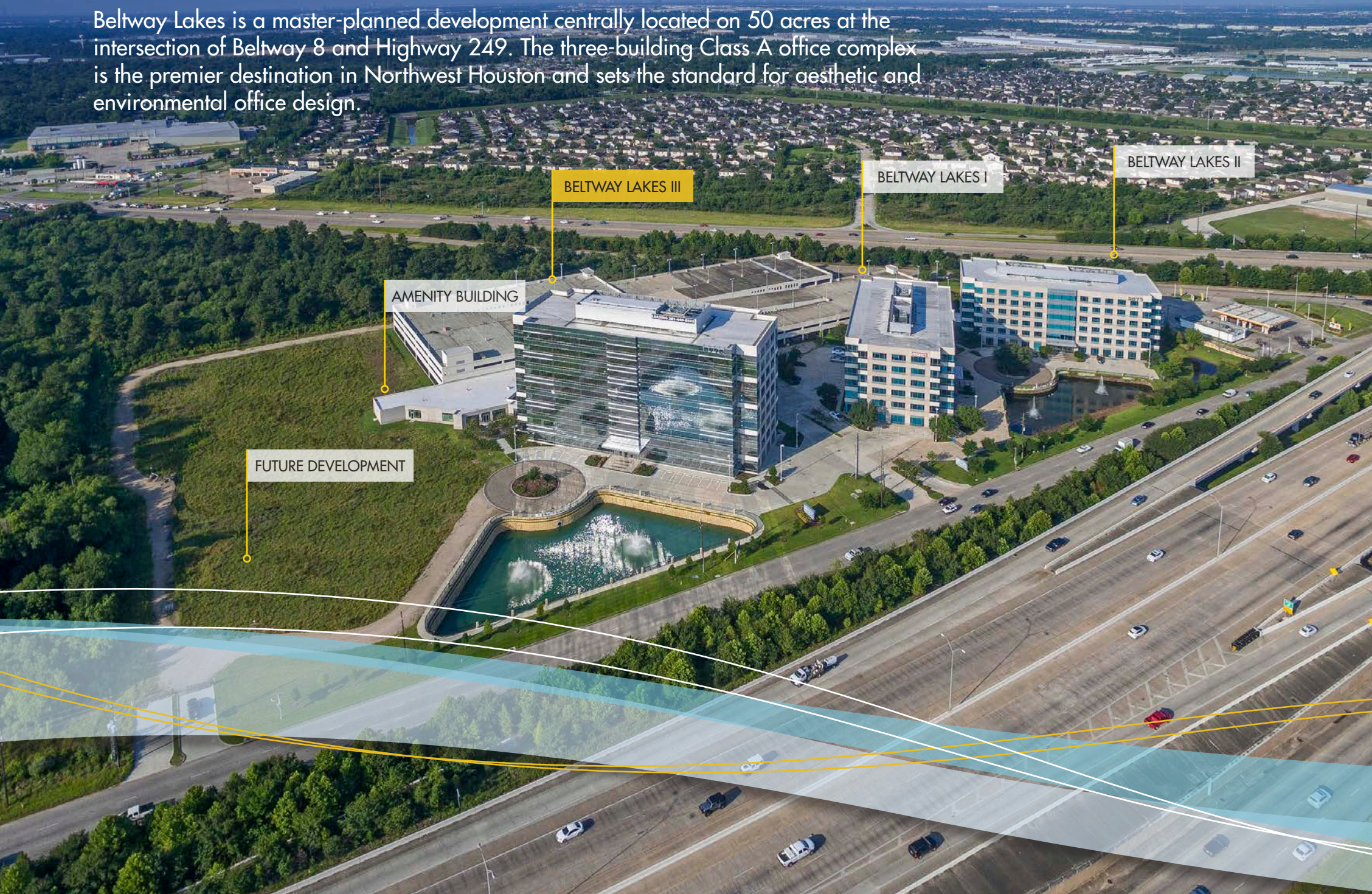


# BELTWAY LAKES III



# BELTWAY LAKES

Beltway Lakes is a master-planned development centrally located on 50 acres at the intersection of Beltway 8 and Highway 249. The three-building Class A office complex is the premier destination in Northwest Houston and sets the standard for aesthetic and environmental office design.



