

HAVENWOOD OFFICE PARK

Havenwood



25700 I-45 NORTH, SPRING, TEXAS 77386



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EXECUTIVE OVERVIEW

Overview

The 4-story, tilt wall and glass office building is an attractive, Class "A" facility with a major presence along I-45, one of the fastest growing corridors in the Greater Houston area. Havenwood Office Park contains a total of 240,470 sf of Net Rentable Area.

Designed by Powers Brown Architects, the building features a significant level of amenities including an adjacent structured parking garage, high quality lobby and common area finishes throughout, along with covered walkways, and convenient visitor parking with passenger drop areas. The project also features an outdoor plaza and seating area and is designed to be LEED Silver Certified.

The 4-level parking garage and convenient surface parking contain a total of 1,057 spaces, thus providing an ample ratio of 4.2/1,000 sf. Additionally, the parking can be expanded beyond should tenant requirements dictate. The parking garage is conveniently located and connects with the building via covered walkway.

Each level at Havenwood is designed with two floor plates of approximately 30,000 sf each. The floor plates are interconnected by a common lobby which allows for extremely flexible bay depths and efficient space planning options for tenants of all sizes. Tenant add-on factors of 1.09 for multi-tenant spaces and 1.06 for single-tenant spaces are well below market.

Situated between Woodlands Parkway and Sawdust Road, Havenwood is well located to be served by the region's amenities. The site features

excellent access and visibility along I-45 and is positioned across from The Woodlands. The building will also benefit from secondary proposed access from Brookhaven Drive.

The ExxonMobil campus, The Woodlands Waterway, The Woodlands Town Center and Springwoods Village Development are all situated less than five minutes drive time from Havenwood. Because of the freeway location and proximity to the Hardy Toll Road, Havenwood is readily accessible from IAH Airport and the Houston CBD.

Given the building's quality, features, amenities and convenient location combined with below market rental rates and generous tenant improvement allowances, Havenwood Office Park is a viable location for tenants seeking a presence in the growing Woodlands submarket.



