



**THE PREMIER
BUSINESS ADDRESS
IN THE NORTH
MARKET**

THE MEADOWS AT INTERWOOD

14950 HEATHROW FOREST PARKWAY





THE
MEADOWS
AT
INTERWOOD

SPACE FOR LEASE

SECURE CLASS A SUBURBAN OFFICE

BEAUTIFUL AND FORESTED ENVIRONMENT

The Meadows at Interwood is a Class A suburban office building featuring cantilevered office areas overlooking a four-story atrium lobby.

The building is in the Interwood Corporate Park development, a densely wooded 415 acre oasis including a 1-1/4 mile jogging trail and 17 varieties of Texas trees.

PROPERTY FEATURES

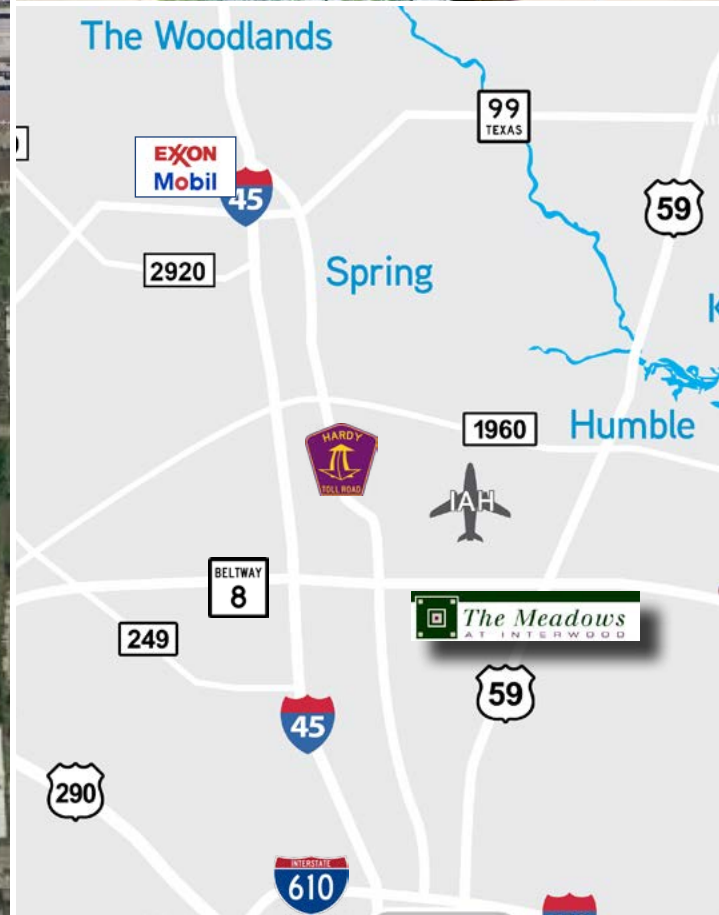
- › Rental rate: starting at \$19.50/SF/YR Gross
- › On-site delicatessen (indoor and outdoor dining)
- › Availabilities:

Suite 130	1,171 SF	Suite 370	4,339 SF
Suite 135	1,303 SF	Suite 380	1,486 SF
Suite 170	2,137 SF	Suite 390	3,507 SF
Suite 200	4,038 SF	Suite 420	1,553 SF
Suite 285	1,689 SF	Suite 450	1,908 SF
Suite 330	4,819 SF	Suite 510	1,711 SF
- › Furnished conference room for tenants
- › Professional on-site management
- › Card key access
- › Professional security guard
- › Electronically gated vehicle access
- › Fortune 500 & exchange listed corporate tenants
- › Excellent access to major freeways
- › Walking/running trails in forest setting
- › Two Marriot hotels within walking distance
- › Complimentary fitness center
- › Four elevators, with two servicing the parking garage and penthouse
- › State-of-the-art locker rooms/showers
- › Connected four-story garage
- › Atrium lounge and Skybridge coffee bar
- › Property sustained no flood damage

