



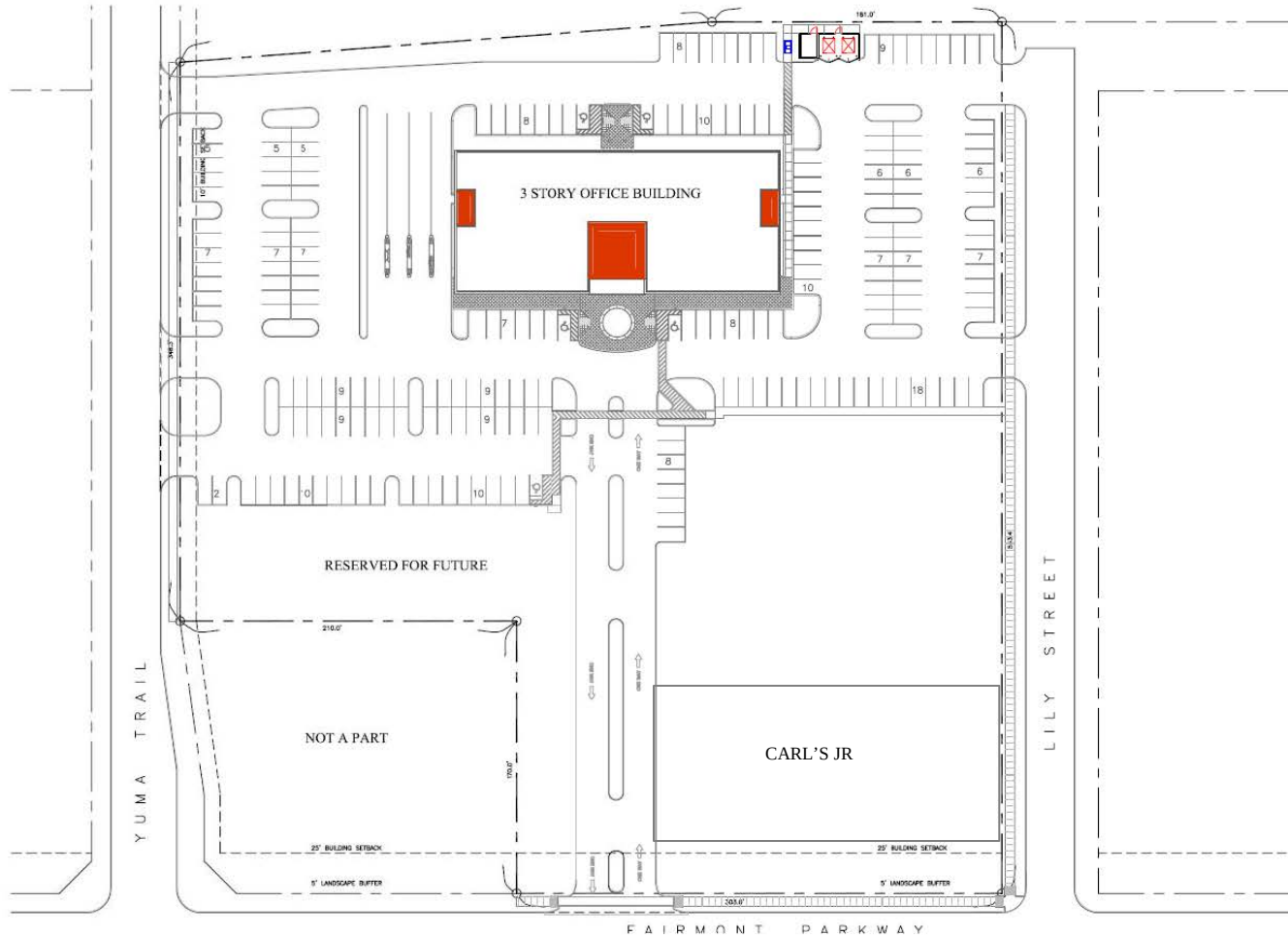
VIEW OF FRONT ENTRANCE



TEXAS CITIZENS BANK BUILDING

A Professional Office and Retail Park

JOHN O. HARRIS INTEREST
PASADENA, TEXAS



PHASE 1 SITE PLAN



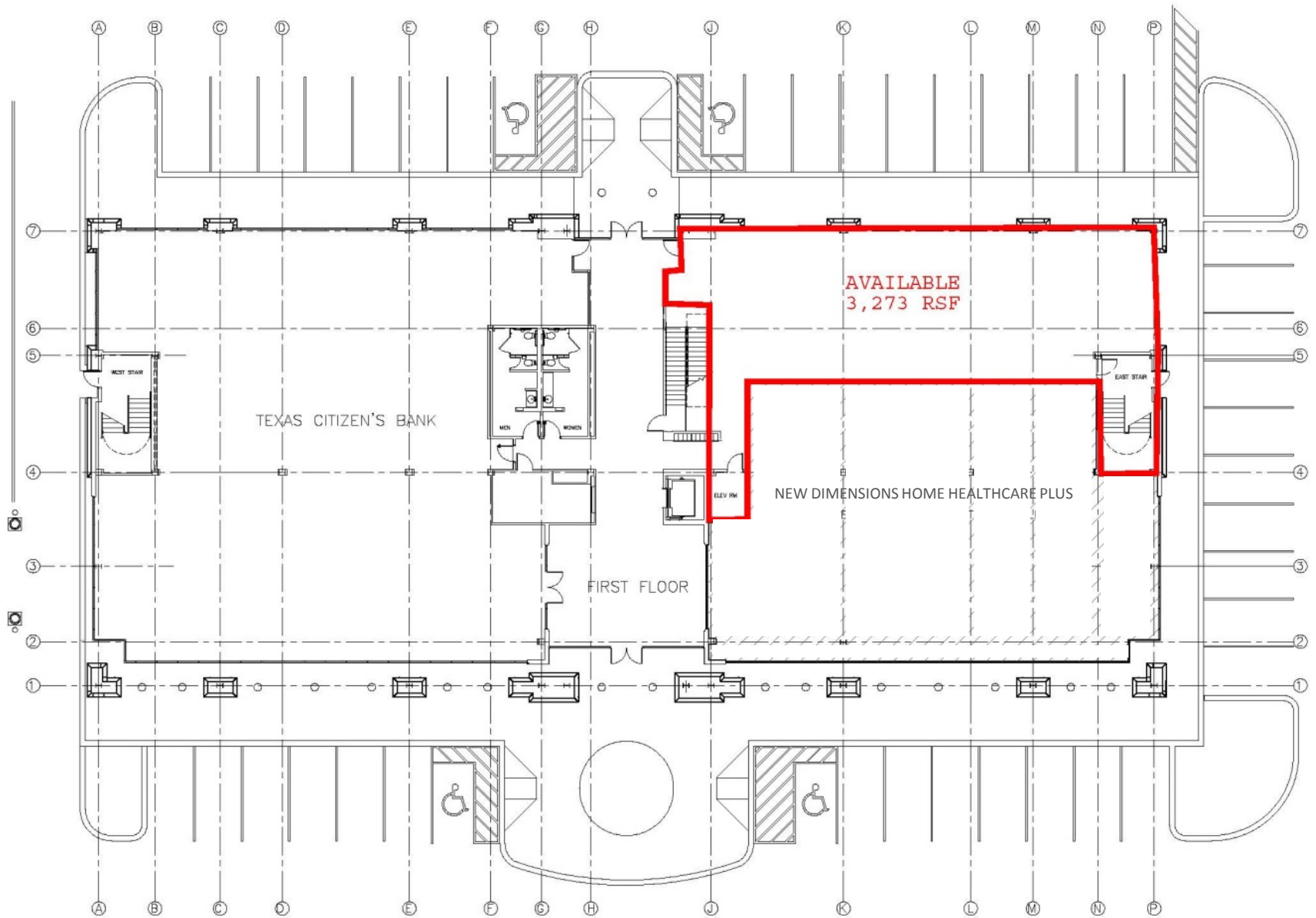
TEXAS CITIZENS BANK BUILDING

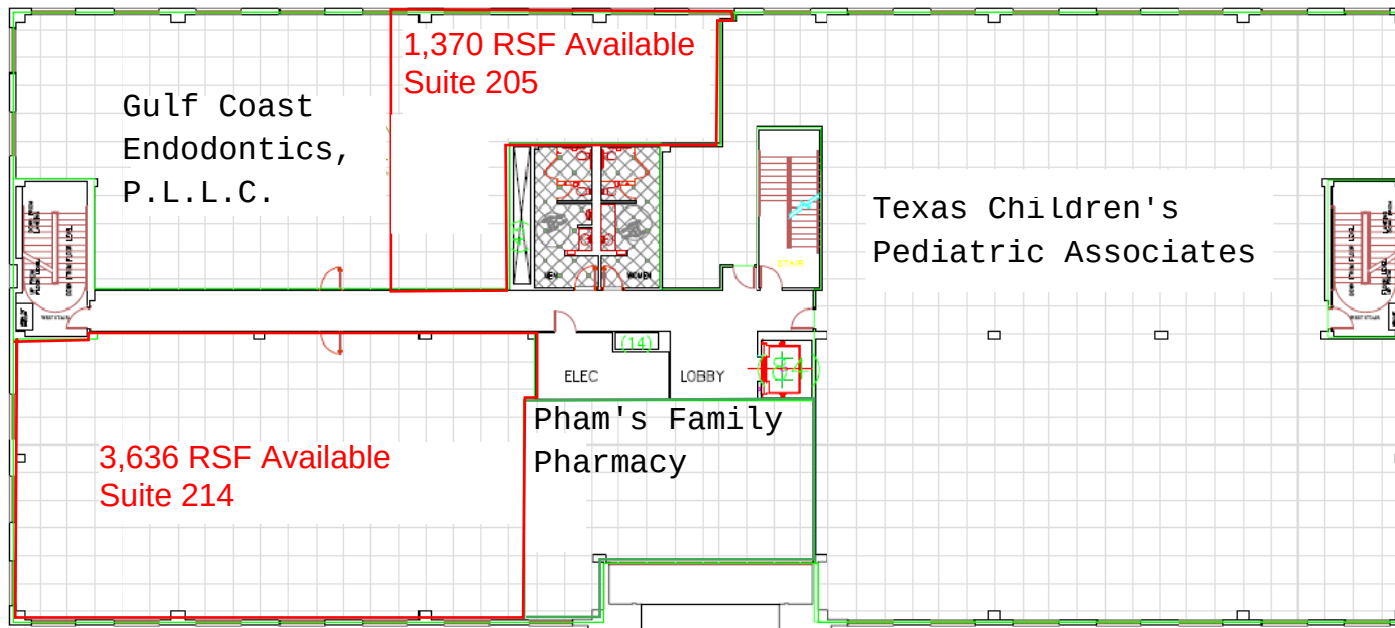
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SYNOPSIS

OFFICE BUILDINGS:	
GROSS BUILDING AREA:	52,363 SF
NET RENTABLE AREA (NRA):	50,970 SF
NET USABLE AREA (NUA):	43,470 SF
ADDITION FACTOR:	1.17231
TOTAL PARKING REQUIRED:	166 CARS
TOTAL PARKING PROVIDED:	219 CARS
PARKING RATIO:	1 CAR PER 200 SF NUA
LAND:	5.43 ACRES





SECOND FLOOR

PLANS



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