



THE
FULCRUM
PHASE I





PLACEMAKING

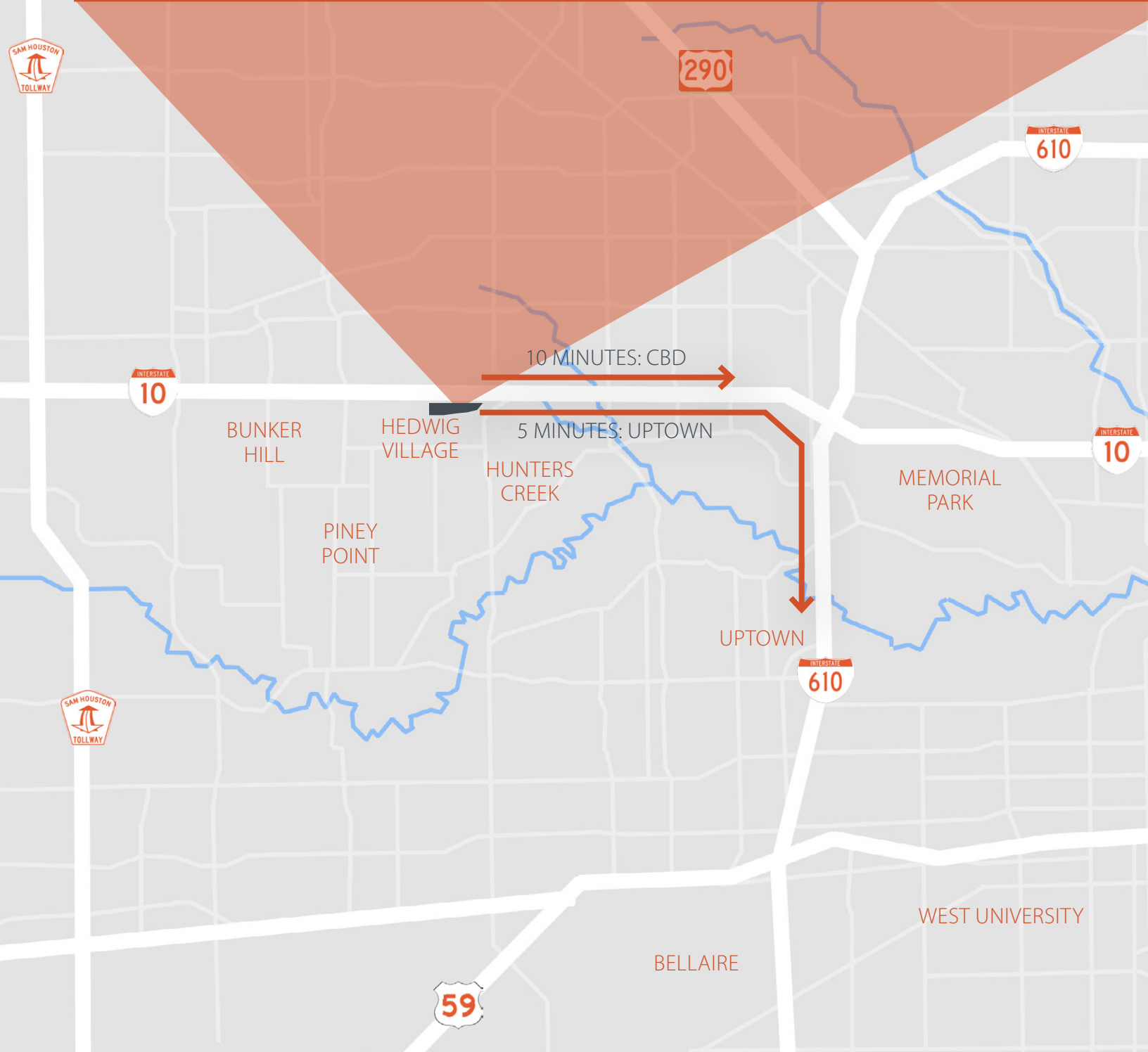
The Fulcrum is a premier, mixed-use development in the heart of Memorial Villages. The vision is to provide a workplace that will help people connect, not only with customers and co-workers, but also with the unique spirit and character of the community.

