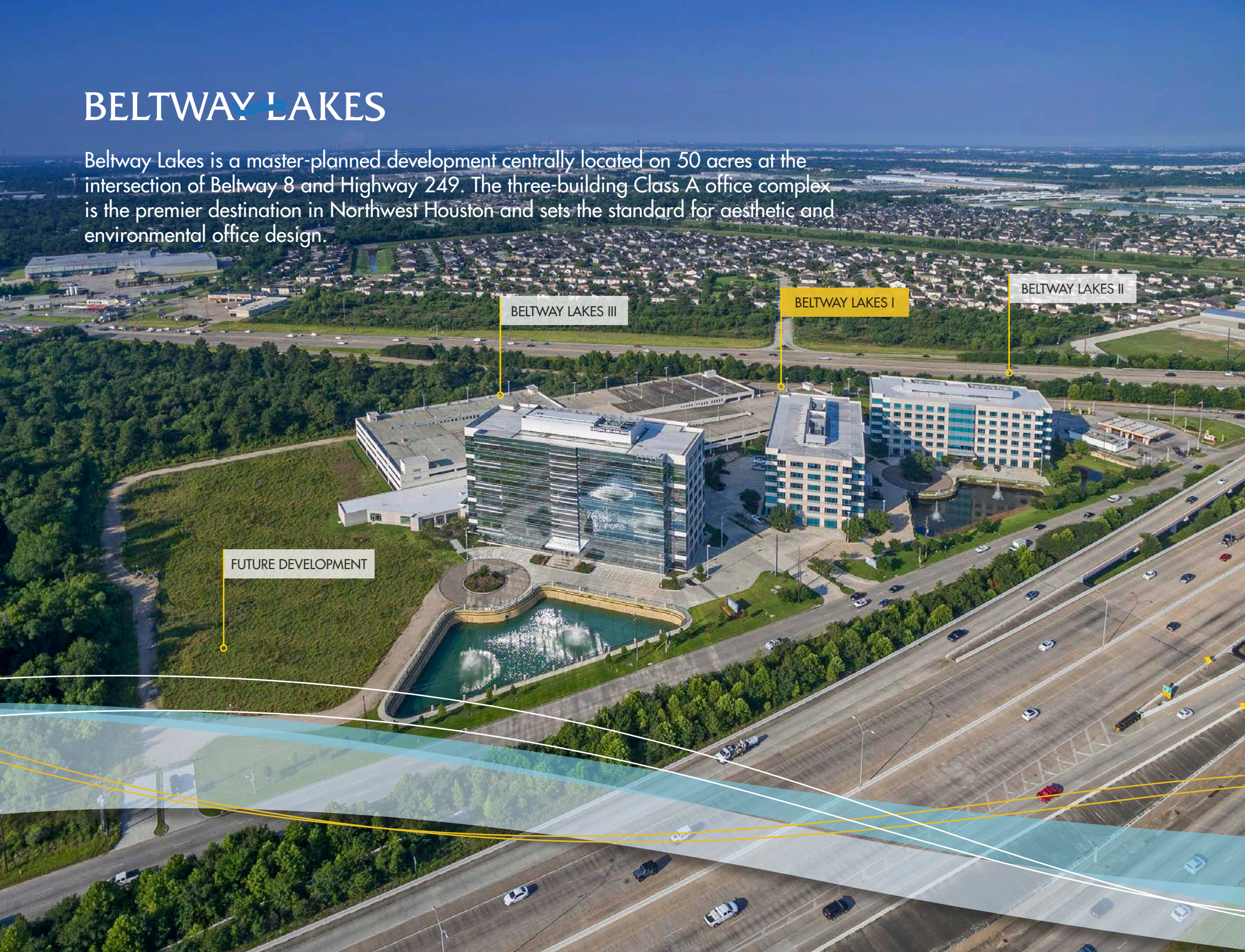


BELTWAY LAKES I



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 I Facts/Stats:

