

CHASEWOOD CROSSING THREE

Six Story Class "A" Office Building – Prime Space Available
19350 State Highway 249 - Cypresswood Dr. @ 249



LEASE DETAILS

- **Base Rent:** Competitive rates starting at \$18.50 PSF NNN, with annual increases of 5%.
- **Operating Expenses:** Currently estimated at \$9.48 PSF.
- **Available Spaces:** Customizable spaces ranging from 9,977 SF to 26,177 SF of contiguous area.
- **Build-to-Suit Opportunities:** Shell spaces available, ready for your custom office build-out.
- **Class A Office Building:** Premier 156,000 SF facility, with approximately 26,000 SF per floor.
- **Convenient Parking:** Secure multi-level parking garage exclusively for tenants



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Suite	Square Feet	Suite Description
125	4,075	Shell space
220	9,977	Shell space
320	10,971	Shell space; 2,500 – 10,971 SF; divisible
400	26,177	Shell space; 2,500 – 26,177 SF; divisible
500	26,177	Shell space; 2,500 – 26,177 SF: divisible

CHASEWOOD CROSSING THREE

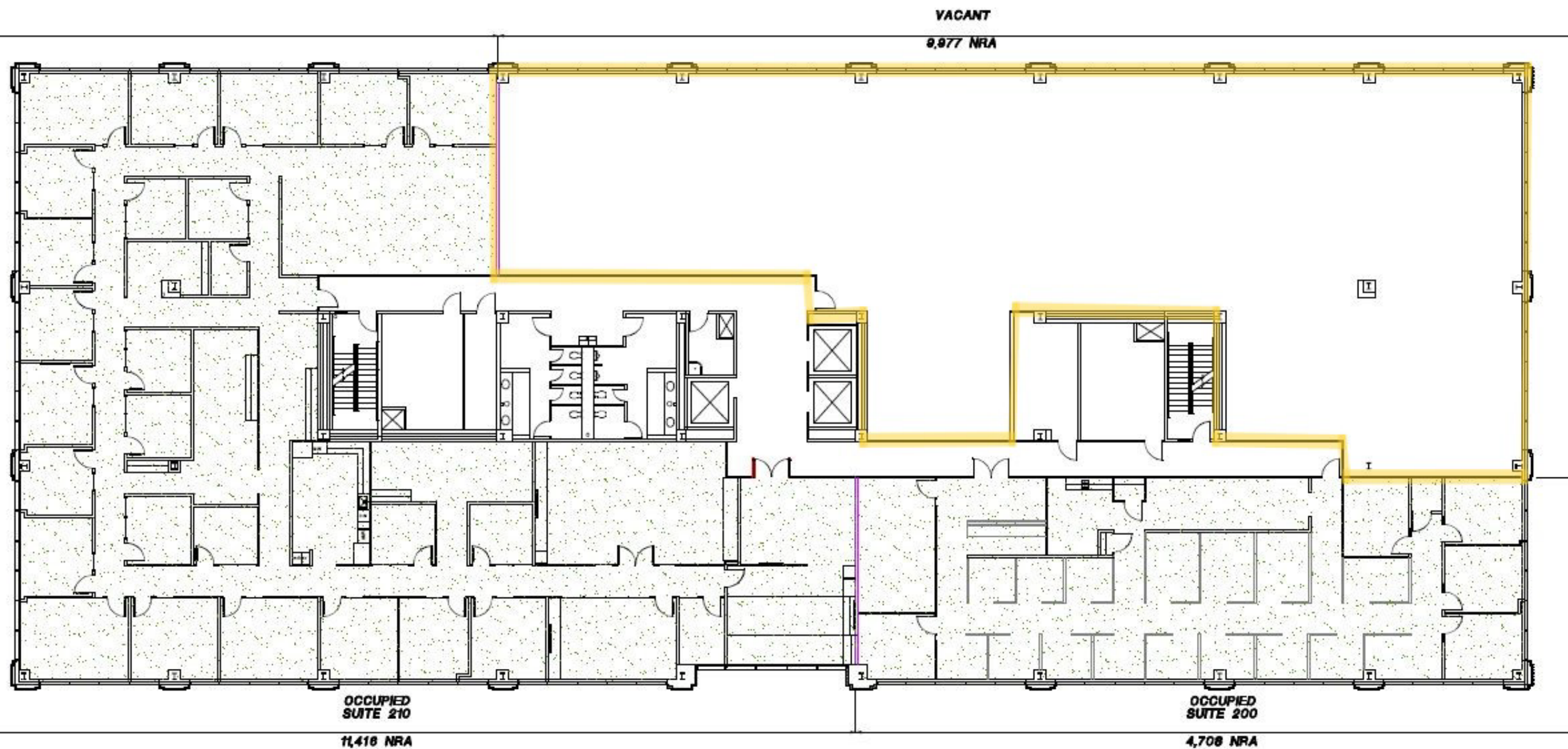
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FLOOR PLANS

