

High-Quality Office Building For Lease

87,611 RSF

263 NORTH SAM HOUSTON PARKWAY EAST

Building identity available!



For more information contact:

WILLIAM STONE

Director

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PROPERTY PROFILE

Property Mgt:	Cushman & Wakefield U.S., Inc.
Building Size:	87,611 RSF
Stories:	3
Floor Plates:	Typical floor size is 26,000 – 30,000 RSF
Year Built:	1994 / Renovated 2008
Building Hours :	7:00 AM - 6:00 PM Monday - Friday 8:00 AM - Noon Saturday
Elevators:	2
Telecom:	AT&T, Phonoscope, Cogent, Logix, Comcast Business
Security:	Secured gated access Turnstiles in Lobby 24-hour secure card key access; building, elevators and stairwells Onsite security guard
Parking:	3/1,000 RSF Drive-up complimentary visitor parking
Building Features:	Modern finishes Primarily open floor plan with private offices Fully functioning employee café Multiple conference and open huddle areas on each floor Two large breakout/kitchen areas on each floor An abundance of natural light with excellent views Inviting main lobby and lounge area Building atrium creates a bright open space design, flooding the interior with natural light Segregated space for back-up generator

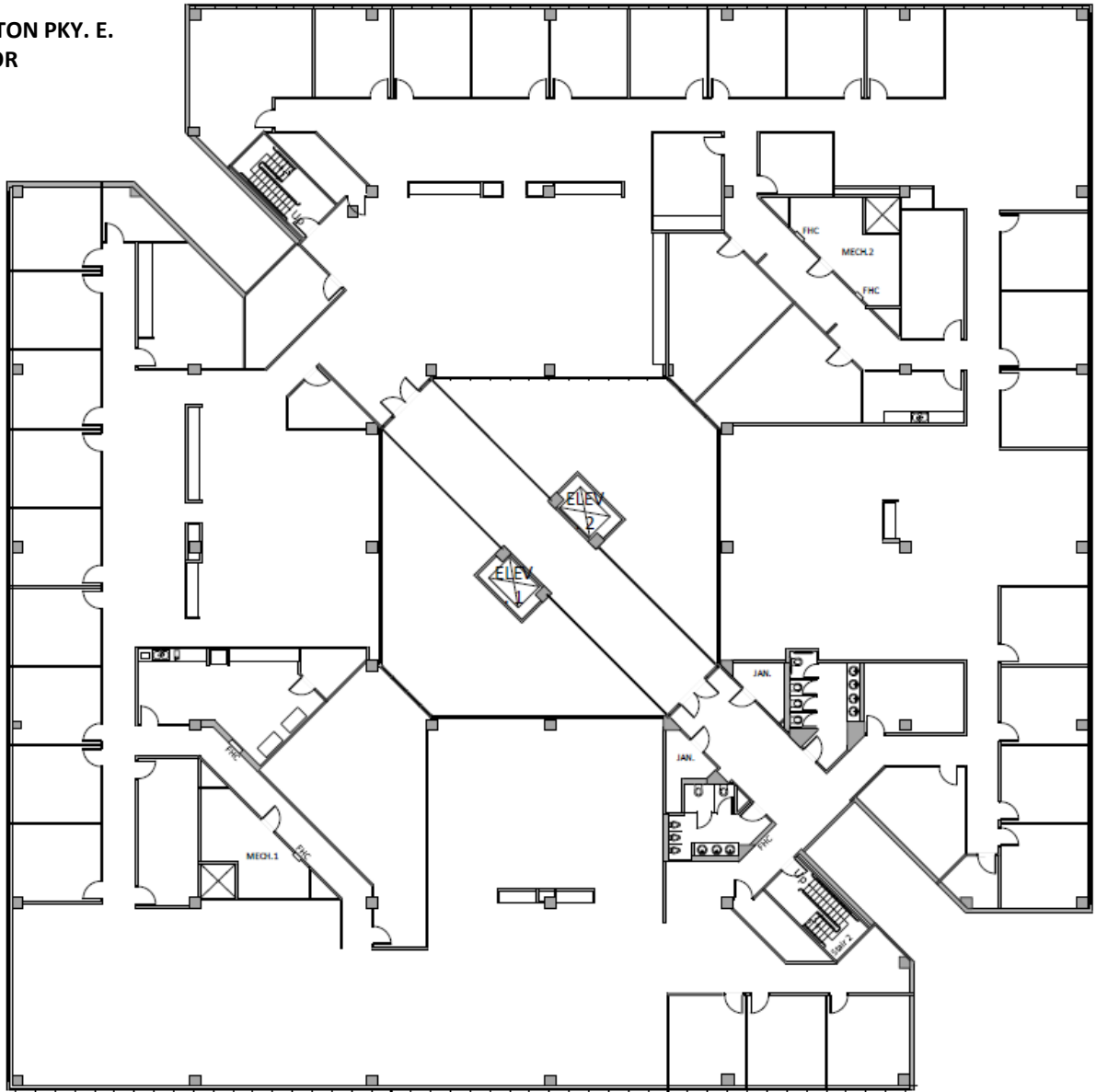


AVAILABLE 87,611 RSF

LEASE ECONOMICS

PREMISES	15,000 – 87,611 RSF
