



TIMBERWAY ONE

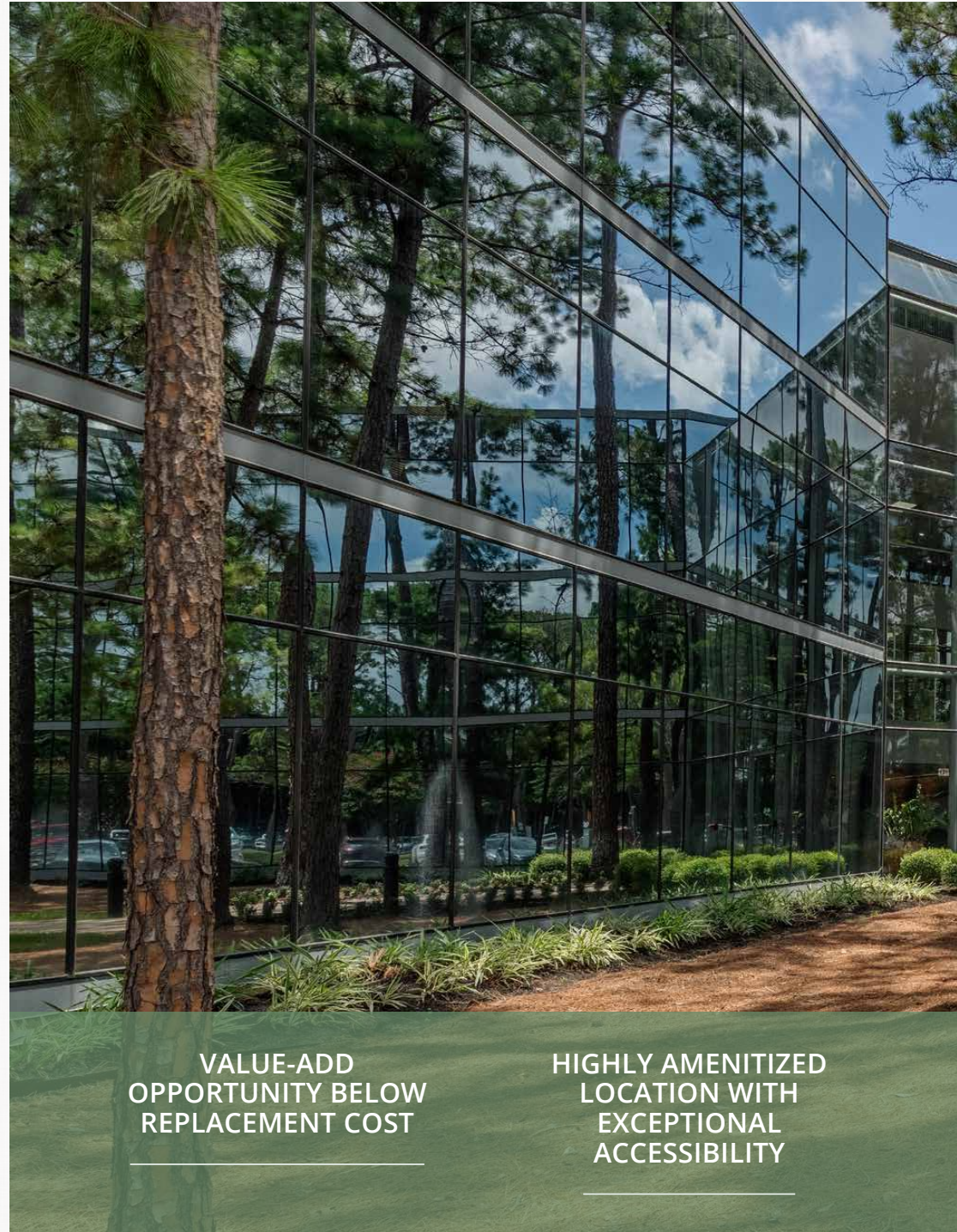
CLASS-B BOUTIQUE ENERGY CORRIDOR OFFICE | TOP PERFORMING SUBMARKET | HOUSTON, TX

The Offering

JLL Capital Markets, on behalf of the owner, is pleased to present for sale a 100% fee simple interest in Timberway One (“the Property”), a 93,578 SF Class B office property located in the heart of the Energy Corridor submarket of West Houston, one of the hottest leasing markets in the United States. The property’s location is highly accessible to all areas of Houston with immediate access to Interstate 10 and Highway 6. The Property sits in a highly amenitized micro-market, surrounded by leading residential neighborhoods including Memorial Villages and Eldridge Oaks, as well as countless retail and dining options. Currently **92% occupied with 4.9 years of remaining lease term**, Timberway One offers the opportunity to acquire a stabilized asset with additional upside via lease up at a fraction of replacement cost. The asset is well-positioned to benefit from the Energy Corridor’s exceptional leasing velocity and capture tenants in the market looking to locate West.