THE WOODLANDS
TOWN CENTER

The Woodlands®

HAVENWOOD OFFICE PARK
Havenwood

H-E-B

Academy
SPORTS & OUTDOORS

45

RAYFORD / SAWDUST ROAD

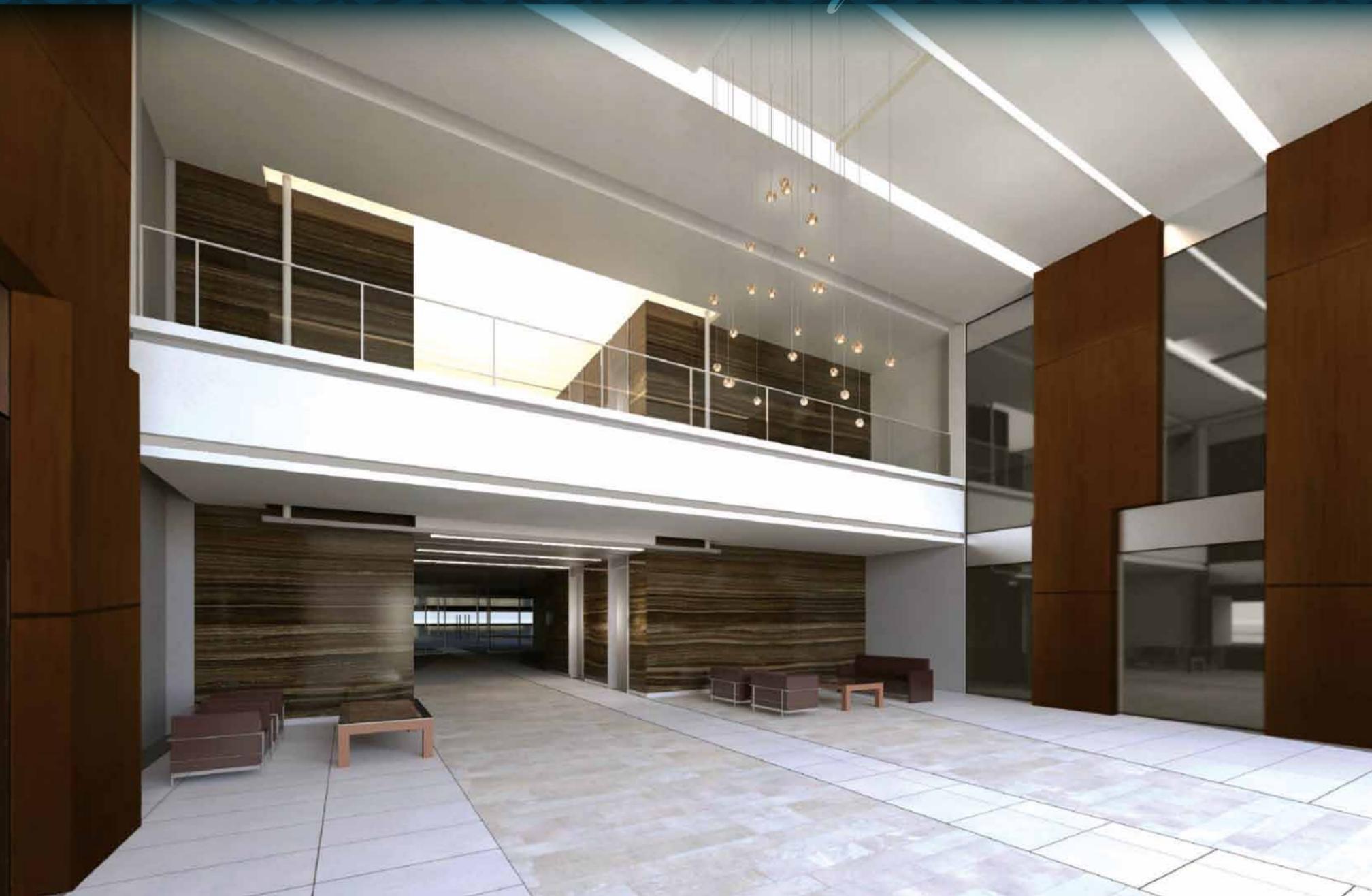
HAVENWOOD - FRONT ENTRY

Front Entry



HAVENWOOD - INSIDE FOYER

Inside Foyer



PROPERTY OVERVIEW & SITE PLAN

Site Plan



- ESTIMATED DELIVERY:** 2015
- ADDRESS:** 25700 I-45 North, Spring, TX 77386
- STORIES:** 4 Stories
- SQUARE FOOTAGE:** 249,561 Gross Square Feet
240,470 Net Rentable Area
- TYPICAL FLOOR PLATES:** 62,000 gross square feet with flexible bay depth for efficient tenant spaces.
- ADD-ON FACTOR:** Extremely efficient with 1.09 multi-tenant & 1.06 single-tenant add on factor for common areas.
- ACREAGE:** 9.31 acres
- BUILDING:** Havenwood Office will be a tilt-wall and glass structure.
- PARKING:** 4-Level parking garage consist of 1,057 spaces (4.2/1,000 SF.) Spaces on the ground floor are reserved for visitors. Ability to add additional parking if needed.
- ACCESS:** Direct access will be provided along I-45 North.
- FEATURES:** Covered walkway, convenient visitor parking and drop area, outdoor plaza and seating area, high-end finishes and enhanced common areas.

a project for
EVERSON

powers
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EXTRA LARGE TENANTS

60,000 Square Feet



LARGE TENANTS

27,000 - 30,000 Square Feet



MEDIUM TENANTS

12,000 - 15,000 Square Feet



SMALL TENANTS

3,500 - 5,500 Square Feet

WHY THE WOODLANDS MARKET?

Woodlands Market

A 28,000-acre community started in 1974, The Woodlands has grown to be one of the most successful master-planned communities in the United States. With 50,000 current employees and 106,000 residents within The Woodlands, the demand for office space has grown dramatically in the last ten years. The Woodlands will reach the end of its residential development in the next five years and the commercial development will top out within ten years at a projected 125,000 residents and nearly 100,000 jobs.

Substantial ongoing residential developments to the south in Springwoods Village, both to the east and west with Toll Brothers, and the northwest with Woodforest, will contain another 9,000 acres with about 25,000 more homes; reinforcing the need for commercial amenities to serve the growing population.

Proposed Class "A" construction over 2.6 million square feet in the next five years may not keep up with corporate office demands, as evidenced by existing absorption trends.

Class "A" rental rates are presently nearing \$30 psf NNN on new office development in key areas like The Woodlands Waterway, Research Forest Lakeside, and Woodlands Town Center. Class "A" rental rates in the market are expected to continue growing with the scarcity of land and increasing construction costs.

