

Premium Top Floor Sublease Opportunity at One Chasewood

Discover an exceptional **±10,324 SF** sublease opportunity in Chasewood Technology Park, Houston's premier northwest office destination. This move-in ready space at One Chasewood combines sophisticated design with unmatched convenience, positioned at 20333 State Highway 249, Houston, TX 77070.



Executive Summary



Space Available

±10,324 SF sublease

Plus additional **6,981 SF** available direct for full floor option



Lease Term

Through **August 31, 2027**

Flexible/Direct Term Available Through Landlord



Condition

Move-in ready

Furniture negotiable to expedite occupancy



Location

Chasewood Technology Park

Highway 249 corridor access

This premier sublease opportunity offers an immediate solution for companies seeking sophisticated office space in Houston's thriving northwest corridor. The space features exceptional elevator lobby exposure and panoramic views, creating an impressive environment for your team and clients.

Space Highlights & Configuration

Thoughtfully Designed Workspace

This meticulously planned office suite delivers the perfect balance of private offices and collaborative spaces, designed to support diverse work styles and business needs.

- **21 Private Offices** – Accommodate your leadership team and provide focused work environments
- **5 Meeting Spaces** – Host client presentations, team collaborations, and strategic planning sessions
- **Elevator Lobby Exposure** – Prominent positioning creates lasting first impressions
- **Exceptional Views** – Floor-to-ceiling windows flood the space with natural light
- **Furniture Negotiable** – Accelerate your move-in timeline with turnkey furnishing options

📄 **Expansion Opportunity:** Scale your operations with an additional 6,981 SF enabling you to secure an entire floor at One Chasewood.



World-Class Building Amenities

Professional Environment

Sophisticated common areas and building infrastructure create an elevated workplace experience

Wellness Focus

On-site fitness center and shower facilities support healthy work-life balance for your team

Flexible Collaboration

Tenant lounge with three private huddle rooms provides additional meeting space beyond your suite

Complete Building Services

- **24/7 Security & Courtesy Patrol** – Peace of mind for late-working teams
- **On-Site Management & Engineering** – Responsive service and immediate issue resolution
- **Full-Service Bank** – Convenient banking with 24-hour ATM, lobby, and drive-thru access
- **Ample Parking** – Surface and garage options accommodate employees and visitors
- **SpringHill Suites Adjacent** – Walking distance hotel simplifies client meetings and recruiting

First Impressions Matter: Reception & Entry

Make Your Mark

The reception area sets the tone for your business, featuring contemporary design elements including a striking living wall that creates a memorable entrance. This welcoming space immediately communicates your company's commitment to quality and innovation.

With direct elevator lobby access, your visitors experience a seamless arrival, while your team benefits from prominent positioning on the floor.



Collaborate & Connect: Meeting Spaces

The suite includes **five professionally appointed meeting spaces** designed to facilitate everything from intimate strategy sessions to large client presentations. Floor-to-ceiling windows in the primary conference room create an inspiring environment bathed in natural light, while offering expansive views that impress visitors and energize your team.

Conference Capabilities

- Accommodate groups from 4 to 20+ attendees
- Professional finishes throughout
- Technology-ready infrastructure

Versatile Applications

- Board meetings and executive sessions
- Client presentations and proposals
- Training and team development











Support Spaces: Kitchen & Common Areas

Fully Equipped Break Room

The modern kitchen and 5 meeting spaces provide a comfortable space for your team to recharge throughout the day. Complete with full-sized appliances, ample cabinetry, and casual seating, this space supports both quick coffee breaks and team lunches.

These amenities reduce the need for employees to leave the building during the workday, fostering stronger team connections and maximizing productivity.



Productive Workspaces: Offices & Workstations



Flexible Configuration for Your Team

The existing layout thoughtfully balances **35 private offices** with open workstation areas, providing flexibility for various organizational structures and work styles. Private offices offer quiet spaces for focused work and confidential conversations, while the open areas foster collaboration and communication among team members.

Private Offices

Window offices and interior offices accommodate leadership, client-facing roles, and positions requiring confidentiality

Open Workstations

Flexible bullpen areas support collaborative teams and can be easily reconfigured to match your needs

Natural Light

Abundant windows throughout ensure even interior spaces benefit from daylight and views

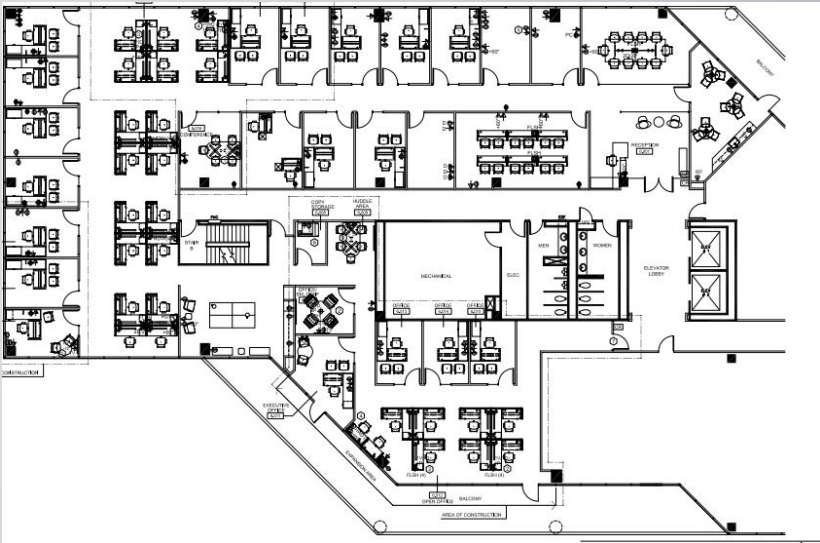
Expansive Outdoor Area



(Virtually staged)

Discover a truly unique amenity: our expansive rooftop patio. This thoughtfully designed outdoor space features lush artificial green turf and an array of comfortable lounge seating areas, providing a perfect setting for various activities. It's an ideal venue for fostering team camaraderie through gatherings, offering refreshing breaks, or conducting inspiring outdoor meetings.

