

11445 COMPAQ CENTER OFFICE TOWERS

11445 COMPAQ CENTER W DRIVE, HOUSTON, TX 77070



SVN | J. BEARD REAL ESTATE IS PLEASED TO PRESENT

11445 COMPAQ CENTER OFFICE TOWERS

A unique offer to lease Buildings CCA 4, CCA 5 & CCA 6 at the former Hewlett Packard Enterprise Campus, a 2-million square foot property located on approximately 66 acres at the crossroads of State Highway 249 and Louetta Road in Houston, Texas.

The former HPE Campus' strategic location provides its future tenant base with the distinct advantage of convenience. In addition to being easily accessible from a multitude of prominent residential communities, the area's retail and dining options are unmatched in the Houston submarket. Vintage Park, an upscale mixed-use development encompassing residential and prominent national retailers, is located across S.H. 249 from the Property, and is directly accessible via Louetta Rd. or Compaq Center West Dr.



PROPERTY SUMMARY

STRATEGICALLY LOCATED & GROWING SUBMARKET

The Former HPE Campus is conveniently located on S.H. 249 between Beltway 8 (Sam Houston Tollway) and the Grand Parkway, which has connected the northwest Houston area to Highway 290 to the west and Interstate 45 to the east, providing easy access from a multitude of high-profile master planned communities and corporate headquarter locations.

This area is one of the fastest growing areas of Harris County, fueled by a number of factors. Contributors to the area's rapid growth are its location between the Energy Corridor, The Woodlands, and the expanding Springwoods Village (City Place) development home to ExxonMobil's 385-acre campus.

The 143-acre Lone Star College Campus, state-of-the-art medical facilities and easy access to a plethora of dining and shopping venues add to the convenience of the area, and the recently completed Grand Parkway expansion provides exceptional access to some of Houston's most prestigious master planned communities.

AMENITY-RICH LOCATION



1,600
UPSCALE
RESIDENCES



MULTIPLE
HOTELS &
MAJOR
HOSPITALS



4,200 FOOT
PAVED TRAIL



WILLOWBROOK
MALL LOCATED
3 MILES SOUTH





PROPERTY OVERVIEW

- Three buildings, 8 floors each of office space available
- 24,150 RSF/Floor; 72,450 RSF/Floor connected across 3 buildings
- Ample Parking for tenants and visitors including two attached garages and surface parking areas. Parking Ratio: 4.5:1000
- The campus is conveniently located on SH 249 between Beltway 8 and the Grand Parkway. It is located near Vintage Park and numerous well-established neighborhoods
- Close proximity to St. Luke’s, Methodist and Kindred Hospitals
- Adjacent to Lone Star Collage - University Park

BUILDINGS SUMMARY

	Building Use	Gross RSF	Built	Stories
CCA - 4	Office	226,000	1987	8
CCA - 5	Office	237,000	1987	8
CCA - 6	Office	226,000	1988	8

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,352	59,974	168,143
TOTAL DAYTIME POPULATION	11,526	84,189	183,515
AVG. HOUSEHOLD INCOME	\$200,984	\$151,514	\$145,003