L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



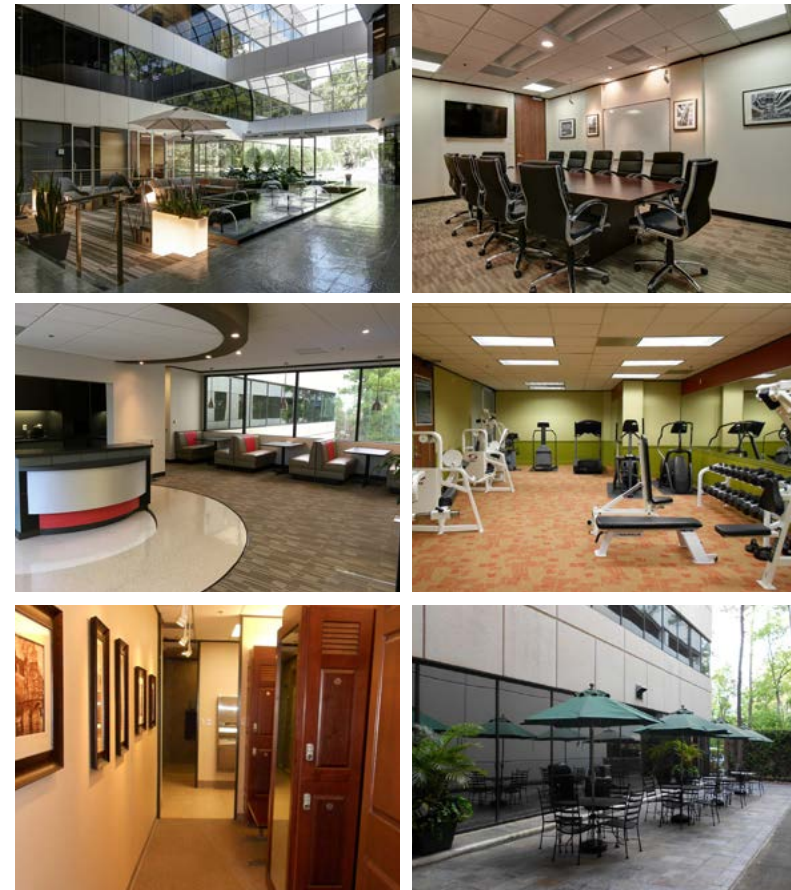


THE MEADOWS AT INTERWOOD

PROPERTY AMENITIES

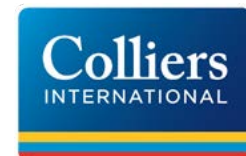
Tenant-accessible common areas -- such as the Atrium Lounge, The Meadows Conference Room, and the Sky Bridge Coffee Bar -- are refreshing Zen-Inspired spaces that allow tenants and their guests to meet, relax, and collaborate.

Another amenity available at no extra charge is the Meadows Spa and Exercise Facility, featuring country club quality locker rooms, inclusive of steam showers.



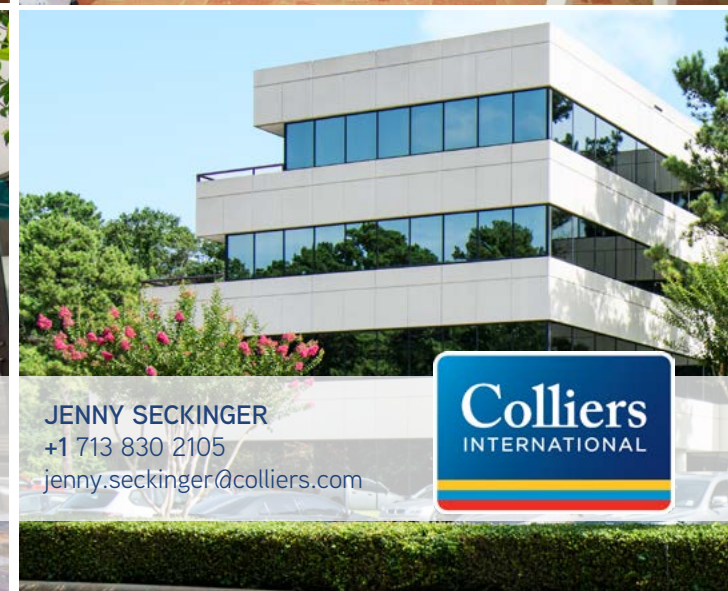
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



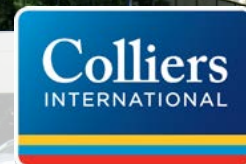


THE
MEADOWS
AT
INTERWOOD



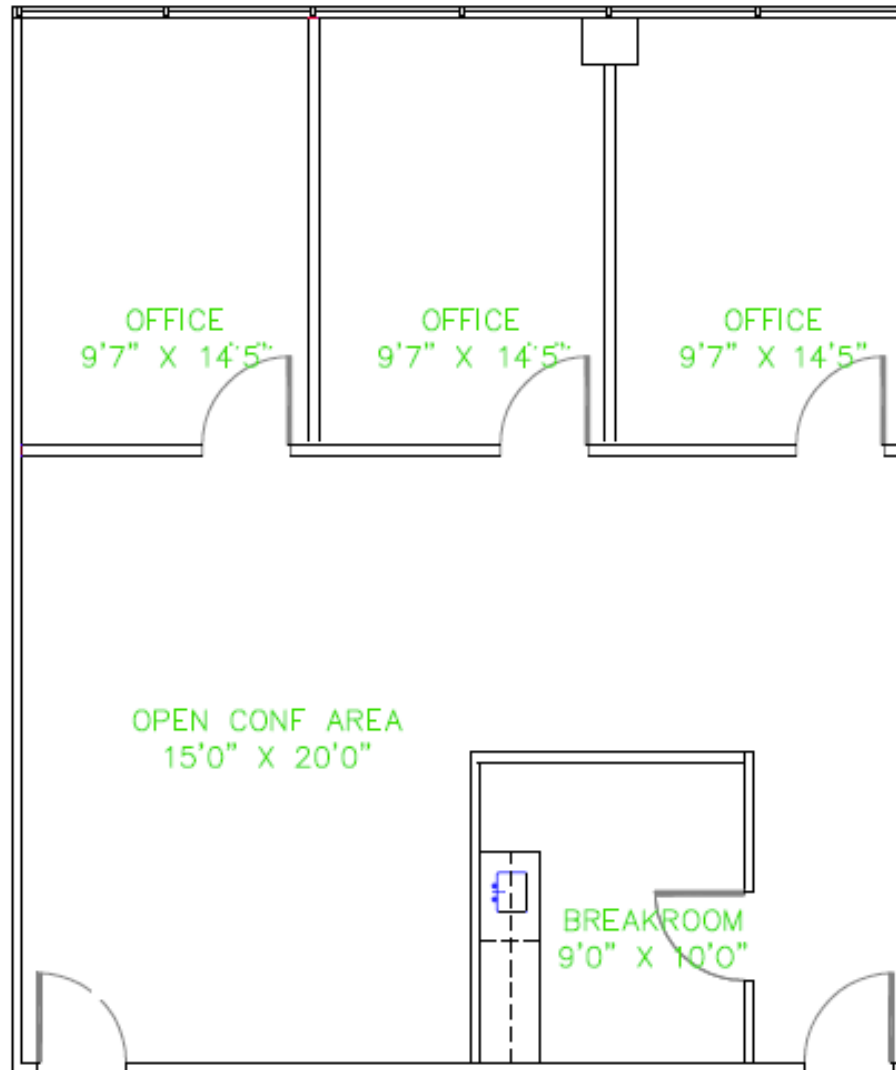
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com





