1401 ENCLAVE PARKWAY

HOUSTON, TEXAS | **OWNER/USER OPPORTUNITY**

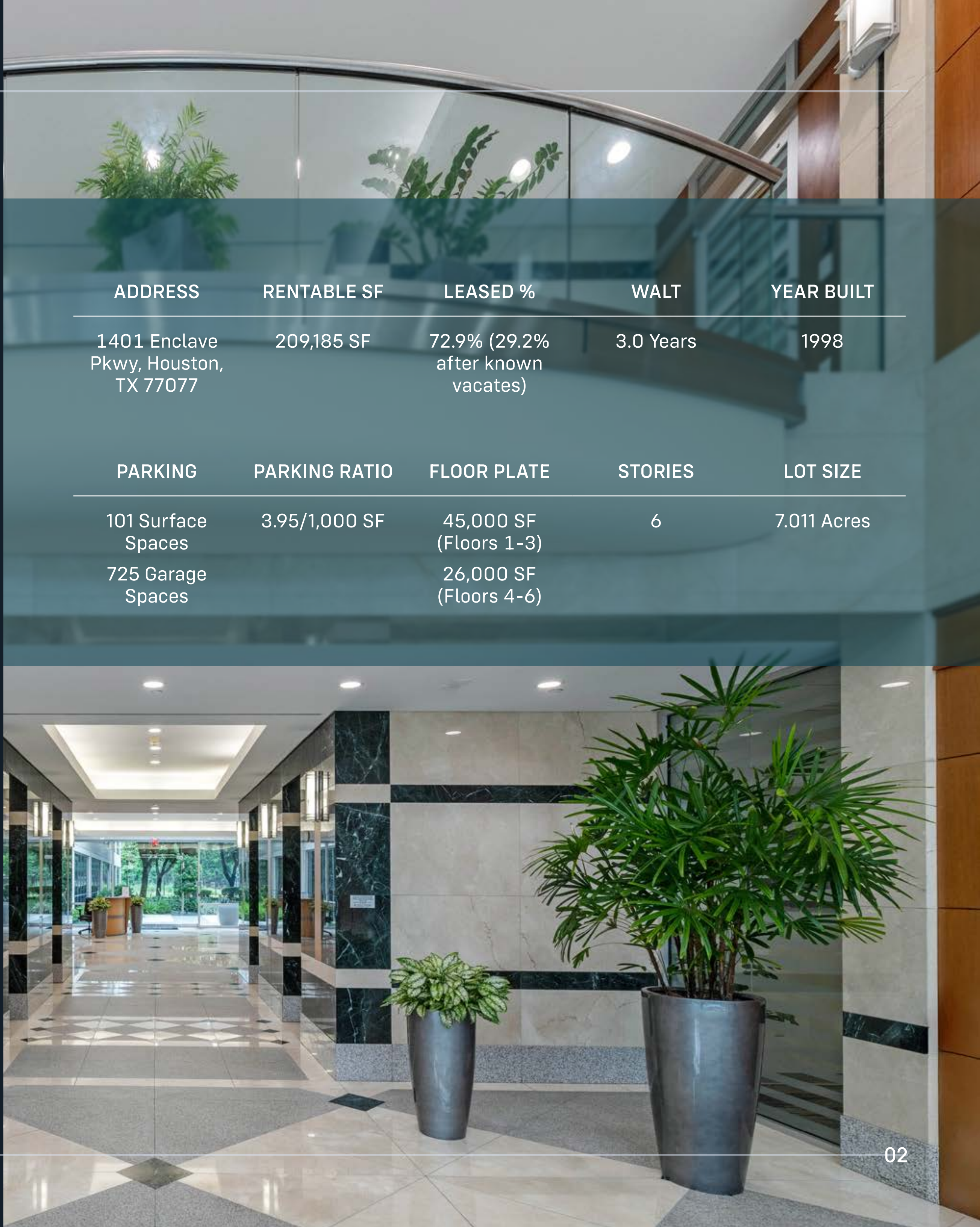
209,185 TOTAL SF | 116,580 SF OF CONTIGUOUS VACANCY

EXECUTIVE SUMMARY

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 1401 Enclave (the "Property"), a 209,185-square-foot office asset currently 72.9% leased, reducing to 29.2% leased following known tenant vacates, located in the heart of Houston's premier office submarket, the Energy Corridor.