## Building Profile

### Beltway Lakes III Facts/Stats:

- Building size: 271,384 RSF
- Floors: 9
- Parking: 4.5/1000 in covered parking garage
- On-site security

### Distinguishing Features:

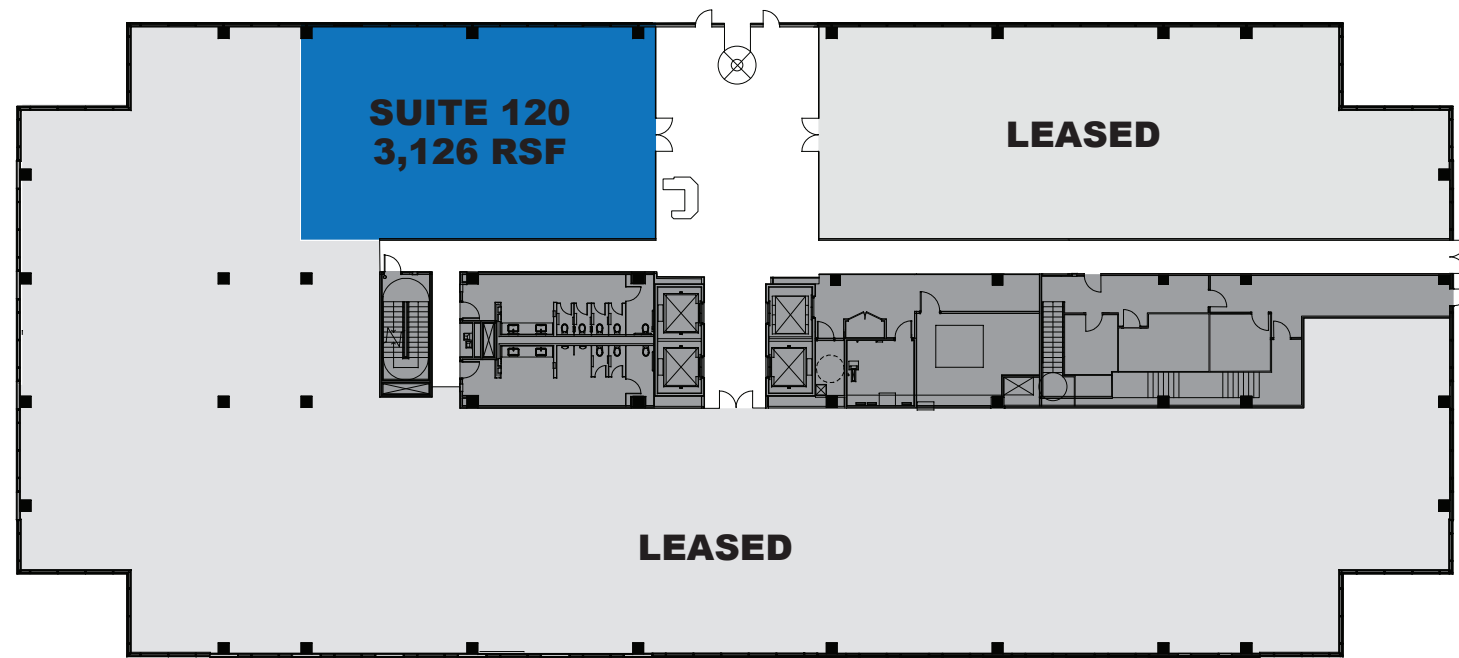
- LEED® Gold-Certified
- Efficient floor plates
- Floor-to-ceiling glass around majority of perimeter
- Local, responsive Ownership headquartered at the project
- Expansion opportunities with future phases of development
- Direct access available to Beltway 8 and Highway 249

### On-Site Amenity Building:

- Fitness center with high-end equipment and locker rooms
- State-of-the-art conference and training rooms to seat up to 150 people featuring ClickShare technology
- Future café with diverse menu and catering
- On-site property management office