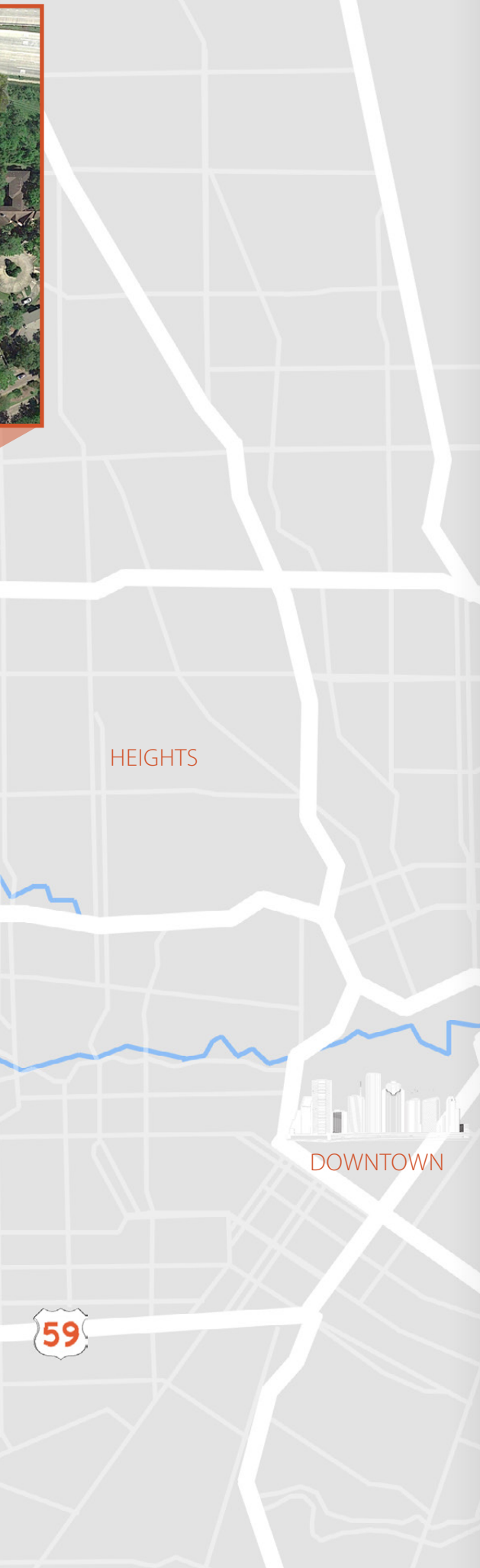
Designed and developed by Fuller Realty Partners and Avison Young, The Fulcrum is comprised of approximately 400,000 square feet of high-end office, restaurant and retail space.





PHASE I





PREMIER LOCATION

- Located in the prestigious Memorial Villages
- Serviced by Hedwig Village Police, Village Police & Village Fire Department
- 10 minutes to Downtown Houston
- 5 minutes to Uptown
- 5 minutes to Memorial Park
- As one of the wealthiest zip codes in the nation, 77024 has an average household income of \$108,000 and median home price of \$1,175,000.

