

1255 ENCLAVE PARKWAY

HOUSTON, TX



Confidential Offering Memorandum



THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1255 Enclave (“the Property”), a 171,091 SF, Class A office property located at 1255 Enclave Parkway in the heart of the Energy Corridor submarket of West Houston.

The Property stands to benefit from recent leasing success in the surrounding Energy Corridor and is an ideal repositioning candidate, taking advantage of the increasingly narrow options for anchor and or single tenant user buildings. West Houston has experienced over 3.7M SF of leases executed in the past 12 months.

ADDRESS	1255 Enclave Parkway Houston, Texas 77077
COUNTY	Harris
RENTABLE SF	171,091
YEAR BUILT	1999
PARKING	686 Total Spaces (676 Garage & 20 Surface Lot)
PARKING RATIO	4.05/1,000 SF
STORIES	6
LOT SIZE	6.75 Acres
PARCEL NUMBER	133-879-001-0002

Value Add Opportunity

In the past 12 months, over 3.7 million square feet of leases have been executed within the Energy Corridor submarket. Most of these leases were within one mile of the Property.

Targeted improvements to the main lobby, dining areas, tenant and conference spaces will significantly enhance the Property’s appeal and value.

Given the lack of availability for large-scale office spaces, 1255 Enclave is uniquely positioned for renovation to meet the growing demand from major tenants and owner-users in the market.



INVESTMENT SUMMARY



**Leasing Activity Remains
Strong in West Houston**

**Premier Energy
Corridor Location**

**Value-Add
Opportunity**

**Top Performing
Submarket**

**Master Planned
Business Park**

**Exceptional Visibility
and Access**

**User
Opportunity**

**Abundant
Covered Parking**

EXCEPTIONAL VISIBILITY AND ACCESS



HOUSTON
CBD

UPTOWN/
GALLERIA

WESTCHASE

1255
ENCLAVE PARKWAY

1370 & 1390 ENCLAVE PKY
Sysco

1200 ENCLAVE
PARKWAY
ARION

ENCLAVE PLACE
Transocean

1330 ENCLAVE PKY
CardinalHealth

THE PLAZA AT ENCLAVE
DOW

ELDRIDGE OAKS
GULF and consor

1 WESTLAKE
bp

3 WESTLAKE

2 WESTLAKE

4 WESTLAKE

UNIVERSITY OF TEXAS
MD ANDERSON CENTER

361-489-VPD
10

ENERGY CENTER V
ENBRIDGE subsea 7

TWO & THREE
ELDRIDGE PLACE
FLUOR

WEST MEMORIAL
PLACE
Technip PGS
MODEC

ONE ELDRIDGE PLACE
SMIENERGY

ENERGY CENTER II
Baker Hughes

ENERGY CENTER I
Kiewit

ENERGY CENTER III & IV
ConocoPhillips

NATION-LEADING EMPLOYMENT GROWTH

70,100

New Jobs
Added in 2023

79%

Of Houston's Higher Education
Grads Stay & Work in the Region;

The sixth highest retention rate in the U.S.

3,400,000

Total Non-Farm
Employment

#1

In the Country for
Percent Job Growth

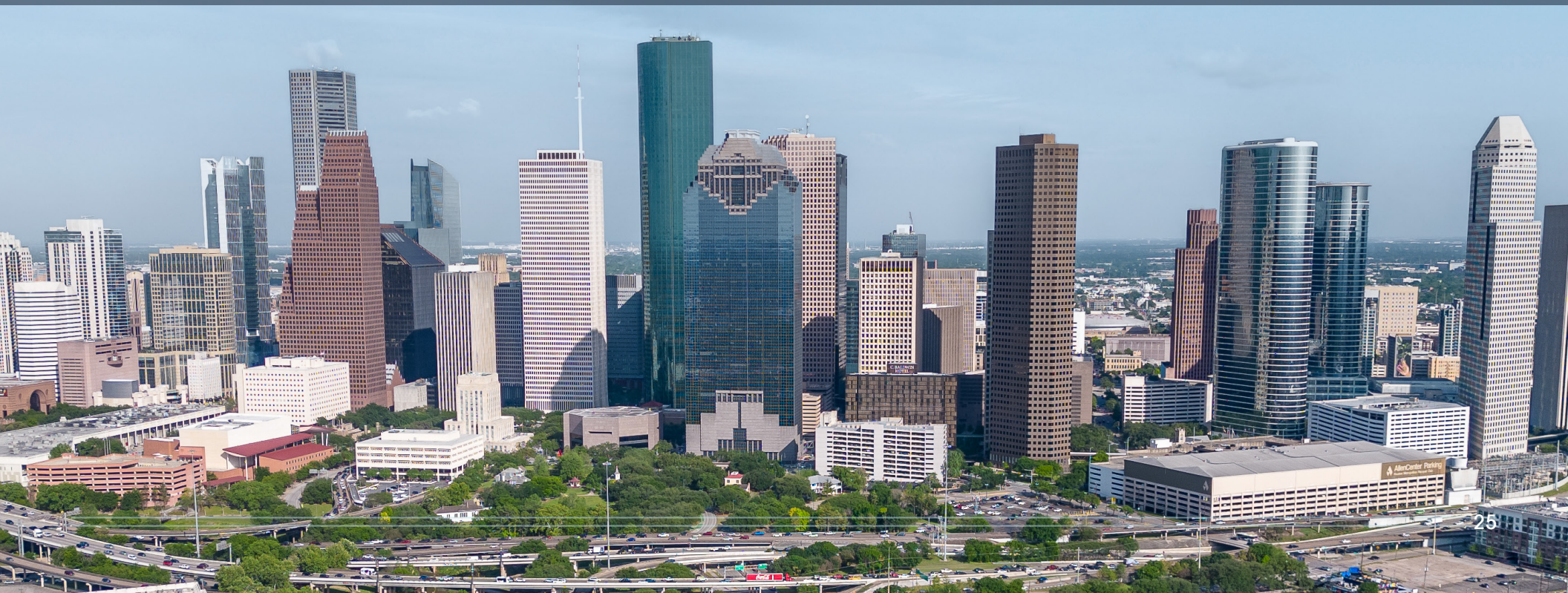
(3.1% in 2023)

3,500,000

Person Workforce, Nearing
All-Time High for Houston

#2

In The Nation In Office
Re-Entry Levels In The Country
After The Pandemic



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