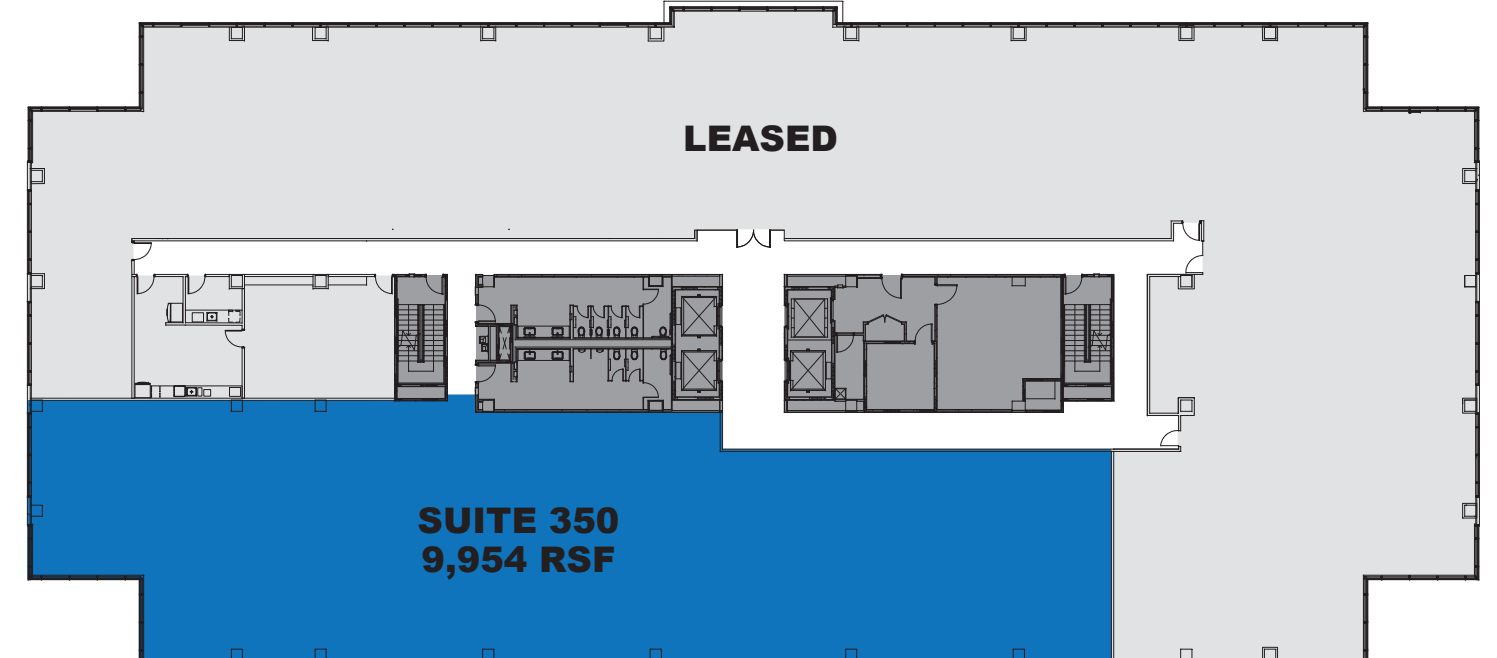
# Available Space

24,515 RSF **FLOOR 1**



**BELTWAY LAKES III**

29,091 RSF **FLOOR 3**



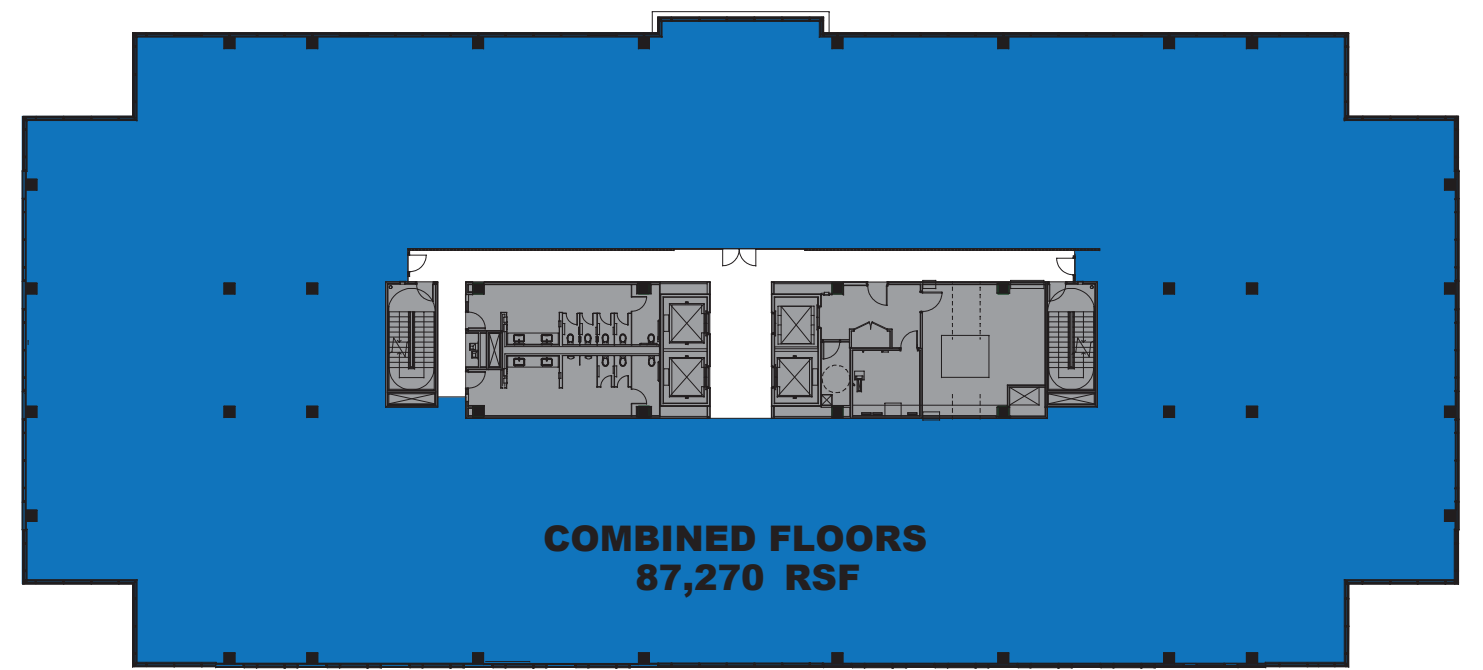
