

LOCKTON PLACE

HOUSTON, TX

92% Leased Class-A Office | Best-in-Class Construction | Built in 2017 | 9.7 Years of WALT | Nation-Leading Leasing Activity



Confidential Offering Memorandum



THE OFFERING

JLL Capital Markets, on behalf of the owner, is pleased to present for sale a 100% fee simple interest in Lockton Place ("the Property"), a 92% leased 187,317 SF Class A office property that was built in 2017, and is anchored by Lockton Companies, the world's largest privately held insurance brokerage firm. Lockton Place offers investors stable in-place cash flow supported by 9.7 years of weighted average lease term remaining. The Property features best-in-class design and amenities, including a full service coffee bar and upscale cafe, a modern fitness center with showers and lockers, an exclusive tenant lounge with multiple private meetings areas, and nearby dining and entertainment options. Lockton Place's favorable WALT, contractual revenues, and diverse tenancy offers new ownership durable in-place cash flow resulting in double digit cash-on-cash yields.

MAJOR TENANTS



112,198 SF
59.9% OF NRA

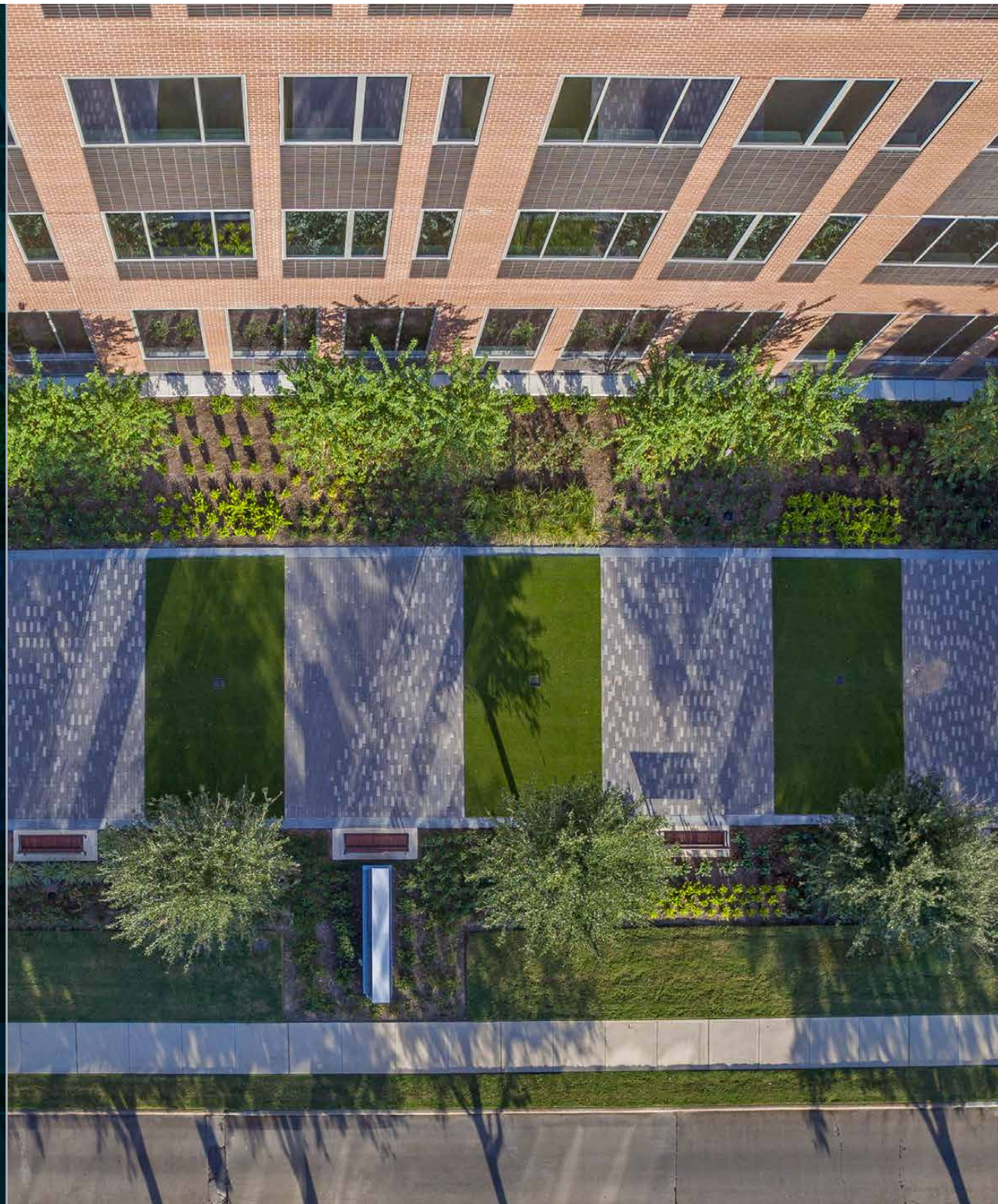


24,927 SF
13.3% OF NRA



18,920 SF
10.1% OF NRA

LOCKTON PLACE



3657 Briarpark Dr

24,364 SF

HOUSTON, TX 77042

TYPICAL FLOOR PLATES

2017

742

YEAR BUILT

PARKING SPACES

187,317

4.27 / 1,000 SF

TOTAL SF

PARKING RATIO

92.0%

2.62 Acres

LEASED

LAND AREA

9.7

YEARS WALT

8

STORIES



LOCKTON PLACE

DIFFERENTIATED PRODUCT WITH SUPERIOR AMENITY BASE

HIGHLIGHTS AND AMENITIES

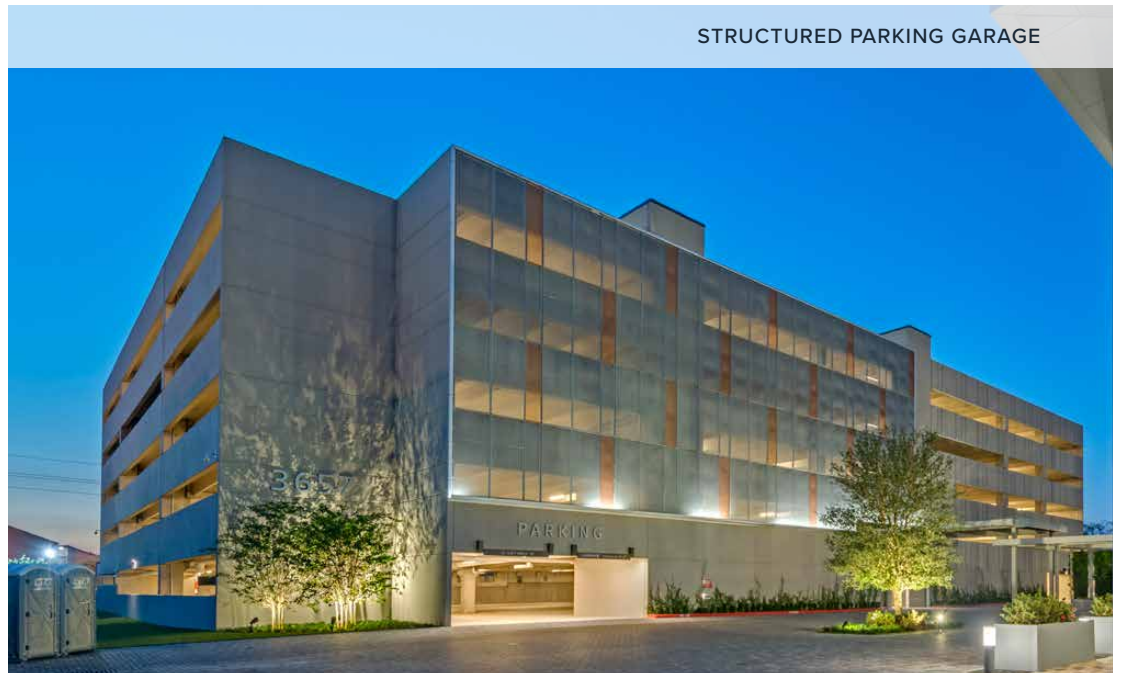
- Best-in-class construction, completed in 2017
- Direct and easy access to Beltway 8 & Westpark Tollway
- 6-level structured parking garage (4.01/1,000 SF parking ratio)
- Highly efficient rectangular floorplates
- Onsite property management
- 24-hour security
- Upscale cafe serving breakfast and lunch and full-scale coffee bar
- Modern Fitness Center with showers and lockers
- Exclusive tenant lounge and multiple collaboration areas
- Multitude of fine restaurants and hotels nearby