- Building size: 164,900 RSF
- Floors: 6
- Parking: 4.5/1,000 in covered parking garage
- On-site security
- Murphy's Deli
- Tenant lounge and conference center available at Phase II

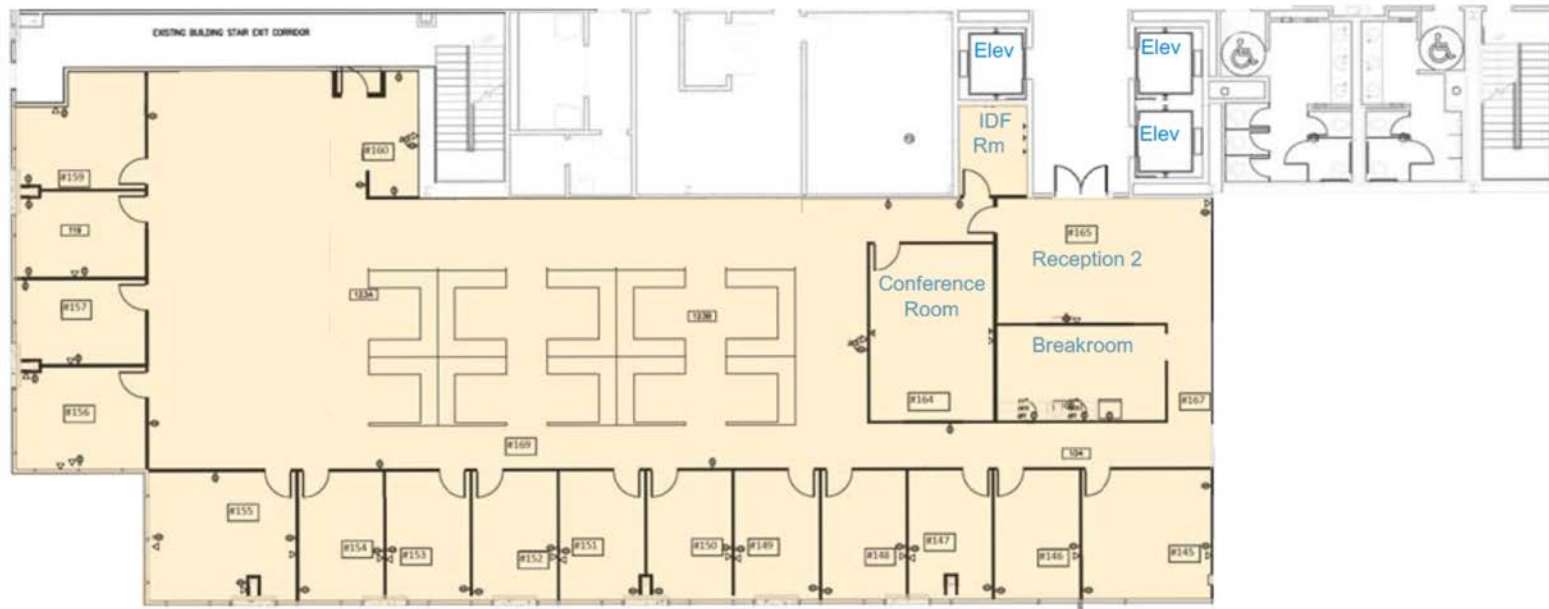
Distinguishing Features:

- LEED® Gold-Certified
- Efficient floor plates
- Monument signage opportunity
- Direct access available to Beltway 8 and Highway 249
- Local, responsive Ownership headquartered at the building
- Expansion opportunities with future phases of development

