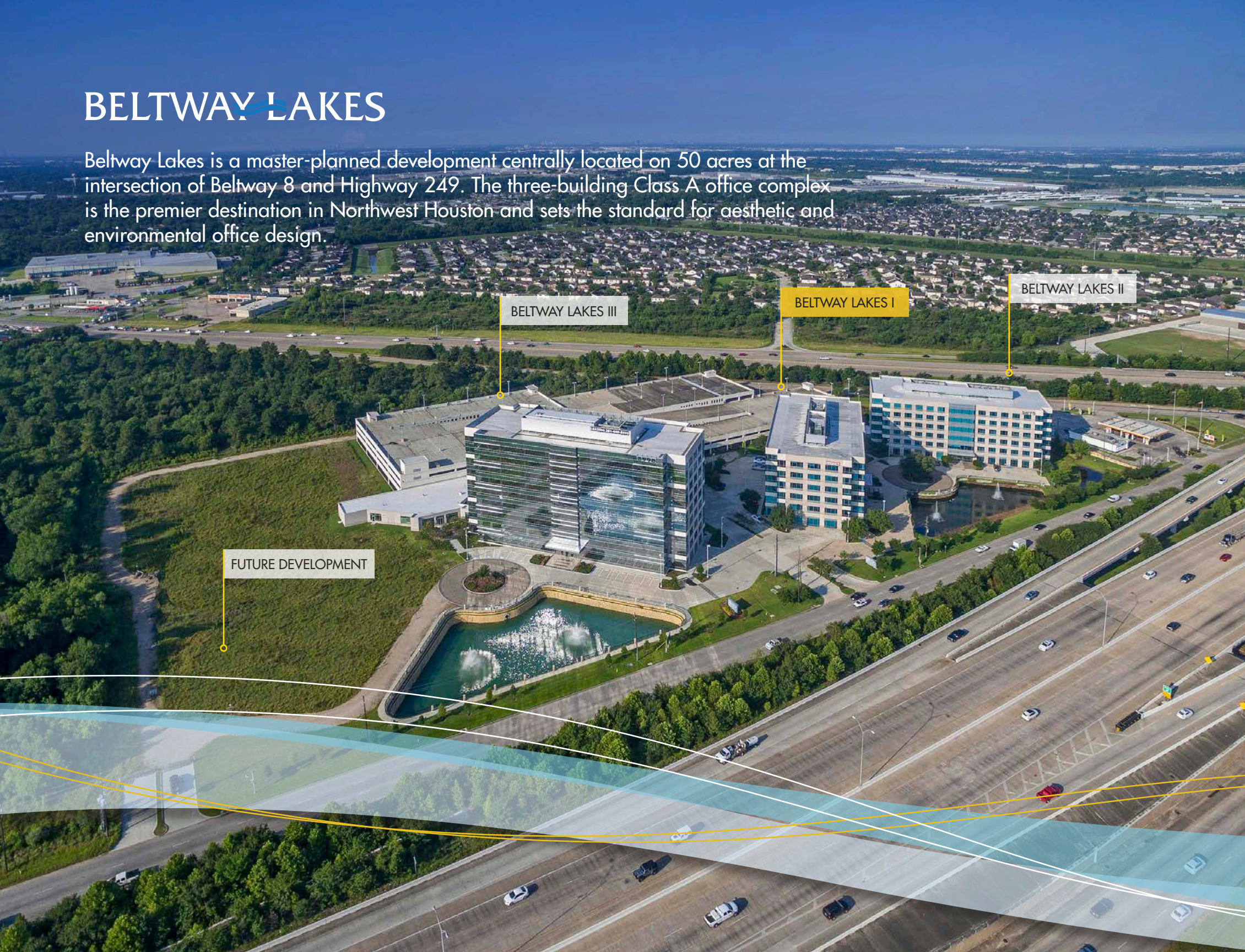


# BELTWAY LAKES I



# 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 I Facts/Stats:

- Building size: 164,900 RSF
- Floors: 6
- Parking: 4.5/1,000 in covered parking garage
- On-site security
- Murphy's Deli
- Tenant lounge and conference center available at Phase II