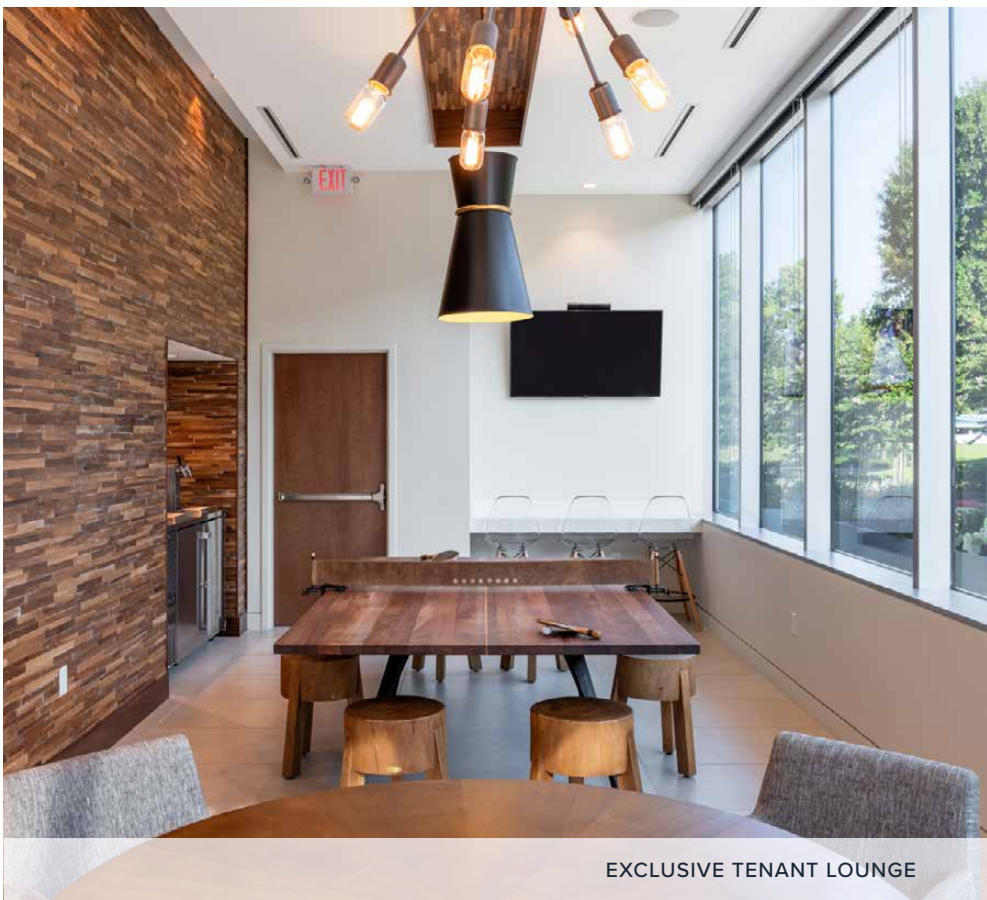


MODERN FITNESS CENTER WITH SHOWERS AND LOCKERS



STRUCTURED PARKING GARAGE

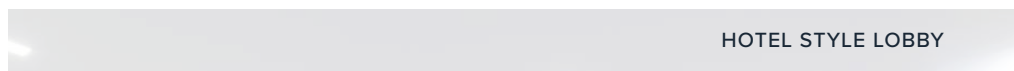




EXCLUSIVE TENANT LOUNGE



COLLABORATION AREAS



HOTEL STYLE LOBBY



LOCKTON PLACE



UPSCALE CAFE SERVING BREAKFAST AND LUNCH

PREMIER LOCATION IN HOUSTON'S WESTCHASE SUBMARKET

The Westchase submarket is one of the most prominent business districts in Houston, known for its diverse business environment and convenient access to major residential areas. In the past few years, the submarket has experienced substantial growth, thanks to its exceptional office spaces, affluent retail and residential communities, and highly accessible location.