Available Space

7,985 RSF

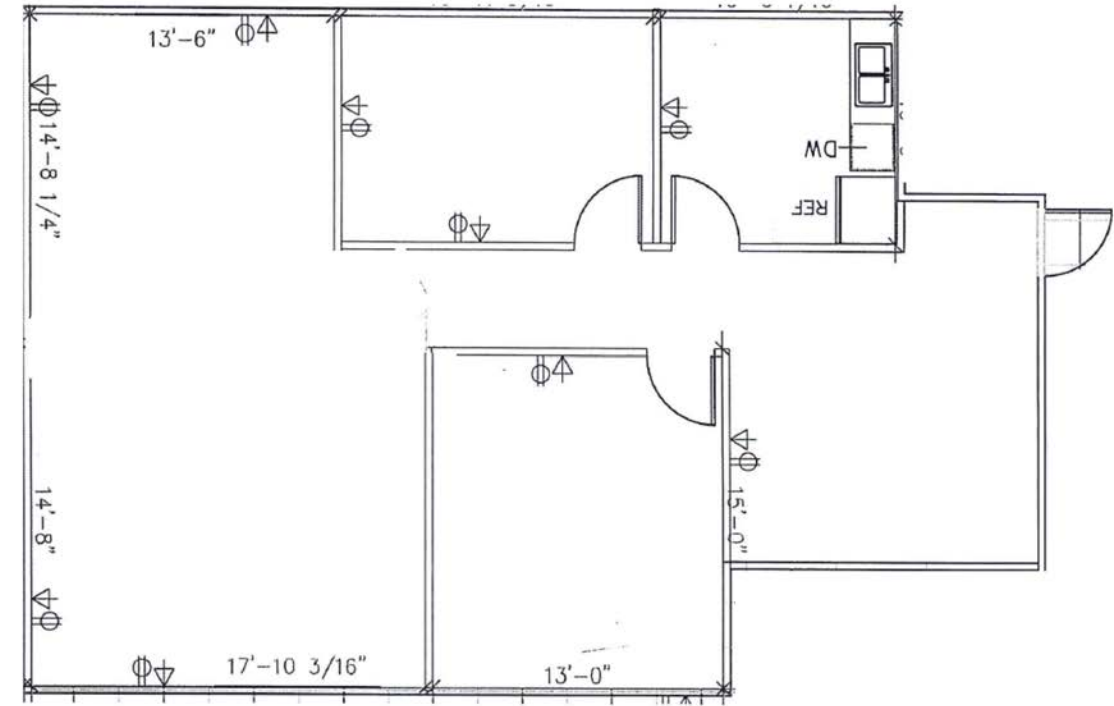
FLOOR 1, SUITE 120



BELTWAY LAKES I

1,550 RSF

FLOOR 2, SUITE 230



BELTWAY LAKES I

12,265 RSF

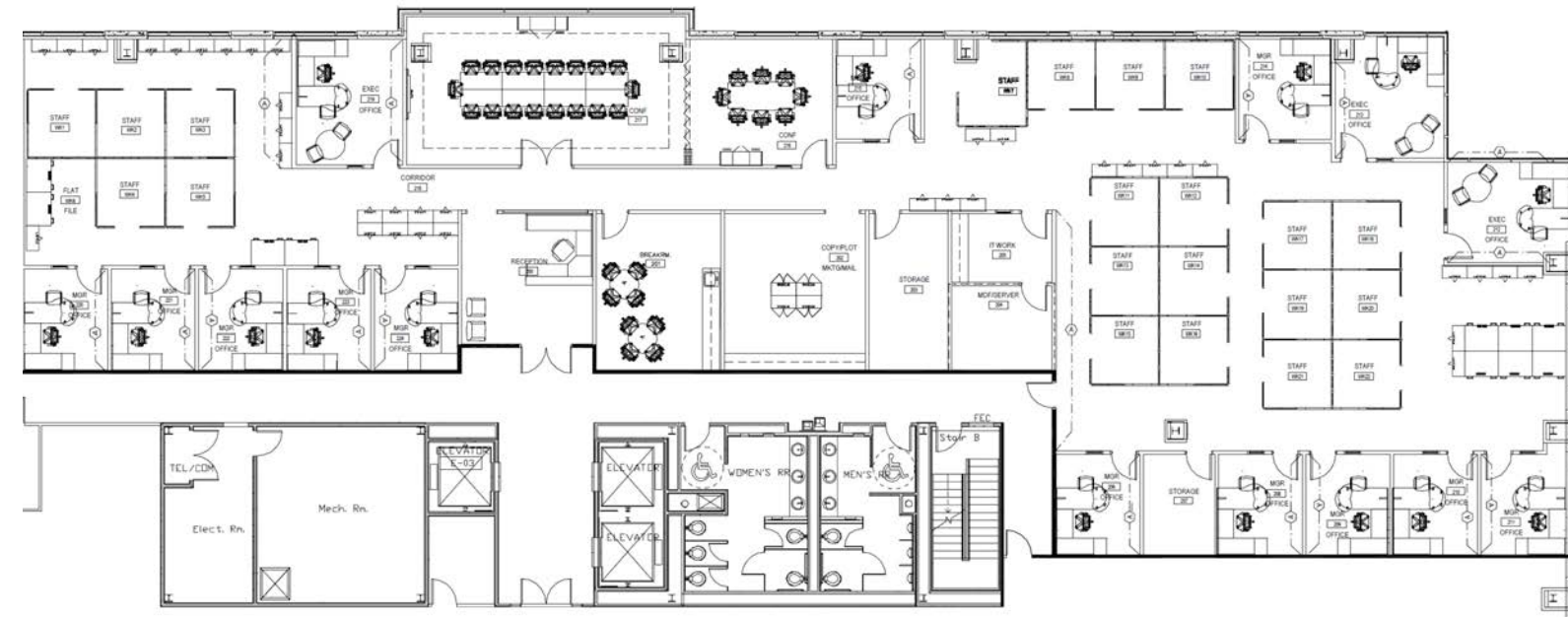
FLOOR 1, SUITE 150



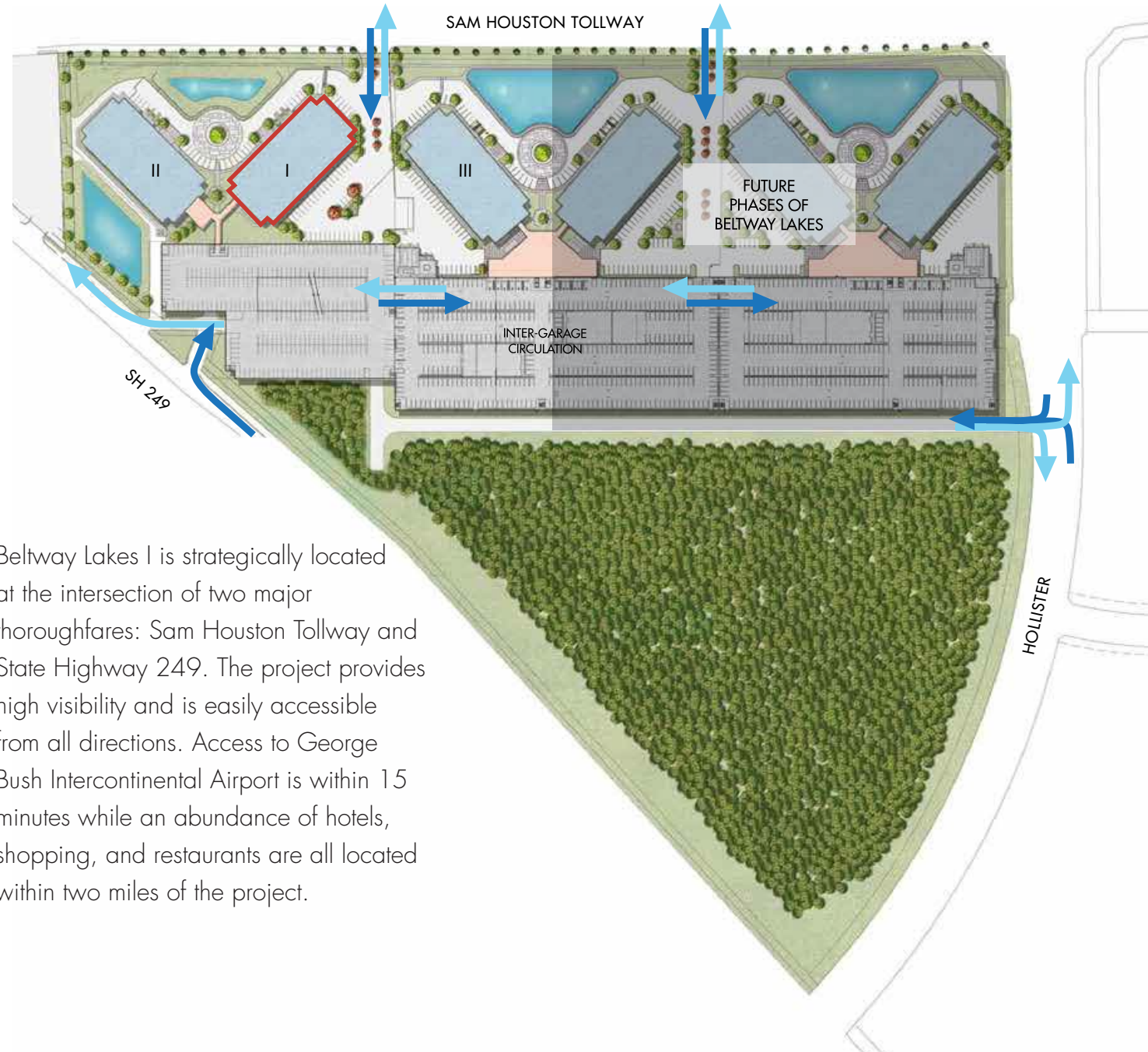
BELTWAY LAKES I

10,000 RSF

FLOOR 2, SUITE 250



Accessibility



Beltway Lakes I 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