The Property presents an exceptional user opportunity, offering 116,580 square feet of contiguous vacancy while continuing to generate cash flow from the remaining tenancy. Tenants benefit from a state-of-the-art fitness center, modern conference facilities, a tenant lounge with coffee bar, and contemporary lobby finishes.

1401 Enclave is well positioned to capitalize on recent leasing momentum throughout the Energy Corridor and represents an attractive repositioning opportunity amid a shrinking inventory of large-block and single-tenant user options. Over the past 24 months, more than 4 million square feet of leasing activity has been completed in West Houston, underscoring the strength and continued demand within the market.

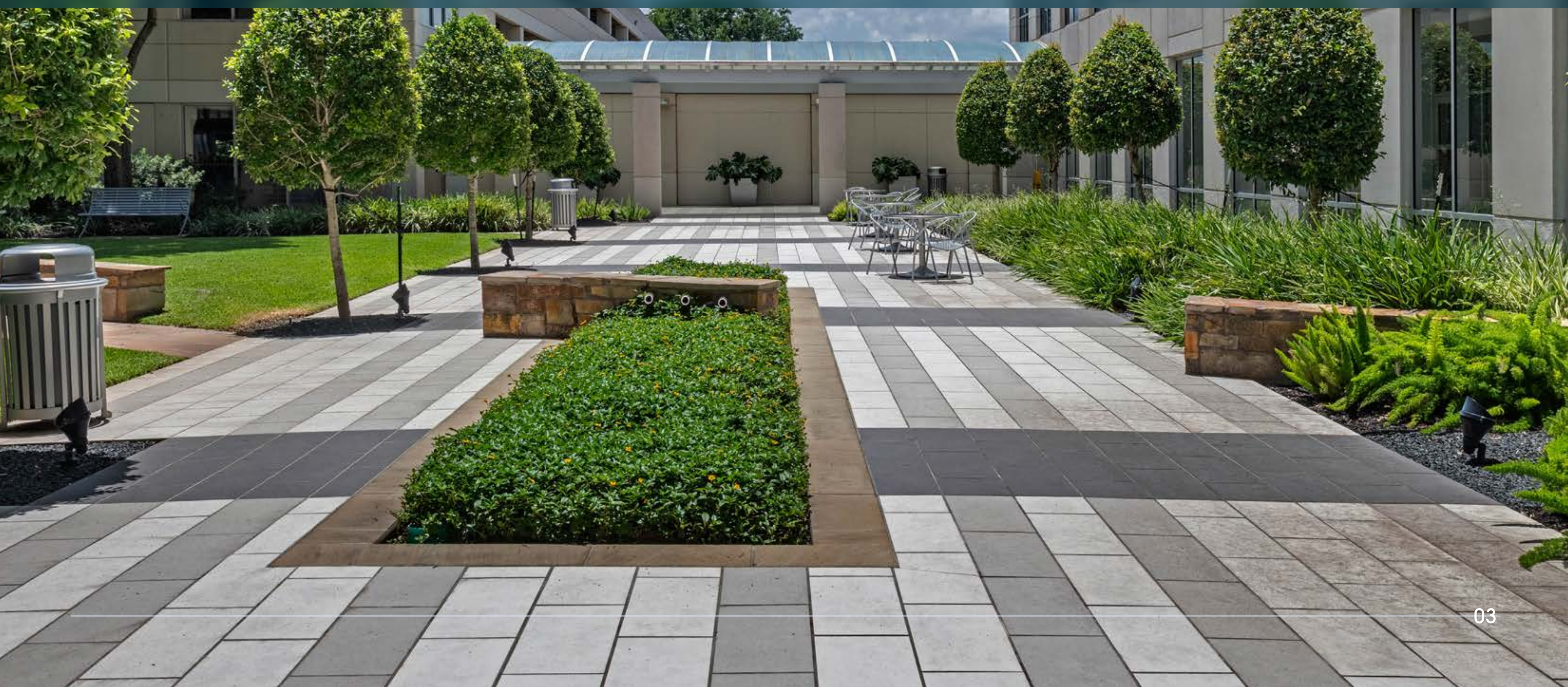


ADDRESS	RENTABLE SF	LEASED %	WALT	YEAR BUILT
1401 Enclave Pkwy, Houston, TX 77077	209,185 SF	72.9% (29.2% after known vacates)	3.0 Years	1998

PARKING	PARKING RATIO	FLOOR PLATE	STORIES	LOT SIZE
101 Surface Spaces 725 Garage Spaces	3.95/1,000 SF	45,000 SF (Floors 1-3) 26,000 SF (Floors 4-6)	6	7.011 Acres

