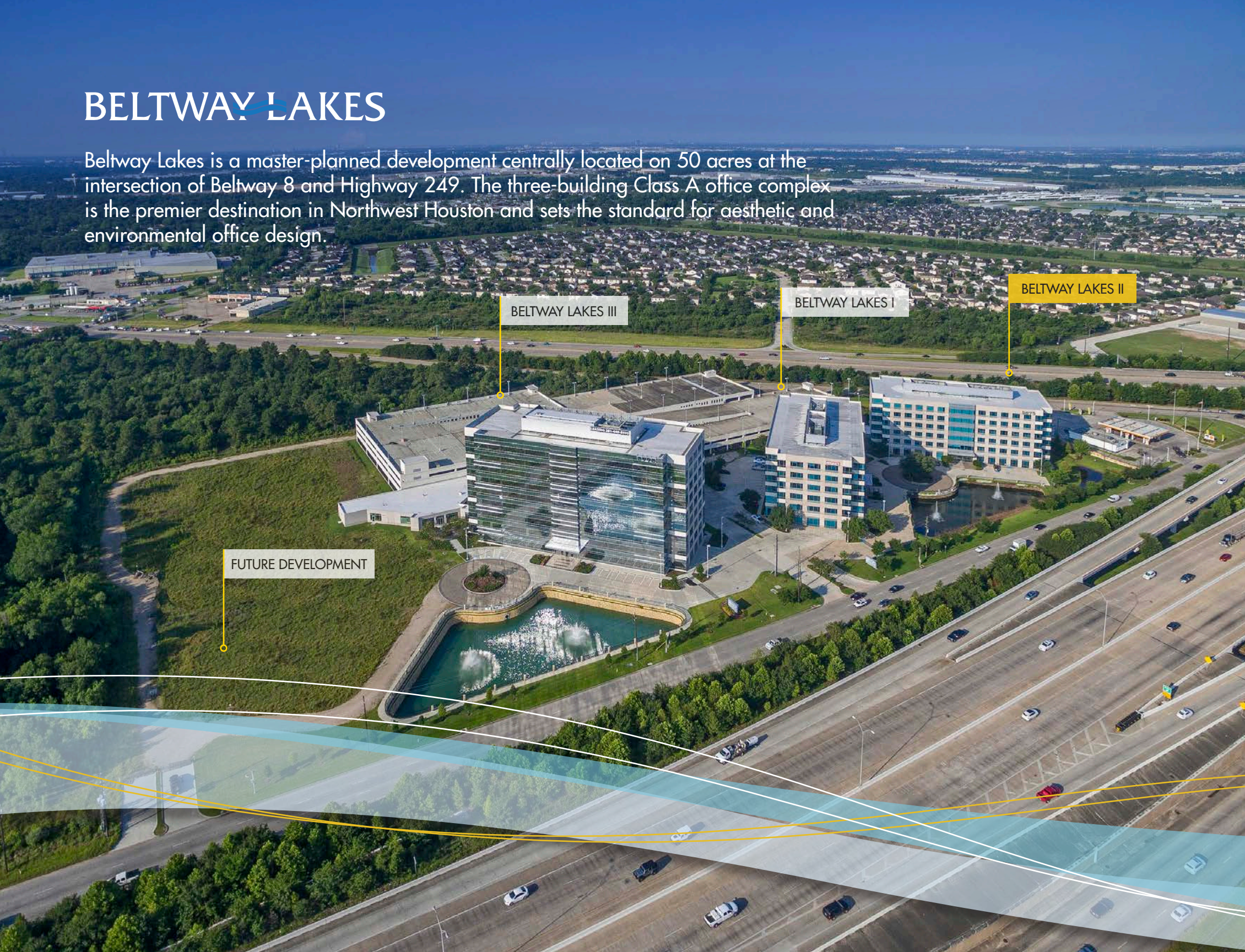


BELTWAY LAKES II



BELTWAY LAKES

Beltway Lakes is a master-planned development centrally located on 50 acres at the intersection of Beltway 8 and Highway 249. The three-building Class A office complex is the premier destination in Northwest Houston and sets the standard for aesthetic and environmental office design.