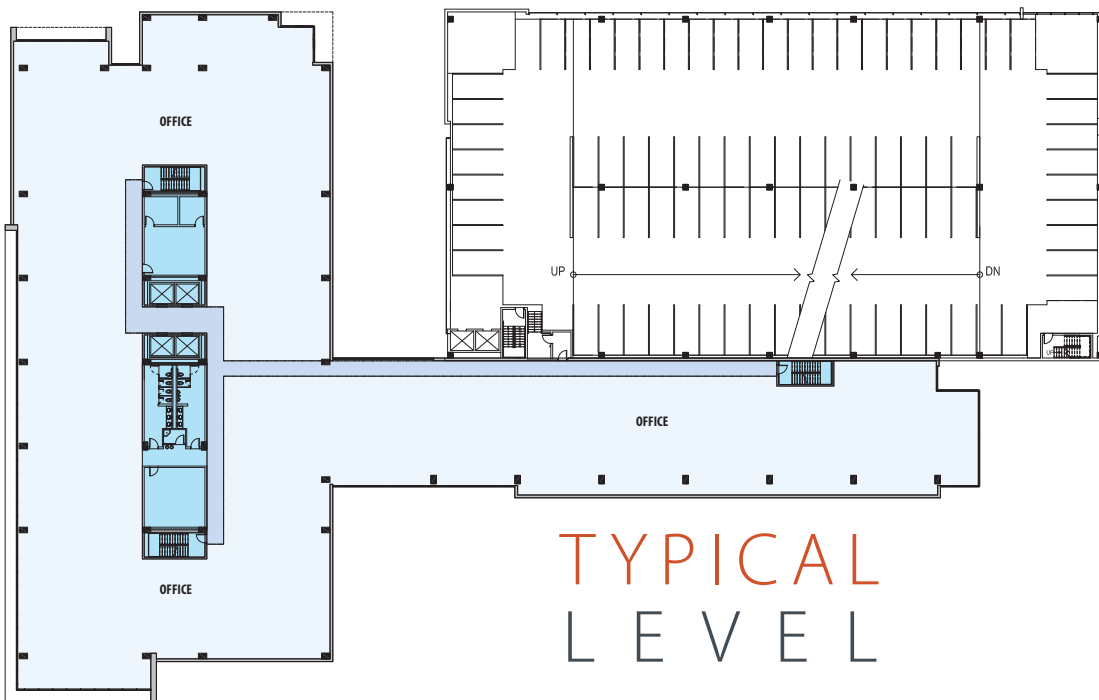
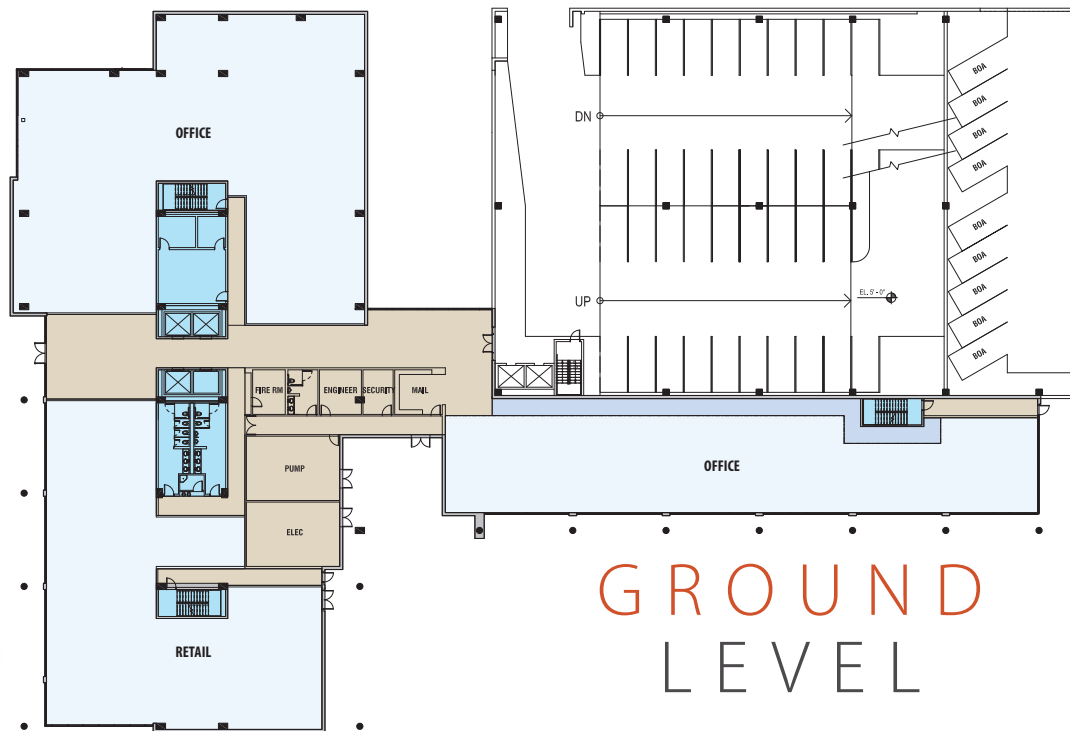