**BELTWAY LAKES III**

29,091 RSF **FLOOR 4**



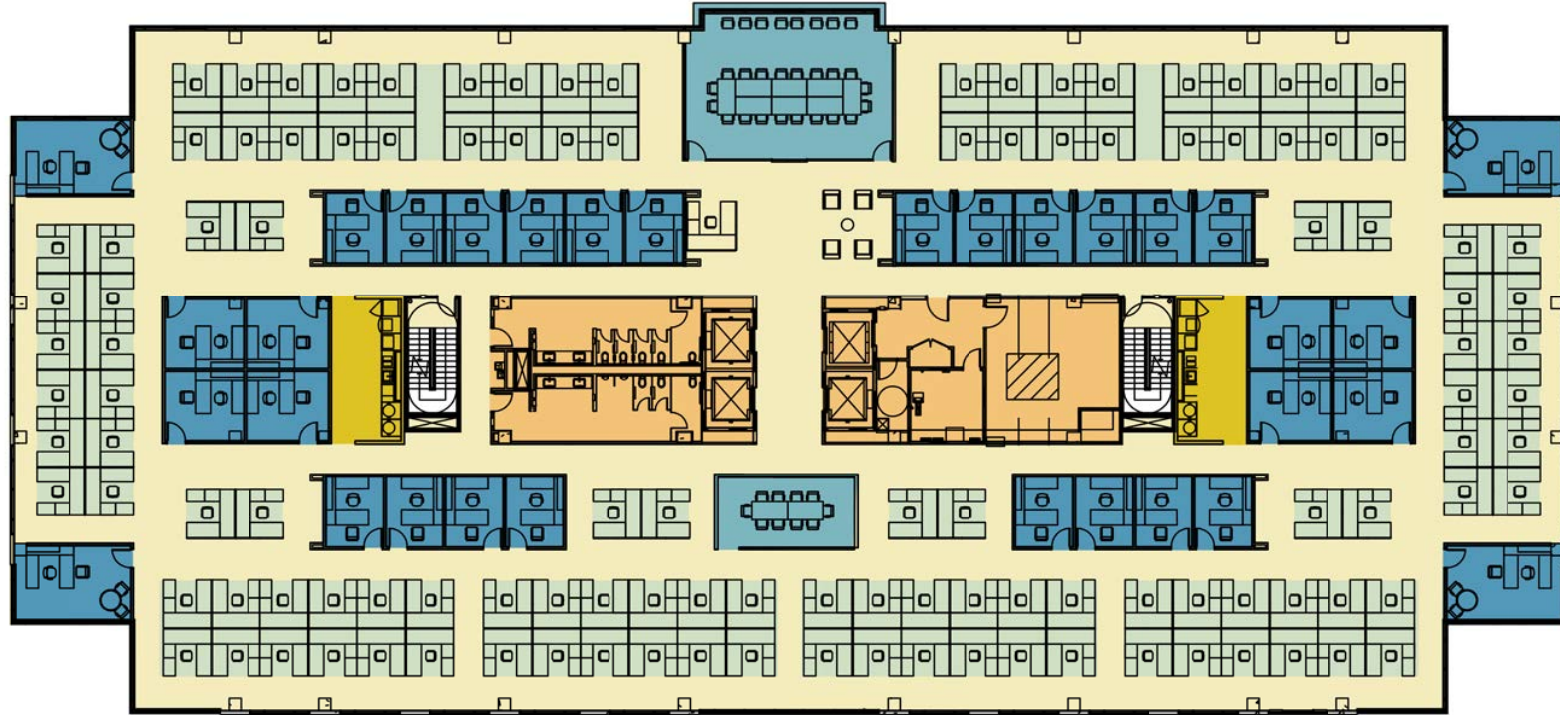
**BELTWAY LAKES III**

29,090 RSF **FLOORS 7 - 9**



BELTWAY LAKES III