Building Profile

Beltway Lakes II Facts/Stats:

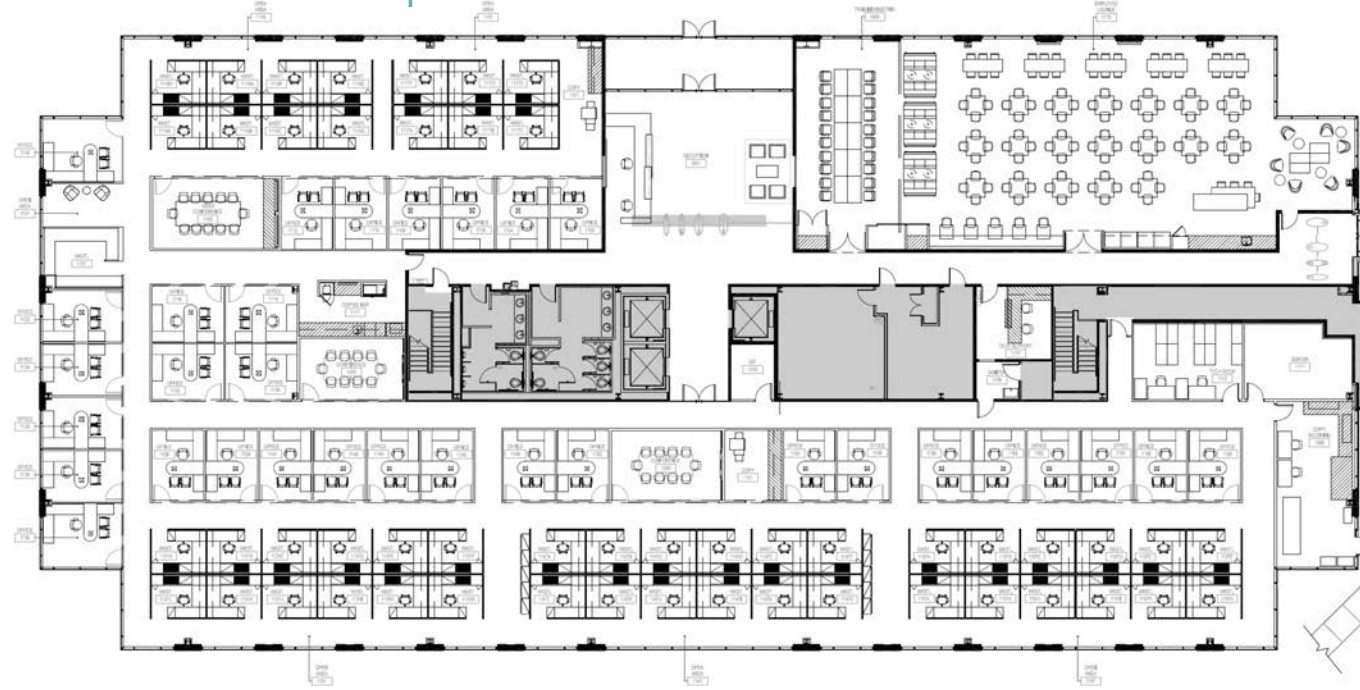
- Building size: 161,960 RSF
- Floors: 6
- Parking: 4.5/1,000 in covered parking garage
- On-site security
- On-site tenant lounge and conference center
- Murphy's Deli

Distinguishing Features:

- LEED® Gold-Certified
- Efficient floor plates
- Plug-and-play space available
- Immediate availability
- Local, responsive Ownership headquartered at the project
- Expansion opportunities with future phases of development
- Building and monument signage available
- Direct access available to Beltway 8 and Highway 249