Class "B" office market has occupancy in the 92–94% range, with average rental rates nearing \$18.00 – 20.00 psf NNN. It is expected Class "B" rental rates will increase as the market continues to tighten and Class "A" rates continue to rise.

Future development of secondary locations with Class "A" Office space is expected to be over 500,000 square feet. Planned for the outlying portions of The Woodlands, the Research Forest corridor, City of Shenandoah, the Sawdust Road corridor, south in Springwoods Village, or along I-45 Hardy Toll Road, rental rates are estimated for these projects in the \$22.00 – \$25.00 psf NNN range.

Future growth will be driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands. This major corporate campus is expected to create an estimated 10,000–12,000 jobs in the near term and ultimately up to 20,000 jobs upon final completion.

The Grand Parkway is planned for a 2015 delivery (Segments F-2, F-1, G) which will shrink driving times by half from the Energy Corridor on I-10 to The Woodlands area. It is projected to have a substantial and lasting impact just as the Beltway 8 (Sam Houston Tollway) influenced North Houston upon its completion.

The Woodlands sub-market comprises about 5% of the total Class "A" office space in all of Houston.

During first quarter 2014, the Woodlands sub-market accounted for nearly 30% of absorption for the entire Class "A" market.



I-45 CORRIDOR - ECONOMIC DRIVERS

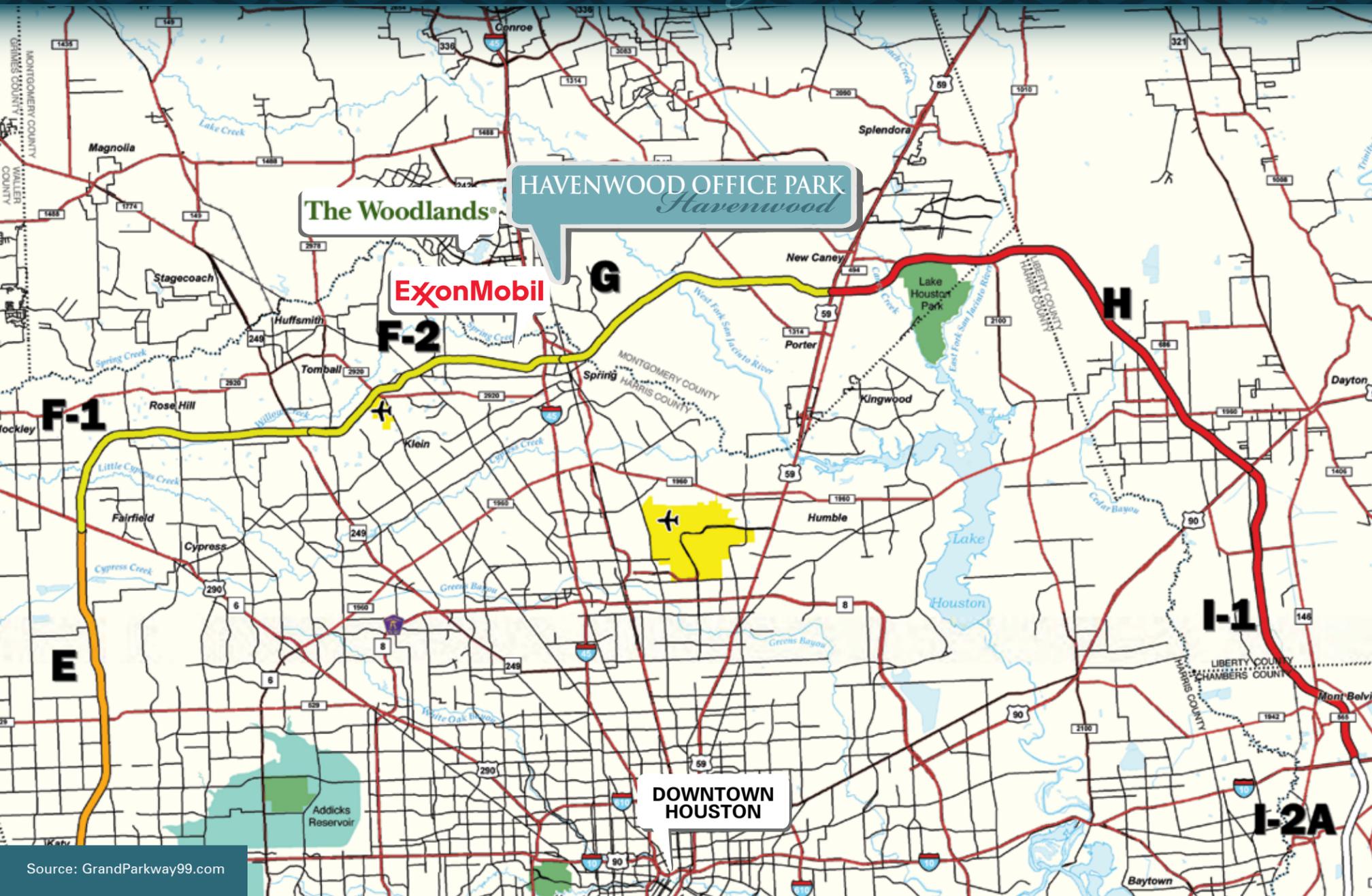
Economic Drivers

- 1. Camp Strake**
2,046-acres master-planned community by Johnson Development
- 2. The Methodist Hospital**
470,000 sf facility with 135,000 sf medical building
Late 2015 delivery date
- 3. Texas Children's Hospital**
22-acres campus with 548,000 sf facility
2017 scheduled completion date
- 4. The Woodlands Town Center**
1,000-acres of shopping, dining & entertainment
Home to several Fortune 500 companies
- 5. St. Luke's @ Springwoods Village**
23-acres campus, with 55,000 sf ambulatory medical center
100,000 sf medical office
2015 scheduled completion date
- 6. Springwoods Village**
1,800-acres master-planned community comprised of commercial and high-density residential
Home to ExxonMobil Corporation and Southwestern Energy Company
- 7. ExxonMobil Corporate Campus**
385-acres under construction
Projected to be 3-4 million square feet upon completion
- 8. Grand Parkway**