Conveniently located along Beltway 8, Westchase offers excellent connectivity to major business districts like the Energy Corridor, Downtown CBD and the Galleria. The area has undergone significant development in recent years, resulting in a range of local amenities, including high-class multifamily housing and endless retail and dining options within a short drive. With prestigious neighborhoods nearby including Briargrove Park & Piney Point Village, this region has become increasingly desirable, attracting families and employees seeking to escape the bustle of the inner city. Employers continue to flock west to locate closer to their employee base and capitalize on the numerous benefits of the area.

The influx of leasing activity, combined with the endless nearby amenities, has transformed the Westchase submarket into a leading office market in the city, as well as an overall thriving community for families and young adults.

HOME TO LEADING INDUSTRY TENANTS:



LOCKTON PLACE

CENTRAL BUSINESS DISTRICT

OF WEST HOUSTON

#1 LEASING SUBMARKET

IN THE NATION

NUMEROUS AFFLUENT

SURROUNDING NEIGHBORHOODS

SUPERIOR INGRESS / EGRESS

WITH IMMEDIATE ACCESS TO BLTWY 8 & WESTPARK TOLLWAY

FAVORABLE GROWING

DEMOGRAPHIC BASE

ENERGY CORRIDOR

10 Min Drive

WESTCHASE SHOPPING CENTER



MEMORIAL

Avg. Home Value: \$649,000

BRIAR FOREST

Avg. Home Value: \$315,000

CITYWESTPLACE

1,477,000 SF (4 Bldgs)
Parkway/ 3 Edgewood

CITYCENTRE

3.8 Miles | 8 Min Drive



MEMORIAL CITY MALL

7 Miles | 13 Min Drive

MILLENIUM TOWERS

809,729 SF (2 Bldgs)
Woodbranch Management

TOWERS AT WESTCHASE I & II

629,022 SF (2 Bldgs)
Franklin Street Properties

BRIARGROVE PARK

Avg. Home Value: \$811,427

LOCKTON PLACE

8

175,062 VPD

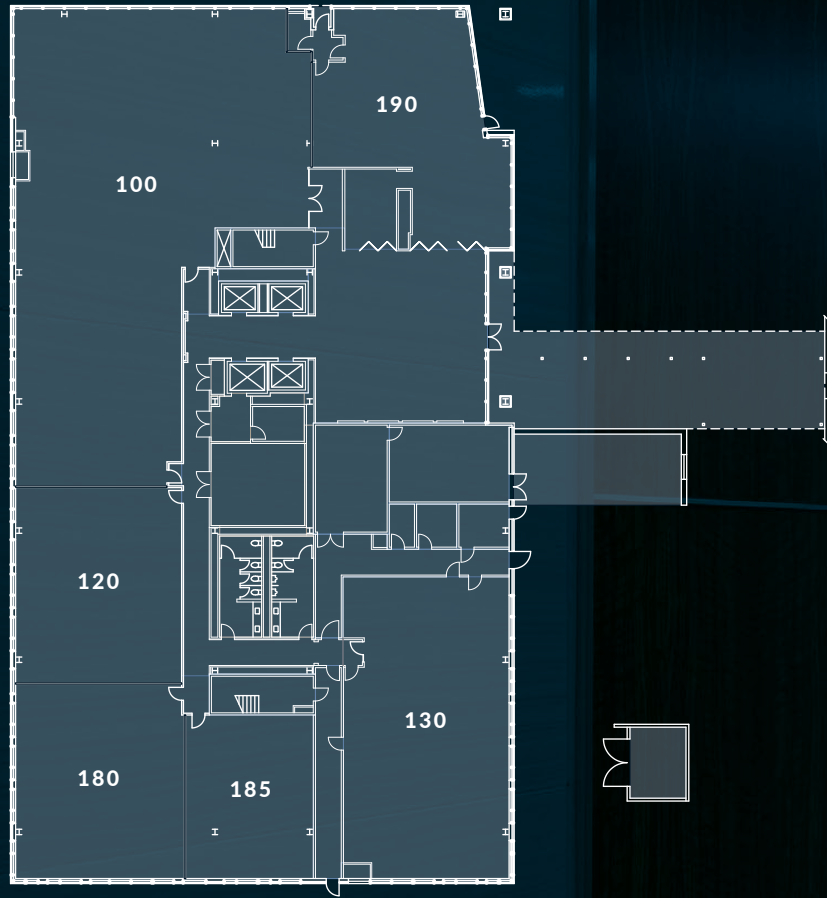


42,403 VPD

LOCKTON PLACE

FLOOR PLANS

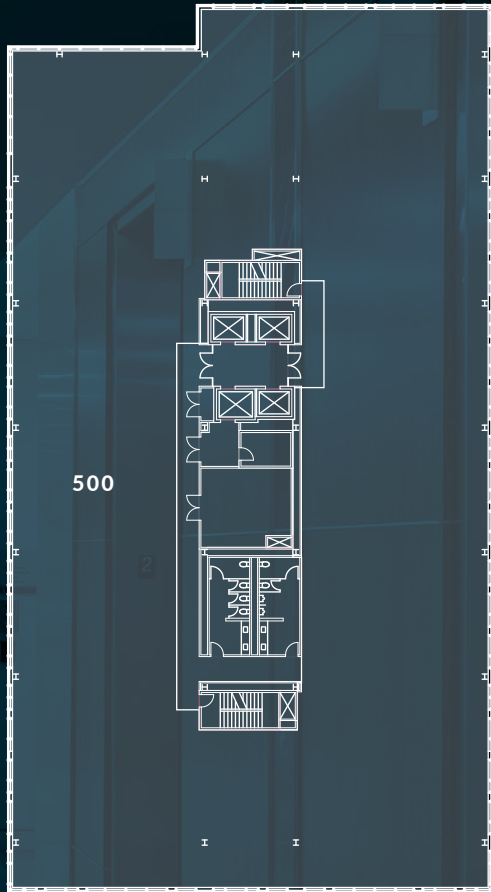
FIRST FLOOR



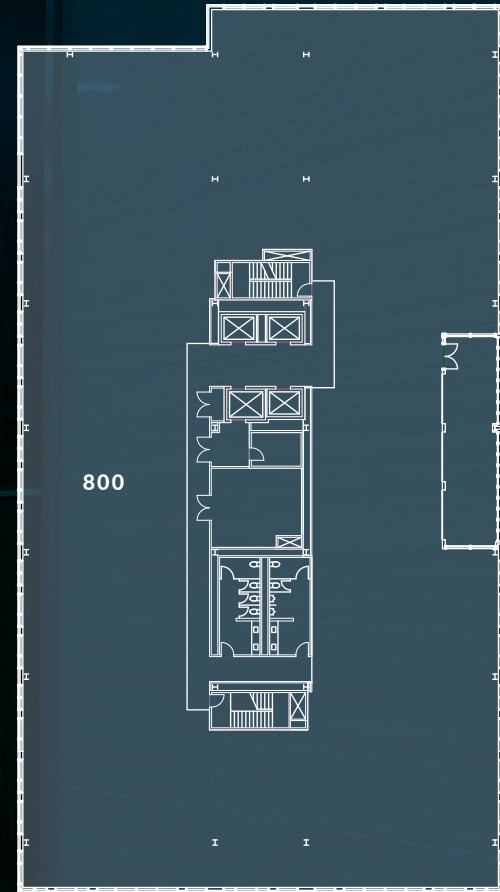
FOURTH FLOOR



FIFTH FLOOR



EIGHTH FLOOR




THE HOUSTON ECONOMY

OVER THE LAST TWO DECADES, THERE HAS BEEN A REMARKABLE TRANSFORMATION IN HOUSTON.

Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



LOCKTON PLACE

THE HOUSTON STORY



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

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