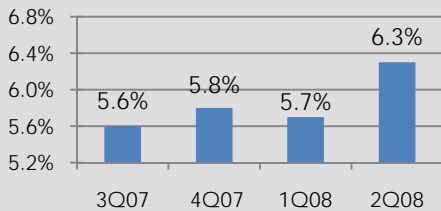


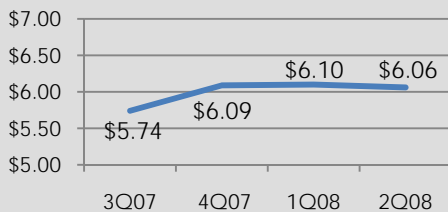


STATISTICS

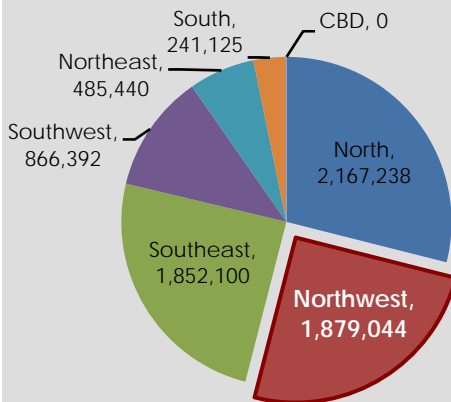
VACANCY



AVERAGE RENTAL RATES



CONSTRUCTION ACTIVITY



CONTACTS



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REGIONAL NEWS

What is going on in Northwest Houston?

- Construction activity is down 315,949 square feet from last quarter
- Absorption is down 844,343 square feet from last quarter
- Rental rates are trending down on average
- New development activity continues to push further into outlying areas
- As land site availability decreases pricing continues to increase
- Construction of individual, user-owned and occupied buildings is down
- Tightening capital markets are diminishing investment sales and challenging user building sales
- Owners offer flexible alternatives for new projects in order to attract both Tenants and Buyers

TOPIC OF INTEREST: BUILDING GREEN

Constructing Efficient and Eco-Friendly Buildings – How Green Can Help

We live in a culture of buzzwords and the hottest buzzword of the day is “green”. Today you can’t get too far into your day without hearing the word “green” somewhere. It’s everywhere! Green cars, green light bulbs, green power, and of course green buildings.

In case you’ve missed this movement the green everyone is referring to isn’t greenbacks or being green with envy. Rather it’s all about our environment, natural resources, and how we can best steward them. Now I’m sure your first impression of this movement is that it comes from environmental lobbyists in Washington, D.C. Well, to some extent you’re right. Some of these groups have an interesting and realistic mission with practical approaches to improve the way we think, build, and operate commercial buildings.



According to the U.S. Department of Energy residential and commercial buildings consume 36% of the total energy in the United States. A more adequate breakdown would be 65% of the electricity, 30% of the greenhouse gas emissions, 30% of the raw materials, 30% of the waste output, and 12% of the potable water is all consumed by real estate structures annually.

To finish viewing the rest of this article, please visit the Knowledge Base section of our website at www.icotexas.com.

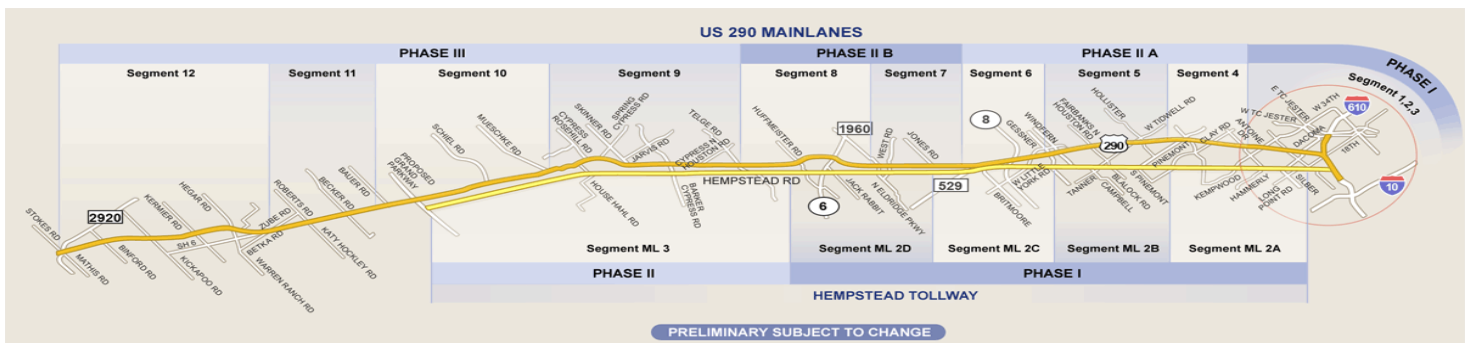
MOBILITY UPDATE: U.S. 290/HEMPSTEAD HIGHWAY EXPANSION

Phase I of Project Still a Go Despite Lack of Funding

According to the US290 Project Team, a major overhaul of several of Houston’s most important thoroughfares is still very much a reality. As reported on the group’s website, www.my290.com, funding for Project Phase I has already been secured and is scheduled to begin in early 2011. The site states, “Project Phase I will focus on the Hempstead Tollway from IH 610 out to just west of SH 6 to be implemented by our funding partner, the Harris County Toll Road Authority (HCTRA). TxDOT, will focus on implementation of improvements at the US 290/IH 610 Interchange at least sufficient to make the toll road and multiple intersecting highways fully functional.”

Although funding for the remainder of the project is unclear, Right-of-way (ROW) acquisitions for Project Phase I have been proposed for early 2009. “Along US 290, this process will be handled by TxDot; along Hempstead it will be handled by the Harris County ROW Division on behalf of the Harris County Toll Road Authority (HCTRA), which will be building the Hempstead Tollway.”

If you think this project will affect your company or if you have any questions or concerns, feel free to contact Jeremy Lumbreras at 281-240-9090 for more information.



SERVICE SPOTLIGHT: TENANT REPRESENTATION

Brighton-Best International Inc.

Brighton-Best is one of the world’s largest distributors of socket screw products. Since 1925, Brighton-Best has created products carefully manufactured to meet the needs of industrial and technical fields world-wide. Brighton-Best supplies to a wide variety of industries, especially maintenance repair organizations and tool and die businesses.



Challenge	Solution	Results
<ul style="list-style-type: none"> Solve new aggressive space requirements Accommodate 5 year growth plan into new space design layout Stay in target market area Find an affordable and accessible facility 	<ul style="list-style-type: none"> Review of long-term business plan Needs analysis planning Comprehensive market search of competing lease and building sale alternatives Strategic lease negotiations through specific pitfall areas 	<ul style="list-style-type: none"> Achieved tenant’s clear height requirements Successful negotiation of lease terms and conditions Tenant has first option to expand into remaining 47% of building upon vacancy Found cost effective facility unique to Houston market

To get more information on our Industrial Services

Call us at 281.240.9090 or check out icotexas.com