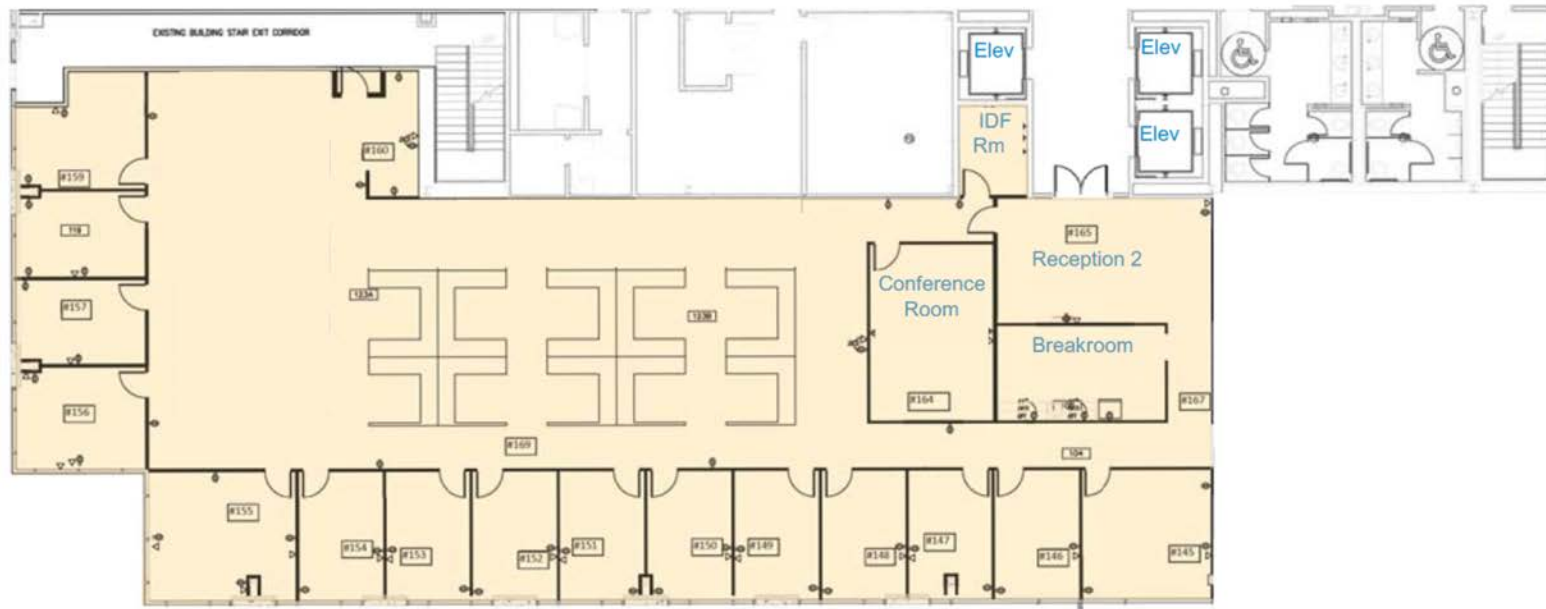
### Distinguishing Features:

- LEED® Gold-Certified
- Efficient floor plates
- Monument signage opportunity
- Direct access available to Beltway 8 and Highway 249
- Local, responsive Ownership headquartered at the building
- Expansion opportunities with future phases of development

