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Colliers

For Lease

The Meadows at Interwood
14950 Heathrow Forest Parkway
Houston, TX 77032



The Premier Business
Address in the North Market

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Space For Lease

Secure Class A Suburban Office Beautiful and Forested Environment

The Meadows at Interwood is a Class A suburban office building featuring cantilevered office areas overlooking a four-story atrium lobby.

The building is in the Interwood Corporate Park development, a densely wooded 415 acre oasis including a 1-1/4 mile jogging trail and 17 varieties of Texas trees.

AVAILABILITIES

- Rental Rate:
Starting at \$21.50/SF/YR Full Service
- Availabilities:

Suite 145	815 SF	
Suite 450	1,908 SF	Sublease Contig. with 470
Suite 470	6,576 SF	Sublease Contig. with 450
Suite 530	1,722 SF	

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HIGHLY ACCESSIBLE LOCATION

Located with close proximity to Houston's central business district, International airport and suburban neighborhoods

26

minutes to The
Woodlands

10

minutes to
George Bush
Intercontinental
Airport

19

minutes to
Downtown
Houston

The Meadows at Interwood

PROPERTY FEATURES

- Fortune 500 & exchange listed corporate tenants
- Walking/running trails in forest setting
- Complimentary fitness center
- State-of-the-art locker rooms/showers
- Atrium lounge and Skybridge coffee bar
- Property sustained no flood damage
- On-site delicatessen (indoor and outdoor dining)
- Furnished conference room for tenants
- Professional on-site management
- Card key access
- Professional security guard
- Electronically gated vehicle access
- Excellent access to major freeways
- Two Marriot hotels within walking distance
- Four elevators, with two servicing the parking garage and penthouse
- Connected four-story garage
- Parking: 3.50/1,000
- Telecommunications (fiber optics): Phonoscope - Comcast, AT&T, Logix



1.25 mile jogging trail access from campus



10 min to IAH



6 min to Banks



4 min to Grocery stores



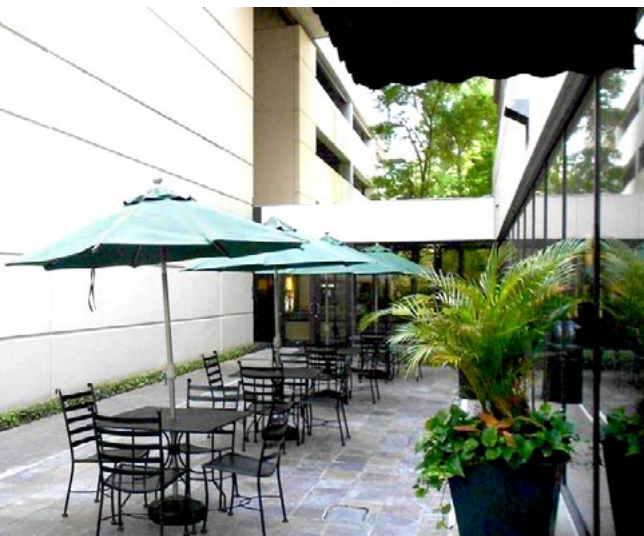
4 min to Restaurants



Property Amenities

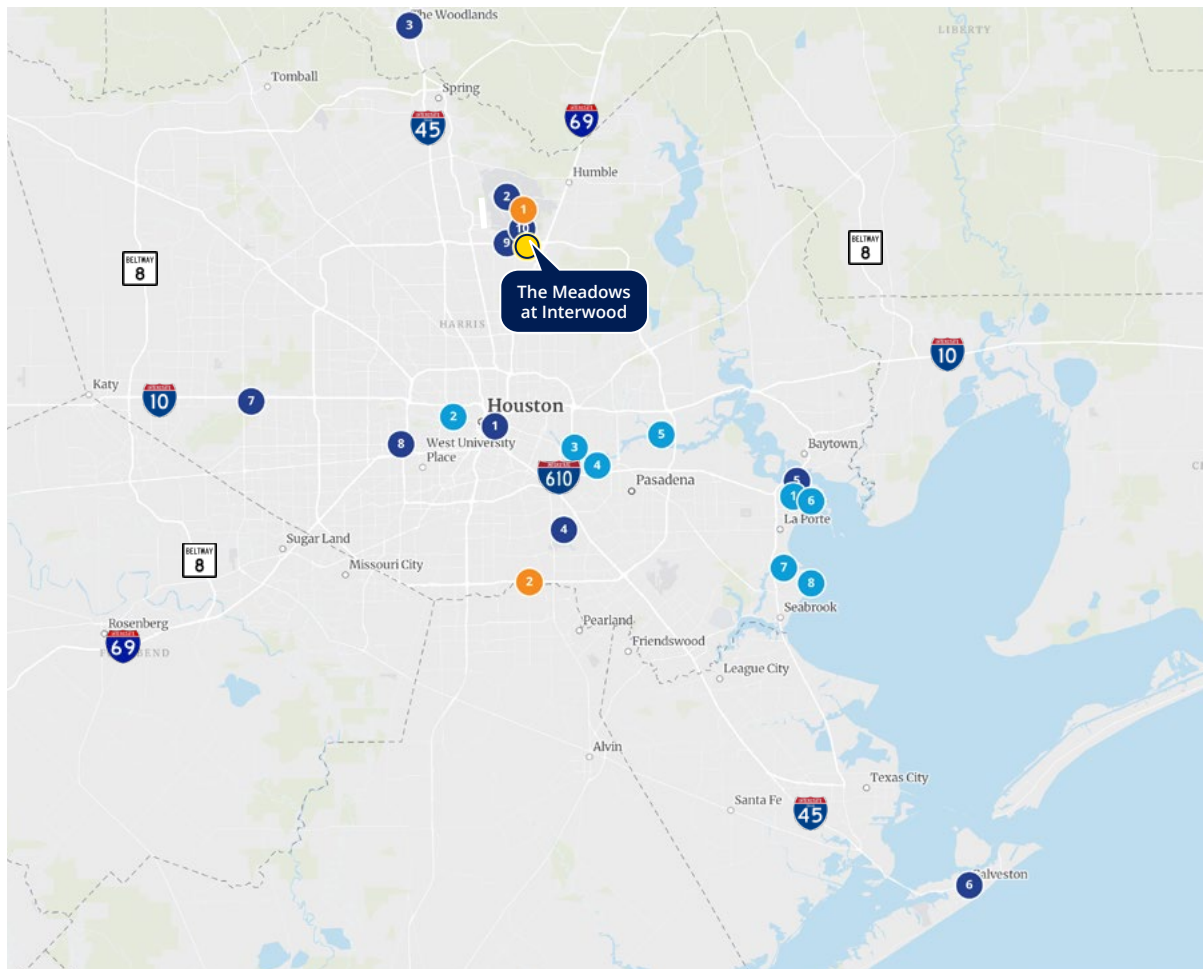
The building offers an attractive "amenity package" to tenants, including close proximity to IAH, excellent access to major freeways, two (2) Marriott hotels within walking distance. In addition, the Houston Fire Fighter's Relief and Fund Building next door has conference rooms available for rent. Restaurants, day care and banking are also in close proximity to the building. On-site amenities include state of the art locker rooms/showers – inclusive of steam showers, a complimentary fitness center, a wi-fi enabled atrium lounge, a skybridge coffee bar, a delicatessen with indoor and outdoor seating, a fully furnished conference room, 24/7 building access with a card key, electronically gated vehicle entrance, professional security guard, and four (4) elevators with two (2) servicing the parking garage and 5th floor/penthouse above the garage.