TERM	5 – 10 YEARS
OCCUPANCY	IMMEDIATE
INITIAL ANNUAL RENTAL RATE	\$12.00 NNN/RSF
ESTIMATED 2020 OPEX	\$12.00/RSF
TENANT IMPROVEMENT ALLOWANCE	NEGOTIABLE
PARKING	RESERVED - \$50/SPACE/MONTH UNRESERVED / VISITOR - FREE

263 N. SAM HOUSTON PKY. E.
2nd FLOOR



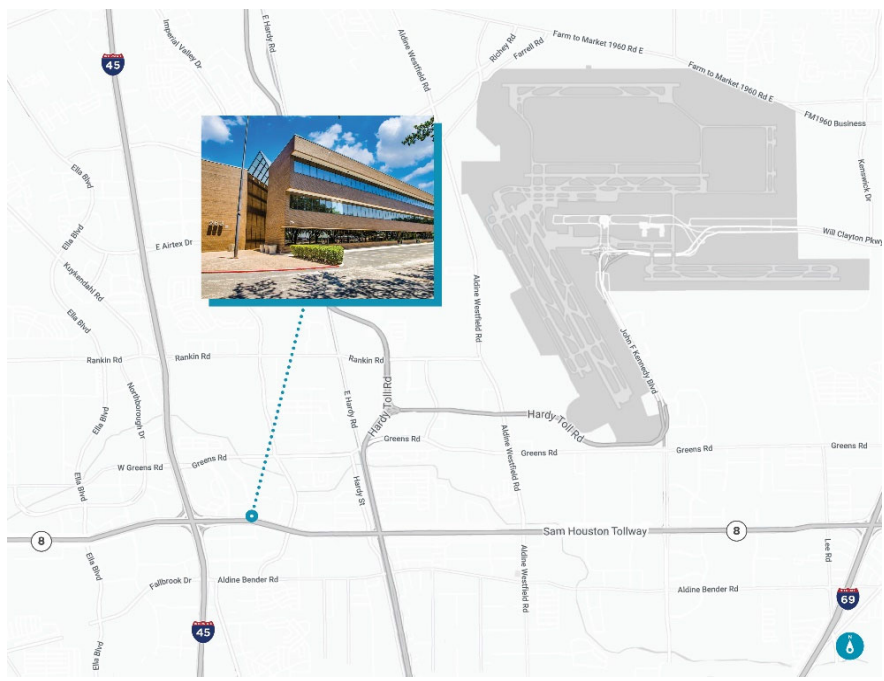
AMENITIES





LOCATION CHECKLIST

- ✓ Strategically located in the heart of the North Houston District Submarket along Beltway 8
- ✓ Highly visible location on Beltway 8 with easy ingress and egress
- ✓ Convenient to access ramps on and off Beltway 8 and Interstate 45
- ✓ Easy access to the Hardy Toll Road
- ✓ ~ 10 minutes to George Bush Airport
- ✓ ~ 20 minutes to The Woodlands
- ✓ ~ 20 minutes to Houston CBD
- ✓ Located near to such prominent companies as Amazon, Nabors, Honeywell, Weatherford, Schlumberger, Baker Hughes, Sysco and soon to arrive Coca-Cola bottling plant
- ✓ Exceptional broadband infrastructure in the area
- ✓ Walkable tree-lined environment
- ✓ Walkable to the Marriott and Hilton hotels
- ✓ Diverse selection of restaurants and support services nearby





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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Stone	437414	bill.stone@cushwake.com	(713) 331-1733
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date