

1002 Noble Energy Way

FULLY LEASED THROUGH JULY 2030 | FAVORABLE ASSUMABLE LOAN

HOUSTON, TX



The Offering

JLL Capital Markets, on behalf of the owner, is pleased to present for sale a 100% fee simple interest in 1002 Noble Energy Way (“the Property”), a Class A, 470,623 square foot office building, situated on approximately 4.74 acres in northwest Houston.

1002 Noble Energy Way represents a virtually risk-free opportunity to capture a value-add yield by re-leasing, redeveloping to multifamily, and/or selling the asset upon (or prior to) the expiration of the existing lease and assumable financing.

ASSET SUMMARY:

Year Built	2015
NRA SF	470,623
Leased	100.0%
Physical Occupancy	0.0%
Tenancy	Single-Tenant Net Lease
FY 2025 NOI	\$12,119,956 (Ending July, 2026)

LEASE SUMMARY:

Tenant	Chevron (S&P AA-)
Lease Exp.	July 30, 2030
Remaining Term	5.0 Years (as of July, 2025)

LOAN SUMMARY:

Loan Balance	\$55,931,754 (as of July, 2025)
Interest Rate	6.13%
Loan Maturity	July, 2030
Balloon at Maturity	\$4.6 Million
Debt Service	\$12,069,178 (FY 2025)



