

World Houston Plaza

HOUSTON, TEXAS



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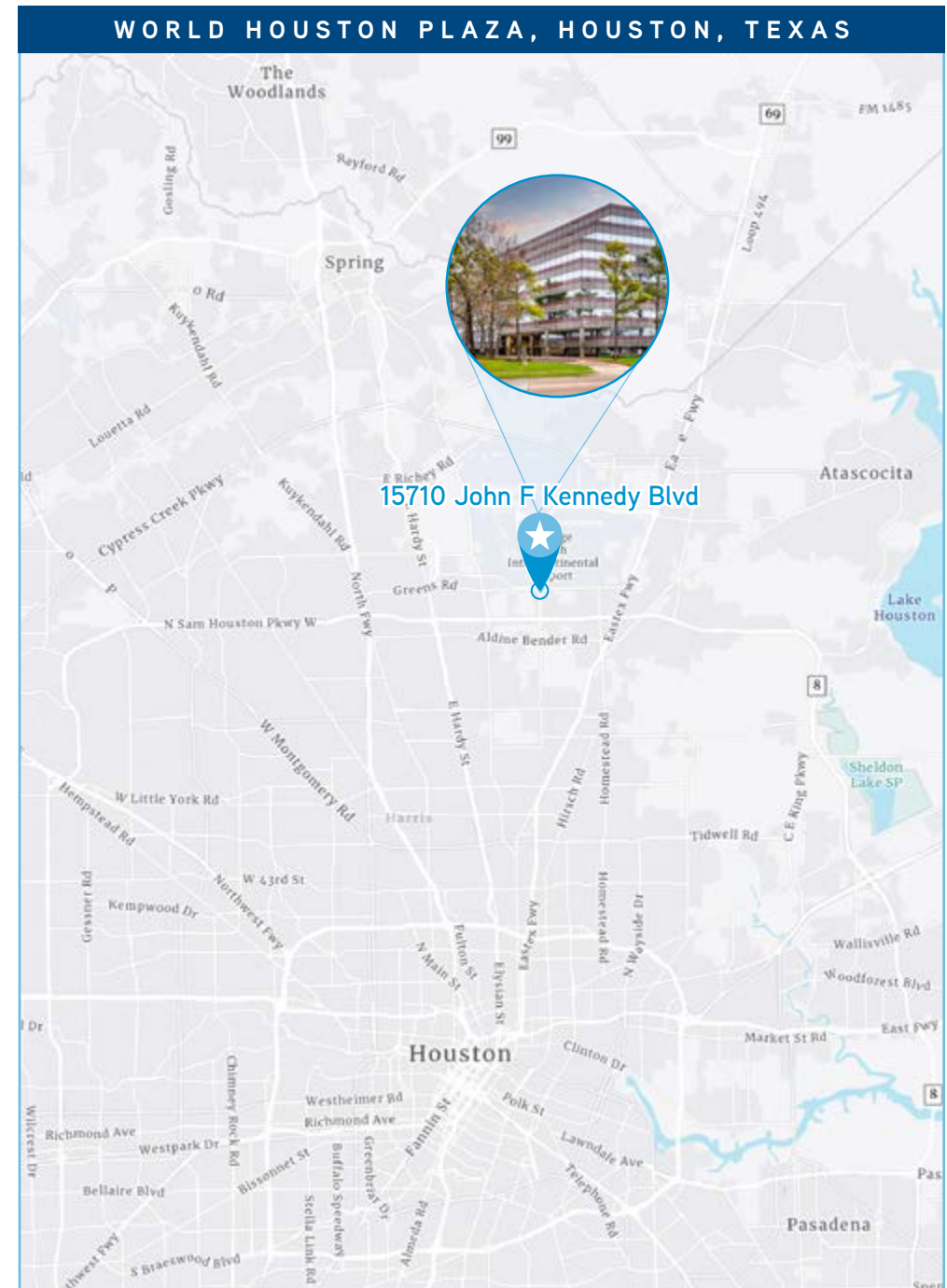
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

