



Photo Credit: Transwestern



BRANDI SIKES

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FOR SUBLEASE
OFFICE SPACE AVAILABLE

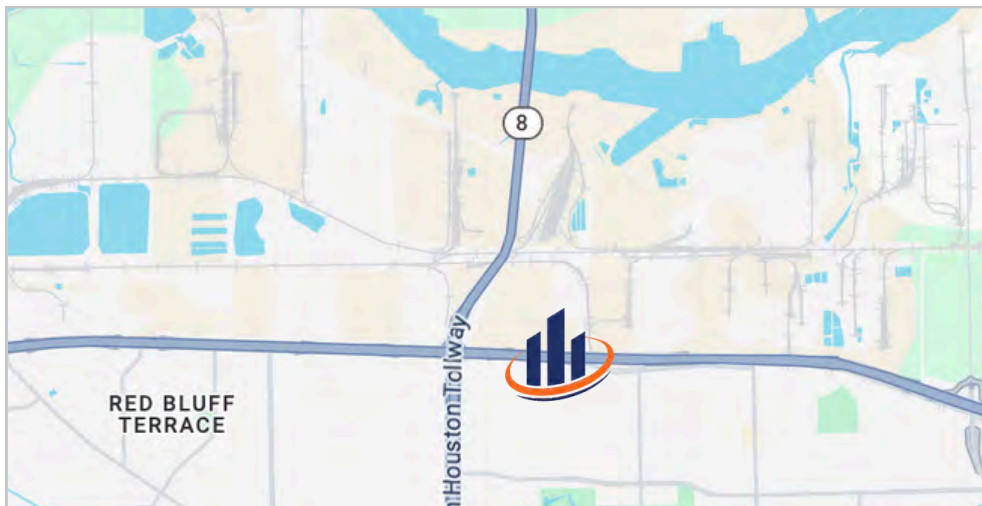
4460 HWY 225 | DEER PARK, TX 77536



Photo Credit: Transwestern

PROPERTY OVERVIEW:

- Two-story Class B Industrial Office building with frontage on Hwy 225
- Lease expires 8/31/2027
- Deerwood Glen Business Park is located on State Hwy 225 near East Sam Houston Parkway. The deed-restricted business park offers an ideal office location for in the petrochemical corridor.
- Located just minutes from Beltway 8 with close proximity to the Houston Ship Channel.



OFFERING SUMMARY:

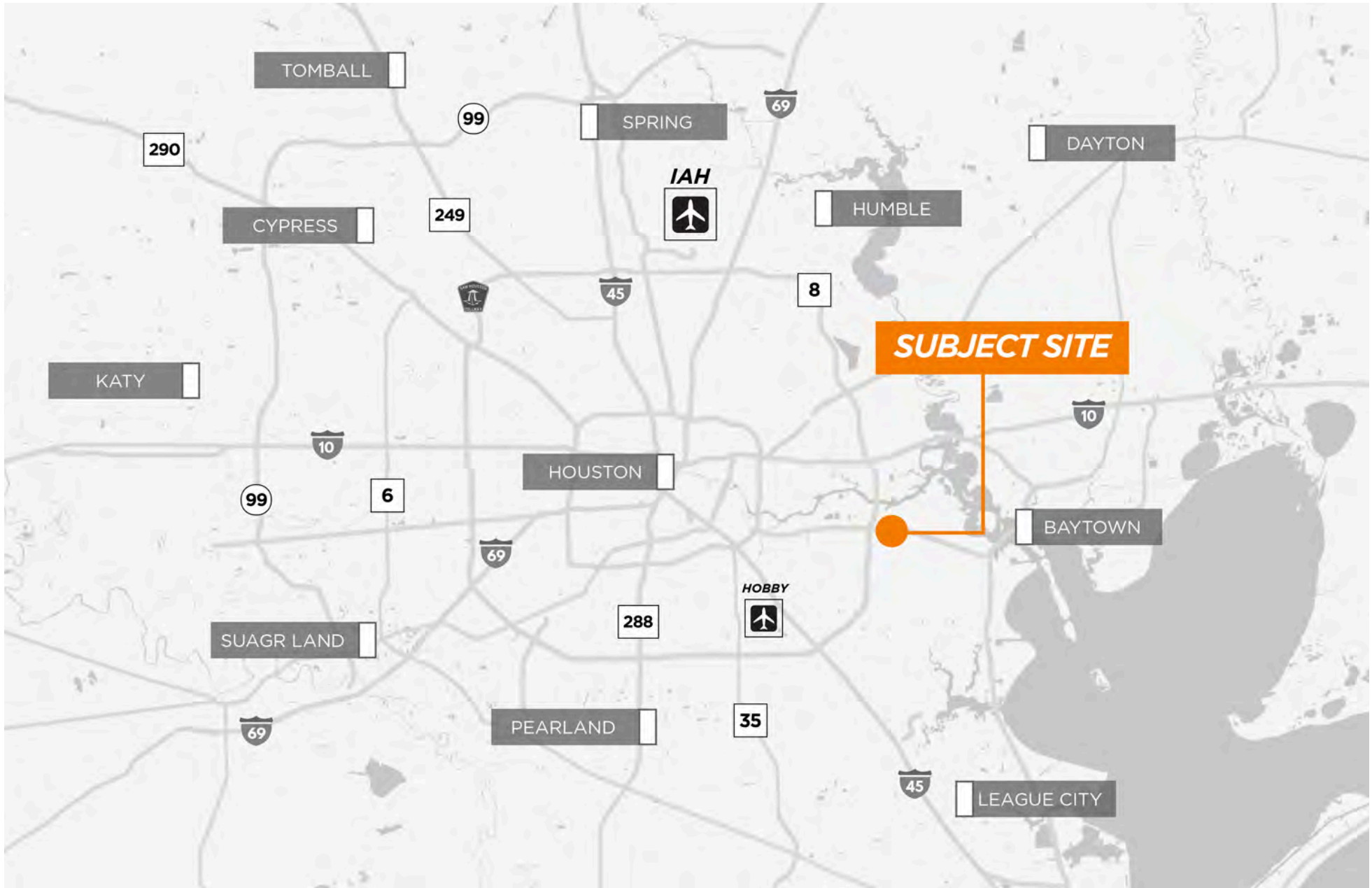
LEASE RATE	CALL FOR PRICING
AVAILABLE SF	10,593
USABLE SF	9,900
PARKING	4.0/1,000
BUILDING SIZE	98,230 SF