Property Summary

1002 NOBLE ENERGY WAY

Address

2015

Year Built

470,623

Total SF

100%

Leased*

7/31/2030

Lease Expiration

CHEVRON

STNL

5 YEARS

Remaining Lease Term

20

Stories

23,502 SF

Typical Floor Plate

1,617

Parking Spaces

3.5/1,000 SF

Parking Ratio

4.74 ACRES

Land Area

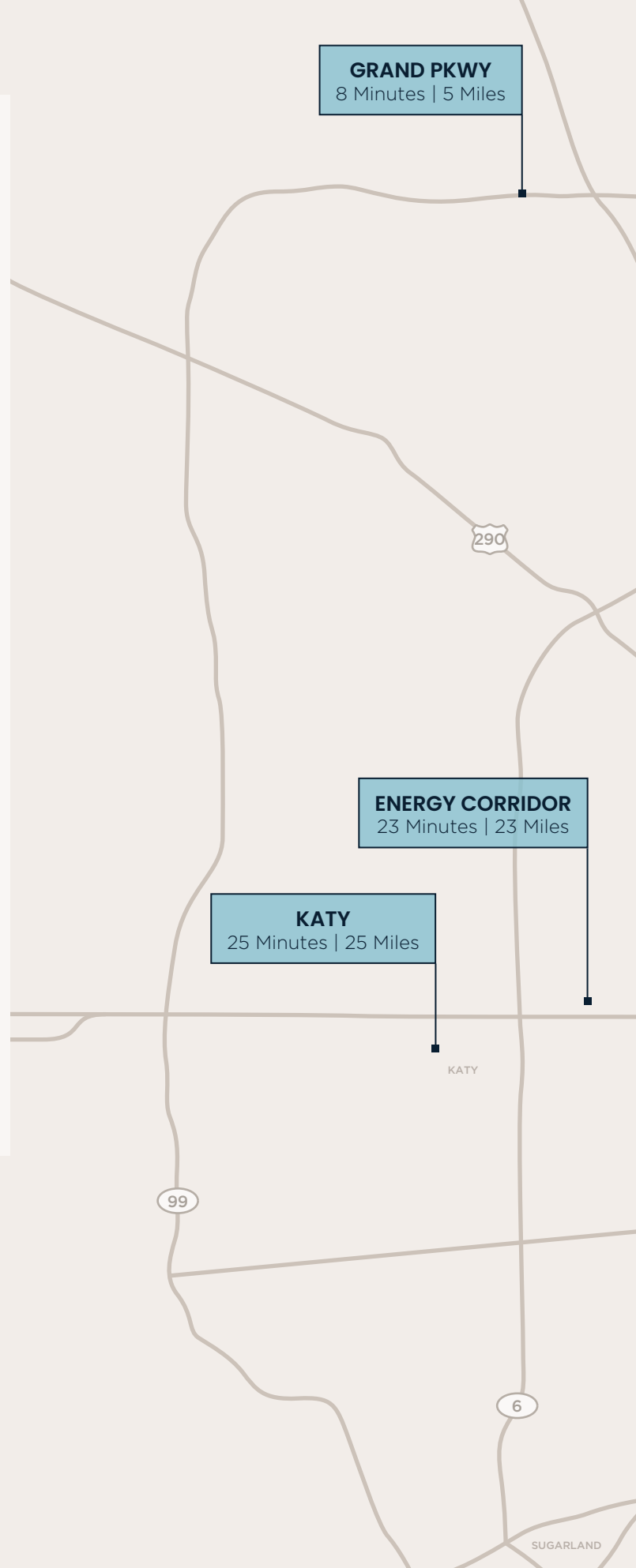
~\$4.6M

Balloon Payment at Maturity

**Leased, but Chevron is not currently occupying the space*

Location Overview

Located in a rapidly growing area of the Houston MSA, 1002 Noble Energy Way benefits from excellent regional transportation infrastructure, including SH 249, the Grand Parkway, and the Sam Houston Parkway. These roadways provide unrivaled access to Houston's most coveted communities, employment clusters, and key destinations. The Property's strategic positioning between the energy corridor and the Woodlands, along with its proximity to ExxonMobil's campus, contributes to its attractiveness and growth potential. This prime location reduces commuting time, enhances mobility, and fosters collaborations within the energy sector. Moreover, the exceptional regional transportation infrastructure as well as lack of storm-related issues elevates 1002 Noble Energy Way's appeal for residents, offering easy exploration of vibrant communities and amenities. For businesses, it ensures efficient travel, access to a large labor pool, and seamless transportation of goods and services, making 1002 Noble Energy Way an ideal choice for those seeking convenience and opportunities for success in Houston. The Property boasts a strategic location in a rapidly expanding region of the Houston MSA. The area's remarkable growth can be attributed to its advantageous position between the energy corridor and the woodlands, as well as its close proximity to ExxonMobil's campus.