*Architectural Design Team: Munoz Albin
Civil Engineering: Ward, Getz & Associates*



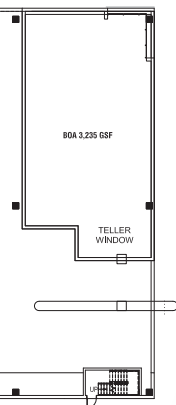
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Level 5	36,890 NRA
Level 4	36,850 NRA
Level 3	36,700 NRA
Level 2	36,700 NRA
Level 1	24,400 NRA
Total	171,540 NRA

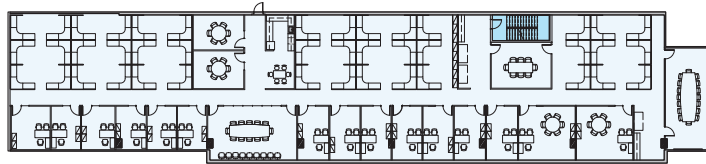


BUILDING FEATURES

- LEED Certified
- Class AA Construction
- 10' ceiling height with floor-to-ceiling glass
- State of the art managed parking system to maximize parking efficiency and reduce parking charges
- Direct floor access to parking garage to minimize commute time
- 4 cars per 1,000 RSF parking ratio
- Ground floor dining