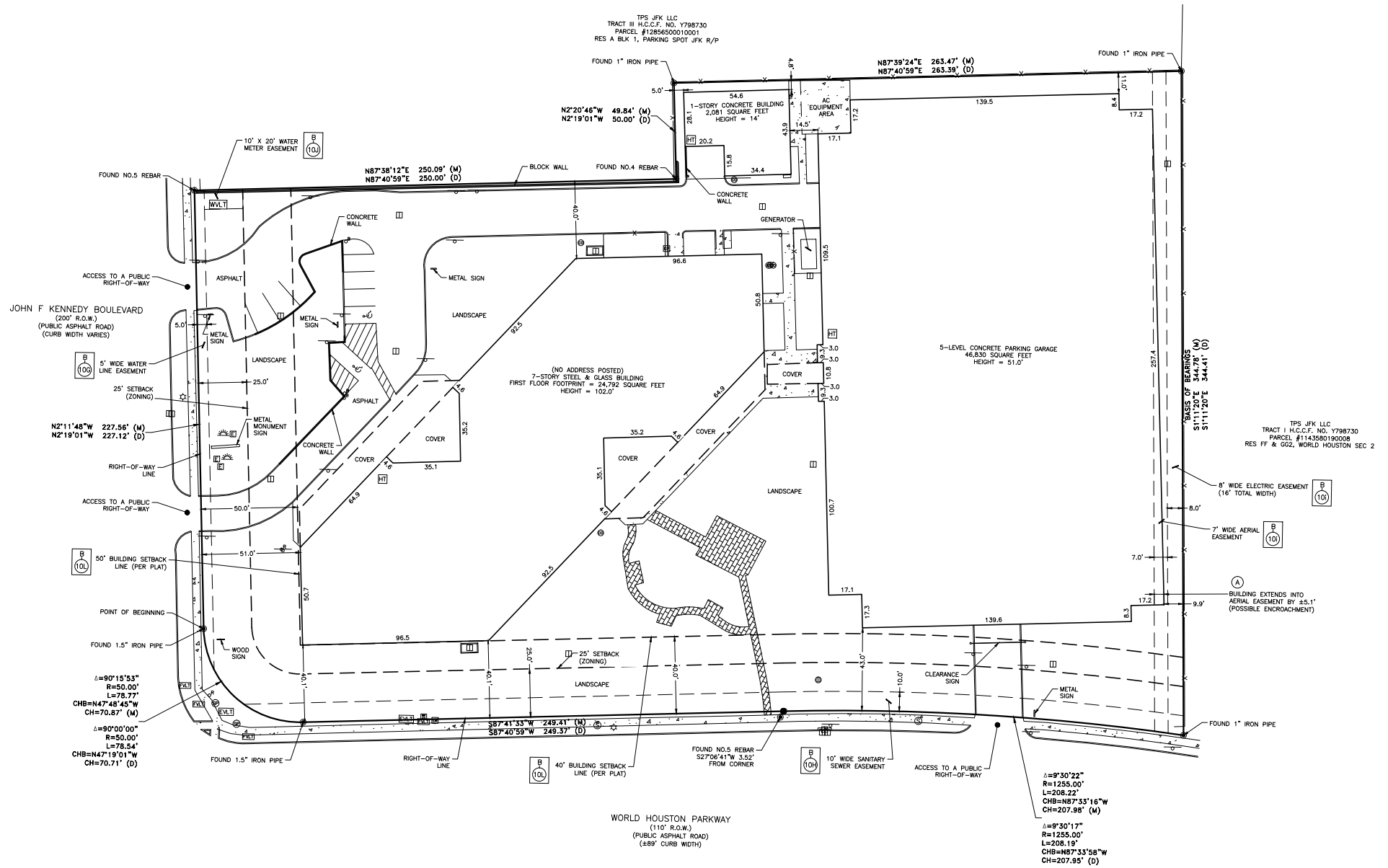
- World Houston Plaza is an eight (8) story class A, multi-tenant office building constructed in 1985
- High visibility, located on the main thoroughfare to George Bush Intercontinental Airport
- Architecturally appealing with stainless steel, dramatic glass lobby, clad columns and granite lobby
- Situated on 3.56 acres with both surface and garage parking for a parking ratio of 3.5/1,000 sq. ft.
- Three (3) top floors available for anchor tenant