INVESTMENT HIGHLIGHTS

- Premier Energy Corridor Location
- Best-in-Class Amenities
- Master Planned Business Park
- Exceptional Visibility and Access
- Strategic Vacancy Ideal for Multiple User Types
- Leasing Activity Remains Strong in West Houston
- Top Performing Leasing Submarket



STRATEGIC VACANCY IDEAL FOR MULTIPLE USER TYPES

26,246 SF

The entire 5th floor available for users offering a prime view of the Enclave Business Park

116,580 SF

Contiguous space in the lower bank perfect for a large user and allowing for the higher floors to be leased to third-party tenants

BEST IN CLASS AMENITIES

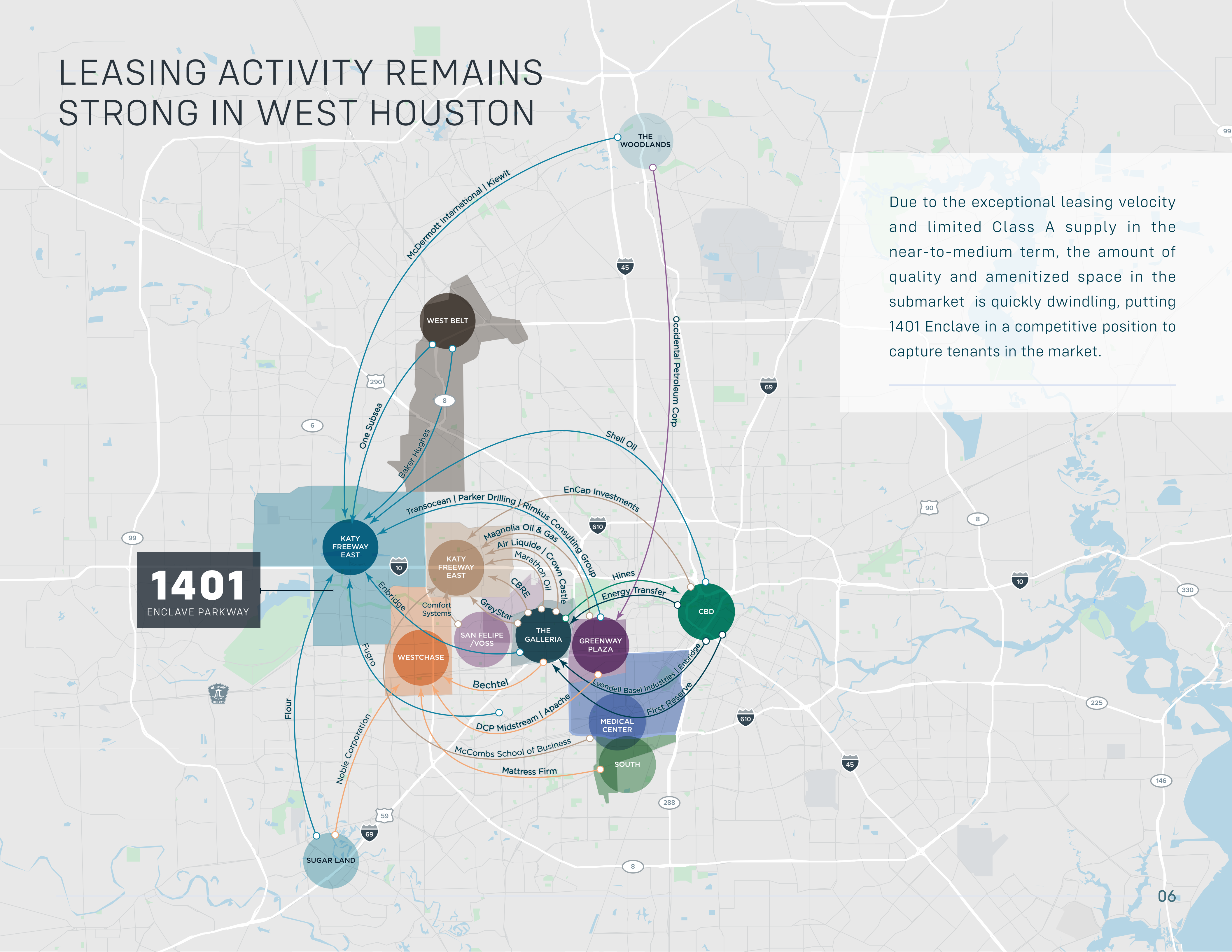
EXCLUSIVE TENANT LOUNGE WITH FULL-SERVICE COFFEE BAR

STATE-OF-THE-ART FITNESS CENTER WITH COUNTRY CLUB STYLE LOCKER ROOMS

MODERN CONFERENCE ROOM FACILITIES AVAILABLE TO TENANTS