**Demographics data derived from 2021 STDB*

BUILDING HIGHLIGHTS



Large, efficient floor plates well suited for sizable denser users



Ample Parking for tenants and visitors including two attached garages



Conveniently located in the Northwest Houston Technology Corridor



Close proximity to executive housing, dining, shopping/entertainment



Features fully equipped fitness center



Easy access to State Highway 249, Beltway 8, Hwy 290 and Grand Parkway 99



Adjacent to 143-acre Lone Star College Campus

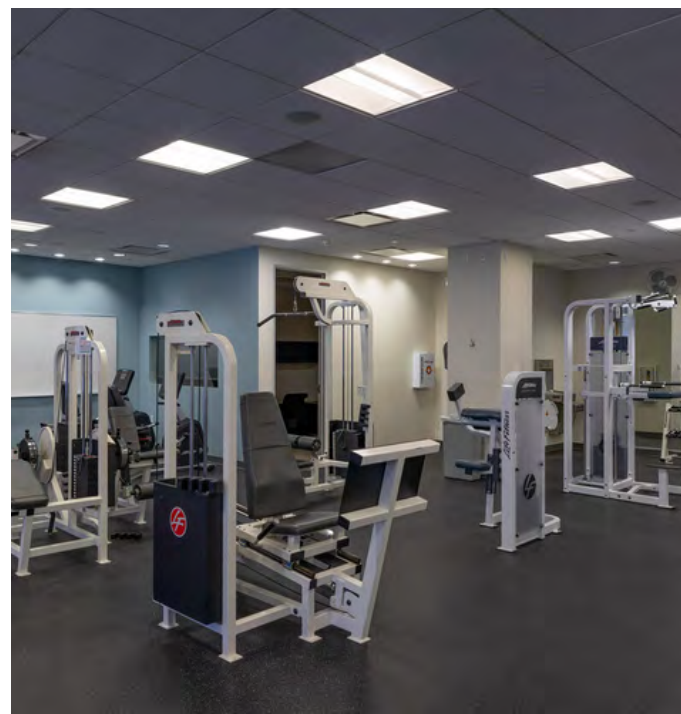


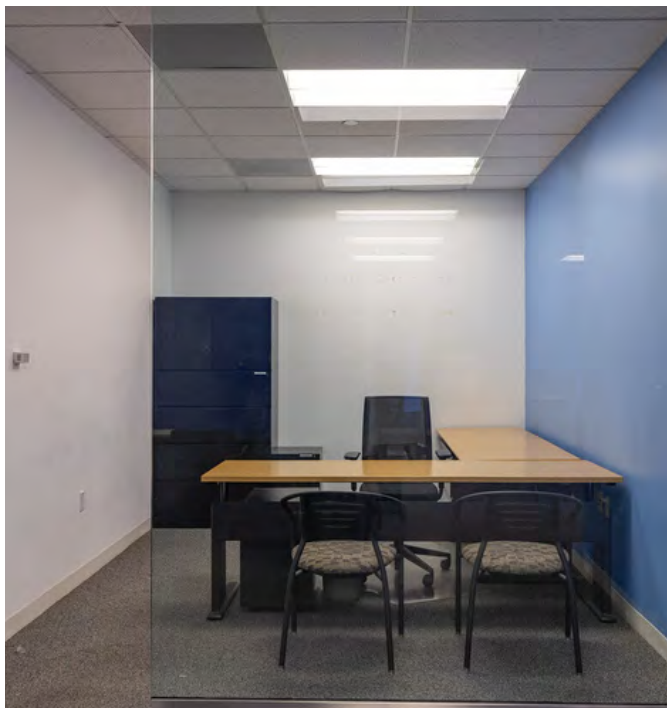
Located 20 minutes from George Bush Intercontinental Airport [IAH]





MAIN
LOBBY AREA







CAMPUS SITE PLAN

LONE STAR COLLEGE - UNIVERSITY PARK

Lone Star College - University Park Campus opened in December 2012 and occupies approximately 1.2 million sf housing academic offices, classrooms, and full-service conference facilities including a Center for Science & Innovation. LSC - UP offers courses to over 10,947 students and occupies ten buildings and four parking garages.

The Energy and Manufacturing Institute was opened in May 2014 and specializes in high-tech workforce training in energy and manufacturing. A new performing arts facility is currently under construction on the campus and is scheduled to open December 2023.



The Property is an approximately 2 million square foot, 11 building corporate campus property located at 11445 Compaq Center West Drive in Houston, Texas. Amenities for the campus include climate controlled, glass walled skywalks, a cafeteria, a fitness center, numerous employee lounge areas, coffee/snack bars, several conference rooms, a conference/fitness center, and an outdoor covered pavilion with kitchen area for group gatherings.

Beautiful mature trees, shrubbery and a park-like setting enhance the approximately 66-acre Property. Parking for the buildings is provided by a surface lot and five parking garages for a total of 5,229 spaces.