# Available Space

7,985 RSF

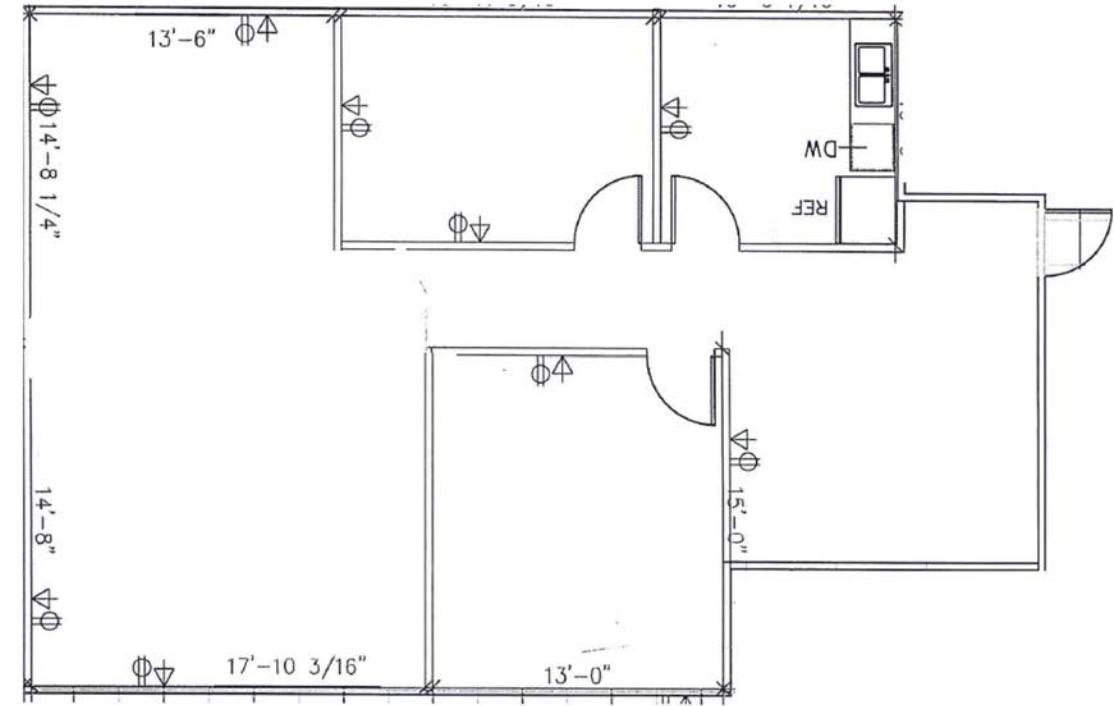
FLOOR 1, SUITE 120



BELTWAY LAKES I

1,550 RSF

FLOOR 2, SUITE 230



BELTWAY LAKES I

12,265 RSF

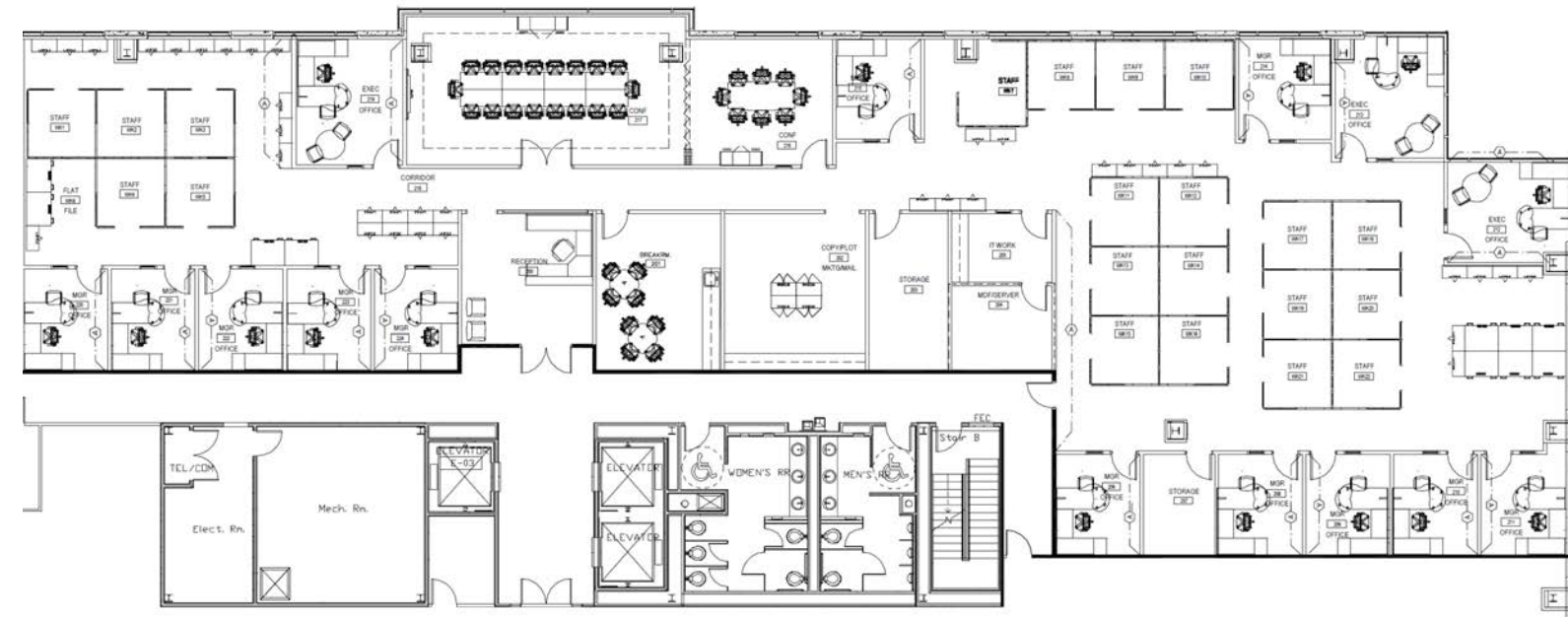
FLOOR 1, SUITE 150



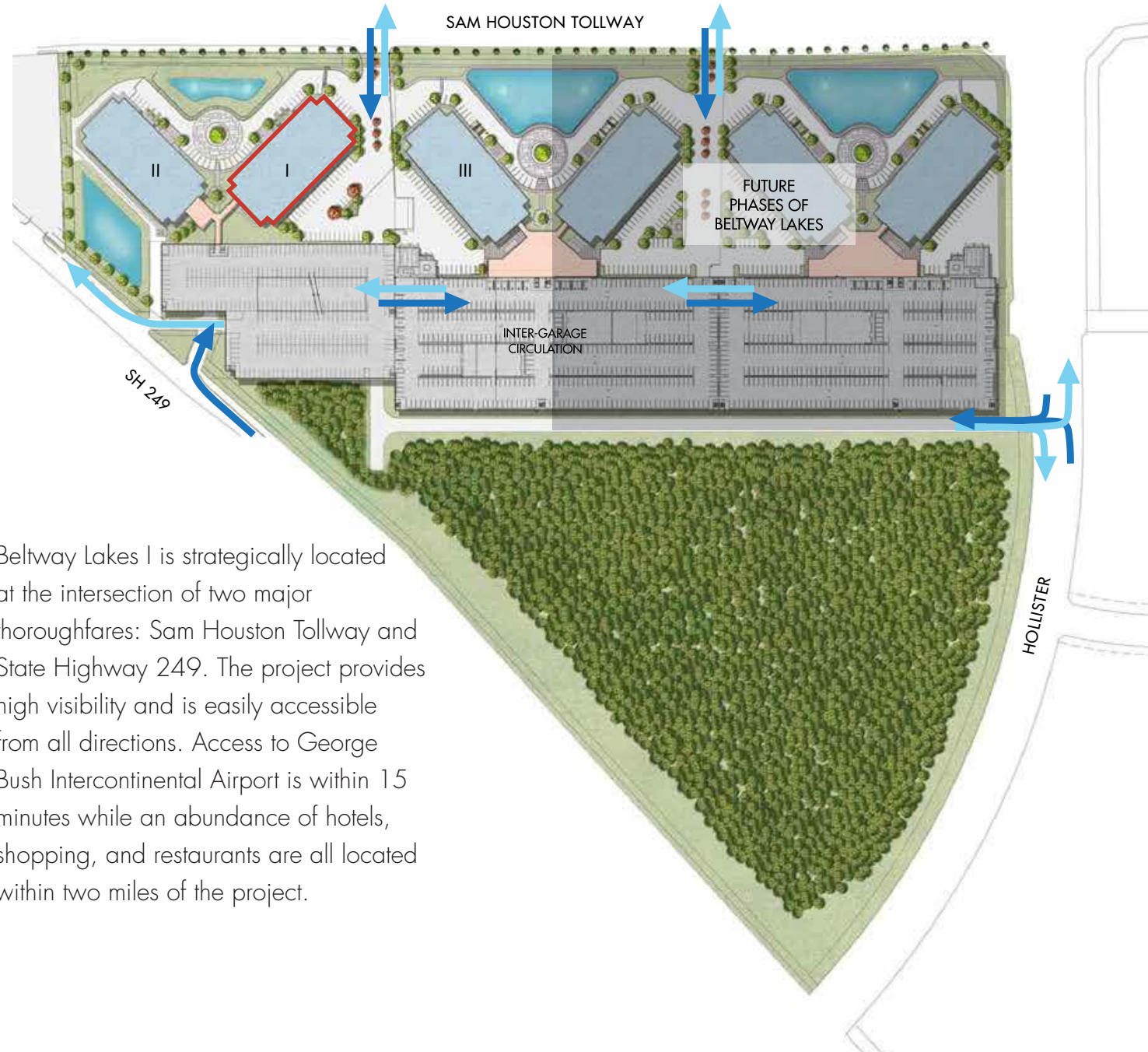
BELTWAY LAKES I

10,000 RSF

FLOOR 2, SUITE 250



# Accessibility



Beltway Lakes I 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  