DEMOGRAPHICS

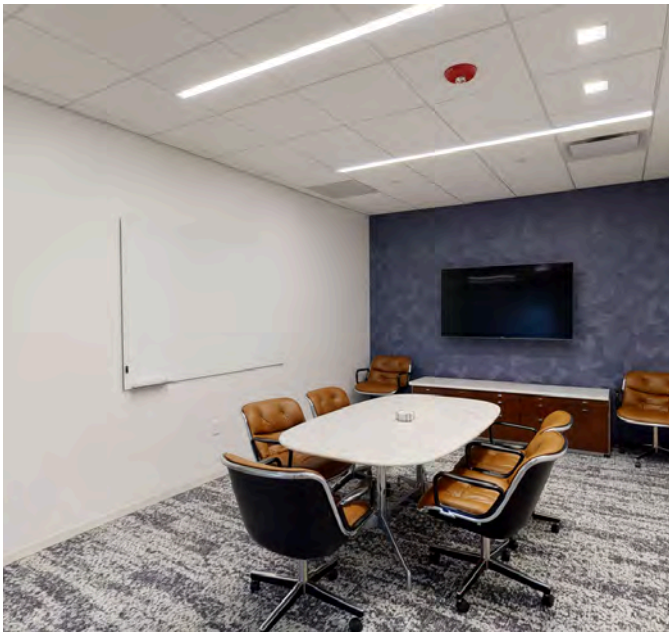
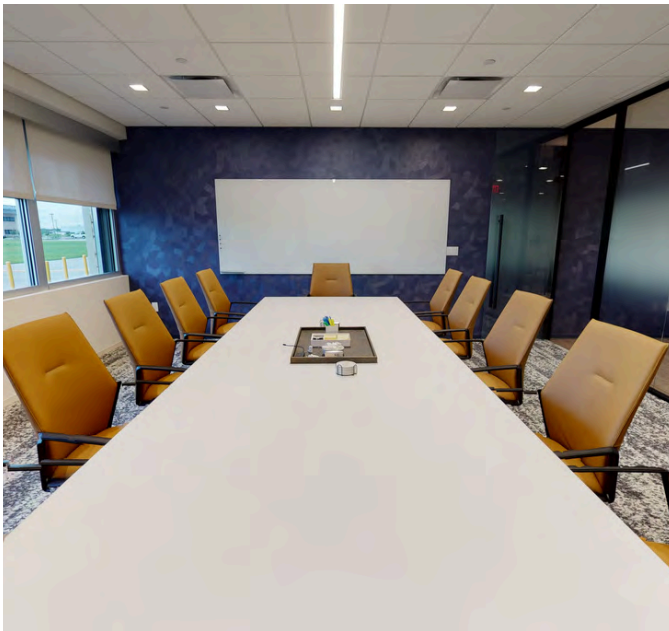
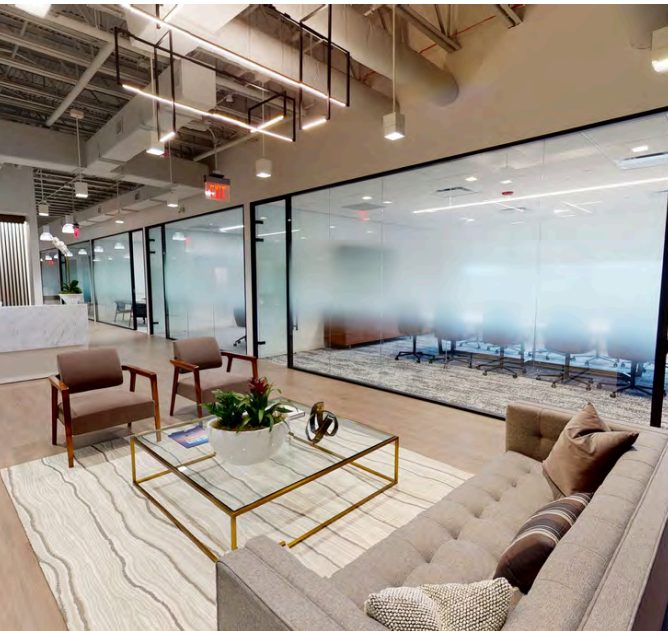
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,760	65,465	174,965
TOTAL DAYTIME POPULATION	6,439	63,558	189,737
AVG HOUSEHOLD INCOME	\$77,908	\$91,853	\$88,850