LEVEL 1



LEVEL 2



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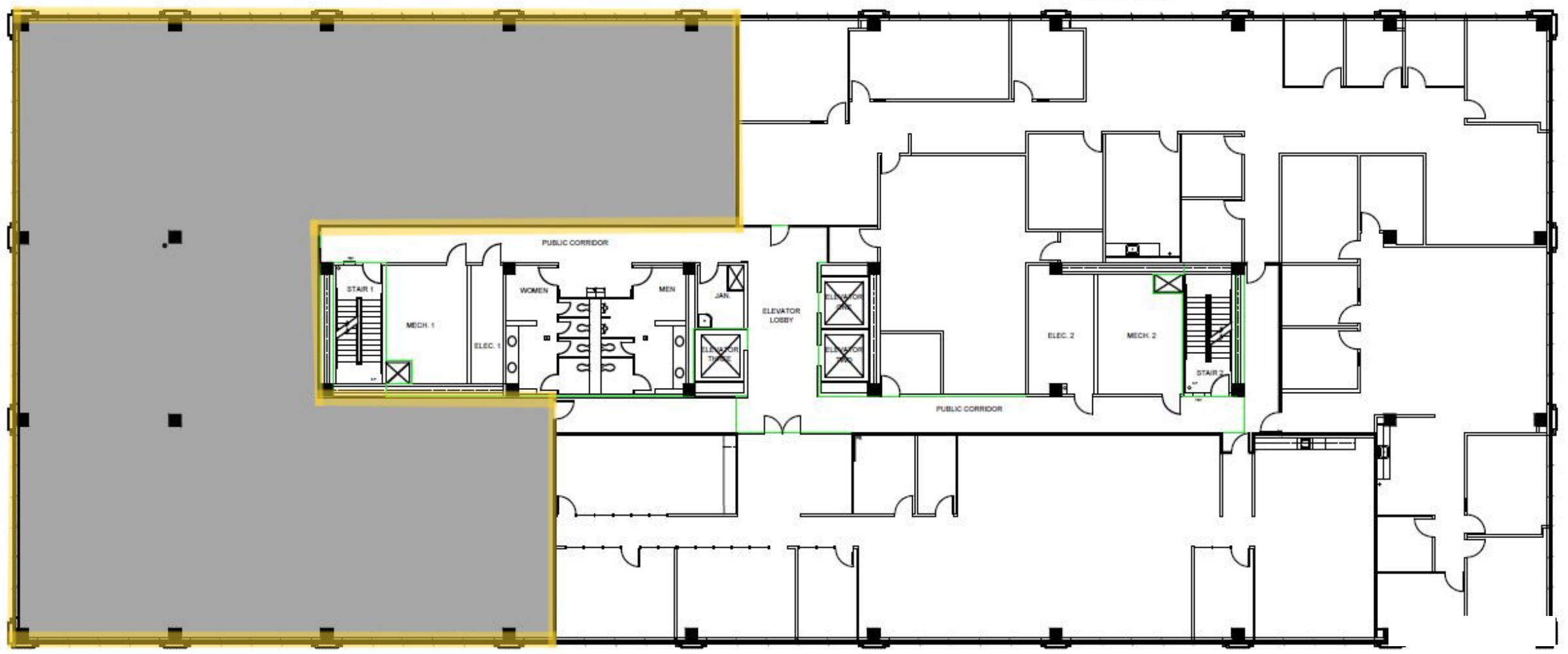
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FLOOR PLANS