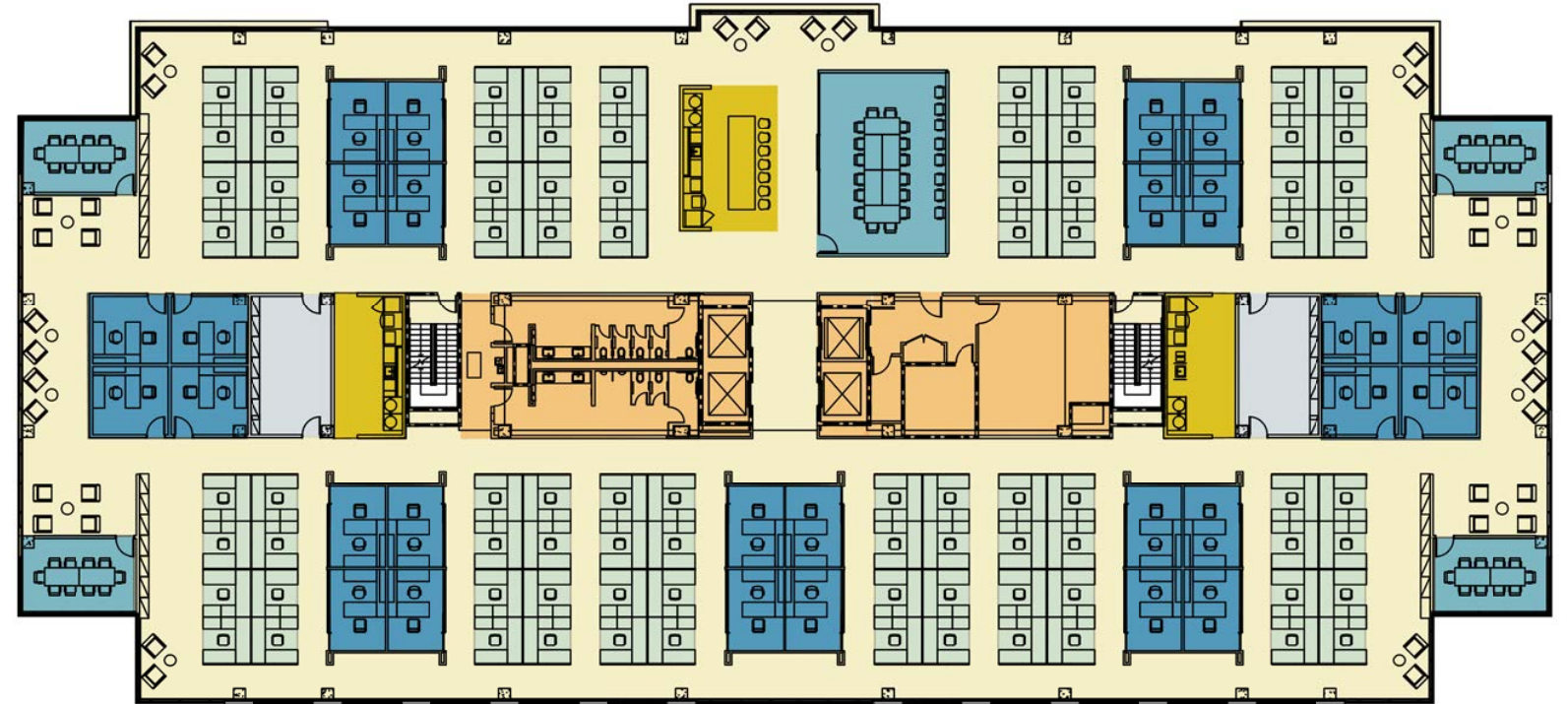
OPEN OFFICE CONCEPT 1



- 32 Offices
  - 121 Workstations
  - 2 Conference/Training
  - 2 Breakroom/Coffee
- Total Population: 153