1st Floor - Suite 130
± 1,171 SF Available



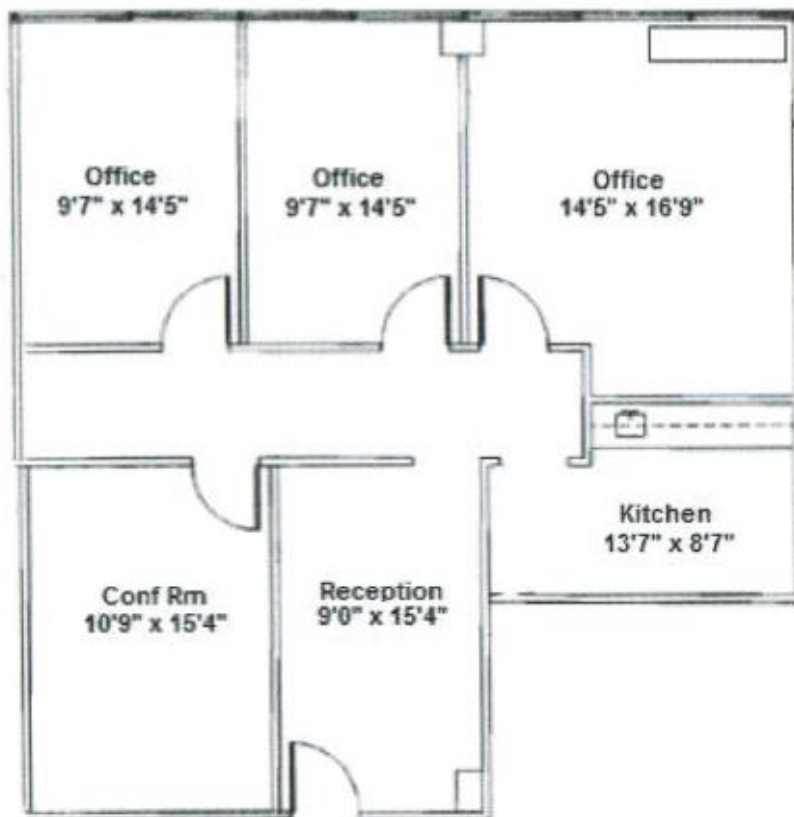
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



**THE
MEADOWS
AT
INTERWOOD**

1st Floor - Suite 135
± 1,303 SF Available



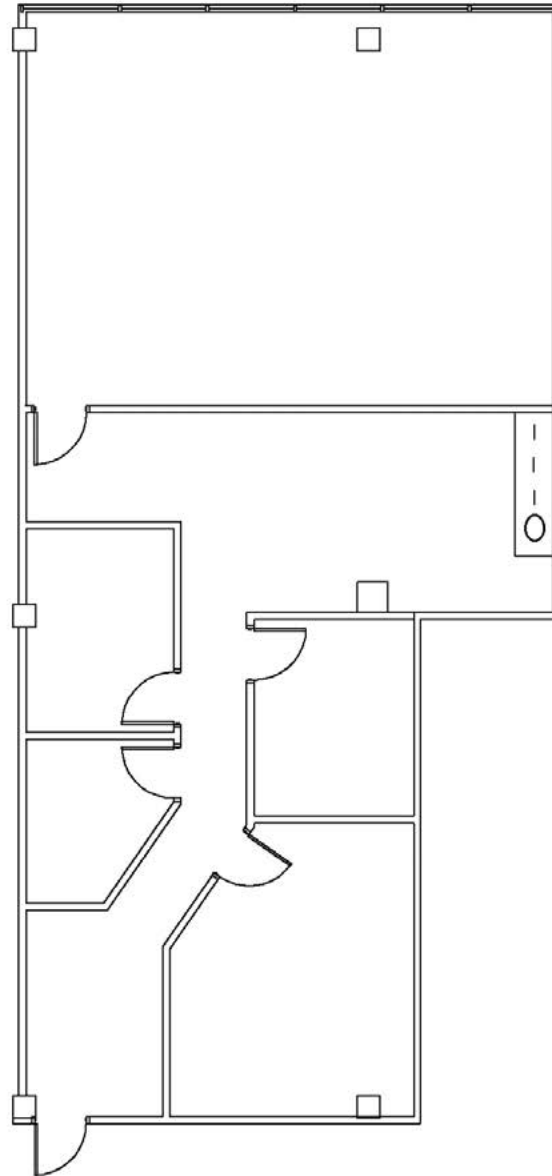
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



