

19500 SH 249 - 19450 SH 249 – 19350 SH 249
Three Class A Six (6) Story Office Buildings in NW Houston

- Size:** 700 – 26,000 sf contiguous net rentable square feet available. Thirty (30) acre development allows for expansion.
- Term:** Thirty-six (36) to Sixty (60) month terms for 19500 and 19450, Sixty (60) to One Hundred Twenty (120) month terms for 19350; other terms may be negotiable.
- Base Rental Rate:** Call for pricing
- Operating Exp:** Estimated to be \$11.50 psf for 19500, \$11.50 psf for 19450 and \$8.00 psf for 19350
- Security Deposit:** Equal to last months' rent payable upon lease execution along with first months' rent.
- Move In Date:** For Tenants requiring a custom build-out, occupancy will be over 90 days following lease execution and approval of construction documents. Various spaces are available and *ready for immediate occupancy*.
- Parking Ratio:** Approximately 3.5 spaces per 1,000 square feet leased.
- Parking:** Discounted rate for the top floor of the garage (uncovered). Large parking spaces with garage clearance of 7 foot 4 inches for your "Texas Sized Vehicles". All guest parking is surface parking at no charge. \$50.00 per month for each covered, unreserved space and \$75.00 per month for each covered, reserved space. Additional parking can be made available on this thirty (30) acre development.
- Telecomm:** Accutek is the Landlord's preferred cabling vendor for the buildings (Joseph Rocchi: 281-970-6099). Self-healing fiber loop, comes from 2 directions to ensure 99.9% service. The Chasewood Crossing Campus buildings are classified as "Smart Buildings" and are wired and ready for immediate voice and data service.
- Tenant Improvements:** Landlord will turnkey construction to Building Standard using Building Standard Materials. Various spaces in Chasewood Crossing One and Two have a custom design and are built out for your immediate occupancy.
- Building Hours:** Monday – Friday 7:00 a.m. to 6:00 p.m; Saturday 8:00a.m. to 12:00p.m.
- Overtime AC:** \$25.00 per hour to serve half a floor or less. \$50.00 per hour to serve an entire floor.
- Dual Power Source:** Two major circuits feeding into the buildings from two different directions. Each power source has the ability to give 100% power.
- Structural Info:** 6 ½" thick slab on 1st floor. 125 pounds per square foot live load. All floors meet or exceed Harris County's IBC 2006 code. Composite metal deck 3" light weight concrete over 20 gauge deck corrugated steel. Wire fabric reinforcement, 6 x 6 x w2.9
- Signage:** A panel on the outdoor multi-Tenant sign is available at \$250 per month plus sign cost, cost of panel and installation.
- Pad Sites:** Ranging from 1.5 acres and up with 249 frontage.
- Contact:** B. Pennington Commercial Real Estate, Inc., office 713.621.5050, cell 281-450-5700
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Tara@PenningtonCommercial.com

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LEED Compliant and Energy Efficient Green Building Components

Chasewood Crossing, three (3) Class A six (6) story office buildings located on State Highway 249 between Cypresswood Drive and Grant Road. This award winning design by Tippit Architects includes a precast concrete parking garage.

HVAC - HVAC system is comprised of cooling towers and horizontal split-case condenser water pumps on the waterside of the system. The airside of the system includes outside air fans, toilet exhaust fans, self-contained water-cooled air handling units (SCWC AHUs), fan powered terminal boxes with electric reheat, and VAV terminal boxes. The waterside of the system provides condenser water to the two SCWC AHUs located on each floor of the building to cool the units' internal compressors. The horizontal split-case pumps distribute condenser water throughout the piping loop between the cooling towers and the SCWC AHUs. The airside of the system provides the conditioned air to the building spaces. The SCWC AHUs cool and dehumidify the air and distribute it throughout the sheet metal ductwork system to the building spaces. The terminal boxes located throughout the spaces regulate the airflow quantities and maintain space temperatures. The HVAC equipment and space temperatures are controlled by the DDC Building Automation System.

CO2 Sensors - HVAC system designed to monitor carbon dioxide concentrations and flush out indoor airborne contaminants and replace with fresh outdoor air.

Light Pollution/"Daylighting" - Timed lighting system and conservative outdoor effects, with maximum interior daylight lighting and views - proven to improve employee productivity and reduce illness and absenteeism. Windows and doors made of tinted, reflective glass.

Materials Resources - Recycled construction content includes concrete, rebar, structural steel, drywall insulation and acoustical tile.

Heat Island Effect Reflective concrete and covered parking reduce heat islands and minimize the impact on microclimates and wildlife habitats.

Fundamental Refrigerant Management - Zero use of CFC-based refrigerants and enhanced refrigerant cooling tower system reducing overall use of refrigerants.

Alternative Transportation - Nearby Metro stop and employee rideshare "preferred" vehicle parking reduces traffic congestion and emissions.

Smoke Free Building - Strategically placed exterior smoking areas eliminate employee, indoor surface and ventilation air distribution tobacco exposure.

Electric Vehicle Charging Station - Series 6 Smart EV charging stations located in the parking garage of 19350 SH 249 utilizing a single pedestal mount. The charging stations will be open to every EV driver using Sema Connect.

Architectural Brick and stone exterior. State of the Art Features include:

Fire proof structural steel skeleton, Six and one half thick concrete floors, one inch thick insulated windows designed to withstand 125 mile per hour winds with one inch tinted glass.

Three (3) Schindler Electric Traction High Speed elevators in each building.

Twin 40-ton air handlers on each floor by Trane. These are State of the Art, water-cooled systems. **Twin Cooling Towers** on the roof.

Fiber Optics available. Comcast, AT&T, and Logix Communication have designated CW Crossing a "Smart Building".

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