PROPERTY SUMMARY

ADDRESS	15990 N Barkers Landing Rd Houston, TX 77079
YEAR BUILT	1983
TOTAL SF	93,578
% LEASED	92.0%
STORIES	3
TYPICAL FLOOR PLATE	31,792
PARKING	303 Parking Spaces 3.24 / 1,000 SF
LAND AREA	3.4 Acres
WALT	4.9



VALUE-ADD
OPPORTUNITY BELOW
REPLACEMENT COST

HIGHLY AMENITIZED
LOCATION WITH
EXCEPTIONAL
ACCESSIBILITY



PREMIER ENERGY
CORRIDOR LOCATION

COMMITTED LONG
TERM TENANCY

PROXIMITY TO HOUSTON'S
TOP EMPLOYEES

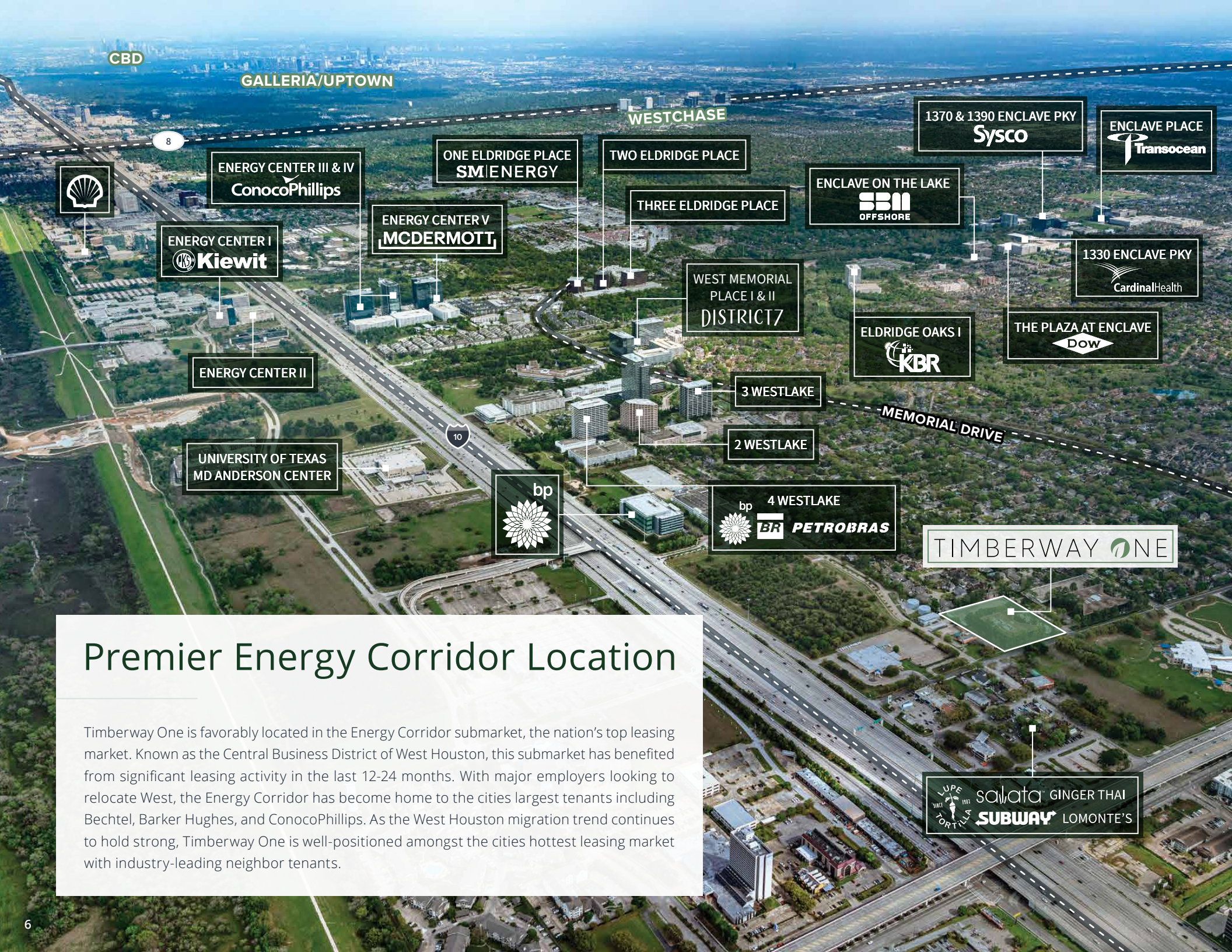
DIVERSIFIED
RENT ROLL

Value-Add Opportunity Below Replacement Cost

Timberway One offers a unique opportunity to acquire a high-quality suburban asset at a significant discount to replacement costs. Within the Energy Corridor submarket, there is little to no new construction being delivered in the near term. With disproportionate supply and demand dynamics in West Houston, Timberway will be the beneficiary of the continued westward migration in the Energy Corridor submarket.