BUILDING CAFE FULLY BUILT OUT AND AVAILABLE FOR OCCUPANCY

LEASING ACTIVITY REMAINS STRONG IN WEST HOUSTON



Due to the exceptional leasing velocity and limited Class A supply in the near-to-medium term, the amount of quality and amenitized space in the submarket is quickly dwindling, putting 1401 Enclave in a competitive position to capture tenants in the market.

MASTER PLANNED BUSINESS PARK

THE ENERGY CORRIDOR'S *MOST PRESTIGIOUS OFFICE PARK*

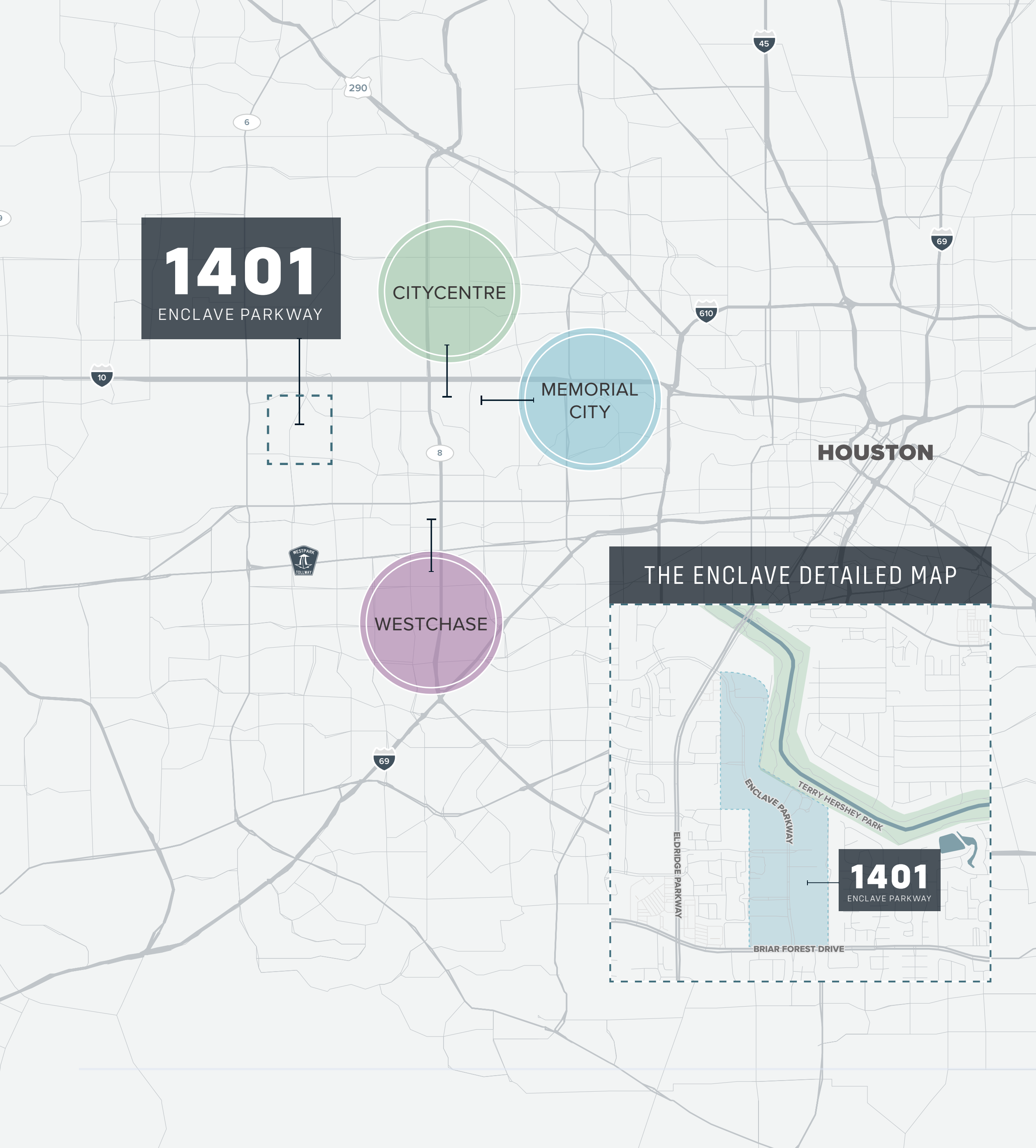
The Enclave is a 120-acre controlled development consisting of Class A office buildings in campus settings. As many properties are user-owned, occupants of the Enclave are large and known for longevity. Sysco Foods was the original owner-developer of the Enclave, and are now joined by occupants including Sonangol, Gulf States Toyota, Citgo Petroleum, Schlumberger and Transocean.