Investment Highlights

TOP TIER,
DIFFERENTIATED
PRODUCT WITH
UNMATCHED ON-SITE
AMENITIES

CLASS A
CONSTRUCTION &
AMENITIES

HIGH CONCENTRATION
OF RETAIL AMENITIES

HIGHWAY FRONTAGE
& VISIBILITY WITH
EXCELLENT INGRESS/
EGRESS



**HIGH GROWTH LOCATION WITH
EXCEPTIONAL REGIONAL ACCESS**

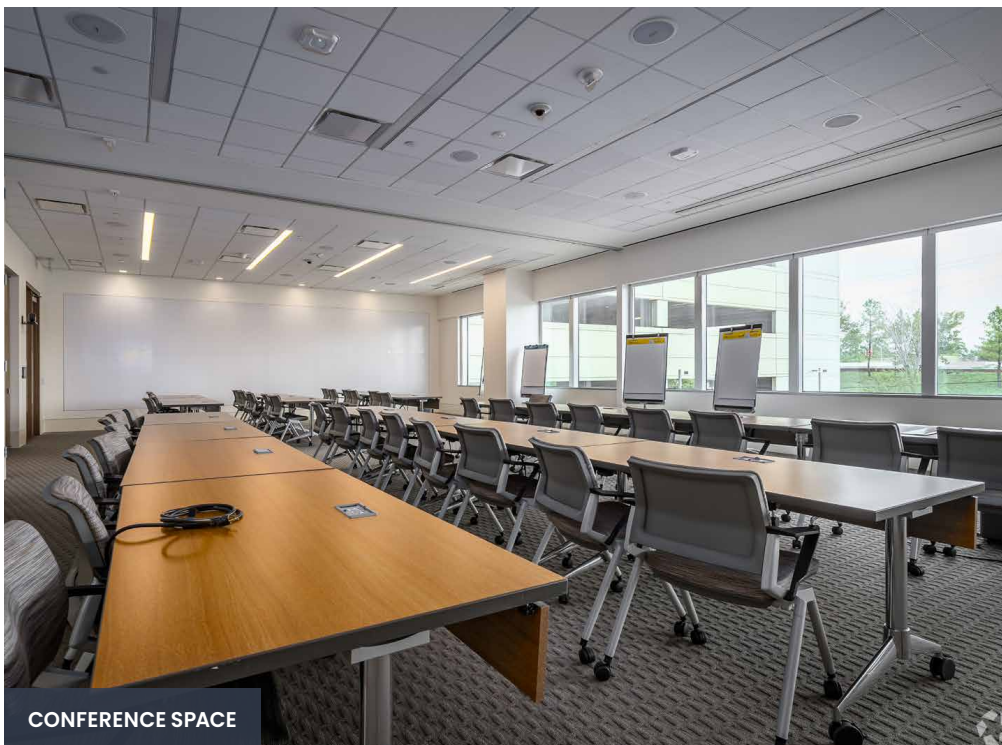
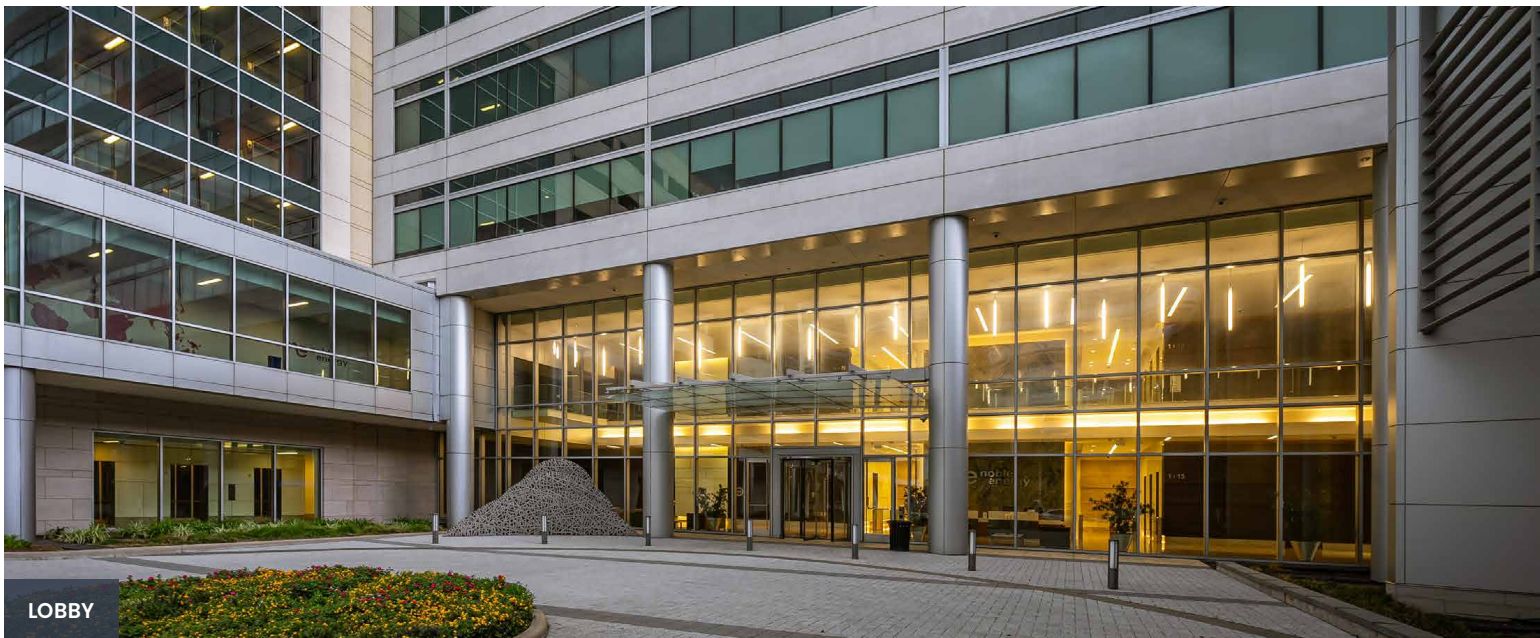
**EXCEPTIONAL
DEMOGRAPHICS**