BELTWAY LAKES III

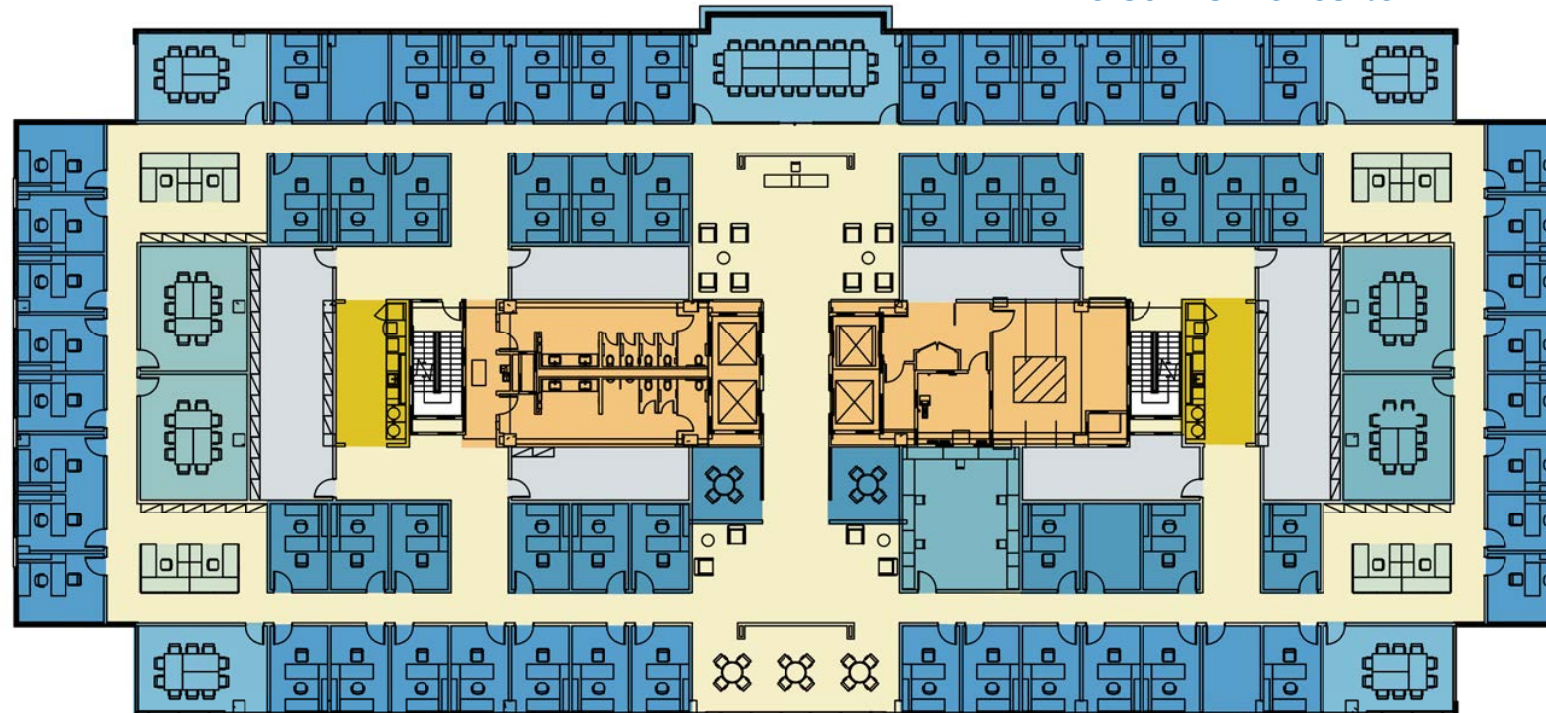
OPEN OFFICE CONCEPT 2



- 28 Offices
  - 84 Workstations
  - 5 Conference/Training
  - 3 Breakroom/Coffee
  - 2 File/Storage
- Total Population: 112