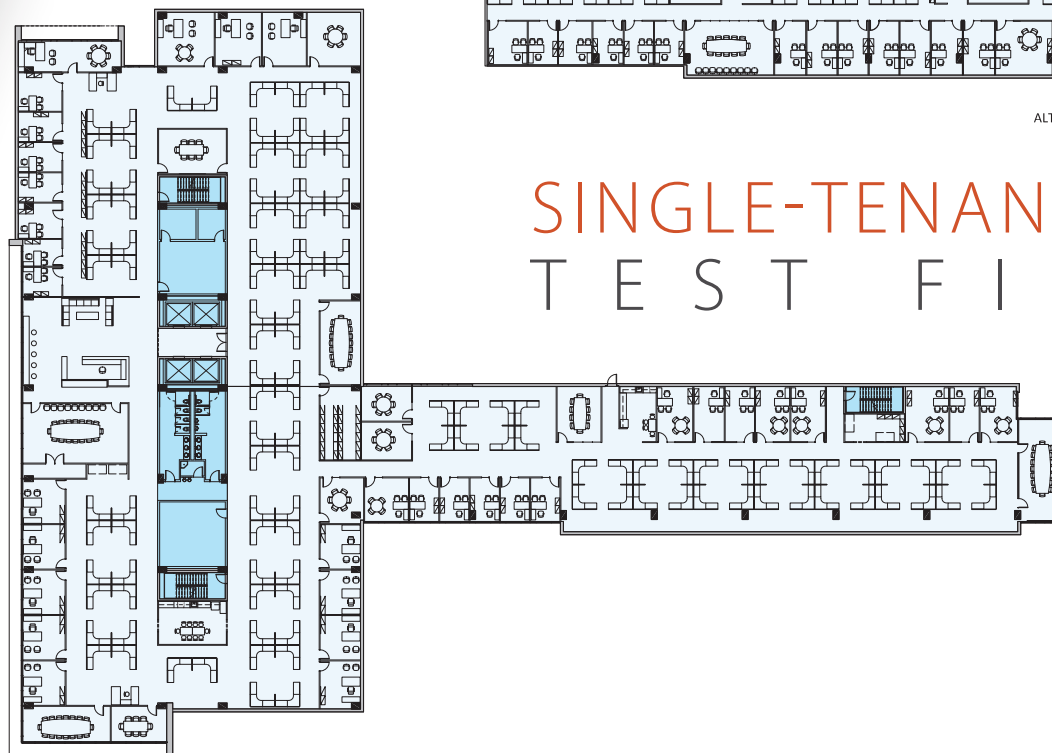






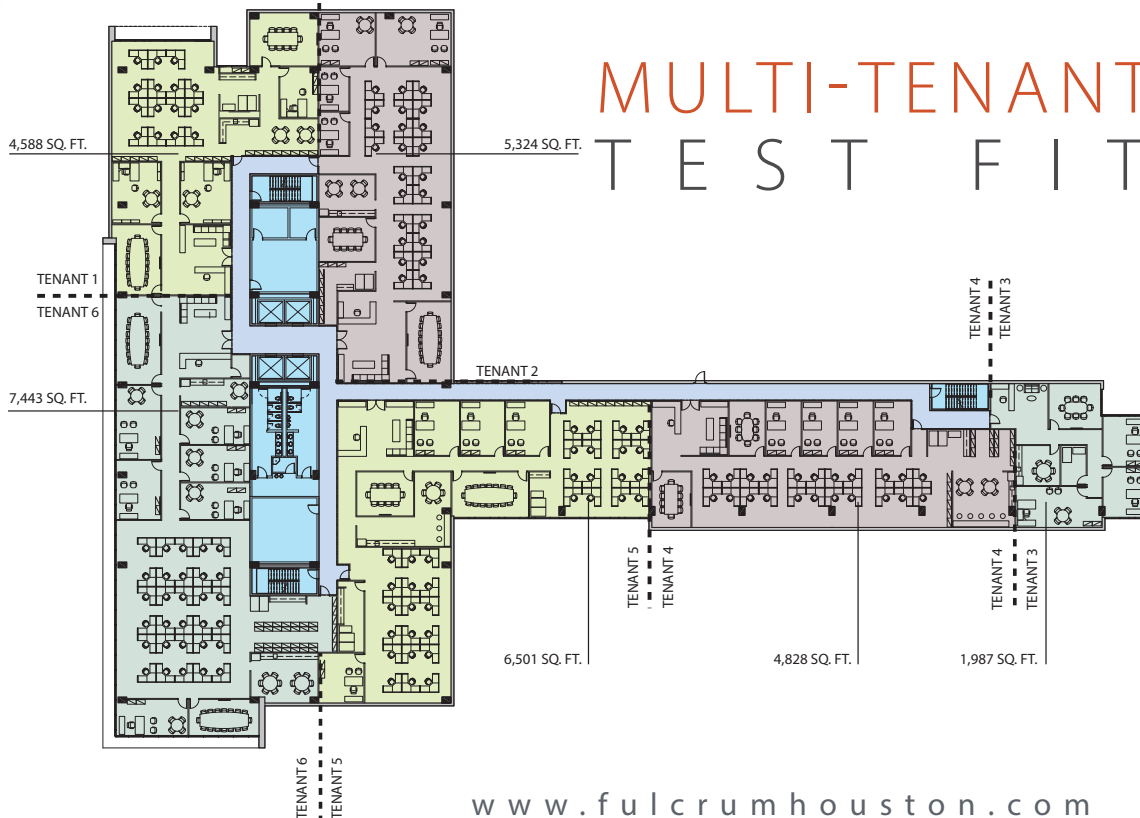
ALTERNATIVE OPTION

SINGLE-TENANT TEST FIT



TENANT 1 ■ TENANT 2

MULTI-TENANT TEST FIT



An architectural rendering of a modern multi-story building with large glass windows and a courtyard area. The courtyard features a white grid canopy structure, trees with green and brown foliage, and people walking. The title 'THE FULCRUM' is overlaid in a white box with orange text.

THE FULCRUM

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