Available Space

19,360 RSF FLOOR 1



BELTWAY LAKES II 28,520 RSF FLOOR 5



BELTWAY LAKES II

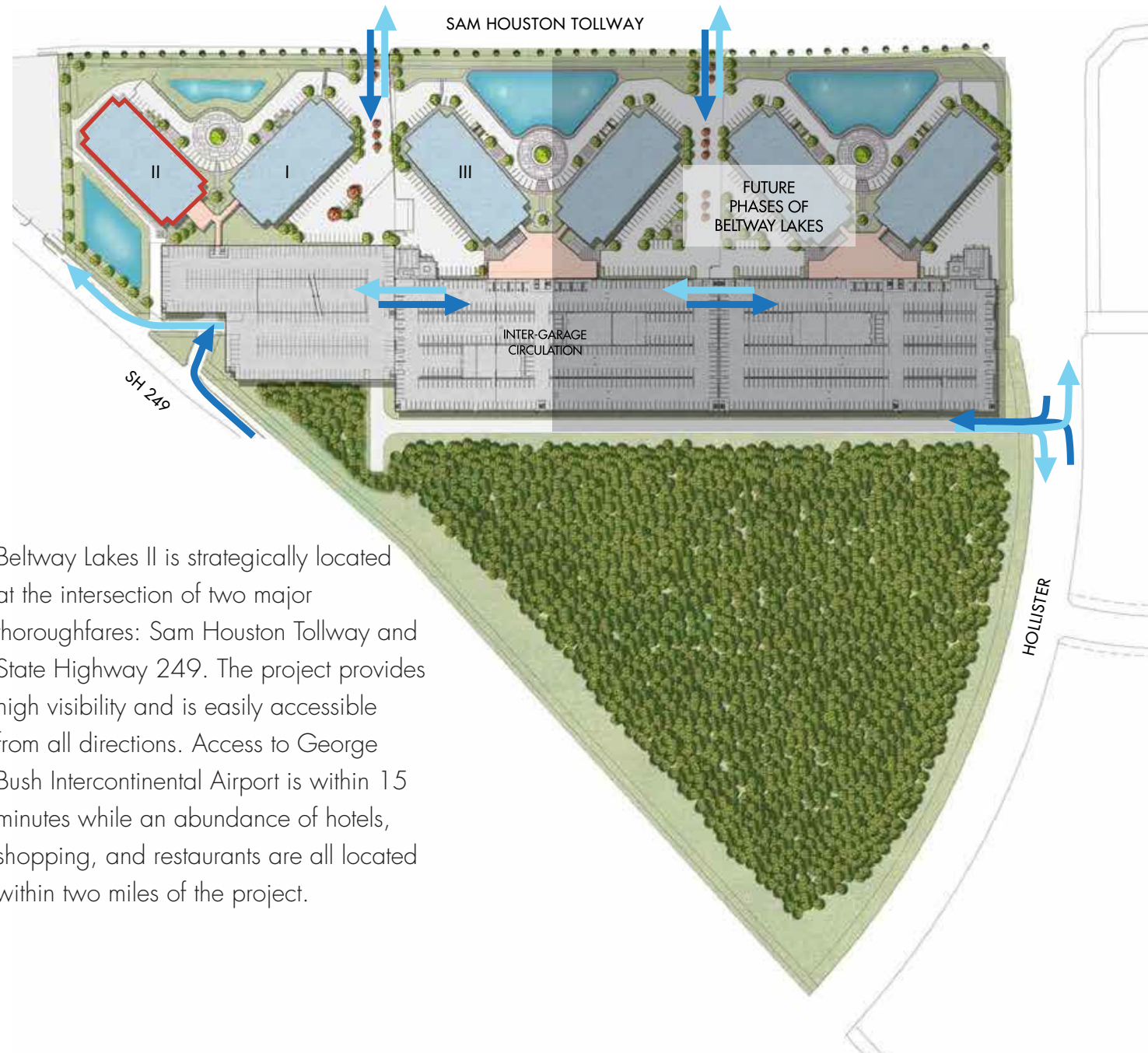
28,520 RSF FLOORS 2-4



BELTWAY LAKES II 28,520 RSF FLOOR 6



Accessibility



Beltway Lakes II is strategically located at the intersection of two major thoroughfares: Sam Houston Tollway and State Highway 249. The project provides high visibility and is easily accessible from all directions. Access to George Bush Intercontinental Airport is within 15 minutes while an abundance of hotels, shopping, and restaurants are all located within two miles of the project.



WHAT'S NEARBY

DINING

Another Broken Egg
Babin's Seafood
BJ's Restaurant
Boudreaux's Cajun
Brix Wine Cellars
Brixology Crafted Cocktails
Kitchen
Beck's Prime
Buffalo Wild Wings
Chili's
Chipotle
Churrascos

CiCi's Pizza
Denny's
El Carrito Mexican
El Tiempo
Fuddruckers
Fuzzy's Taco Shop
Gaucho's Do Sul
Hopdoddy
Kirin Sushi
La Corona
La Fogata Grill
Marble Slab Creamery
Mia Bella
Michoacan Seafood

Mo's Irish Pub
New York Pizza
Olive Garden
Peli Peli
P.F. Chang's
Pho Cong Vietnamese
Potbelly Sandwich Works
Quiznos
Raising Cane's
Salata
Salsa's Mexican Grill
Saltgrass Steakhouse
Sandtrap Grill
Shipley Do-Nuts

