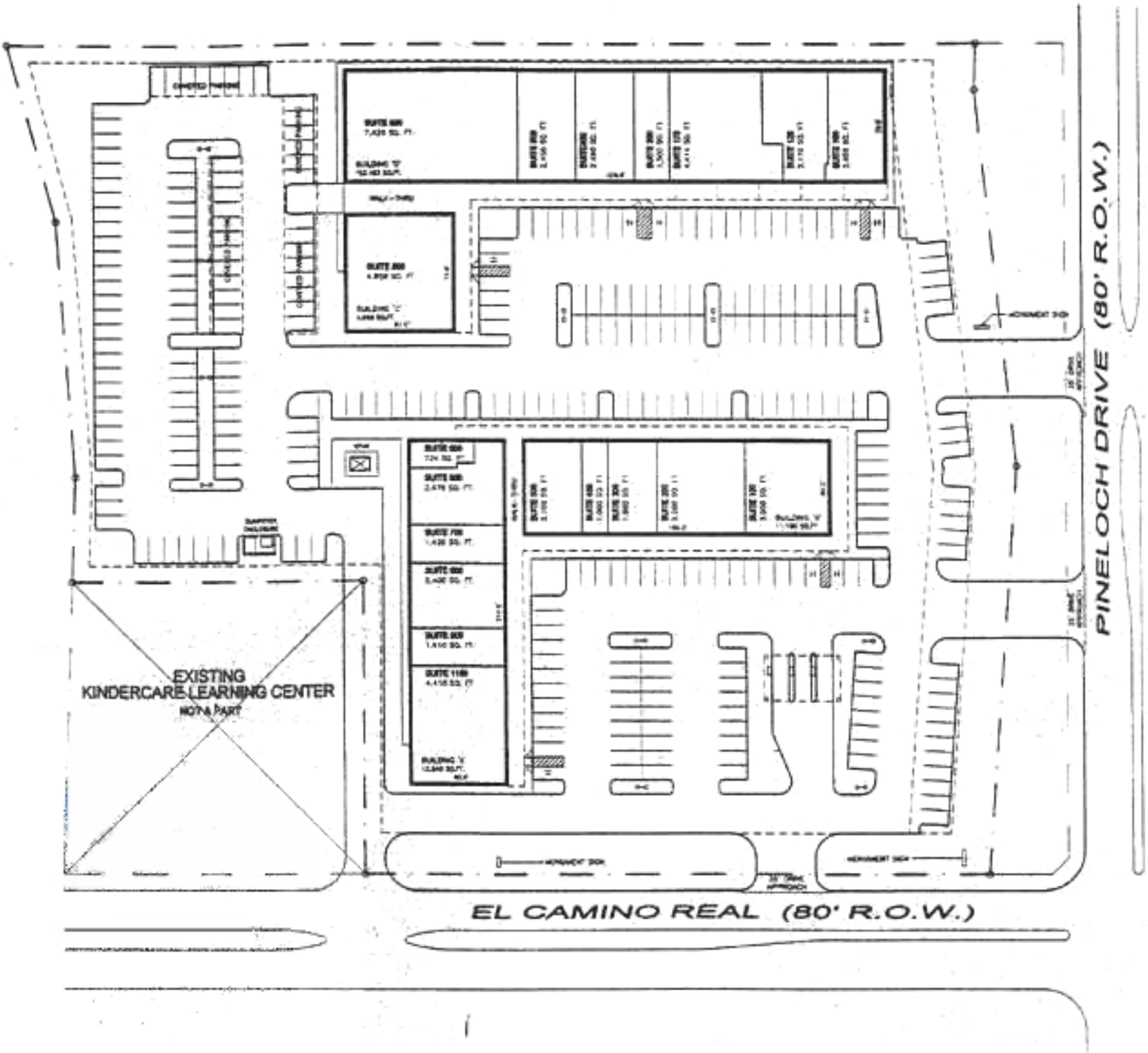

SPACE CITY COMPLEX

PINELOCH DRIVE AT ELCAMINO REAL
HOUSTON, TEXAS (CLEAR LAKE CITY)

SITE DATA

GROSS LAND AREA	5.89 ACRES (256,521 SQ. FT.)
GROSS LEASABLE AREA	*52,081 SQ. FT.
RETAIL LEASE SPACE	24,000 SQ. FT.
MEDICAL/PROF. LEASE SPACE	*28,081 SQ. FT.
PARKING	
PARKING SPACES	304 AUTOMOBILES
PARKING RATIO (OVERALL)	5.86 AUTOS/MGLA
SITE REQUIREMENTS	215 AUTOS
PARKING ORDINANCE REQUIREMENTS	215 AUTOS
CLASS I OFFICE	2.5 AUTOS/1000 SF GLA
MEDICAL OFFICE	3.5 AUTOS/1000 SF GLA
CONVENIENCE SHOPPING	5.0 AUTOS/1000 SF GLA
PARKING SPACES BY AREAS	
RETAIL PARKING	94 AUTOMOBILES
MEDICAL/PROF. PARKING	104 AUTOMOBILES
BACK PARKING AREA	106 AUTOMOBILES
LANDSCAPE CRITERIA	
GROSS AREA	5.89 ACRES (256,521 SQ. FT.)
TRACT F.A.R.	19.35%
SITE REQUIREMENTS	56,500.0 SQ. FT. (22.0%)

*NET RENTABLE PER LEASE

CONCORDE REALTY DEVELOPMENT
2401 FOUNTAINVIEW, SUITE 500
HOUSTON, TEXAS 77057
(713) 789-3600

DATE: 4/25/99

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