



ENCLAVE PLACE

HOUSTON, TEXAS



JLL Capital Markets is pleased to present the opportunity to acquire a 100% fee simple interest in Enclave Place, a 300,906-square-foot Class A office building in Houston's Energy Corridor submarket. Built in 2015, the Property is 100% occupied by Transocean Ltd., a leading global offshore contract drilling provider, with 10 years of remaining lease term and no termination or contraction options. On February 9, 2026, Transocean signed an agreement to purchase Valaris, a top offshore drilling global firm, creating a combined industry powerhouse and improving market positioning. The combined company will have an industry leading backlog of approximately \$10 billion and maintains a best-in-class fleet of 73 premier offshore rigs. The asset delivers investors a best-in-class, fully amenitized building with exceptional design and construction quality, prioritizing sustainability and energy efficiency throughout. Located within the Enclave Business Park, Enclave Place presents an attractive investment opportunity to acquire a single-tenant, institutional-quality asset secured by a creditworthy anchor tenant in Houston's leading office submarket.

ENCLAVE PLACE

SIZE: 300,906 SF
YEAR BUILT: 2015
TENANT: Transocean
% LEASED: 100%
TERM (APR' 26): 10 Years
No Termination or Contraction Options



ENCLAVE PLACE

SINGLE TENANT NET LEASE INVESTMENT

» 100% Leased to Transocean

- **Tenant Name:** Transocean Offshore Deepwater Drilling Inc.
- **Parent Company:** Transocean Ltd. (NYSE: RIG)
- **Credit Rating:** CCC+
- **Letter of Credit:** Guaranteed by Transocean Ltd.

» Net Lease single-tenant asset with 10 years of remaining term

» Acquiring Valaris (NYSE: VAL), a premier offshore drilling contractor, in a \$5.8 billion all-stock transaction to form the world's largest offshore drilling company. The combined enterprise value will be approximately \$17 billion.

» Approximately \$10 billion combined backlog as of beginning 2026 (Transocean & Valaris)

» U.S. Headquarters location





ENCLAVE BUSINESS PARK LOCATION

MASTER PLANNED, DEED RESTRICTED, CORPORATE OFFICE PARK

The Enclave is a 120-acre controlled development consisting of Class A office buildings in campus settings. This deed-restricted office park is home to several firm headquarters and located within the Energy Corridor, the nation's leading office submarket. Neighboring tenants also include several user-owners, including Toyota and Harmony Public Schools. Sysco Foods was the original owner-developer of the Enclave, and are now joined by occupants including Sonangol, Gulf States Toyota, Citgo Petroleum, Schlumberger and Transocean.



THE ENERGY CORRIDOR SNAPSHOT

9.7 MILLION

SF of Leasing
Since 2023

#1

Most Active Submarket
in the U.S.

LARGEST

Year-over-year vacancy drop
of any submarket cluster in
the United States

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