Gauchó'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

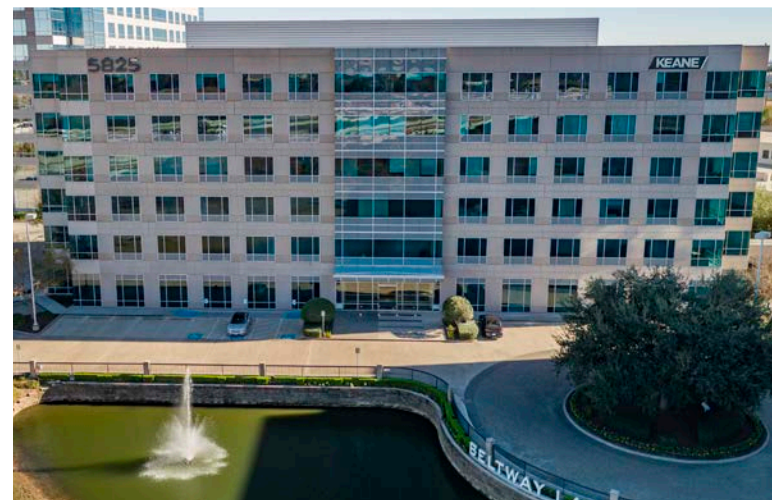
AMC Theaters  
Sam Houston Race Park  
Baker Street Pub  
**HEALTH AND FITNESS**  
24 Hour Fitness  
Lifetime Fitness  
Planet Fitness  
**HEALTH CARE CENTERS**  
Methodist Hospital/  
Willowbrook  
**LODGING**  
Best Western Premier  
Element by Westin

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 I 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 I

For more information, contact:

**Jack Russo**

+1 713 425 1808

[jack.russo@am.jll.com](mailto:jack.russo@am.jll.com)

**Christian Canion**

+1 713 888 4090

[christian.canion@am.jll.com](mailto:christian.canion@am.jll.com)



## 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