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SEI[®] SEISMIC
EXCHANGE

Investment Offering

Two NNN Leased Office Buildings

Seismic Exchange, Inc.

**4805 Westway Park Blvd | 11050 Capital Park Dr
Houston, Texas 77041**

The Offering

Colliers is pleased to offer for sale to qualified investors this unique West Houston Net Leased investment. The 4.8-acre property includes two buildings built for Seismic Exchange, Inc. (SEI). 4805 Westway Park is the company's headquarters, and SEI will lease this Class "A" building for seven years. 11050 Capital Park, which is currently vacant, will be leased for three years at a below market rental rate, and is being listed at a higher cap rate. The "blended" cap rate is 8.73%.

While the investment has an NOI of \$2,368,121 in Year One with 2% annual increases, it is an opportunistic investment allowing the Buyer to backfill 11050 Capital Park with a longer-term tenant at a "market" rental rate and revalue the property at a much lower market cap rate.

Contact Advisor

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Google Map

Asset Profiles



4805 Westway Park Boulevard

Asset Type:	Five-story, 73,372-SF Class A office building on 2.4 acres
Year Built:	2009
Tenancy:	100% occupied by Seismic Exchange, Inc.
Lease Rate:	\$18.00/SF NNN
Lease Term:	Seven-year lease with 2% annual rent bumps
Cap Rate:	7.5%

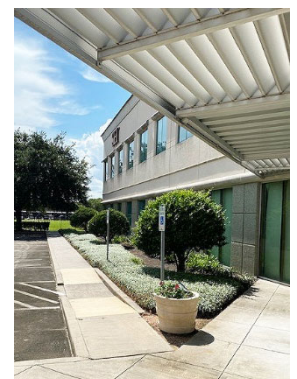
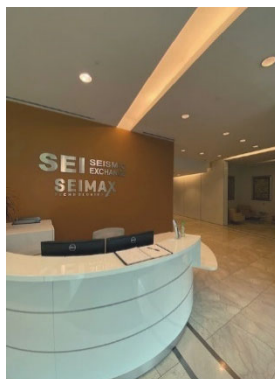


11050 Capital Park Drive

Asset Type:	Two-story, 83,794-SF Class B office building on 2.4 acres
Year Built:	2000, expanded in 2006
Tenancy:	100% leased by SEI; currently vacant
Lease Rate:	\$12.50/SF NNN
Lease Term:	Three-year lease with 2% annual rent bumps
Cap Rate:	11.0%

Pricing Details:

\$27,131,325



Asset Highlights



- Located in the 150-acre, deed-restricted Westway Business Park
- Corporate neighbors include Schlumberger, GE Oil & Gas, Baker Hughes, Schneider Electric, Travelers Insurance, and Cyrus One, among others
- 33 minutes to George Bush Intercontinental Airport and 44 minutes to Hobby Airport. 25 minutes to the Galleria and 30 minutes to Houston's CBD. The site is also 12 minutes from Memorial City and 7 from City Centre, two of Houston's premier mixed-use developments.
- 11050 Capital Park was built in 2000 and expanded in 2006. It has a steel frame with custom-finished tiltwall panels. 35% of the building has open space suitable for storage or light manufacturing.
- 4805 Westway Park is a LEED certified concrete structure with post tension slabs and a glass and masonry exterior. It has Class "A" finishes throughout, with marble and hardwood flooring.
- Wrought iron fencing secures the entire property, with card key access to both buildings and 34 security cameras.
- 4805 Westway Park has a 350KW natural gas generator and UPS battery backup for its 1,650-SF data center. It also has a sapphire Novec 1230, two-tank fire suppression system.



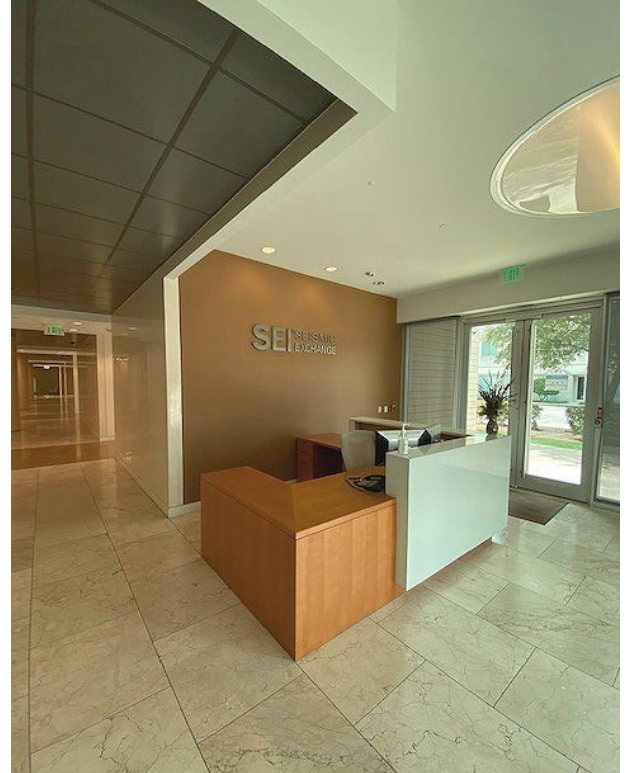
11050 Capital Park adjacent to 4805 Westway Park

