



# ENCLAVE PARK

1330 ENCLAVE PARKWAY



ENERGY CORRIDOR WEST HOUSTON



# THE RIGHT FIT



## SPEC

Full Floor,  
ready-to-go space  
options



## AMENITIES

On-site cafeteria,  
conference center and  
security



## RECREATION

On-site  
bike room and  
fitness center



## 4.25/1,000

Convenient garage  
parking

## ACTIVATE YOUR WORKSPACE

ENCLAVE PARK is a 4-story office building located in the heart of Energy Corridor, west of Houston. Totalling 196,592 SF, the building features outdoor gathering space creating an ideal environment for collaborative outdoor meetings or relaxing, a large scale conferencing center, and restaurant-style cafeteria.

The property offers a revitalized lobby, on-site security, on-site bike room, new landscaping, and new spec suites with creative finishes.



SUITE 300

## FEATURES

- 4 story building with 50,000 rsf floor plates.
- Convenient Access to the Eldridge Parkway, Highway 6, and I-10
- Minutes to numerous amenities including: restaurants, health clubs and hotels
- Exterior patios
- Excellent views and extensive window line
- Great access to Terry Hershey Park trail system
- Fabulous corporate neighbors

## SUITE 300 | 53,225 RSF

Ready-to-go project space

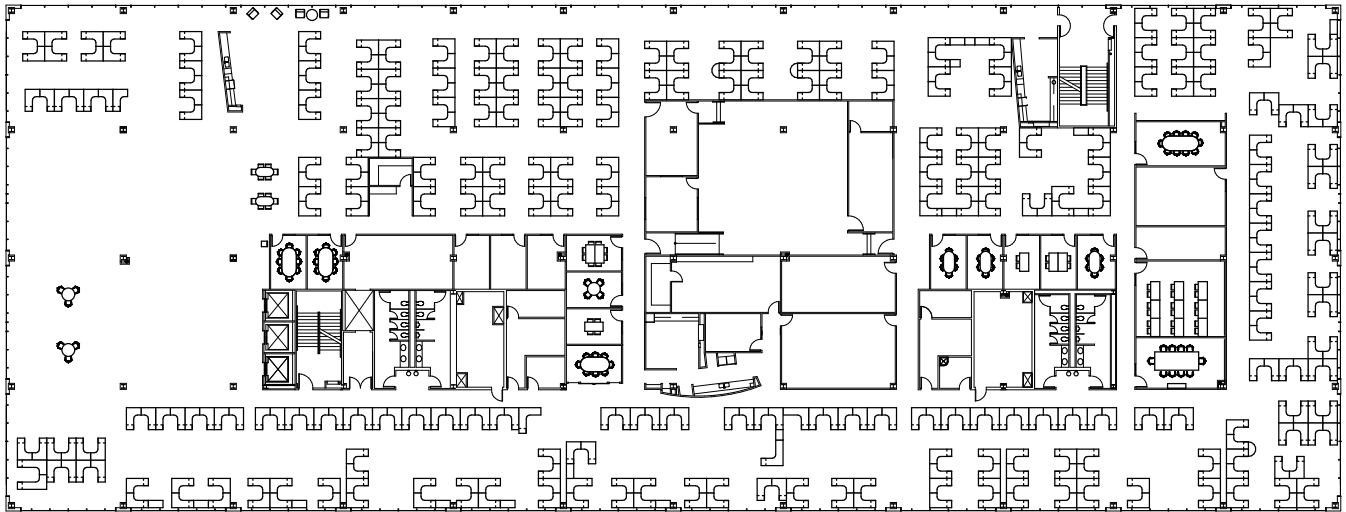
Over 250 workstations

New LED lights, paint and carpet throughout

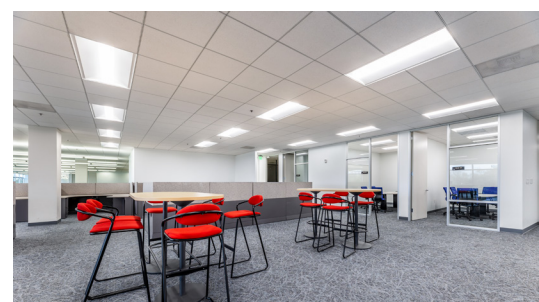
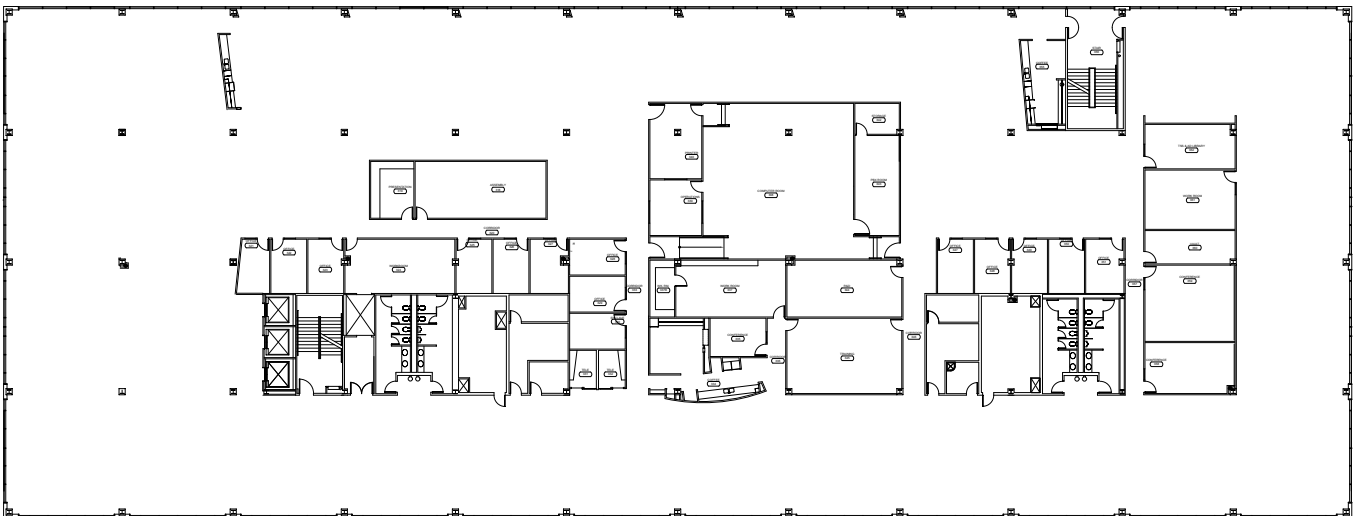
## TAKE A TOUR!