State Highway 99, consist of 180 miles encircling the Greater Houston area, including seven counties

THE GRAND PARKWAY SECTIONS E-G (KATY TO THE WOODLANDS)



THE WOODLANDS AREA DEMOGRAPHICS



POPULATION GROWTH & INCOME

	Montgomery County	The Woodlands Area	10 Mile Radius from Woodlands Pkwy & IH-45
POPULATION			
2010 Census	455,746	167,349	396,279
2013 Estimate	498,568	184,260	435,051
HOUSEHOLDS			
2010 Census	162,530	61,774	140,245
2013 Estimate	189,599	70,352	161,250
AVERAGE HOUSEHOLD SIZE			
2010 Census	2.79	2.71	2.82
2013 Estimate	2.78	2.71	2.82
INCOME (2013 Est.)			
Average Household	\$94,856	\$118,900	\$104,385
Median Household	\$66,500	\$87,015	\$77,101
Per Capita	\$34,007	\$43,902	\$37,040

MAJOR NON-RETAIL EMPLOYERS

Company	# of Employees	Company	# of Employees
Anardarko Petroleum Corporation	3481	CB&I	429
Conroe Independent School District	3450	Entergy	407
Aon Hewitt	1800	Fox Network Center – Woodlands	400
Memorial Hermann The Woodlands	1400	The Woodlands Township	399
St. Luke’s Hospital	1348	Lone Star College System	387
Huntsman Company	814	Tetra Technologies	341
Lone Star College – Montgomery	791	CVS Corporation	326
Woodforest National Bank	775	Montgomery County (South County)	312
Baker Hughes	706	Wells Fargo & Co.	294
McKesson Specialty Health	675	Nexus Specialty Hospital	280
Chevron Phillips Chemical Company	644	Talisman Energy USA	274
The Woodlands Resort & Conference Center / HHC Hospitality	621	Woodlands Waterway Marriot Hotel & Convention Center	265
Sequoia Golf Woodlands LLC	509	Newfield Exploration	251
Halliburton, Donwick Drive	493	Maersk Line	250
Repsol USA	465	Nexeo Solutions	237





When it comes to selecting an ideal, high-profile business environment, both national and international companies have chosen The Woodlands Area. Companies find a highly educated workforce and solid retention advantages, while offering employers and employees an enhanced quality of life.

Havenwood Office Park lends an attractive location for growth. With convenient access to I-45, the Grand Parkway and the Hardy Toll Road, Havenwood Office Park is ideally located near The Woodlands and between Houston and Conroe, Texas. From Havenwood, traveling the Grand Parkway will provide access to Katy and the Energy Corridor while the Hardy Toll Road gives easy passage to George Bush Intercontinental Airport.

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