4805 Westway Park

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Striking architectural design



Rear lobby exit to garage



Existing data center



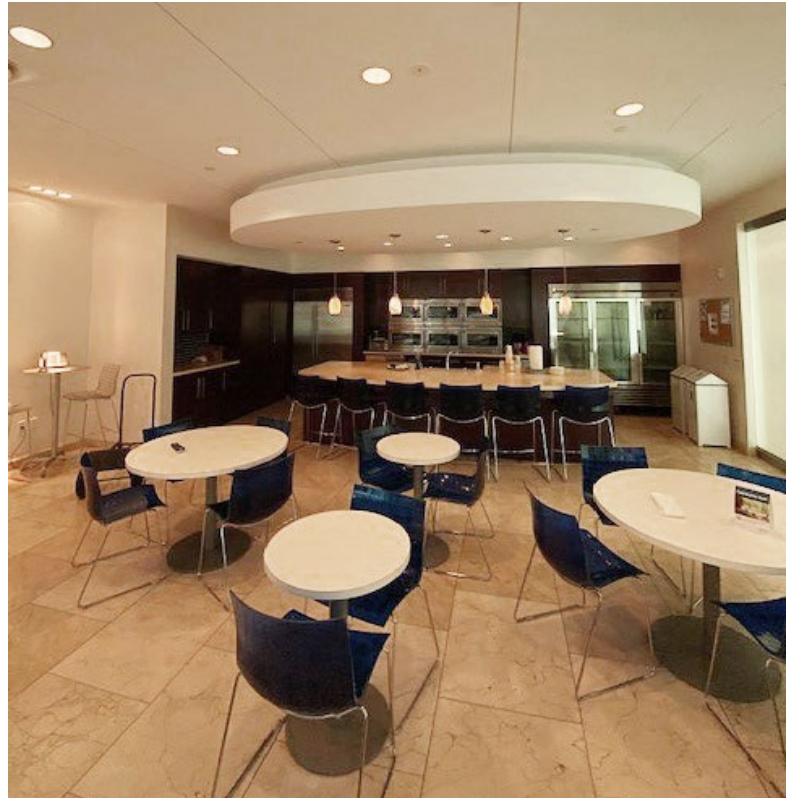
Located in deed-restricted business park

4805 Westway Park

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Internal staircase between Levels 4 and 5



Employee dining area



Boardroom



Elevator lobbies

4805 Westway Park

Colliers



Executive corner office



Break area on Level 5



Corner conference room



Covered rooftop terrace for entertaining

11050 Capital Park

Colliers



Steel structure with custom tiltwall panels



Two-story lobby entrance



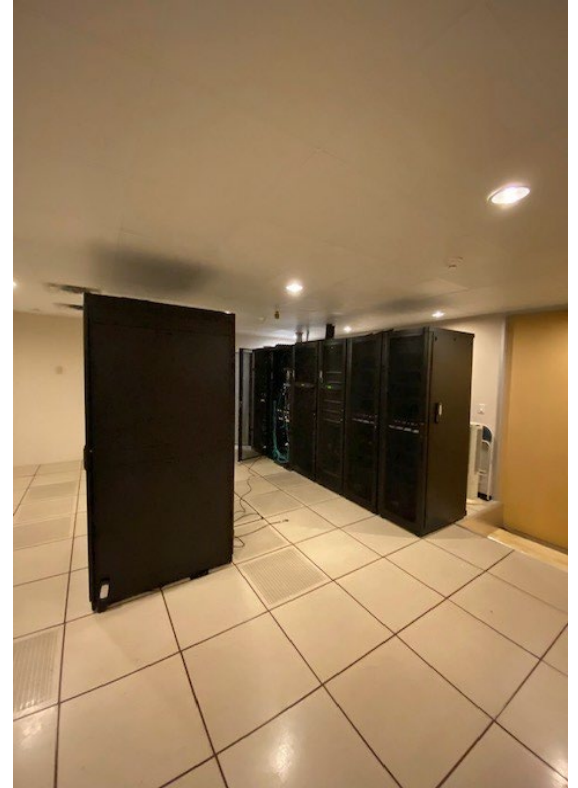
Park-like setting

11050 Capital Park

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Parking garage serves both buildings providing 269 spaces



Existing raised floor data center



Existing offices with FF&E available



First floor conference room

11050 Capital Park

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Original building with 2006 expansion



