

# THREE WESTLAKE PARK

Houston, Texas

CONFIDENTIAL OFFERING MEMORANDUM

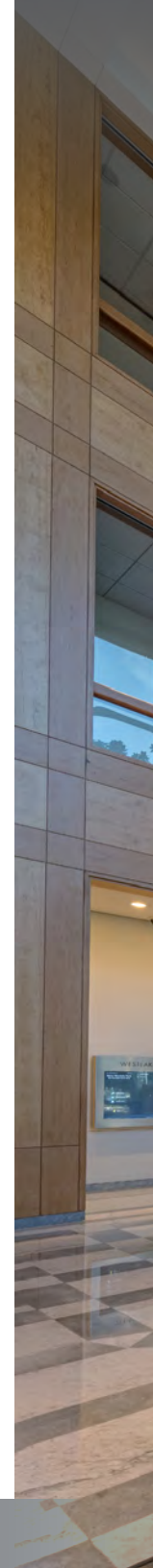
# THE OFFERING

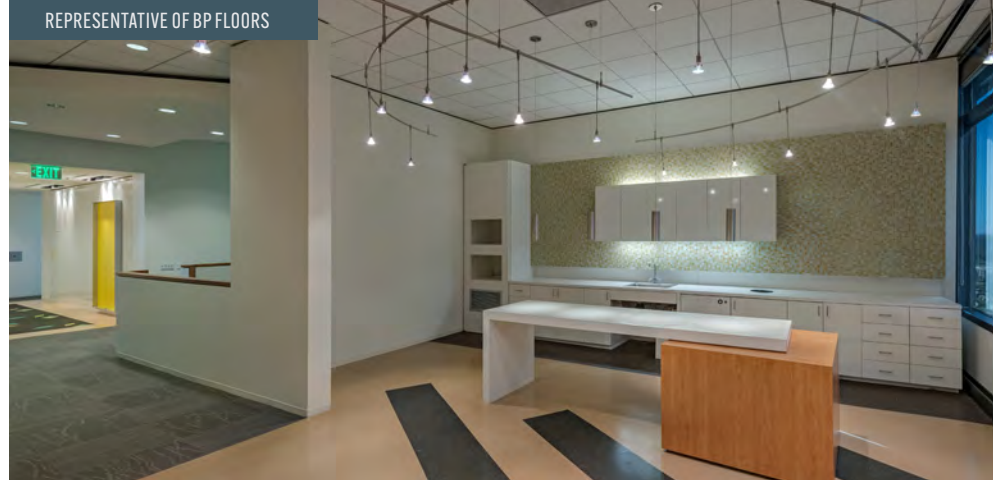
JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in **Three Westlake Park** (“the Property”), a 419,671 square foot, Class A trophy office tower located in the heart of the Energy Corridor submarket of West Houston. Three Westlake is located within Westlake Park, a 2.8 million square foot Class A office complex situated on 58 acres in the epicenter of the Energy Corridor and is considered to be west Houston’s premier suburban office development.

Three Westlake presents investors with an opportunity to create significant value through the lease up of vacant space. The contemplated basis, which will be a fraction of its peer group, will allow the owner of Three Westlake the ability to offer deal terms that the competition will not be able to match.

## Property Summary

<b>Street Address:</b>	550 Westlake Park Blvd.
<b>City, State, Zip Code:</b>	Houston, Texas 77079
<b>County:</b>	Harris
<b>Rentable Square Feet:</b>	419,671 SF
<b>Average Floor Plate:</b>	21,487 SF
<b>Year Built/Renovated:</b>	1983/2006
<b>Occupancy:</b>	0%
<b>Parking:</b>	1,311 parking spaces (3.12 spaces per 1,000 SF)
<b>Stories:</b>	19
<b>Lot Size:</b>	4.54 acres







