

3949 Forest Parkway

Efficiency, Function and Aesthetics combined in a great location

3949 Forest Parkway is a 31,000 S.F. Class A Office flex facility in The Woodlands Corporate Center East. Located on the East side of this 120-acre mixed-use development, 3949 Forest Parkway is an office building that has the flexibility to meet your needs.

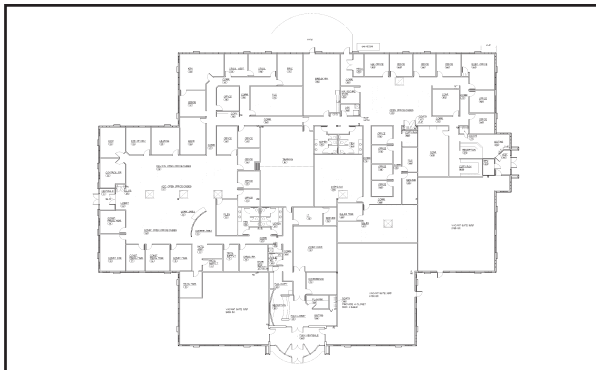


Take a look at what this office building has to offer and you will see why your company should call The Woodlands Corporate Center East "home".

- The Woodlands Corporate Center East (WCC) is centralized within 15 minutes of the International Bridges to Canada and Buffalo, allowing both tenants and patrons the ability to access The Woodlands Corporate Center with great ease from all points of destination via the 290, 990 or Niagara Falls Boulevard (Route 62).
- Located within minutes of the Buffalo Niagara International Airport and the Niagara Falls International Airport.

FLOOR SIZES

- Maximum flexibility is available regardless of your space requirements.
- Approximately 6,000 square feet of lease space designed for flex tenants who realize the importance of uncompromising tastes and believe in a tradition of success.
- Allowing for full floor opportunities with flexibility of conventional multi-tenant layouts.
- Aesthetically appealing and utilizing the latest in thermal efficient technology with the uncompromising superiority of the CON/STEEL concrete tilt-up system.

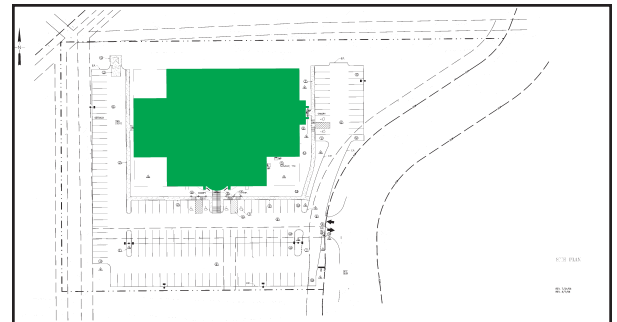


TENANT SPACE FEATURES

- Expansive windows individually framed into the building façade draw attention to the treed setting.
- High ceilings throughout.
- Liberal tenant finish allowances.
- Corner offices ensure premium executive space to complement an interior floor plan that allows for maximum flexibility to meet your exacting specifications.

SPECIAL FEATURES

- Whatever your day-to-day business needs are, The Woodlands Corporate Center East is in an unbeatable location, in the middle of a superb network of high-speed arteries, making it the perfect choice.
- Free parking.
- Utility incentives.
- Fiber optics.
- The facility offers the latest in cutting edge operating technology.
- Unparalleled economic advantages which exist with realty and school tax abatements.
- Local municipal tax structure further exemplifies the IDA abatements.
- A wealth of nearby restaurants offers choices ranging from exquisite elegance to casual eateries. Neighboring shopping facilities meet virtually every need.



AMENITIES

- A day care facility in The Woodlands Corporate Center West offers employees peace of mind and the ability to visit their children during working hours.
- Direct access parking in the front and rear of the building.
- On-site professional property management.
- Tenants of The Woodlands Corporate Center East recognize significant cost savings over neighboring Amherst parks.
- Establish your business in a Class A mixed-use park comprised of office, industrial, flex, retail, and medical users. Also included is a senior housing component of both independent and assisted living as well as a residential subdivision.
- Walking trails throughout.
- 6-acre man-made lake with gazebo for relaxing.
- Retail space to include restaurant selections and business center.

For more information call 716.693.0006 or visit us on our website at www.calamar.com