Openings to original building from expansion



Air-conditioned storage or light manufacturing space

Business Park Location



Premier Business Park Location

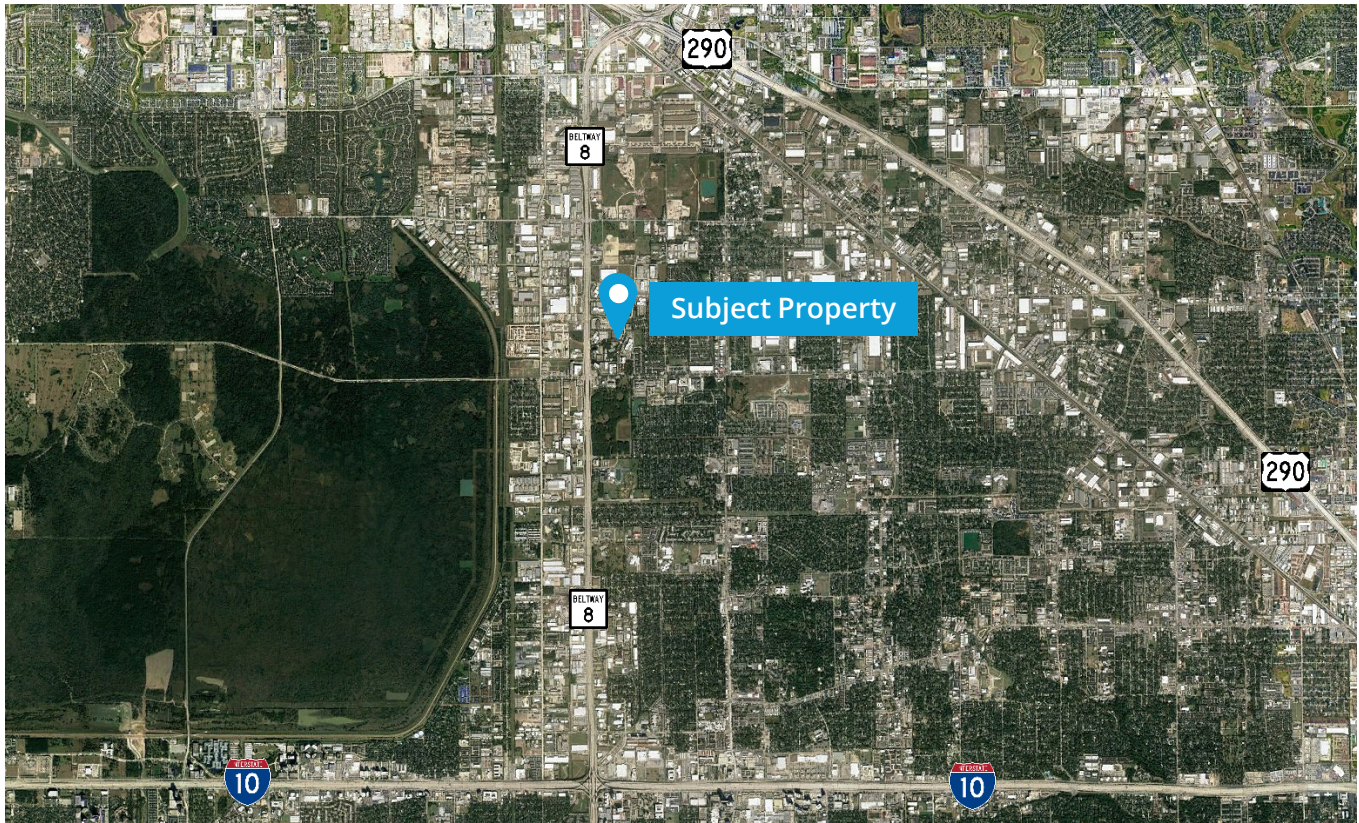
The Seismic Exchange buildings are located in the master-planned 150-acre Westway Business Park, just east of Beltway 8, at the corner of Capital Park Drive and Westway Park Boulevard.



Accessibility

Net Leased Investment Offering

Westway Business Park, Houston, Texas



Convenient Location

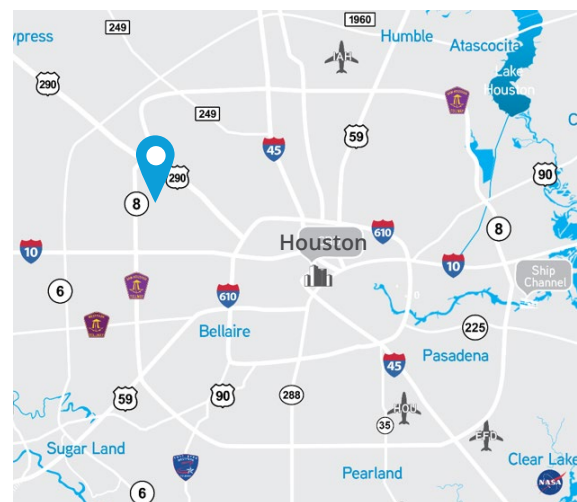
The property's convenient location affords easy access to several of Houston's major thoroughfares and key destinations.

Contact Advisor

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 Google Map

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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:
 - 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 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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Buyer/Tenant/Seller/Landlord Initials

Date