CBD

GALLERIA/UPTOWN

WESTCHASE

1370 & 1390 ENCLAVE PKY
Sysco

ENCLAVE PLACE
Transocean

ENERGY CENTER III & IV
ConocoPhillips

ONE ELDRIDGE PLACE
SM ENERGY

TWO ELDRIDGE PLACE

ENCLAVE ON THE LAKE
SBI OFFSHORE

THREE ELDRIDGE PLACE

1330 ENCLAVE PKY
CardinalHealth

ENERGY CENTER I
Kiewit

ENERGY CENTER V
MCDERMOTT

WEST MEMORIAL PLACE I & II
DISTRICT7

THE PLAZA AT ENCLAVE
Dow

ENERGY CENTER II

ELDRIDGE OAKS I
KBR

3 WESTLAKE

UNIVERSITY OF TEXAS
MD ANDERSON CENTER

2 WESTLAKE

bp

bp 4 WESTLAKE
BR PETROBRAS

MEMORIAL DRIVE

TIMBERWAY ONE

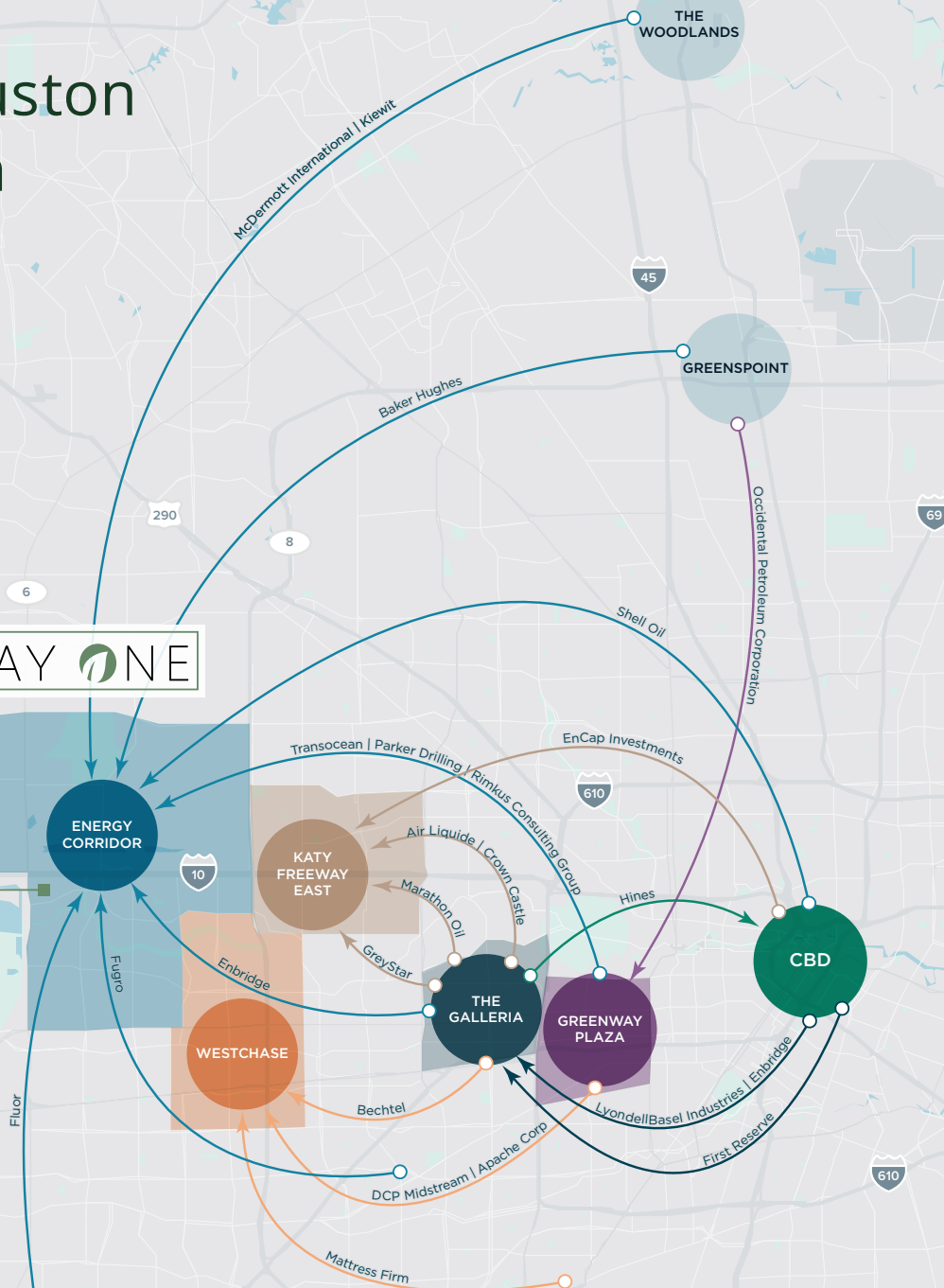
LUPE SINCE 1953 TORTILLA **salvata** GINGER THAI
SUBWAY LOMONTE'S

Premier Energy Corridor Location

Timberway One is favorably located in the Energy Corridor submarket, the nation's top leasing market. Known as the Central Business District of West Houston, this submarket has benefited from significant leasing activity in the last 12-24 months. With major employers looking to relocate West, the Energy Corridor has become home to the cities largest tenants including Bechtel, Barker Hughes, and ConocoPhillips. As the West Houston migration trend continues to hold strong, Timberway One is well-positioned amongst the cities hottest leasing market with industry-leading neighbor tenants.

West Houston Migration

TIMBERWAY ONE



Houston's population growth has continued to move to the West of the city's urban core. A decade-long trend of tenants relocating to West Houston greatly accelerated over the last 12-18 months as companies increasingly prioritized being closer to their employee base. Strong leasing activity has propelled West Houston, with a total transaction volume of 7 million s.f. during this period.

Given the recent migration, the new population center of Houston is estimated to be located in West Houston at the interchange of Interstate 10 and the Sam Houston Tollway. Over the past 30 years, West Houston's population has grown 155% compared to 86% growth in the Houston metro. Corporations are taking notice of this recent migration and swiftly relocating their headquarters to be near their employee base, re-evaluating their office needs as return to work policies take shape.