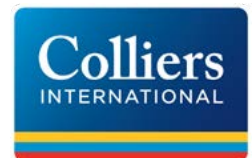


1st Floor - Suite 170
± 2,137 SF Available



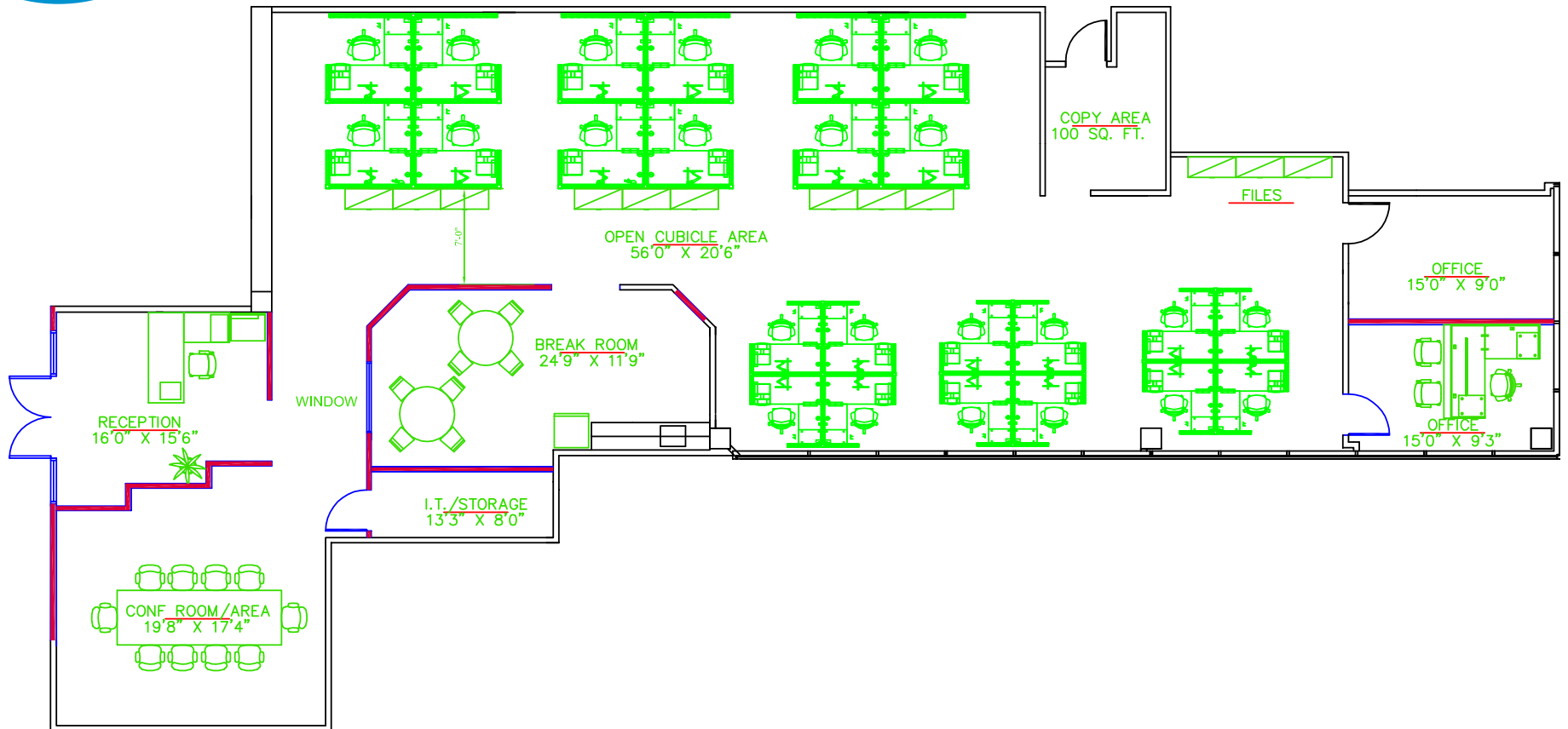
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