BELTWAY LAKES III

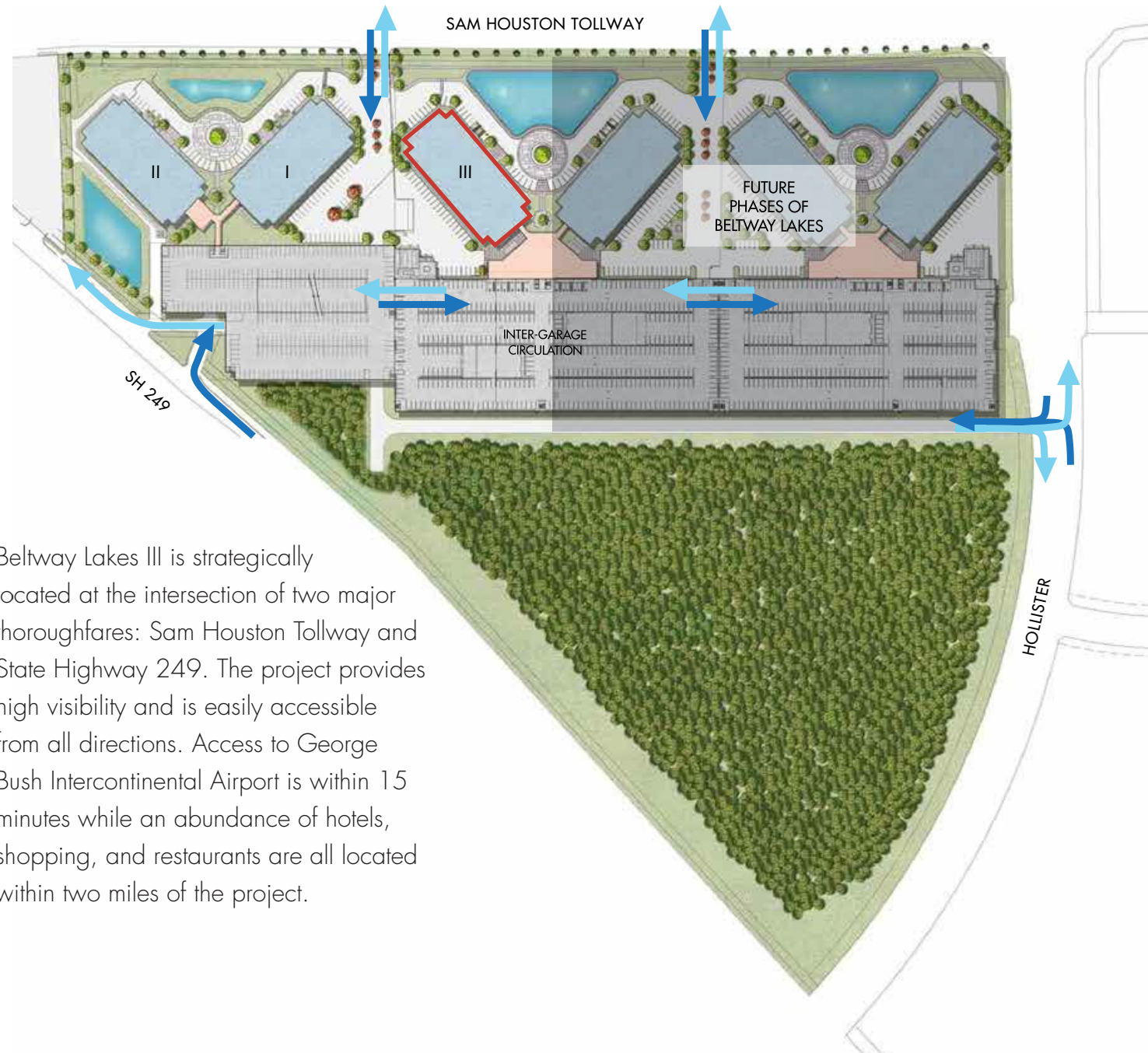
CLOSED OFFICE CONCEPT



- 68 Offices
  - 9 Workstations
  - 10 Conference/Training
  - 2 Breakroom/Coffee
  - 6 File/Storage
- Total Population: 77

# Full Floor Testfits

# Accessibility



Beltway Lakes III is strategically located at the intersection of two major thoroughfares: Sam Houston Tollway and State Highway 249. The project provides high visibility and is easily accessible from all directions. Access to George Bush Intercontinental Airport is within 15 minutes while an abundance of hotels, shopping, and restaurants are all located within two miles of the project.



## WHAT'S NEARBY

### DINING

Another Broken Egg  
Babin's Seafood  
BJ's Restaurant  
Boudreaux's Cajun  
Brix Wine Cellars  
Brixology Crafted Cocktails  
Kitchen  
Beck's Prime  
Buffalo Wild Wings  
Chili's  
Chipotle  
Churrascos

CiCi's Pizza  
Denny's  
El Carrito Mexican  
El Tiempo  
Fuddruckers  
Fuzzy's Taco Shop  
Gaucho's Do Sul  
Hopdoddy  
Kirin Sushi  
La Corona  
La Fogata Grill  
Marble Slab Creamery  
Mia Bella  
Michoacan Seafood

Mo's Irish Pub  
New York Pizza  
Olive Garden  
Peli Peli  
P.F. Chang's  
Pho Cong Vietnamese  
Potbelly Sandwich Works  
Quiznos  
Raising Cane's  
Salata  
Salsa's Mexican Grill  
Saltgrass Steakhouse  
Sandtrap Grill  
Shipley Do-Nuts

Smashburger  
Steamboat House  
SUBWAY  
Supreme Soup & Salad  
Sweet Tomatoes  
Taco Milagro  
Taqueria Arandas  
Tea House Bakery  
Texas Land & Cattle  
Tofu and Fast Food  
Tong Hoi  
Tony's Seafood Grill  
Torchy's Tacos  
Whataburger

### ENTERTAINMENT

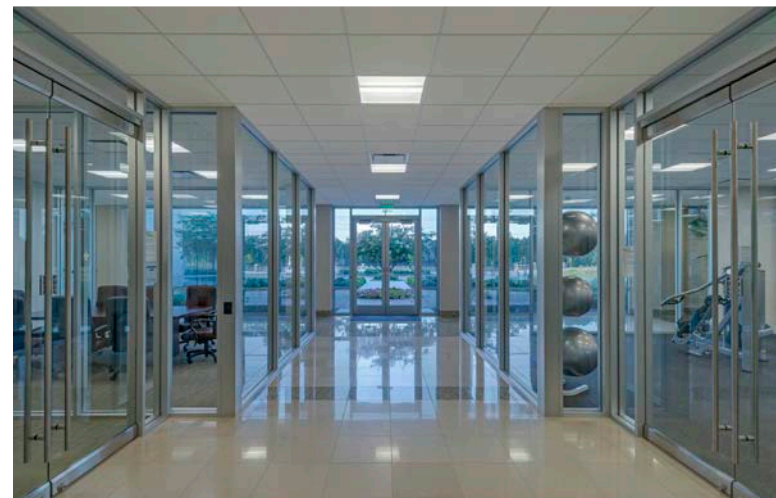
AMC Theaters  
Sam Houston Race Park  
Baker Street Pub  
**HEALTH AND FITNESS**  
24 Hour Fitness  
Lifetime Fitness  
Planet Fitness  
**HEALTH CARE CENTERS**  
Methodist Hospital/  
Willowbrook  
**LODGING**  
Best Western Premier  
Element by Westin

Extended Stay America  
Fairfield Inn & Suites  
Hilton Garden Inn  
Home 2 Suites by Hampton  
Homewood Suites  
Hyatt Place  
Residence Inn  
**BANKS**  
Bank of America  
Capital One  
Compass Bank  
Wells Fargo  
Woodforest Bank

# Functional Design

Beltway Lakes III incorporates the highest quality finishes and materials with functional design. The contemporary exterior design utilizes a mixture of highly efficient curtain wall and punched glass with architectural precast concrete. Visitors enter the contemporary granite lobby beneath dramatically illuminated canopies and through-glass entrance vestibules. Tenants arrive to the building through a glass-enclosed, climate-controlled walkway connected to the single-level amenity building, which is attached to a four-level secured parking garage.