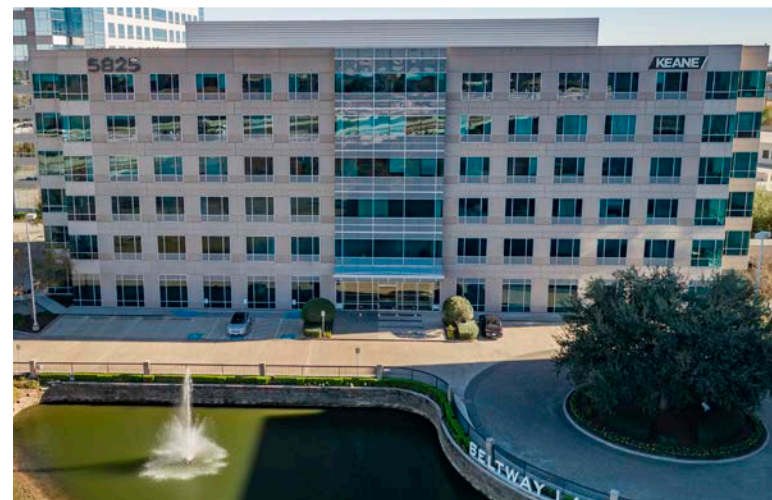
AMC Theaters
Sam Houston Race Park
Baker Street Pub
HEALTH AND FITNESS
24 Hour Fitness
Lifetime Fitness
Planet Fitness
HEALTH CARE CENTERS
Methodist Hospital/
Willowbrook
LODGING
Best Western Premier
Element by Westin

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 I 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, 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 efficiency 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.



BELTWAY LAKES I

For more information, contact:

Jack Russo

+1 713 425 1808

jack.russo@am.jll.com

Christian Canion

+1 713 888 4090

christian.canion@am.jll.com



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



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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date