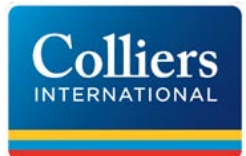
**THE
MEADOWS
AT
INTERWOOD**

2nd Floor - Suite 200
± 4,068 SF Available



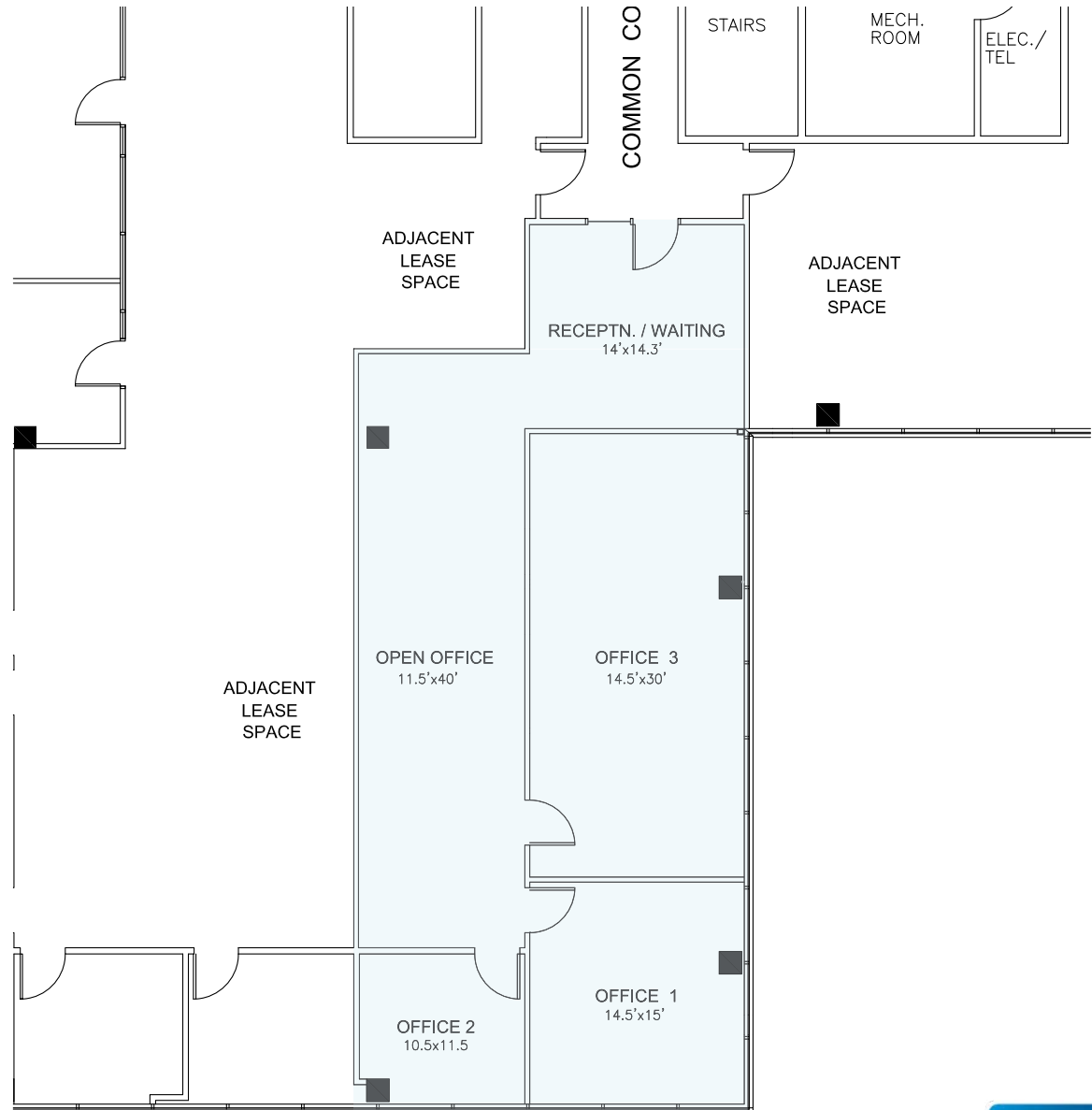
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



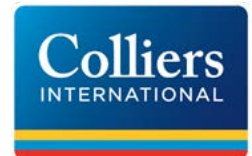


2nd Floor - Suite 285
± 1,689 SF Available



L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



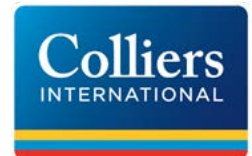


3rd Floor - Suite 330
± 4,819 SF Available



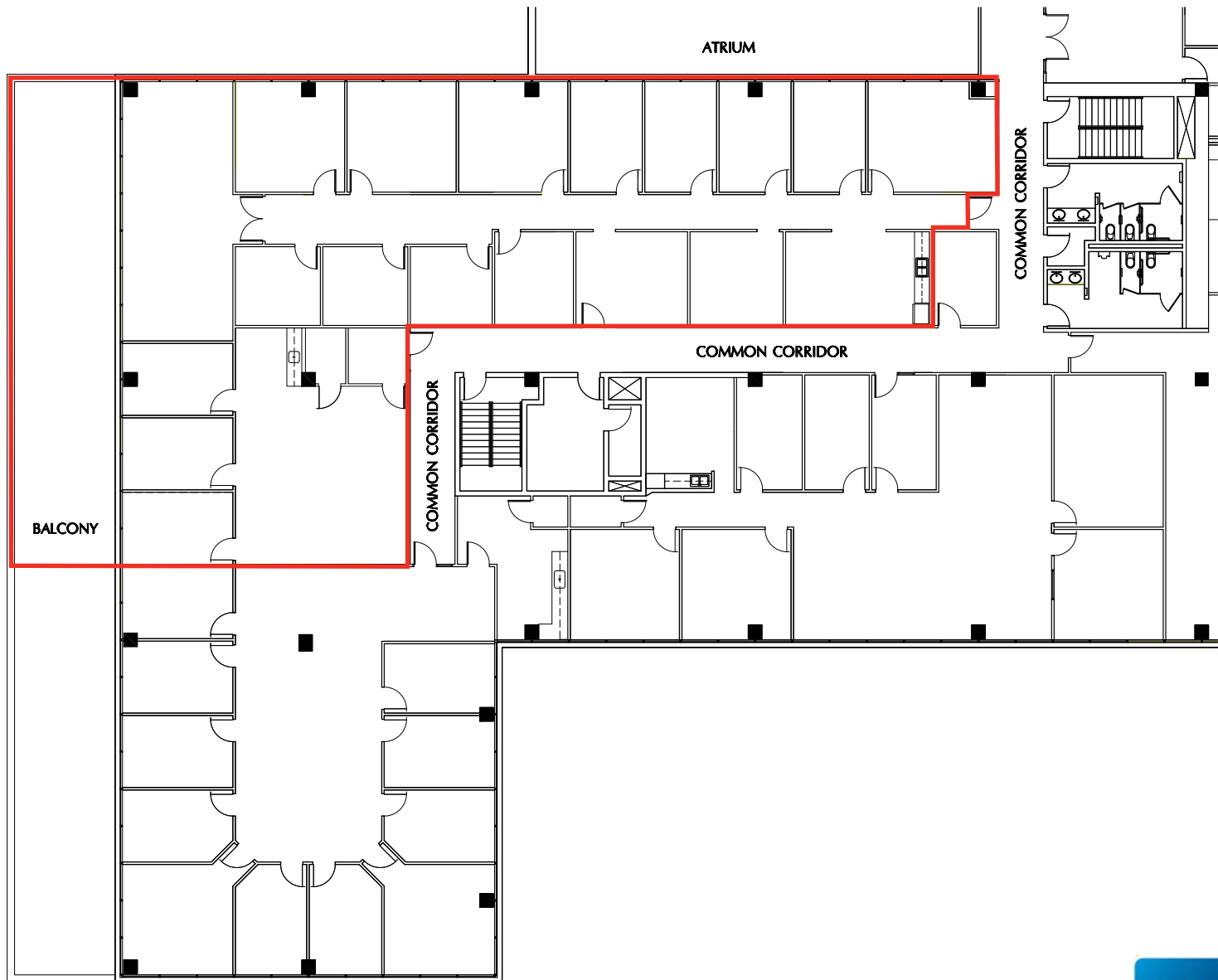
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