The property is LEED® Gold Certified by the U.S. Green Building Council and was designed to maximize energy and water efficiency, recycled materials and incorporates innovative construction techniques. Tenants and visitors alike will notice the abundance of open green space, enhanced landscaping and dramatic water features that are a hallmark of LEED® design.

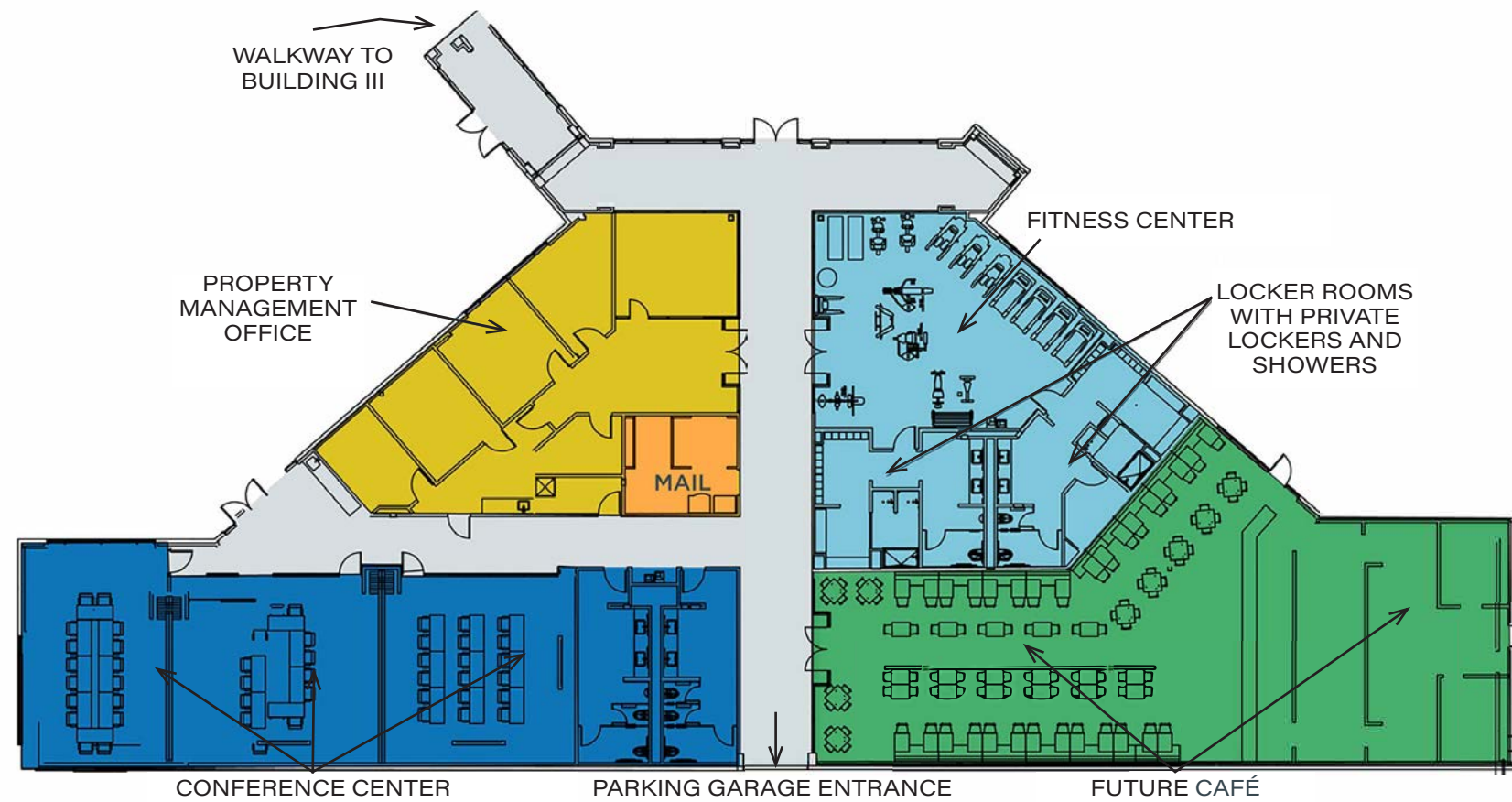


# AMENITY Rich

Beltway Lakes has a building devoted to amenities: quality on-site dining along with a Murphy's Deli, state-of-the-art fitness center and conference facility featuring ClickShare technology.

Everything you need is on site at Beltway Lakes III.

## BELTWAY LAKES III



# Sustainability & Efficiency Leader



Highest quality finishes & materials provide a long-lasting, best in class environment



Extensive glazing welcomes natural light and provides panoramic views



Low add-on factors mean maximum efficiency



Gated, four-level parking garage with 5/1000 parking



## BELTWAY LAKES III

For more information, contact:

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+1 713 888 4090

[christian.canion@am.jll.com](mailto:christian.canion@am.jll.com)



BELTWAY LAKES





# 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
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