Enjoy panoramic views of the surrounding area while benefiting from a fresh-air workspace alternative. This exceptional environment is specifically crafted to enhance work-life balance and promote employee wellness, distinguishing your office experience.



Furniture Layout

Floor Plan & Space Configuration

±10,324 SF Sublease Opportunity

Space Breakdown

- **Open Workstation Areas** – Flexible bullpen configuration
- **Kitchen & Break Room** – Fully equipped amenity space
- **Reception Area** – Professional entrance with elevator lobby exposure
- **Storage & Support Spaces** – Adequate provisions for business operations

Expansion Potential

For growing companies or those requiring additional space, an **additional ±6,981 SF** is available, enabling you to secure an entire floor at One Chasewood.



Combined Total: 17,305 SF

available when combining space for maximum flexibility.

Strategic Location & Building Amenities



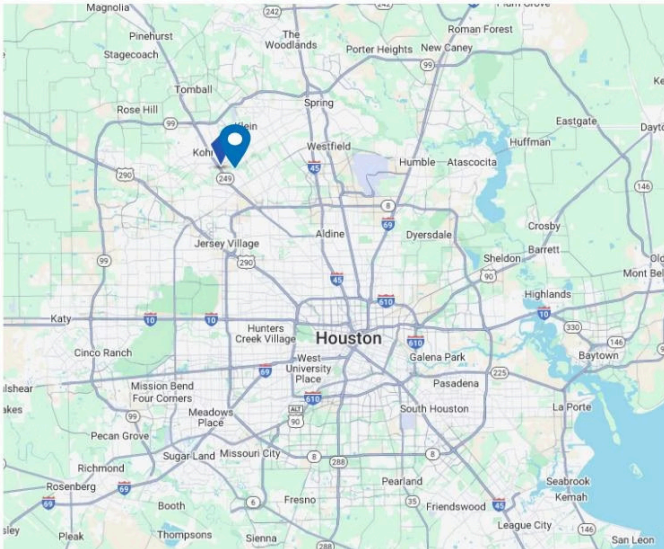
First Floor Lobby



Tenant Lounge

Chasewood Technology Park Advantages

One Chasewood sits at the heart of Houston's northwest business corridor along Highway 249, providing exceptional connectivity to both downtown Houston and The Woodlands. This strategic location offers easy access for employees commuting from across the Greater Houston area.



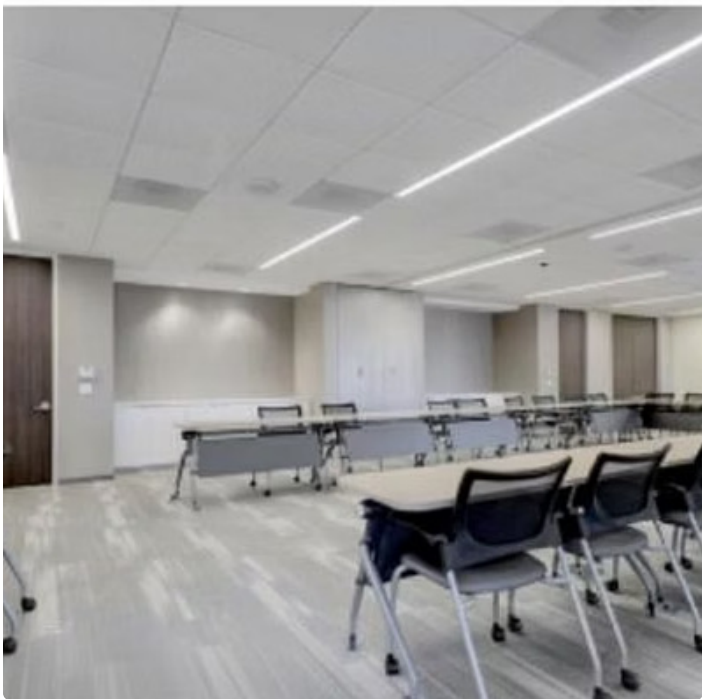
Prime Connectivity

- Direct Highway 249 access
- 15 minutes to The Woodlands
- 25 minutes to Downtown Houston
- Close to Bush Intercontinental Airport
- Surrounded by dining and retail amenities

Tenant Lounge



Enhanced Tenant Services & Facilities



Beyond the Suite: Building-Wide Resources

One Chasewood provides exceptional shared amenities that extend your workspace capabilities without adding to your square footage. These professional-grade facilities are available to all tenants, offering flexibility for overflow meetings, fitness activities, and client entertainment.



Tenant Collaboration Spaces

Additional conference room and three private huddle rooms supplement your suite's meeting capabilities



Wellness Center

Fully equipped fitness facility with cardio and strength equipment, plus shower facilities for convenience



Security & Management

24/7 courtesy patrol and on-site management team ensure a safe, well-maintained environment

Fitness Center



Huddle Lounge



Schedule Your Private Tour Today

Your Leasing Team



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Our experienced team is ready to answer your questions, provide additional information, and coordinate private showings at your convenience. We understand the importance of finding the right space for your business and are committed to making your search efficient and productive.