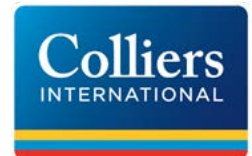


3rd Floor - Suite 370 (4,339 SF) - Suite 380 (1,486 SF)
± 5,825 SF Available (Can be combined with Suites 390 - 3,507 SF)



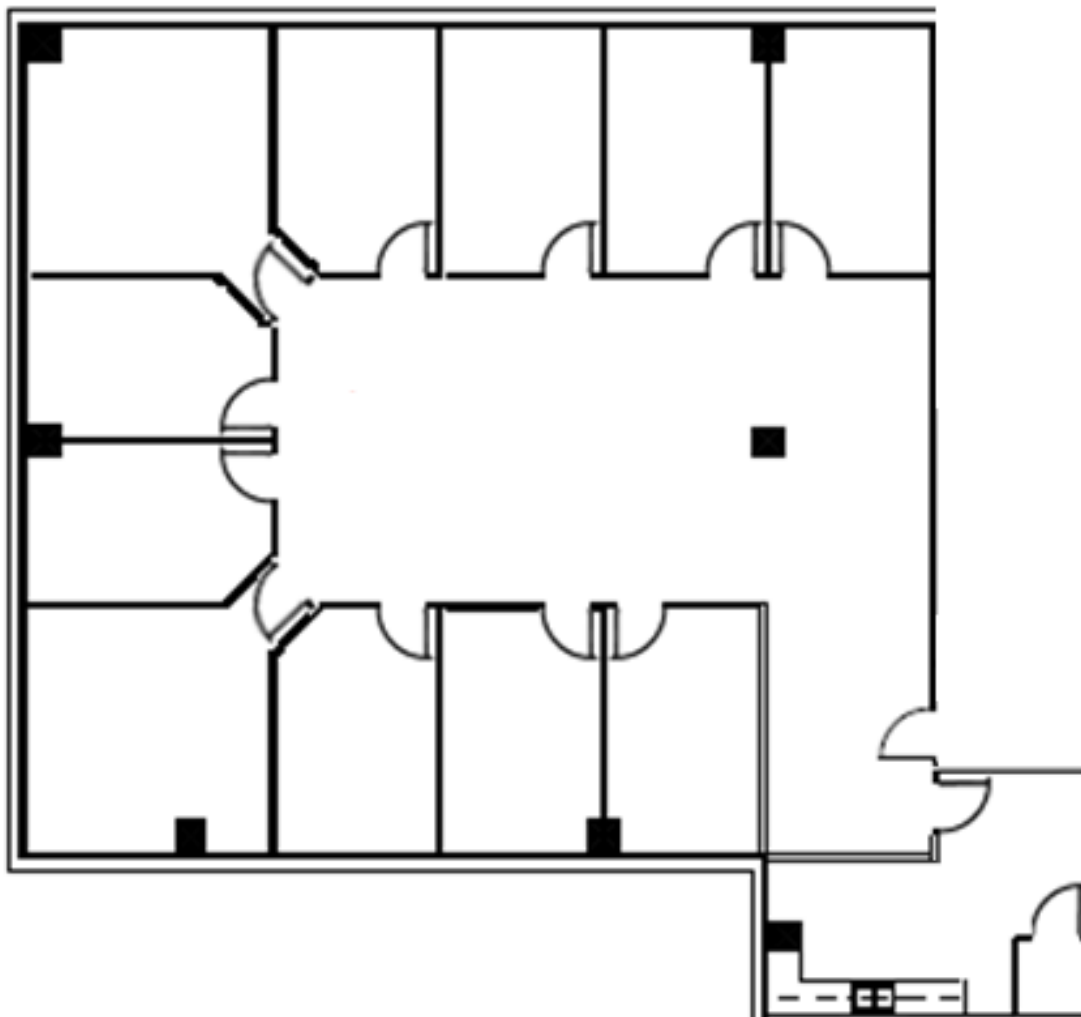
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



**THE
MEADOWS
AT
INTERWOOD**

3rd Floor - Suite 390 - ± 3,507 SF
(Can be combined with Suites 370 & 380)
± 9,332 SF Maximum Available