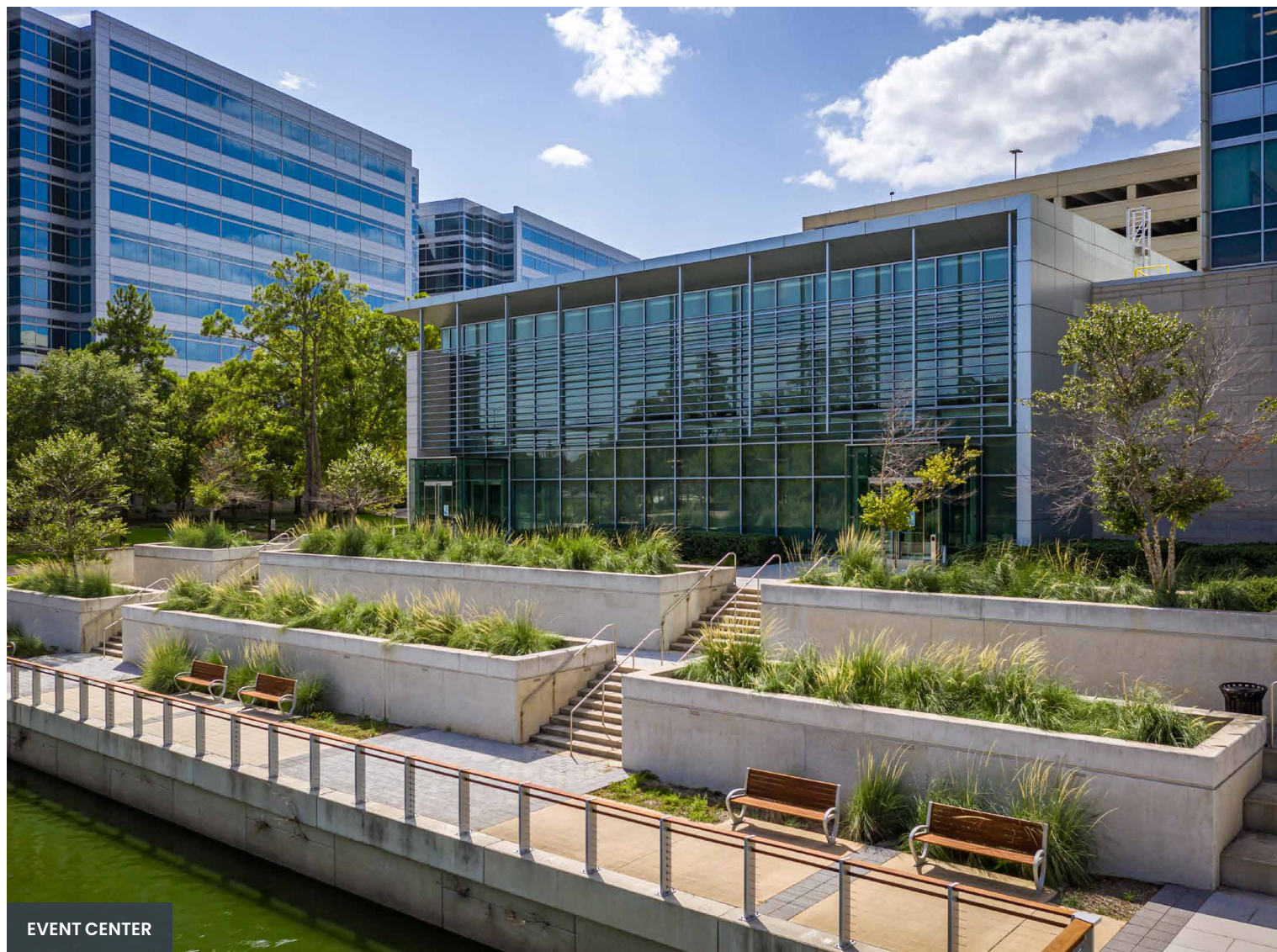
**INVESTMENT-GRADE TENANT
WITH 5-YEARS OF LEASE TERM
REMAINING**



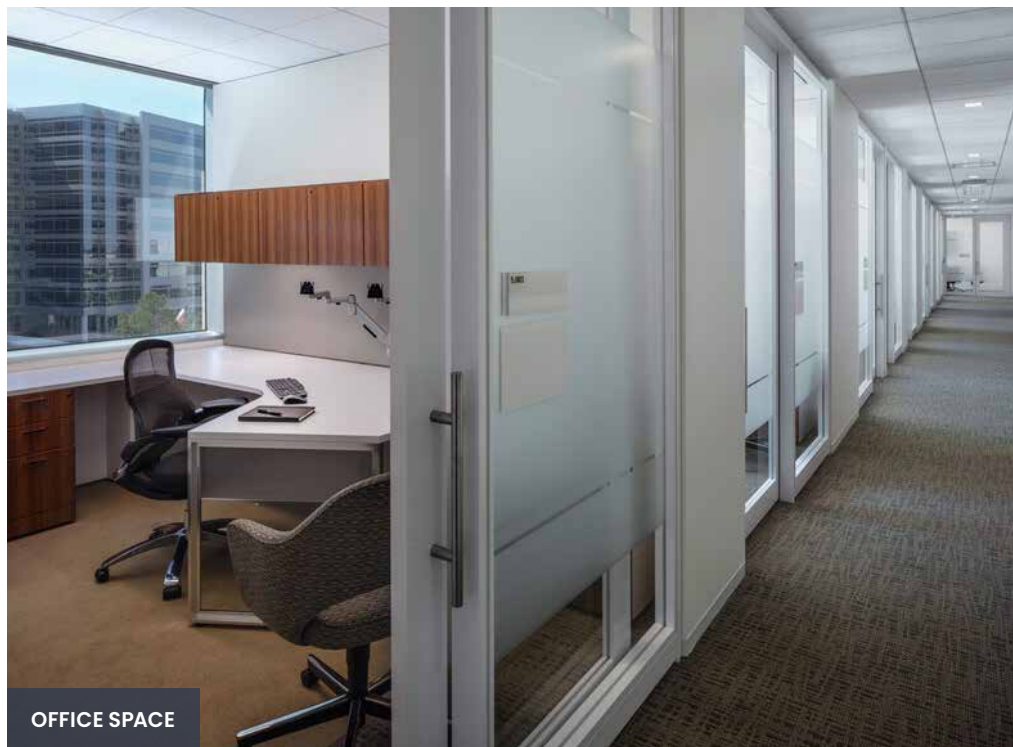
Top Tier, Differentiated Product with Unmatched On-Site Amenities

Built in 2015, 1002 Noble Energy Way has experienced a proliferation of on-campus amenities. These amenities include a state-of-the-art lobby, green roof, command center, full-building key card access, multiple kitchen spaces throughout, mother's room on every finished floor, and a spacious conference facility. Employees and guests alike will appreciate the ample garage parking available at the Property.





EVENT CENTER



OFFICE SPACE

Nation-Leading Employment Growth

57,600

New jobs added in 2024

3.5M

Non-farm employment

3,500,000

Person workforce, nearing all-time high for houston

79%

Of houston's higher education grads stay & work in the region
The sixth highest retention rate in the U.S.

#2

In the country
for percent job growth
(1.8% in 2024)

#2

In the nation in office
re-entry levels in the country
after the pandemic



#2 MSA

For Projected
Population Growth

HOUSTON IS HOME TO

24 Fortune 500 Companies &
44 Fortune 1000 Companies

#1

Most Fortune 500
Headquarters In Texas in 2024

50+

Corporate Headquarters
Relocations To Houston
Since 2017

286

Residents move to Houston daily
with one new resident moving to
Houston every 7 minutes

54,000

New residents in Harris County
- ranking #1 among the nation's
3,144 counties

Source: US Census Bureau

Source: US Census Bureau



Contacts

INVESTMENT SALES

Jeff Hollinden

Senior Managing Director
