

As Webster is the central business district of Clear Lake, the medical center of the south, and the aerospace capital of the southwest, new, award-winning, green office developments within the City are fulfilling an integral role, as they offer vibrant companies strategic locations, environmentally-friendly architecture and sustainability features, and Class-A accoutrements. Innovative, modern office facilities, such as 251 and 253 Medical Center Boulevard, feature the largest living roofs in the State of Texas. Other developments, such as Galaxy II with its aerospace theming, offer vibrant businesses strategic locations.

The focus of new office construction is “Leadership in Energy and Environmental Design” (LEED), which translates into green environs designed to improve employee health, productivity, and comfort; reduce operating costs; improve air, thermal, acoustic, and water quality; and conserve natural resources.

In conjunction with “building green,” the City of Webster won two awards in 2009 for its progressive Green Commercial Building Tax Abatement Program, entitled “Webster Goes Green.” Both the International Economic Development Council and the National League of Cities proclaimed Webster’s program, which encourages and rewards the development of new commercial facilities that achieve LEED certification, to be a “best practice” and an “international model.”

Webster’s first program recipient’s Gold-LEED 48,000 square foot facility, **253 Medical Center Boulevard**, is home to IDEV Technologies, an innovative company celebrated for its research, design, and development of medical devices in the fields of interventional radiology, gastroenterology, vascular surgery, and cardiology. While 253 Medical Center Boulevard was completed in October 2009, the twin facility – 251 Medical Center Boulevard – opened two years earlier and won many accolades, including *Houston Business Journal*’s prestigious Green Project Landmark Award in April



251 & 253 Medical Center Boulevard

2008 and Texas Rain Catcher Award in 2007 for the facility’s rainwater and harvesting systems.



700 East Medical Center Boulevard

Jacob White Development Company, the developer of 251 & 253 Medical Center Boulevard, is currently developing another facility in Webster. Located at **700 East Medical Center Boulevard**, the 30,000 square foot building will feature an extensive green roof and attain Gold LEED certification.

Galaxy II, completed in 2008, is located at 455 East Medical Center Boulevard in Bay Terrace. Galaxy II, aptly named for its modern, exquisite, aerospace-themed lobby, touts five floors and 110,000 square feet. Built using LEED technology, Galaxy II boasts a high-performance skin and state of the art electrical and mechanical systems. The building’s energy efficiency is phenomenal. Rain water is recycled and used for the landscape around the property’s water feature. With a convenient Webster location and entrances on three corridors – Feathercraft Lane, Flint Ridge Road, and Medical Center Boulevard – Galaxy II provides quick access to Webster’s growing medical center, NASA-Johnson Space Center, and Interstate 45 for easy travel to Houston or Galveston. Jacobs, one of the world’s largest and most diverse providers of



Galaxy II

technical, professional, and construction services, calls two floors of Galaxy II “home.”



Corporate Centre Texas

Corporate Centre Texas, completed in 2007, is conveniently located at 16969 Texas Avenue, across from Texas Avenue Park. While Corporate Centre Texas encompasses 50,000 square feet, half of the facility constitutes CheckFree’s customer care center. CheckFree, headquartered in Atlanta, is a publicly-traded international company that provides financial electronic commerce services and products. Corporate Centre Texas’ ideal location is midway between Bay Area Boulevard and NASA Parkway on Texas Avenue.

This premier facility is surrounded by Webster’s medical center and within walking distance to the Webster Post Office and adjacent to an upscale, all-suites hotel, Comfort Suites.

Bay Creek I & II, planned to be underway in 2010, will feature a Class-A office campus with LEED certification. Conveniently located behind Texas’ largest Academy Sports & Outdoors on 13 pristine acres, Bay Creek I & II, designed by Kirksey, Houston’s premier architectural firm that specializes in sustainable architecture, interior design, and high-performance, healthy buildings, will incorporate innovative features that make this office complex top of its class. Bay Creek I & II will encompass 350,000 square feet. Each building will tout six stories and 150,000 square feet. This prestigious office development offers a strategic position near the Gulf Freeway and the NASA Road One Bypass, as well as convenience to major industry sectors, like Webster’s burgeoning medical center and NASA.



Bay Creek I & II