ASSET PROFILE

PROJECT NAME	World Houston Plaza
ADDRESS	15710 John F Kennedy Blvd Houston, Texas 77032
SUBMARKET	IAH Submarket
LAND AREA	3.56 Acres
BUILDING SIZE	216,889 SF
NUMBER OF STORIES	8
OCCUPANCY	27%
YEAR BUILT	1985
ASSET TYPE	Multi-Tenant office building
CLASS	A
PARKING RATIO	3.5 per 1,000 SF



SURVEY



PROPERTY SPECIFICATIONS

LOCATION

15710 John F Kennedy Blvd
Houston, Texas 77032

LAND AREA

3.5 acres

YEAR BUILT

Built in 1985

PARKING

Five-story garage with 714 spaces. 9 outdoor surface spaces, for a total of 723 parking spaces. 16 handicap spaces are included in total

EXTERIOR WALLS

World Houston Plaza was constructed with sound deadening laminated windows, noise insulated spandrel panels and concrete super structure

ARCHITECT

Kirksey Architects

ROOF

2002 EPDM Roof

COOLING TOWER

Marley Cooling Tower replaced 2018

HVAC

Two (2) 250 ton Carrier chillers replaced in 2015

ELEVATORS

Four (4) Westinghouse passenger elevators and two (2) Westinghouse hydrolic garage elevators





LIFE SAFETY / FIRE PROTECTION

Full wetpipe sprinkler system
Diesel generator on property for back up of life safety
Fire Control Panel replaced in 2019

DOMESTIC WATER

Domestic Water Supply replaced in 2018
City of Houston

LOBBIES

Dramatic two (2)-story glass main lobby, terrazzo flooring with granite borders. Parking garage entrance has a covered walkway

RESTROOMS

Upgraded for ADA compliance and aesthetics on all levels, except floors 2 and 5

FLOOD HAZARD

Property is located in Flood Hazard Zone X. Areas outside the one-percent annual chance floodplain. World Houston Plaza suffered no damage during Hurricane Harvey.

GARAGE LIGHTING

Complete retrofit to LED in 2019

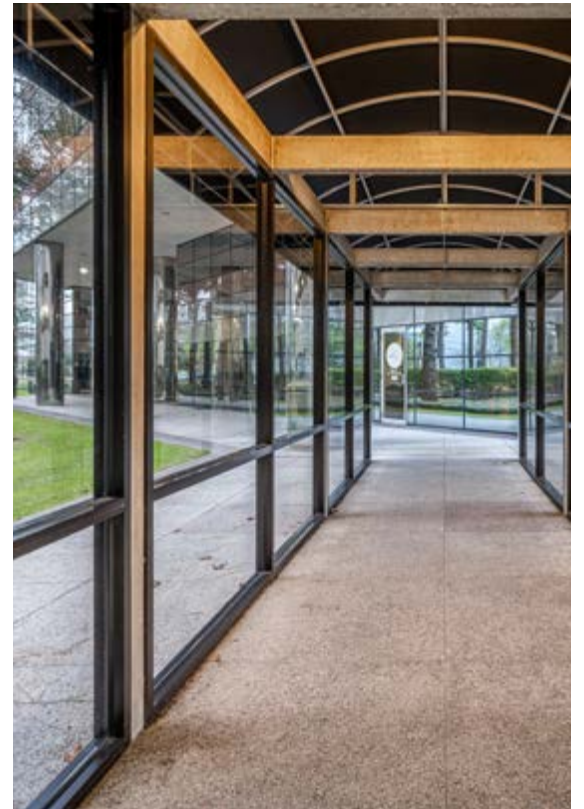
1st FLOOR COMMON AREA

Hallways, Lighting, Carpeting, Restrooms Upgraded in 2019

GENERATORS

700 KW for Fire Life Safety
1000 KW for Tenant Buy In

PHOTOS





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.

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