### FURNITURE LAYOUT



### OPEN LAYOUT





FITNESS

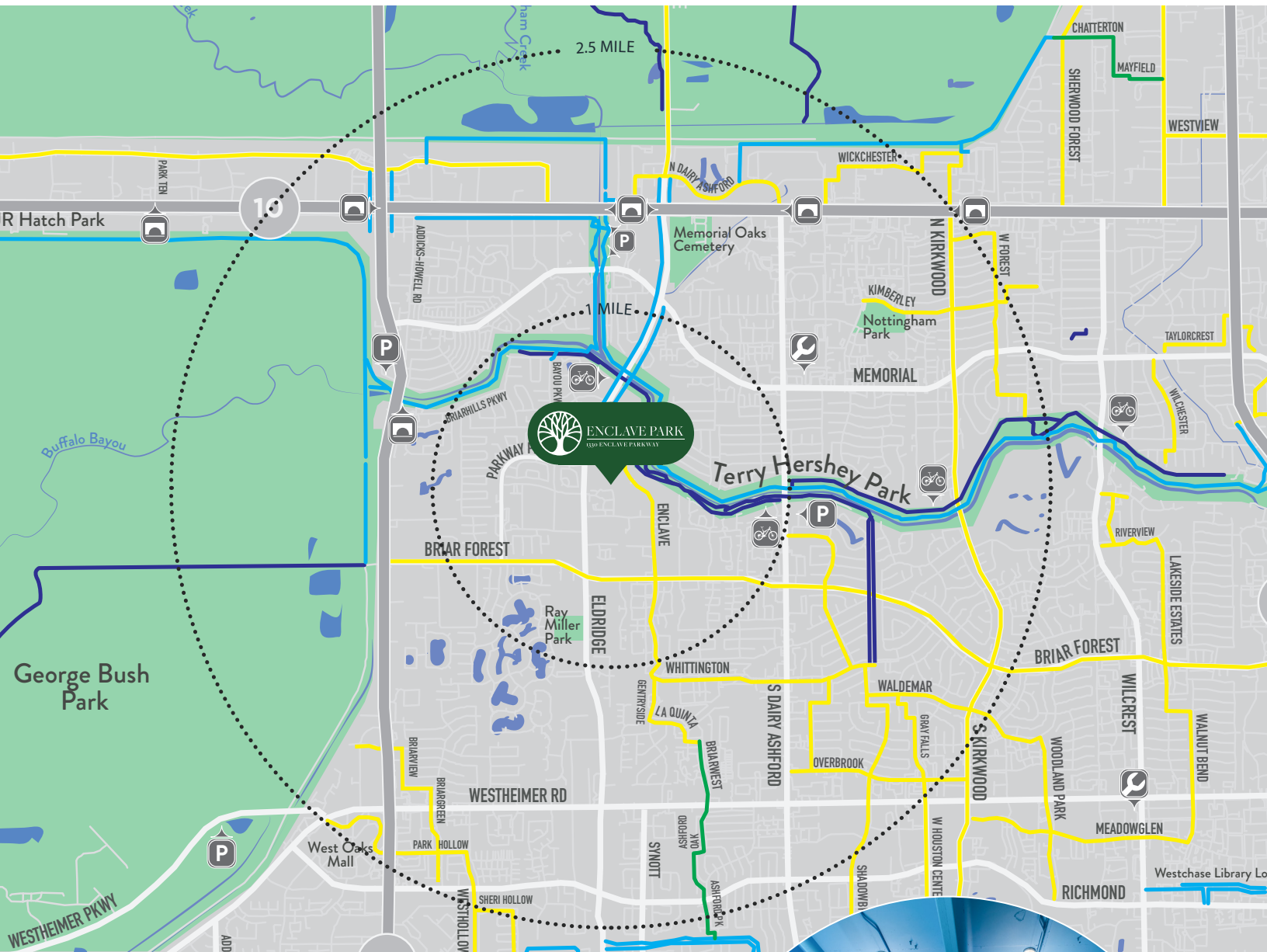


CONFERENCE CENTER





RECREATION



ENCLAVE PARK  
AREA BIKE MAP

- Off street path
- Closed for construction
- On-street high comfort
- On-street low comfort
- Unpaved trail
- Bike shop
- Car parking
- High comfort crossing
- MTB Trailhead



On-site Bike Storage



## CORPORATE NEIGHBORS

CITGO Petroleum Corporation

Sysco Corporation

Schlumberger

The Friedkin Group

Houston Dow Center

ENBRIDGE INC

ConocoPhillips World Headquarters

American Petroleum Institute

bp/Amoco - North America, Inc.

Shell Woodcreek Complex

McDermott International Inc.

Kiewit

PGS

Siemens Energy, Inc.