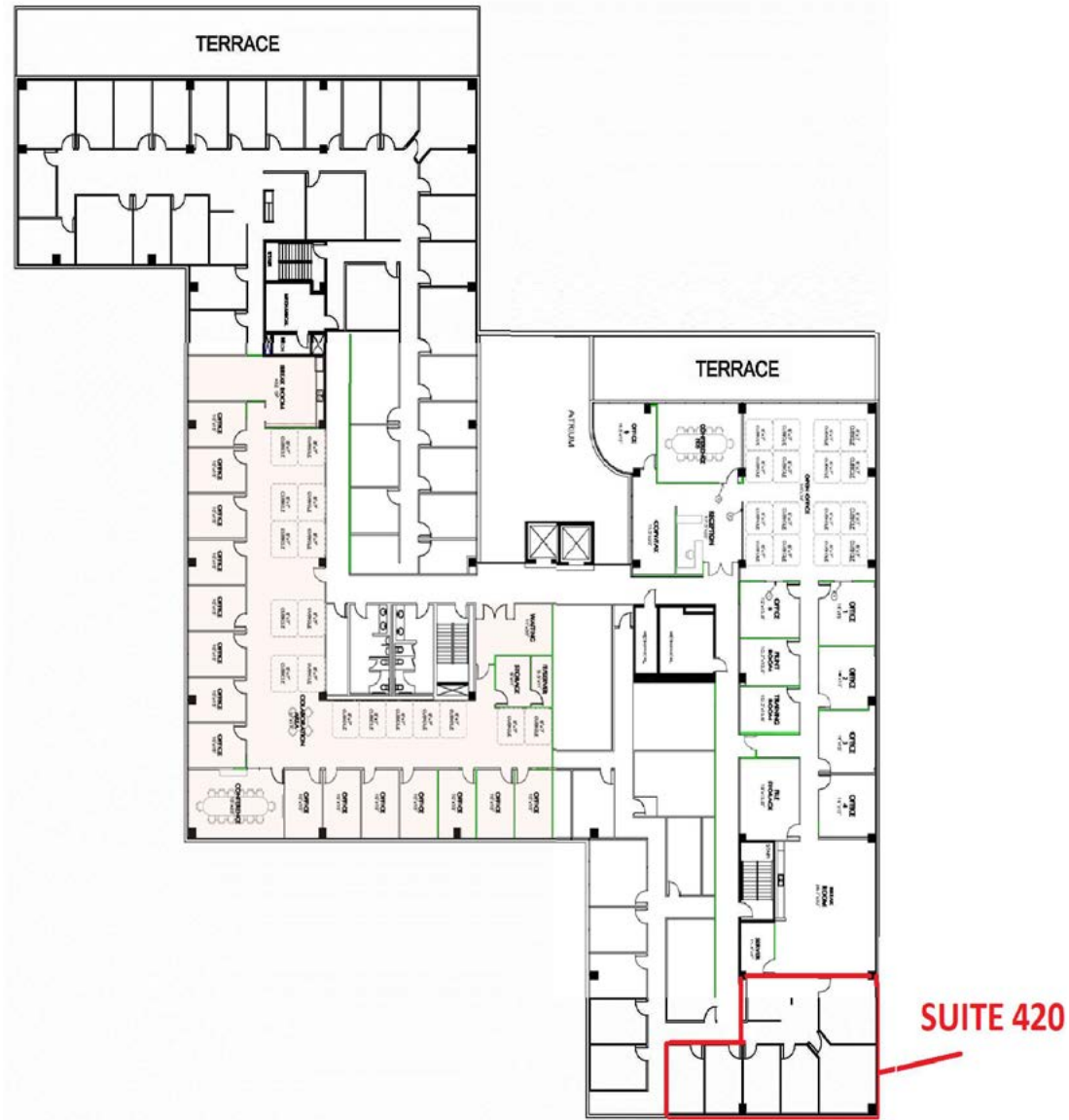
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



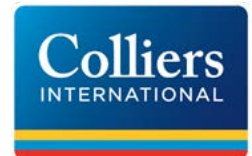


4th Floor - Suite 420
± 1,553 SF Available



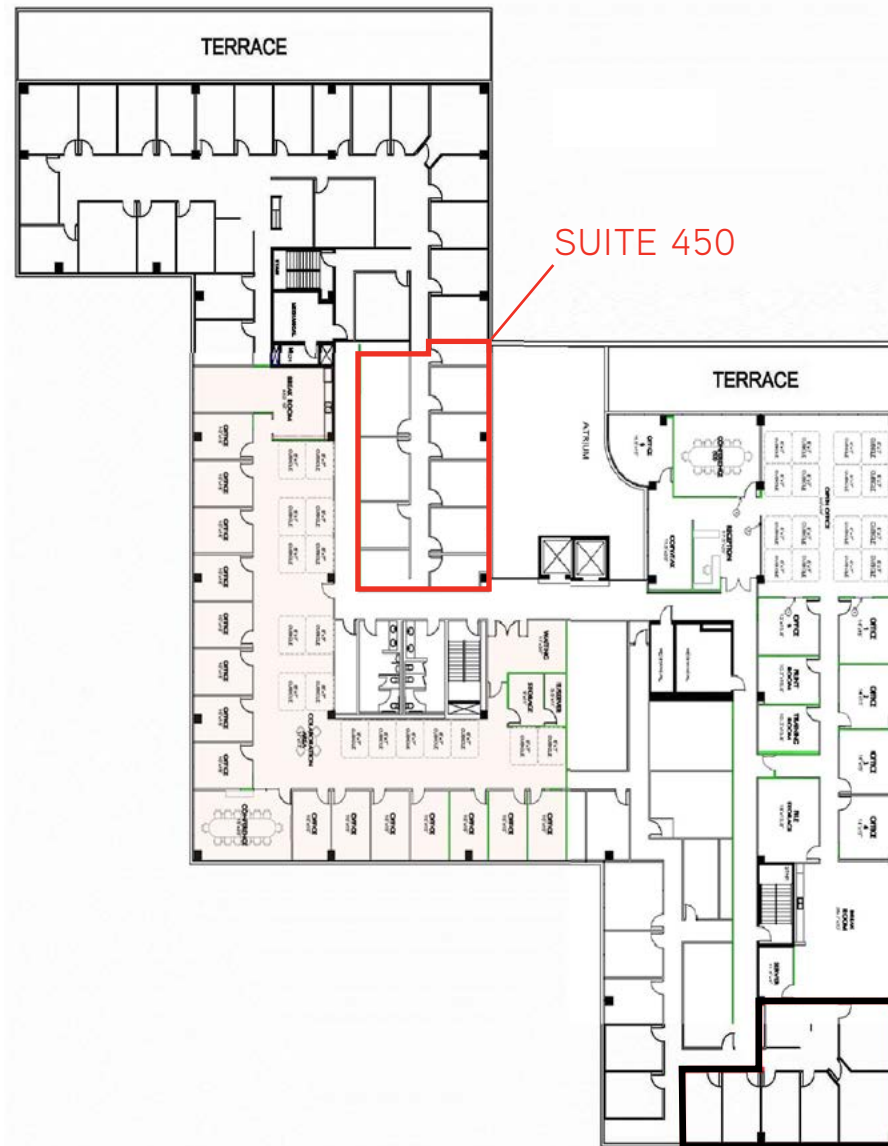
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com