CBD

Memorial City

GALLERIA/UPTOWN

WESTCHASE

8

1370 & 1390  
Enclave Pky

Enclave Place



Energy Center V  
**MCDERMOTT**

Three Eldridge Place



Energy Center I  
**Kiewit**

Energy Center III & IV  
**ConocoPhillips**

Two Eldridge Place

Enclave  
on the Lake  
**SBM  
OFFSHORE**

1370 & 1390  
Enclave Pky

Enclave Place

Shell

Energy Center I  
**Kiewit**

Energy Center II

Energy Center III & IV  
**ConocoPhillips**

One Eldridge Place  
**SMIENERGY**

Three Westlake

Eldridge Oaks I  
**KBR**

The Plaza at Enclave  
**Dow**

1330  
Enclave Pky  
**CardinalHealth**



1 Westlake  
**bp**

4 Westlake  
**bp**  
**BR PETROBRAS**

2 Westlake

University of Texas  
MD Anderson Center

MEMORIAL DRIVE



THREE WESTLAKE PARK

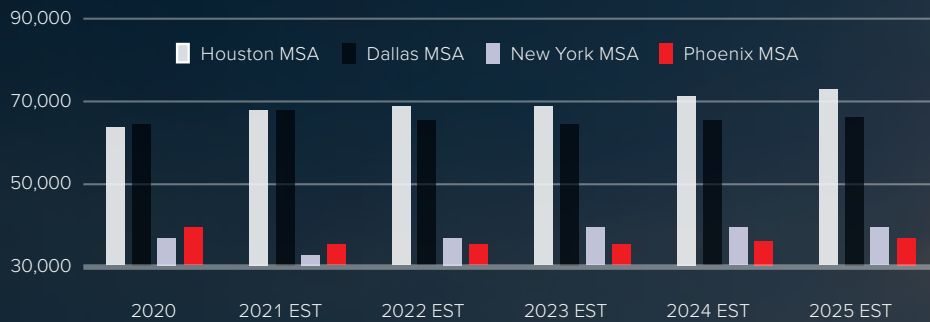
# RESILIENT HOUSTON ECONOMY

Houston has one of the most resilient economies in the country and it has shown time and time again. Oak Park Office Center II offers investors the ability to participate in the rebound of the Houston economy by acquiring a prominent asset at an exceptionally attractive basis. Houston is the 4th most populous city in the nation with 2.3 million residents and is expected to grow 32% over the next decade and surpass Chicago as the 3rd largest city by 2025. Houston's two international airports support more than 230,000 jobs in the region and contribute more than \$27 billion to the local economy. Houston also boasts the world's largest medical center, gulf container port, and is the energy capital of the world.

- ▣ Texas' oil exploration and production sector added 4,300 jobs in March, the largest single monthly gain since the summer of 2011
  - ▣ The sector has added 12,000 jobs since September, bringing the total drilling and oil extraction employment in Texas to 169,700 jobs
- ▣ Fewer oil and gas companies filed for bankruptcy in the first quarter as crude demand and prices climbed above \$60/barrel
  - ▣ A total of 13 oil exploration, production, and oil-field service companies in North America filed for Chapter 11 bankruptcy from January to March 2021, down from a total of 23 exploration, production, and oil-field service bankruptcies during Q4 2020
- ▣ The US rig count has climbed by nearly 200 rigs to 438 after bottoming out at 244 in August
- ▣ Exxon and Chevron – the nation's two largest oil companies – posted their first profitable quarters since the pandemic started.
- ▣ Exxon's average sale price for its crude increased 42% in Q1 2021 while natural gas prices rose 33%. Chevron's average sales price for its crude and natural gas was \$48/barrel, up from \$37/barrel a year earlier.
- ▣ OPEC+ confirms plans to gently hike supply as demand recovers
  - ▣ World oil consumption will rebound by a vigorous 6 million barrels/day this year according to OPEC+ estimates. As a result, the glut of oil inventories that amassed when demand collapsed last year will be almost gone by end of this quarter
- ▣ Lowe's hired~ 900 people across its Houston area stores as part of its National Hiring Day on May 4, 2021.

# LEADING THE NATION IN HOUSING STARTS

Additionally, Houston led the nation in housing starts in 2019 and is expected to be a leading MSA for new home starts for the next 5 years as illustrated below.



- Median price of a single-family home reached \$260,212 in 2020, up 6.2% from 2019 (nearly twice the 3.2% YoY increase in 2019)
  - Home prices have risen 3-4% annually over the last two decades
- In March, 2,165 houses in the Houston area – 23.2% of the month's sales – sold for above asking price, which is nearly 3x the 8% that sold for more than asking a year ago
- A record 97,097 single-family homes were sold in 2020 through HAR, a 12.6% increase from the 86,205 sales in 2019
  - Townhouse/condo sales rose by 2%, and the median sales price for a condo gained 4.6% over the year to \$176,850
- Inventory stands at an all-time low of 1.4 months



# HOUSTON MSA

## GEOGRAPHY

**9** COUNTIES  
in the Houston MSA

**10,000**  
square miles  
larger than the state of NJ

## POPULATION & DEMOS

**7.2** MILLION  
residents in the Houston MSA

**2.5** MILLION  
residents in the city of Houston



**1 IN 4** Houstonians are foreign-born

**5TH MOST POPULOUS MSA IN THE NATION**  
**4TH MOST POPULOUS CITY IN THE NATION**

## CLUTCH CITY



## INTERNATIONAL HUB

**4<sup>th</sup> largest**  
MULTI-AIRPORT SYSTEM  
IN THE U.S.

**58.3 million**  
PASSENGERS

GLOBAL HUB FOR  
**Aerospace Technology**

## ECONOMY

**26<sup>th</sup>**   
LARGEST  
economy in the world if Houston  
were an independent nation

**7<sup>th</sup>**   
LARGEST  
U.S. metro economy in the nation

**\$472.1**   
BILLION GDP [2019]

## EMPLOYMENT

**3.0** MILLION JOBS IN THE HOUSTON MSA  
more than 35 states and nearly a quarter of  
Texas' entire employment base

**168,400 JOBS RECOVERED AS OF MARCH**

**140,000**  
NEW JOBS CREATED YEAR-OVER-YEAR  
(MAY 2021)

**80,000**  
NEW JOBS FORECASTED IN 2021

## CORPORATE HEADQUARTERS

**24** FORTUNE 500  
companies call Houston home

**3RD LARGEST**  
number of fortune 1000  
companies in the nation

**3RD LARGEST**  
number of fortune 500  
companies in the nation

## GLOBAL TRADE CITY

**73**   
FOREIGN-OWNED FIRMS

**1ST IN IMPORT AND EXPORT**  
**1ST GULF COAST CONTAINER PORT**

**LARGEST GULF COAST  
CONTAINER PORT**

**1<sup>st</sup>**  
IN FOREIGN  
WATERBORNE  
TONNAGE

## TEXAS MEDICAL CENTER

**LARGEST MEDICAL COMPLEX IN THE WORLD**

**\$25 billion**  
IN LOCAL GDP

**8<sup>th</sup> largest**  
BUSINESS DISTRICT IN THE U.S.

**10 million**  
PATIENT ENCOUNTERS PER YEAR

**106,000+**  
EMPLOYEES AT TMC





THREE WESTLAKE PARK



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