SBM Offshore USA

Fluor

Baker Hughes





## CONVENIENT DINING OPTIONS

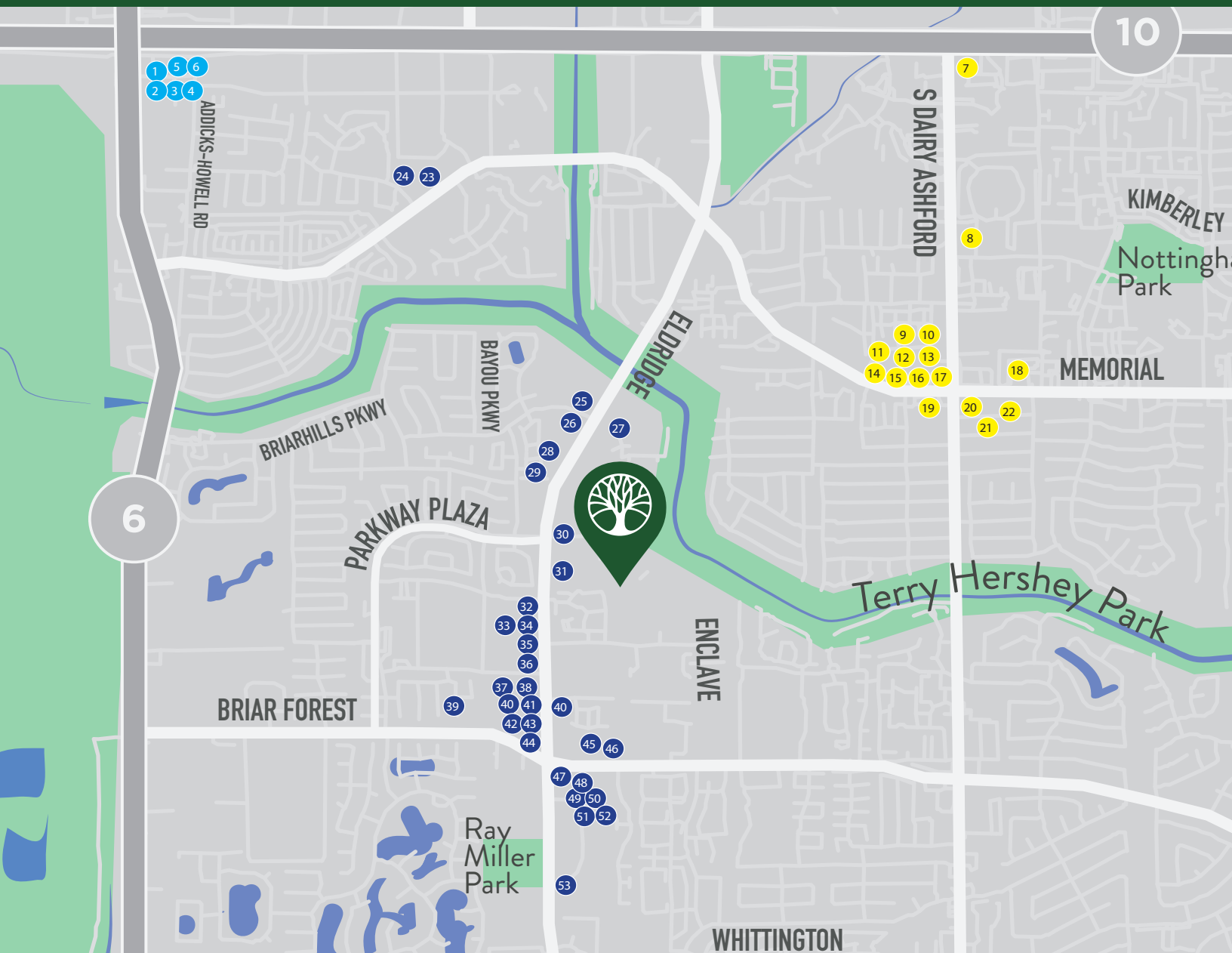
Tenants have the convenience of grabbing coffee or lunch at a large number of restaurants located within the surrounding area.

### Car friendly

- |                        |                    |
|------------------------|--------------------|
| 1 Ginger Thai          | 4 Pasta Lomonte's  |
| 2 Watson's             | 5 North China      |
| 3 Lupe Tortillas       | 6 Salata           |
| 7 Becks Prime          | 15 Original Napoli |
| 8 Panera Bread         | 16 Ninfa's Mexican |
| 9 Sushi Jin            | 17 Jason's Deli    |
| 10 Randalls            | 18 Firehouse Subs  |
| 11 Pho & Crab          | 19 Taco Bell       |
| 12 Hungry's            | 20 Mod Pizza       |
| 13 Walgreens           | 21 Smoothie King   |
| 14 La Hacienda Mexican | 22 Schlotsky's     |

### Bike friendly

- |                               |                        |
|-------------------------------|------------------------|
| 23 District 7 on-site         | 39 Kroger              |
| 24 Cafe Benedict              | 40 Starbucks           |
| 25 Chipotle                   | 41 McDonald's          |
| 26 Sylvia's Enchilada Kitchen | 42 La Madeleine        |
| 27 Houston BBQ Company        | 43 Chick-fil-A         |
| 28 Petit Café                 | 44 Potbelly Sandwiches |
| 29 Poblano's Mexican Grill    | 45 Russo's Pizzeria    |
| 30 BB's Tex-Orleans           | 46 LA Fitness          |
| 31 Subway                     | 47 Smashburger         |
| 32 Rattan Pan Asian           | 48 Cafe Red Onion      |
| 33 Le Mistral                 | 49 Bullritos           |
| 34 Naam Khao Thai             | 50 Nom Nom Noodles     |
| 35 Aka Sushi                  | 51 Jersey Mike's Subs  |
| 36 Tacos 'N' Frankies         | 52 Jack in the Box     |
| 37 Bamboo Garden              | 53 Flippin' Patties    |
| 38 Pecan Creek Grille         |                        |







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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date