OPTIMAL LOCATON

VINTAGE PARK



CENTER AT CYPRESSWOOD



NATIONAL RETAIL

32 EATERIES | 166 SHOPS | 37 LIFESTYLE STORES



FOREVER 21

MICHAEL MICHAEL KORS

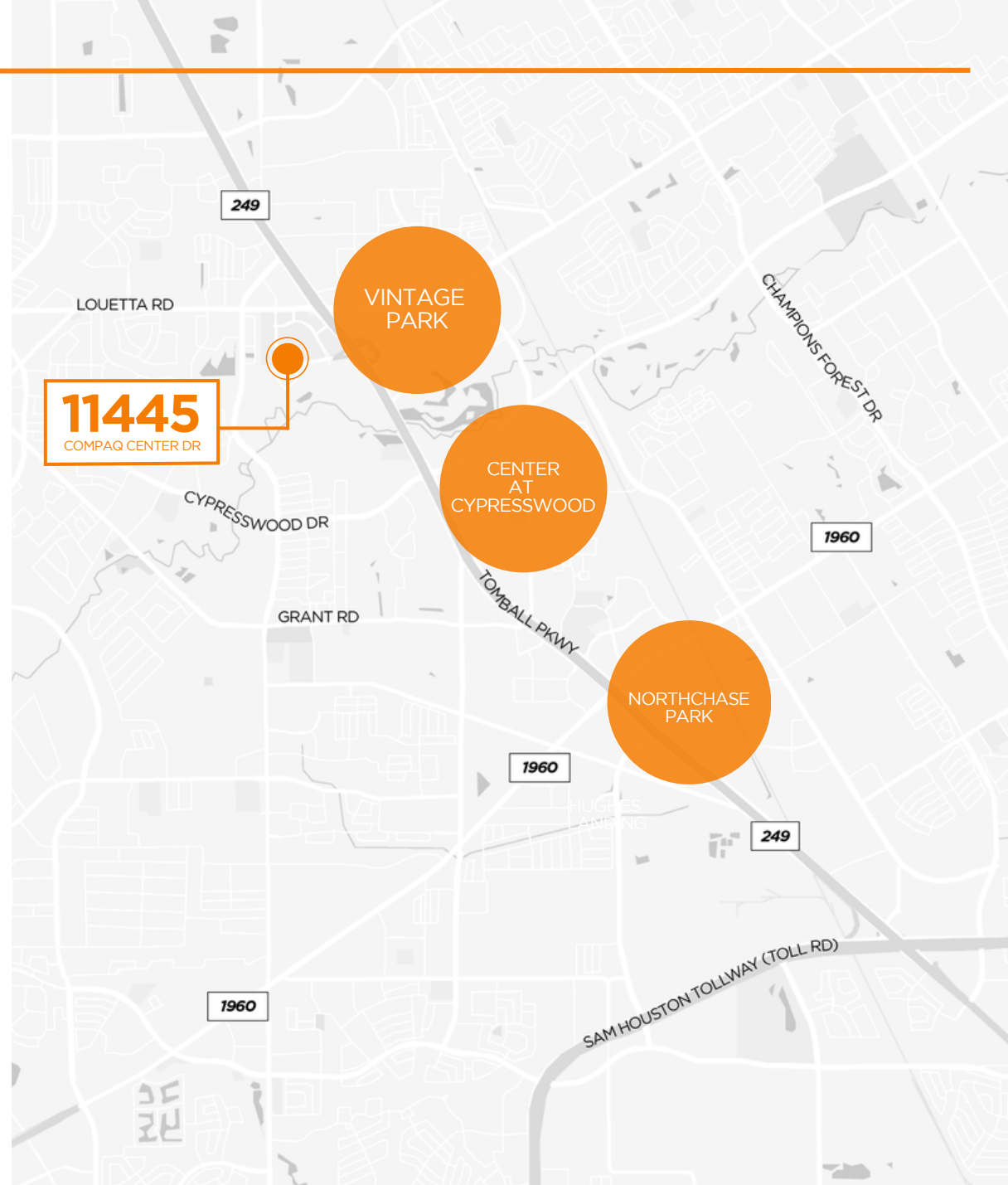


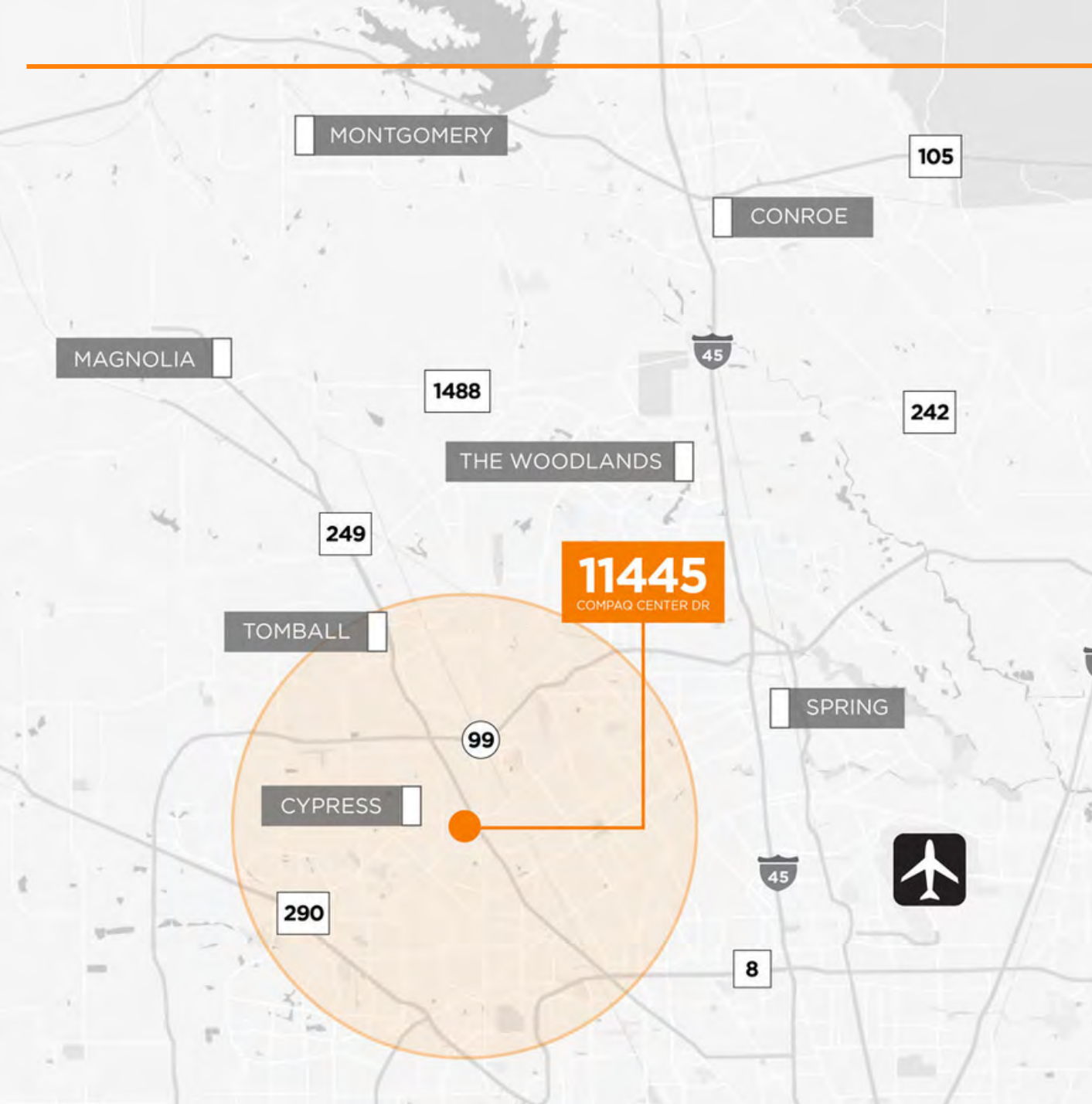
ZARA

NORDSTROM

H&M

Clarks





PREMIER ACCESS

DRIVETIMES

10 MIN

To The Woodlands

12 MIN

To Sam Houston Tollway
(Beltway 8)

15 MIN

To Grand
Parkway (SH 99)

17 MIN

West towards Hwy 290

30 MIN

To George Bush
Intercontinental Airport

11445

COMPAQ CENTER DR

MARKET OVERVIEW

NORTHWEST HOUSTON

Northwest Houston reaches from North Loop 610 to the south, past Tomball to the north and is bordered by I-45 to the east and Highway 290 to the west. The region is known for its immense growth, high quality of life, strong demographics, affordable housing options and convenient access throughout the Houston MSA.

The area is one of the fastest growing areas of Harris County, fueled by several factors. Contributors to the area's rapid growth are its location between the Energy Corridor and The Woodlands, ExxonMobil's 385-acre campus, and Lone Star College System's 71-acre campus. Additional elements include state of the-art medical facilities, easy access to a plethora of dining and shopping venues, and the Grand Parkway expansion that provide phenomenal access to some of Houston's most prestigious communities and employment centers.

TRANSPORTATION & ACCESS

Residents and businesses alike have quick access to an ever-expanding highway transportation system. State Highway 249, which serves as the main transportation corridor through northwest Houston, links Beltway 8 (Sam Houston Tollway) and the Grand Parkway, which has connected the region to Highway 290 to the west and Interstate 45 to the east.

