

# CHASEWOOD CROSSING ONE

Six Story Office Building

19500 State Highway 249 - Cypresswood Dr. @ SH 249



MOVE-IN READY SUITES

700 TO 14K+ CONTIGUOUS SF AVAIL

ON-SITE PROPERTY MANAGEMENT

CONVENIENTLY LOCATED NEAR  
VINTAGE PARK

## SPACE AVAILABLE

- 156,000 sf building, approx. 26,000 sf per floor
- Six-story, Class A office building
- Base rental rate starting at \$19.50 NNN psf with 5% annual increases
- Operating expenses currently estimated at \$11.50 psf
- Spaces available for immediate occupancy
- 700 to 14,806 sf contiguous space available

## BUILDING SPECS

- Pre-cast multilevel parking garage offers 3.5/1,000 parking ratio
- On-site mobile car wash and detailing available for your convenience
- Green and Gorgeous Building
- Self-healing fiber optics with 99% reliability
- Dual power sources allow for no downtime

## AREA AMENITIES

- Ideally located on the Technology Corridor/SH 249 with immediate access to FM 1960, Beltway 8, and the Grand Parkway
- A five minute drive to Vintage Park, Northwest Houston's newest upscale shopping district
- Close to Methodist Hospital, Kelsey Seybold and St. Luke's Hospital
- A golfer's dream located near Raveneaux Country Club and Champions Golf Club





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LOBBY

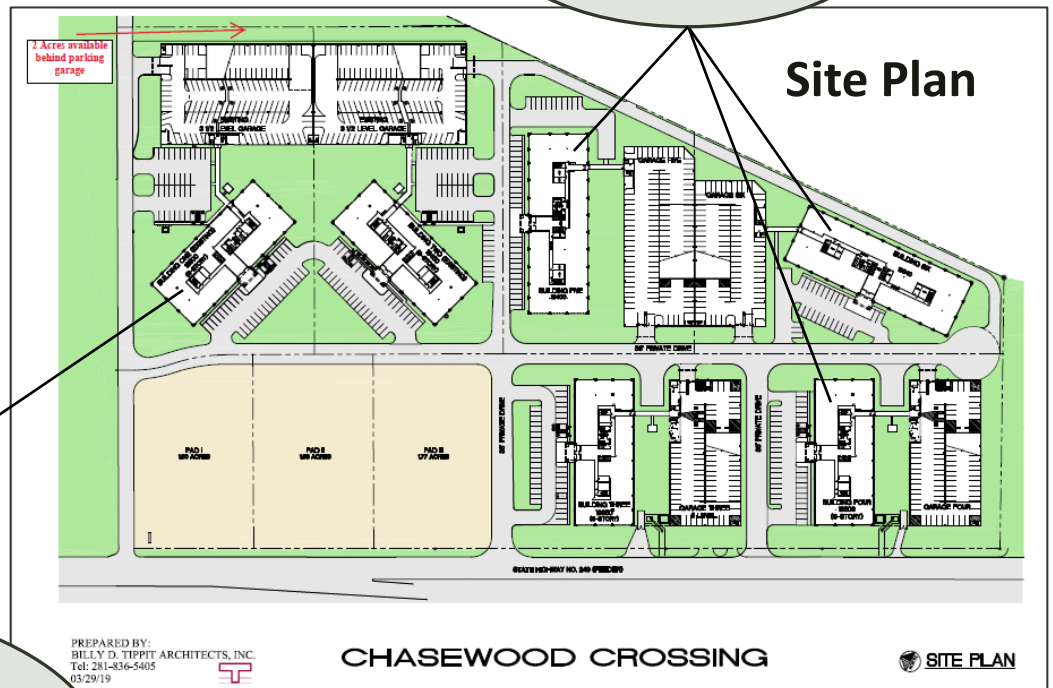


CONFERENCE FACILITY



PROPOSED FUTURE  
BUILDING SITES

Site Plan



**CHASEWOOD CROSSING ONE**  
**19500 STATE HIGHWAY 249**

**700 TO 14K+ CONTIGUOUS SF AVAIL.**

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Suite	Square Feet	Suite Description
110	Approx. 1,151	• Bullpen, executive window office
160	Approx. 1,421	• Reception, small kitchen, IT room, 2 window offices, large interior office
175	Approx. 1,151	• Large reception area and large executive window office
200	Approx. 2,194	• Reception, Conference Room, 1 Interior Office, 2 Window Offices
215	Approx. 1,300	• Large open area
220	Approx. 2,249	• Reception, conference room, 4 interior offices, two executive window offices
225/230/235	Approx. 5,804	• Large bullpen, kitchen, 9 window offices, conference room, 8 interior offices
280	Approx. 2,142	• Reception, conference room, IT/server room, four executive window offices, 1 interior office, breakroom.
285	Approx. 1,260	• Reception, Break Room, Conference Room, 1 Window Offices, 1 Executive Window Office, 3 Interior Offices, work room, file room
345	Approx. 2,521	• Reception, 4 executive window offices, 1 interior office, breakroom and conference room
355	Approx. 1,330	• Reception, 3 Interior Offices, 1 Window Office, 1 Executive Window Office
365	Approx. 1,850	• Reception, 3 Interior Offices, Conference Room, 3 Window Offices
385	Approx. 725	• Reception Area, 4 interior offices
390	Approx. 700	• Reception Area, 1 Small Interior Office, 1 Large Window Office
395	Approx. 1,373	• Reception, Storage/IT Room, 2 Interior Offices, 1 Executive Window Office, 1 Window Office
400	Approx. 1,542	• Reception, 3 executive window offices, conference room
410	Approx. 2,521	• Reception, Storage/IT Room, 2 Interior Offices, 4 Window Offices, can create 3 Interior Offices
420/430	Approx. 3,290	• Reception, 6 Interior Offices, Storage Room, 3 Window Offices, 2 Executive Window Offices
465	Approx. 1,023	• Reception, Storage Room, IT Closet, 1 Interior Office , 2 Window Offices
480	Approx. 2,919	• Reception area, small kitchen area, work room, conference room, two interior offices, 6 executive window offices
485	Approx. 4,534	• Reception, Kitchen, 3 Interior Offices, 9 Window Offices, Large Bullpen Area, Storage Area, Conference Room
500	Approx. 3,028	• Reception, Large Glass Conference Room, 2 Window Offices, 2 Large Executive Window Offices, 2 Window Offices



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11-2-2015



### 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.*

#### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Brenda Pennington</b>	<b>404012</b>	<b>brenda@penningtoncommercial.com</b>	<b>7136215050</b>
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
<b>Jaclynn Zimowski</b>	<b>653409</b>	<b>jaclynn@penningtoncommercial.com</b>	<b>7136215050</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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