3 Million
SF OF OFFICE INVENTORY

90%
OCCUPANCY

The Enclave Office Park Snapshot

PREMIER ENERGY CORRIDOR LOCATION



Westchase District — 6.2 Miles

The Westchase District spans 2,700 acres, contains 18 million square feet in 117 office buildings, 1.4 million square feet in 42 retail centers and 3,075 hotel rooms in 23 hotels. Major tenants in the Westchase District include ABB, BMC Software, DataVox, Jacobs Engineering, National Oilwell Varco, Phillips 66, Samsung and Schlumberger. It is home to 1,500+ businesses and 93,000+ employees.

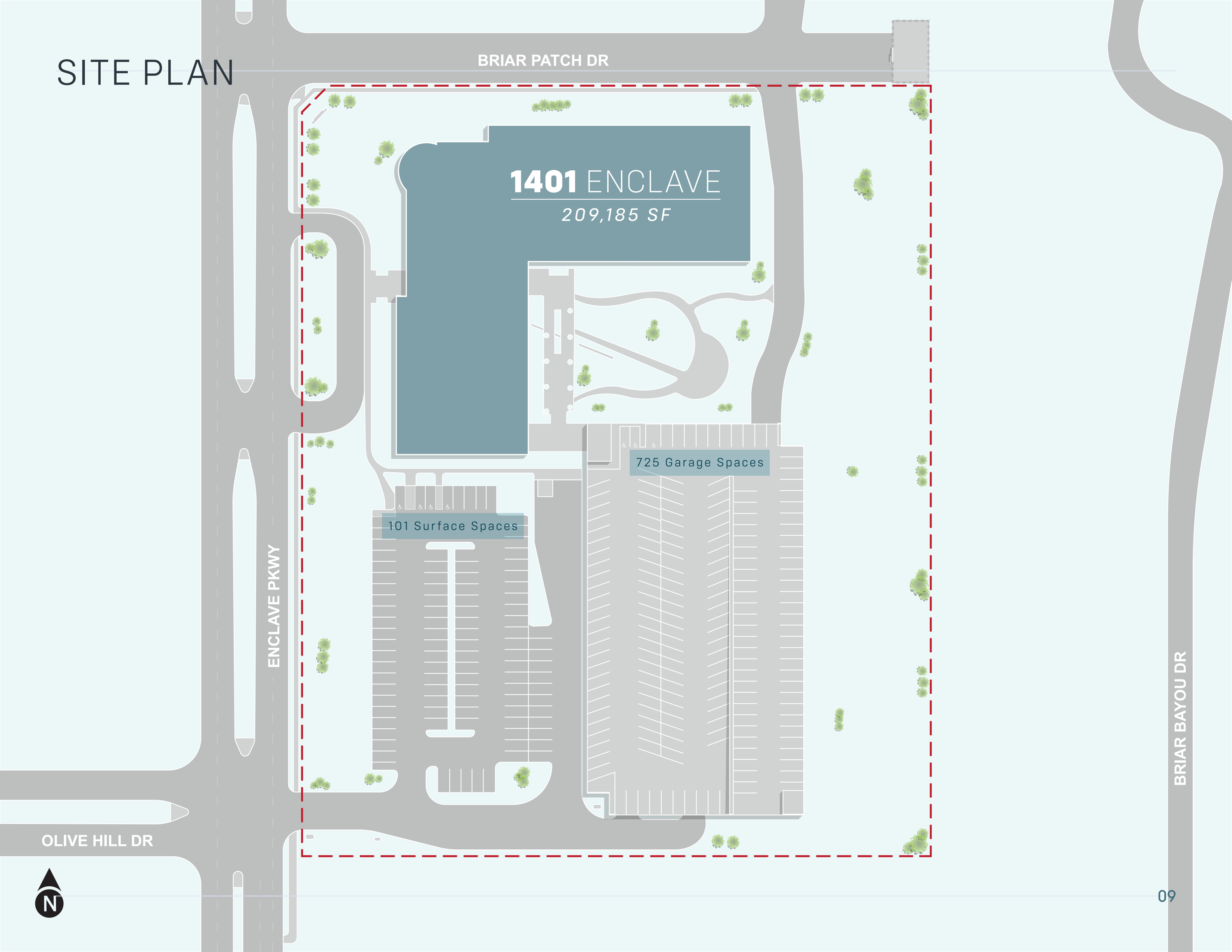
CityCentre — 4.9 Miles

CityCentre is a pedestrian-friendly, mixed-use development situated at the I-10 and Beltway 8 interchange. The 37-acre expanse, especially popular with Energy Corridor