Premier Location in Houston's Energy Corridor

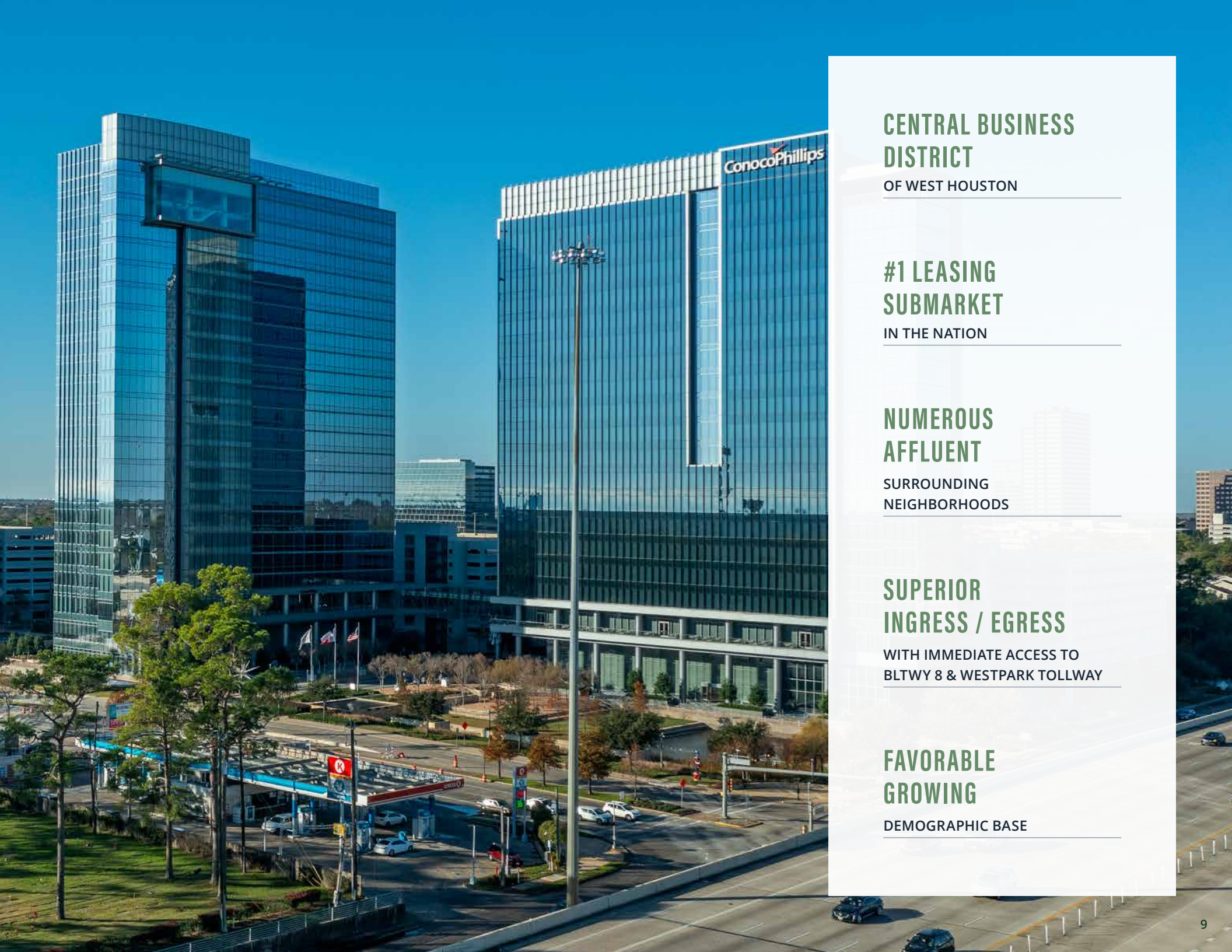
The Energy Corridor is one of the most prominent business districts in Houston, serving as the hub for energy companies for the last 20+ years. The area has seen significant growth in the last 12-18 months due to its best-in-class office space, high-street retail, and affluent residential communities.

Conveniently located along Interstate 10, the Energy Corridor offers excellent connectivity to major business districts like Downtown Houston and the Galleria. Over the past few years, the area has undergone substantial development, boasting a range of local amenities, including high-quality mixed-use centers and various recreational areas. With prestigious neighborhoods nearby including Memorial & Cinco Ranch, this region has become an increasingly popular location for families or employees seeking an all-encompassing residential and commercial hub that offers a superior quality of life.

The influx of leasing activity, combined with the continued investment in community enhancements, has transformed the Energy Corridor into the top office market in the city, as well as an overall thriving community for families and young adults.

HOME TO LEADING INDUSTRY TENANTS





CENTRAL BUSINESS DISTRICT

OF WEST HOUSTON

#1 LEASING SUBMARKET

IN THE NATION

NUMEROUS AFFLUENT

SURROUNDING NEIGHBORHOODS

SUPERIOR INGRESS / EGRESS

WITH IMMEDIATE ACCESS TO BLTWY 8 & WESTPARK TOLLWAY

FAVORABLE GROWING

DEMOGRAPHIC BASE

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