Smashburger
Steamboat House
SUBWAY
Supreme Soup & Salad
Sweet Tomatoes
Taco Milagro
Taqueria Arandas
Tea House Bakery
Texas Land & Cattle
Tofu and Fast Food
Tong Hoi
Tony's Seafood Grill
Torchy's Tacos
Whataburger

ENTERTAINMENT

AMC Theaters
Sam Houston Race Park
Baker Street Pub
HEALTH AND FITNESS
24 Hour Fitness
Lifetime Fitness
Planet Fitness
HEALTH CARE CENTERS
Methodist Hospital/
Willowbrook
LODGING
Best Western Premier
Element by Westin

Extended Stay America
Fairfield Inn & Suites
Hilton Garden Inn
Home 2 Suites by Hampton
Homewood Suites
Hyatt Place
Residence Inn
BANKS
Bank of America
Capital One
Compass Bank
Wells Fargo
Woodforest Bank

Functional Design

Beltway Lakes II incorporates the highest quality finishes and materials with functional design. The contemporary exterior design utilizes a mixture of highly efficient curtain wall and punched glass with architectural precast concrete. Visitors enter the contemporary granite lobby beneath dramatically illuminated canopies and through-glass entrance vestibules. Tenants arrive to the building through a glass-enclosed, climate-controlled walkway, which is attached to a four-level secured parking garage.

The property is LEED® Gold Certified by the U.S. Green Building Council and was designed to maximize energy efficiency and incorporates innovative construction techniques. Tenants and visitors alike will notice the abundance of open green space, enhanced landscaping and dramatic water features that are a hallmark of LEED® design.



BELTWAY LAKES II

BELTWAY LAKES



Beltway Lakes II features truly plug-and-play space. These floors feature Knoll and Herman Miller furnishings throughout all floors, two breakrooms per floor featuring Sub-Zero refrigerators, high-end finishes, and extensive audio and video equipment along with at least two conference rooms per floor. Floors 2 through 5 feature a mixed plan with both closed offices and workstations and floor 6 is a corporate floor featuring larger executive offices and a fully furnished corporate board room.



Equipment & Appliances

- 80kw Natural Gas Generator for Elevator, IDF Rooms, Server Room & Supplemental HVAC
- Supplemental 1.5-ton HVAC unit for Server Room
- Supplemental 2-ton HVAC units for every IDF Room (6) and Board Rooms (2)
- Sub-Zero Refrigerators & Speed Cookers in every breakroom (2 per floor)
- Hoshizaki Ice Machines in every breakroom (2 per floor)

Audio/Video/Automation

- Full Sound Masking with Noise Cancellation on all floors
- Crestron A/V with Cisco Video Conferencing in all primary conference rooms (at least 2 per floor)
- Dual 60" flat screen TVs and supplemental 104" projection screen with projector in all primary conference rooms (at least 2 per floor)
- Cisco Conference Phones in all huddle rooms and small conference rooms (4 per floor)

Furniture

- Fully furnished with Knoll workstations and private offices throughout all floors

- Knoll conference tables and chairs in all conference and huddle rooms
- Herman Miller seating throughout all floors in employee areas

Finishes

- High-end finishes in lobbies, common areas and high-quality carpet tiles used throughout employee areas
- Mechoshades (motorized with black out) at all Conference Rooms and Executive Area
- Extensive use of stone and custom wood paneling throughout common areas
- Stone flooring and full wall panels at all elevator lobbies

6th Floor Specific Upgrades

- 90" flat screen TV and Cisco Video Conferencing in Executive Board Room
- Custom Brochsteins millwork with stone solid surfaces throughout Executive Division
- Knoll seating and furniture on Executive Division
- Custom wood paneling on walls and admin workstations in Executive Division
- Custom lacquer paneling on walls in Executive Division



Sustainability & Efficiency Leader



Highest quality finishes & materials provide a long-lasting, best in class environment



Extensive glazing welcomes natural light and provides panoramic views



Low add-on factors mean maximum efficiency



Gated, four-level parking garage with 5/1000 parking



For more information, contact:

Jack Russo
+1 713 425 1808
jack.russo@am.jll.com

Christian Canion
+1 713 888 4090
christian.canion@am.jll.com