residents and those working in the nearby West Houston Medical Center, brings together casual and fine dining, shopping, retail, office space, and residential living.

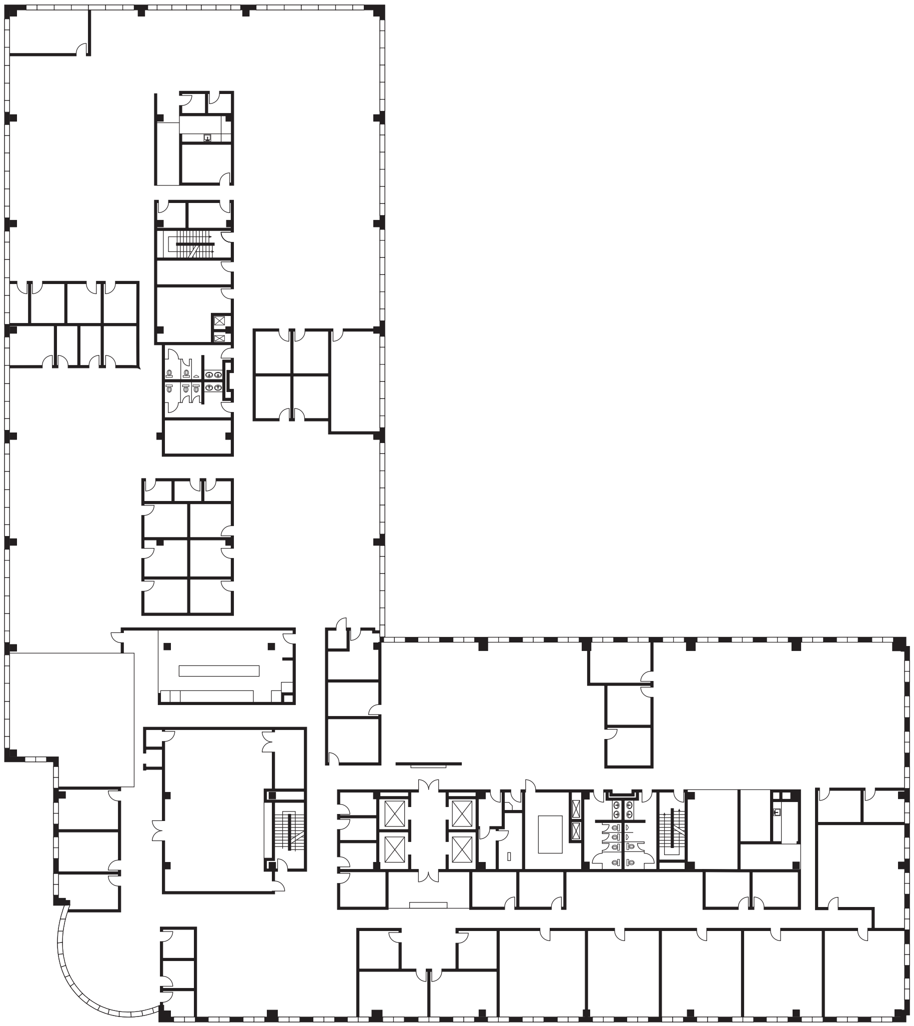
Memorial City — 5.1 Miles

Memorial City is a 265-acre employment district with 12,500+ employees, 3.6 million square feet of retail space, and 2.9 million square feet of primarily Class A office space. The largest employers are Memorial Hermann Memorial City, Memorial City Mall, Chase Bank and CEMEX's US headquarters.

SITE PLAN


BRIAR PATCH DR
1401 ENCLAVE
209,185 SF
725 Garage Spaces
101 Surface Spaces
ENCLAVE PKWY
BRIAR BAYOU DR
OLIVE HILL DR
N

FLOOR PLANS



3RD FLOOR PLAN
46,568 SF

4TH FLOOR PLAN
26,246 SF

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