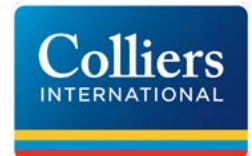


4th Floor - Suite 450
± 1,908 SF Available



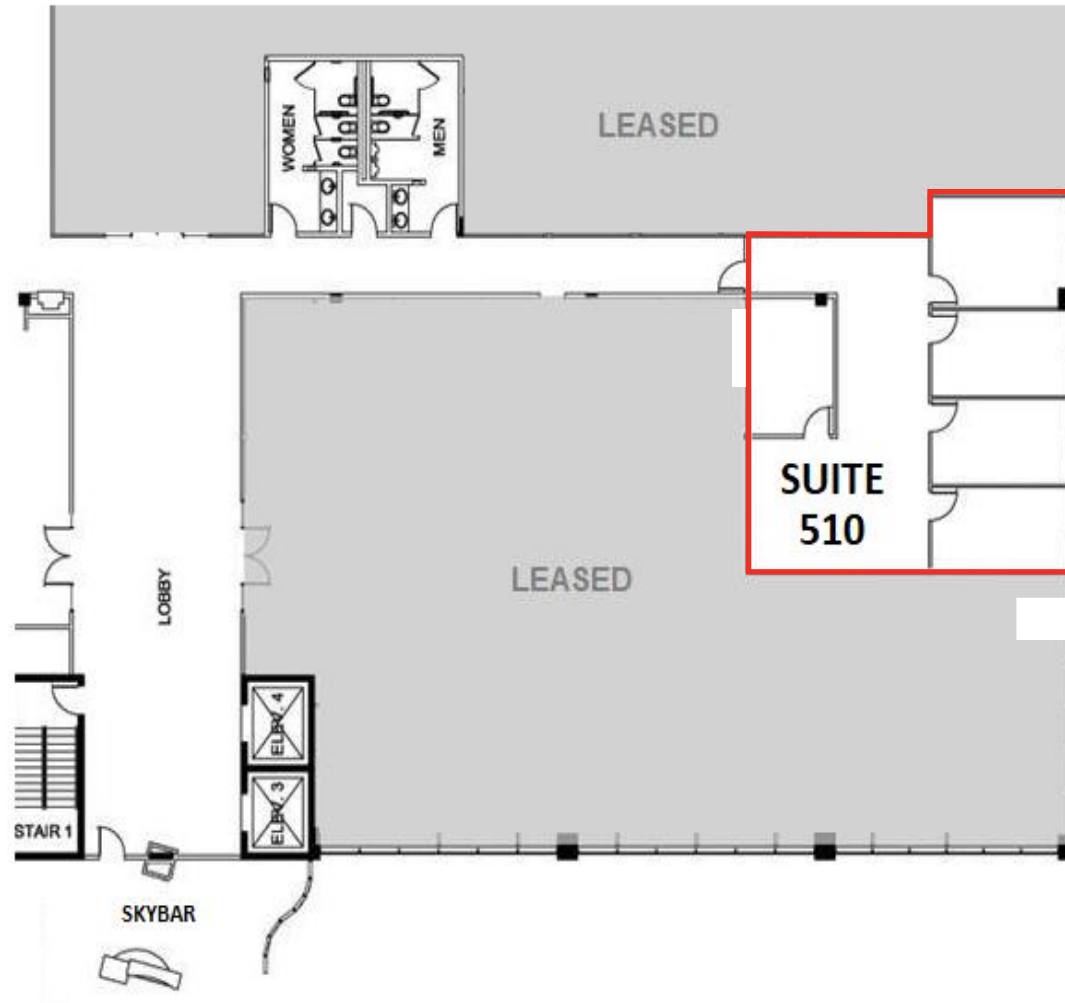
L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com





5th Floor - Suite 510
± 1,711 SF Available



www.colliers.com/texas

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

L. ACE SCHLAMEUS
+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER
+1 713 830 2105
jenny.seckinger@colliers.com





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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Larry Ace Schlameus

481562

ace.schlameus@colliers.com

713-830-2129

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date