LEVEL 3

VACANT
SUITE 320
10,971 NRA

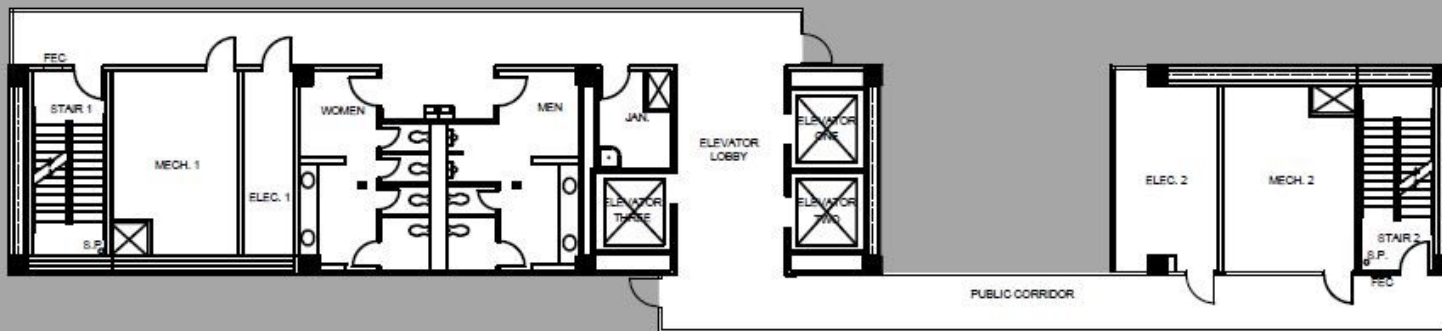
OCCUPIED
SUITE 300
9,560 NRA
EXP: 01/31/28



OCCUPIED
SUITE 310
5,473 NRA
EXP: 11/30/28

LEVEL 4 & 5

VACANT
SUITE 400
26,177 NRA



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BUILDING FEATURES

- **156,000 SF Building:** Approx. 27,018 SF per floor
- **Covered Parking:** Pre-cast multilevel parking garage with a 3.5/1,000 parking ratio
- **Advanced HVAC System:** Twin 40-Ton air handlers on each floor, twin cooling towers on the roof, and state-of-the-art, water-cooled systems
- **Sterilized Work Environment:** New MERV 13 air filters, upgraded outside air exchangers, and UV-C lighting for air sterilization
- **Modern Security:** 24/7 controlled card access system and on-site guard Monday-Friday 9:00 am to 7:00 pm
- **High-Speed Internet:** Self-healing fiber optics with 99% reliability

LOCATION HIGHLIGHTS

- **Convenient Access:** Located on the Technology Corridor/SH 249 with immediate access to FM 1960, Beltway 8, and the Grand Parkway
- **Nearby Amenities:**
 - **Vintage Park:** Northwest Houston's newest upscale shopping district
 - **Healthcare:** Close to Methodist Hospital, Kelsey Seybold, and St. Luke's Hospital
 - **Recreation:** Near Raveneaux Country Club and Champions Golf Club
 - **Parks:** Kickerillo-Mischer Preserve and Cy-Champ Park with trails, fishing piers, canoe launch, and picnic areas

NEARBY RESTURANTS (within a 5-minute drive)

- | | | |
|------------------------------|-------------------------------|--------------------------|
| •Perry's Steakhouse & Grille | Gauchos Do Sul - Vintage Park | Gringo's Mexican Kitchen |
| •MOD Pizza | Chick-fil-A | Pizza Hut |
| •Sonic | Arby's | Trattoria Pasta |
| •Bellagreen | Ambriza | The Halal Guys |
| •Torchy's Tacos | Chicken Salad Chick | Akashi |
| •Chuy's | The Chef's Table | BRIX Wine Cellars |
| •El Tiempo Cantina | Potbelly | Tumble22 Chicken Joint |
| •Hopdoddy | Willie's Grill & Icehouse | Red Fish Seafood Grill |
| •Taco Cabana | Wingstop | Smoothie King |
| •Minuti Coffee | Jack in the Box | P.F. Chang's |



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
TXR 2501

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