



CHASEWOOD TECHNOLOGY PARK

20329 - 20445 STATE HIGHWAY 249
HOUSTON, TX 77070

Commercial Real Estate,
Reimagined



ASPIRE
COMMERCIAL

(713) 933-2001
info@aspire-cre.com

Property Highlights

- 463,969 square feet of Class A, state-of-the-art rentable office space
- Ideally located in the Houston Technology Corridor on State Highway 249, adjacent to Lone Star College - University Park and Vintage Park
- Office Space available in four office buildings:
 - **One Chasewood**
 - six-story, 107,968-square foot building
 - **Two Chasewood**
 - eight-story, 153,226-square foot building
 - **Three Chasewood**
 - four-story, 97,552-square foot building
 - **Four Chasewood**
 - five-story, 105,223-square foot building
- Recently built amenity center featuring:
 - Tenant lounge
 - Conferencing center
 - Athletic gym with showers, lockers, and bike racks
- 139 room SpringHill Suites Houston Northwest located on campus
- Future development plans of outdoor amenities include:
 - Manmade lakes
 - Jogging trails
 - Landscaped walkways along Cypress Creek
- Chasewood Technology Park promotes sustainability through:
 - "Green" cleaning products
 - "Green" pest management system
 - On-site recycling
 - E-cycling events
 - All buildings feature an energy management system & energy efficient lighting which meets current local municipality's energy code



Property Highlights

- Tenant lounge with three private huddle rooms
- Onsite fitness center
- Onsite 24/7 Courtesy Patrol
- Onsite Deli
- Full-Service bank with 24-hour ATM, lobby and drive-thru facilities
- Onsite management and engineering
- Spacious parking available for tenants and visitors including garage parking and reserved parking
- Computerized "after-hours" card-key access system
- Buildings are pre-wired for high-speed internet access
- Overnight Delivery Service Drop Boxes
- Computerized Energy Management and HVAC Control Systems
- Fiber-Optic service available
- Close proximity to Bush Intercontinental Airport
- Close proximity to upscale neighborhoods
- Close proximity to dining, shopping, and entertainment. Including Vintage Park and Willowbrook Mall
- Close proximity to St. Luke's, Methodist, and Kindred Hospitals
- Adjacent to Lone Star College
- Easy access to State Highway 249, Beltway 8, Hwy 290, and 610 Loop





Nearby Amenities



A

- Bank of America ATM
- BB's Tex-Orleans
- Courtyard by Marriott Houston Northwest
- Domino's Pizza
- First Watch
- Guitar Center
- Honey Farms
- Lakewood Forest Center Shopping Mall
- Mayuri Express
- McDonald's
- Shipley's Donuts
- Sound Revolution
- Starbucks
- Subway
- Taco Cabana
- Target
- The Tabletop Tavern
- The UPS Store

B

- Ambriza Mexican Restaurant
- Amerant Bank
- Black Walnut Cafe
- El Tiempo Cantina
- Fleet Feet
- H-E-B
- Hopdoddy Burger Bar
- Houston TX Hot Chicken
- Mo's Irish Pub
- Mod Pizza
- Nothing Bundt Cakes
- Sharky's American Grill
- Star Cinema Grill
- Orangetheory Fitness
- Sharky's American Grill
- Star Cinema Grill
- Starbucks
- The Chef's Table
- Torchy's Tacos
- Uptown Salon & Blow Dry Bar
- VietSubs & Boba Tea
- Whole Foods Market



C

- Arby's
- Beyond Bronz'd Tanning Salon & Spa
- CVS Pharmacy
- Cypresswood Cleaners
- EKA Animal Rescue
- Hi5Smiles Dental
- Jack in the Box
- Kroger
- Lowe's Home Improvement
- Minuti Coffee
- Redfish Seafood Grill
- Roosters Run
- Smoothie King
- Sonic Drive-In
- Starbucks
- Taco Bell
- Trattoria Pizza & Pasta
- Vivi's Nails & Spa
- Willie's Grill & Icehouse
- Wingstop
- YMCA Center



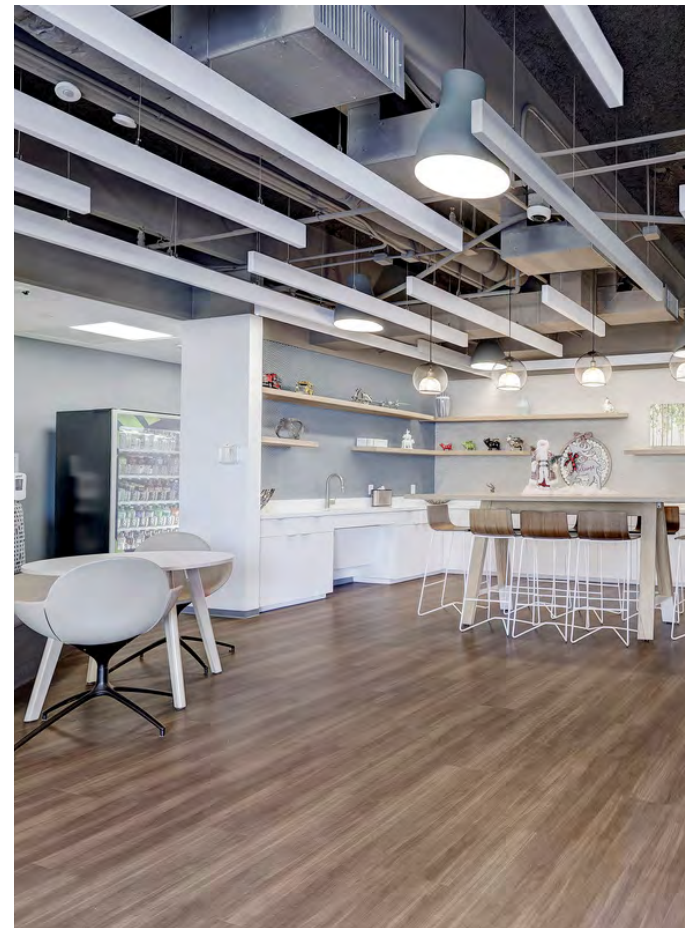


Campus Amenities

-  **ADA Accessible**
-  **ATM**
-  **Bank Drive-Thru**
-  **Conference Center**
-  **Deli**
-  **Loading Dock**
-  **Overnight Delivery Drop**
-  **Visitor Parking**
-  **Wi-Fi**



Highway 249



About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types, including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services, our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process, aligning with your specific investment requirements.

Leasing Team



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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.

11-2-2015



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.

<u>Aspire Commercial, LLC</u>	<u>9013435</u>	<u>brandona@aspirecre.com</u>	<u>713-440-8290</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u> </u>	<u> </u>	<u> </u>	<u> </u>
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date