THE VINTAGE

The Vintage, an upscale mixed-use development encompassing residential, retail and business components, is located along SH-249 four miles northwest from Champions Stonebridge Shopping Center. Mischer Investments and Kickerillo Companies joined forces as V&W Partners in 2004/2005 and purchased 630 acres from Hewlett-Packard Company to develop The Vintage, one of the most exciting master planned mixed-use developments in Houston's history. During the first two and a half years of the projects build-out, 84% of its land area had been committed to use, including 380 acres of upscale projects which are now complete or under development.

To date, the announced projects include Vintage Park, 670,000 square feet of retail/office space, over 1,600 upscale residences, 1,500 multi-family units, 518 rooms across 4 hotels as well as the St. Luke's and Kelsey-Seybold medical campuses.



*COURTSEY: VINTAGE PARK



*COURTSEY: VINTAGE PARK



*COURTSEY: VINTAGE LAKES

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** in 100 are foreign-born

90

countries have official government representation here

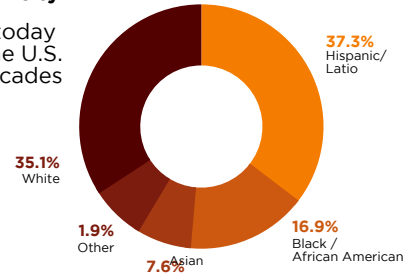
7th

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

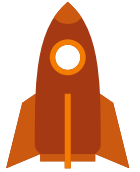
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SPACE PORT

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

Milion 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

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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