*Source: STDB 2024

LOCATION MAP

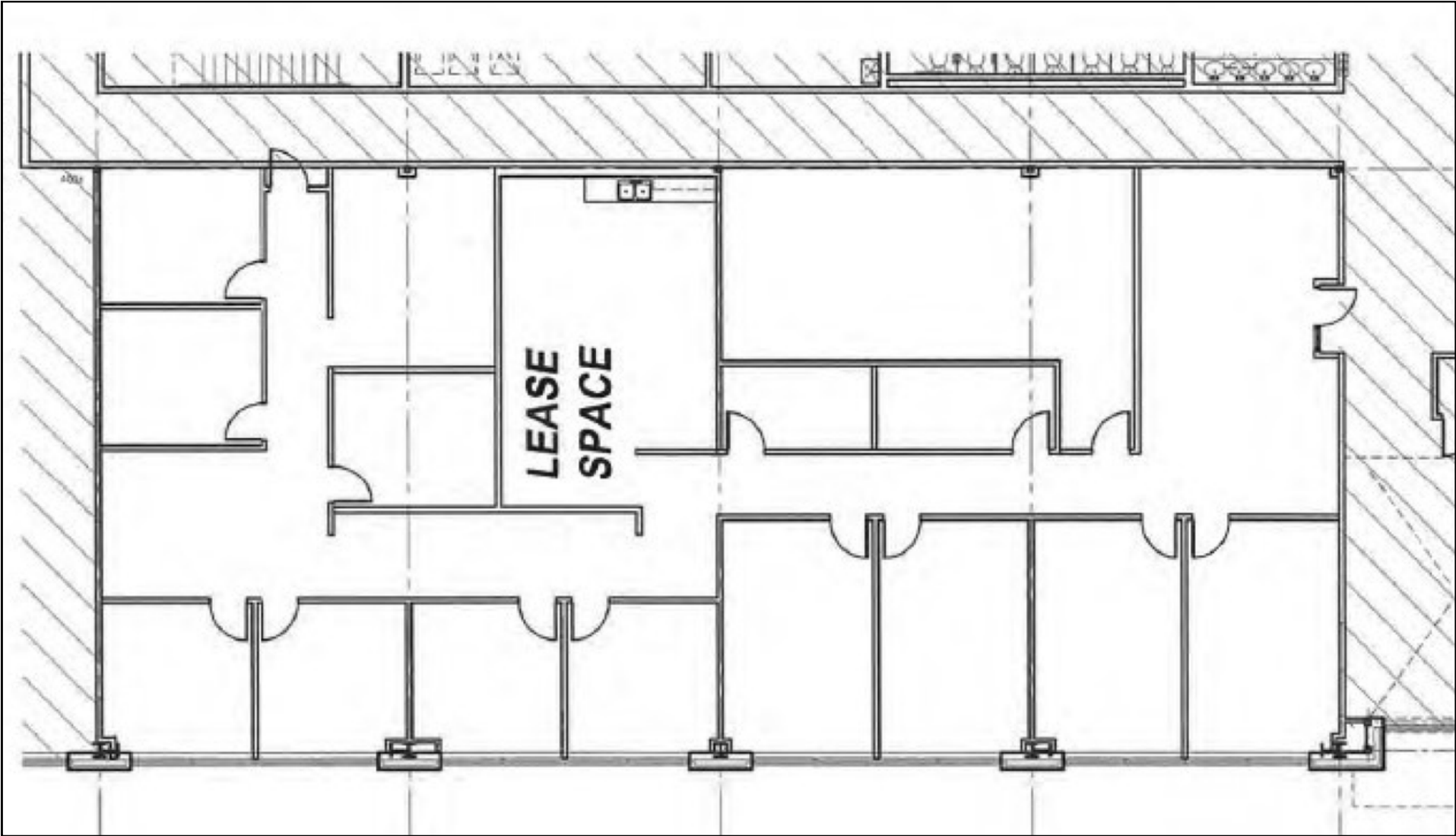


PROPERTY PHOTOS



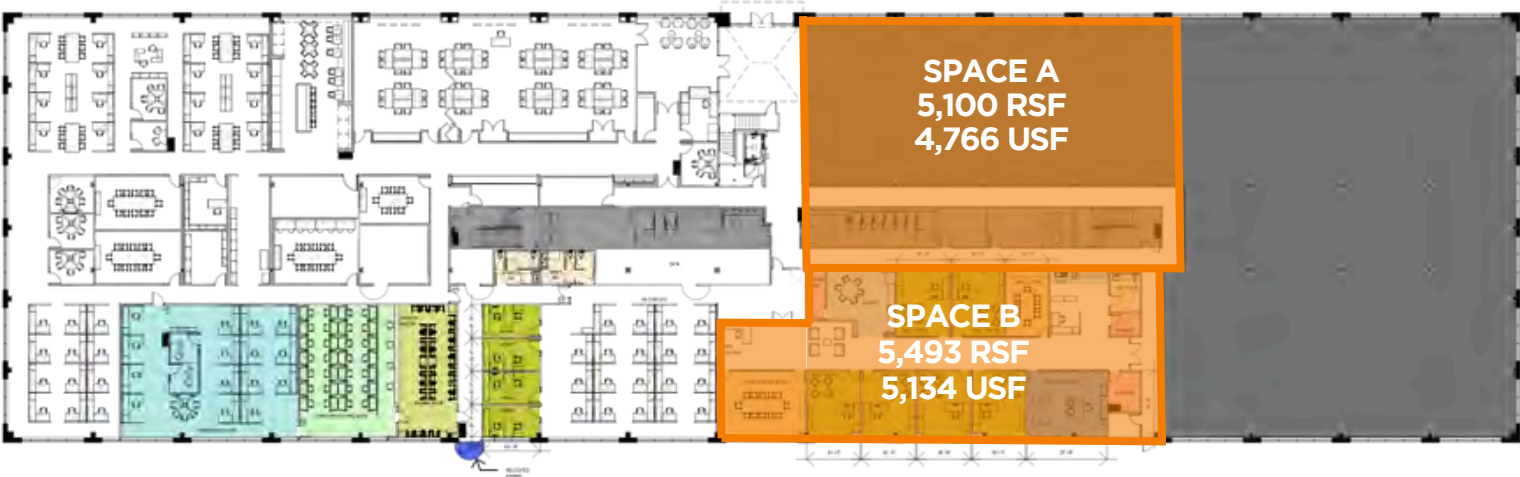
FLOOR PLAN

SPACE A - 5,100 RSF | 4,766 USF



FLOOR PLAN

SPACE B - 5,493 RSF | 5,134 USF



DEER PARK DOW CENTER - LEVEL 1

UNIVERSAL PLANT SERVICES

SCALE= 1/32" = 1'-0"

03/13/2020
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MARKET OVERVIEW

HOUSTON MARKET OVERVIEW

With a population of 6.9 million people in the metro area, Houston is the largest city in Texas, the 4th largest city in the US, and the 5th largest metro area. Houston is consistently a leader in population growth among major metro areas. From 2010 to 2017 the Houston metro added 972,000 people, which is a 16.4% increase.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.



MARKET OVERVIEW

INTERNATIONAL POPULATION

4th

largest city

Houstonians:

nearly **14**

are foreign-born

90

countries

have official government representation here

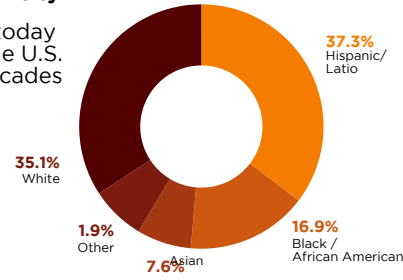
7th

largest metro economy

Top 3 Metro in the nation for the number of consular offices

Race/Ethnicity

Houston today mirrors the U.S. in four decades



5,000 +

Houston companies doing business abroad

International Business Center

19

Foreign banks from **10** nations

1,700+

Houston firms report **foreign ownership**

PORT OF HOUSTON: BUSIEST PORT IN TEXAS



16th

Busiest in the world by tonnage

1st in U.S. import & export tonnage

2nd in total tonnage in the U.S.

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

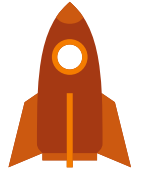
1

SPACE PORT

Ellington Airport Launch Site

License approved by FAA in 2015

Became a commercial spaceport in 2015



MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports

188

nonstop destinations to **37** countries



2018 Passenger Volume (Pre COVID)

58.3

Million total passengers

46.5

Million

INTERNATIONAL

11.8

Million

Scheduled and charter passenger and cargo carriers fly directly to approximately

122

Domestic Destinations

66

International Destinations

37

Countries

FOR LEASING INFORMATION:

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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date