(713) 852 3514
jeff.hollinden@jll.com

Kevin McConn

Managing Director
(713) 425 5839
kevin.mcconn@jll.com

Gianna New

Analyst
(914) 980 0134
gianna.new@jll.com

CTL TEAM

Bill Cavagnaro

Senior Managing Director
(404) 995 6304
bill.cavagnaro@jll.com

Austin Johnson

Senior Managing Director
(404) 995 6387
austin.johnson@jll.com

KENSINGTON TEAM

Jeff Klein

Senior Managing Director
jklein@kensington-advisors.com

FINANCING

Susan Hill

Senior Managing Director
(713) 824 2299
susan.hill@jll.com

NATIONAL PLATFORM

Mike McDonald

Senior Managing Director
(770) 235 2180
mike.mcdonald@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027
us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has prepared this confidential loan submission ("Confidential Loan Submission"), which contains brief, selected information pertaining to the business and affairs of the Property. This Confidential Loan Submission does not purport to be all-inclusive, nor does it purport to contain all the information which a prospective lender may desire. None of the Borrower/Owner, JLL, or any of their respective equity holders, officers, directors, employees or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Loan Submission or any of its contents. JLL, together with its and agents, disclaim any liability that may arise from, be based upon or related to the use of the Confidential Loan Submission. The information contained in the Confidential Loan Submission is subject to change without notice. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. equity holders, officers, directors, employees