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Location Aerial

The Meadows at Interwood is perfectly situated near IAH and the Port of Houston and in close proximity to master-planned residential communities, making the building a highly desired location for many logistics companies. IAH cargo operations are considered among the best in the world and were named the Gold Winner in 2020 Air Cargo Excellence Awards. Houston's airports position the City of Houston as the international passenger and cargo gateway to the south-central United States and a primary gateway to Latin America. IAH saw over 518,000 metric tons of air freight move through its gates in 2019, per the Greater Houston Partnership.



Airports

1. IAH Airport
2. Hobby Airport

Port Terminals

1. Port Authority
2. Gulf Gateway Terminal
3. Port Authority
4. Manchester Terminal
5. Greens Port Terminal
6. Barbours Cut Terminal
7. Port Authority
8. Bayport Terminal

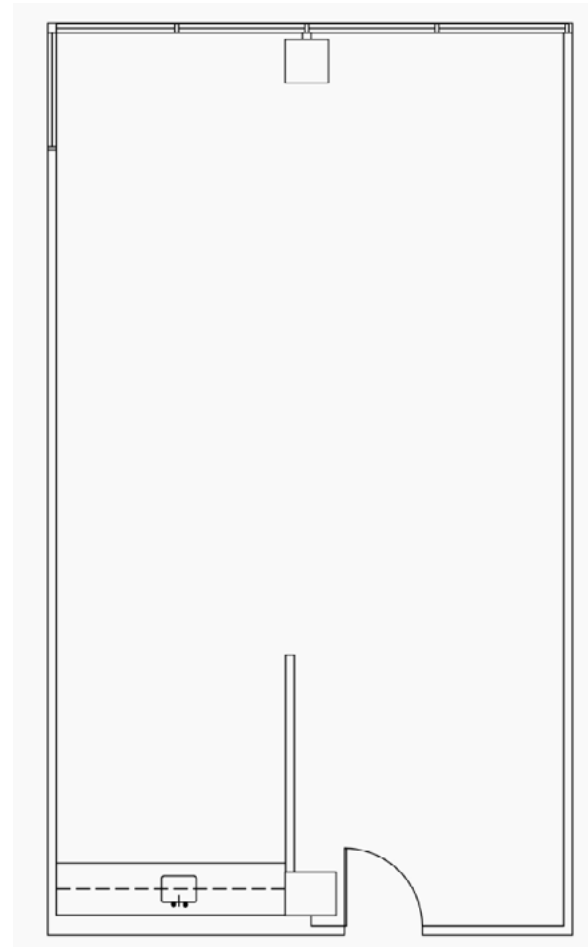
Travel Distances

1.	Downtown Houston	15.9 mi	19 Mins
2.	George Bush Intercontinental Airport	3.6 mi	10 Mins
3.	The Woodlands	22.2 mi	26 Mins
4.	William P. Hobby Airport	24.7 mi	40 Mins
5.	Port of Houston	20.7 mi	25 Mins
6.	Galveston	65.1 mi	60 Mins
7.	Energy Corridor	29 mi	30 Mins
8.	Houston Galleria	23.4 mi	30 Mins
9.	TownePlace Suites by Marriott	0.4 mi	2 Mins
10.	Courtyard by Marriott	1.4 mi	4 Mins

The Meadows at Interwood

1st Floor | Suite 145

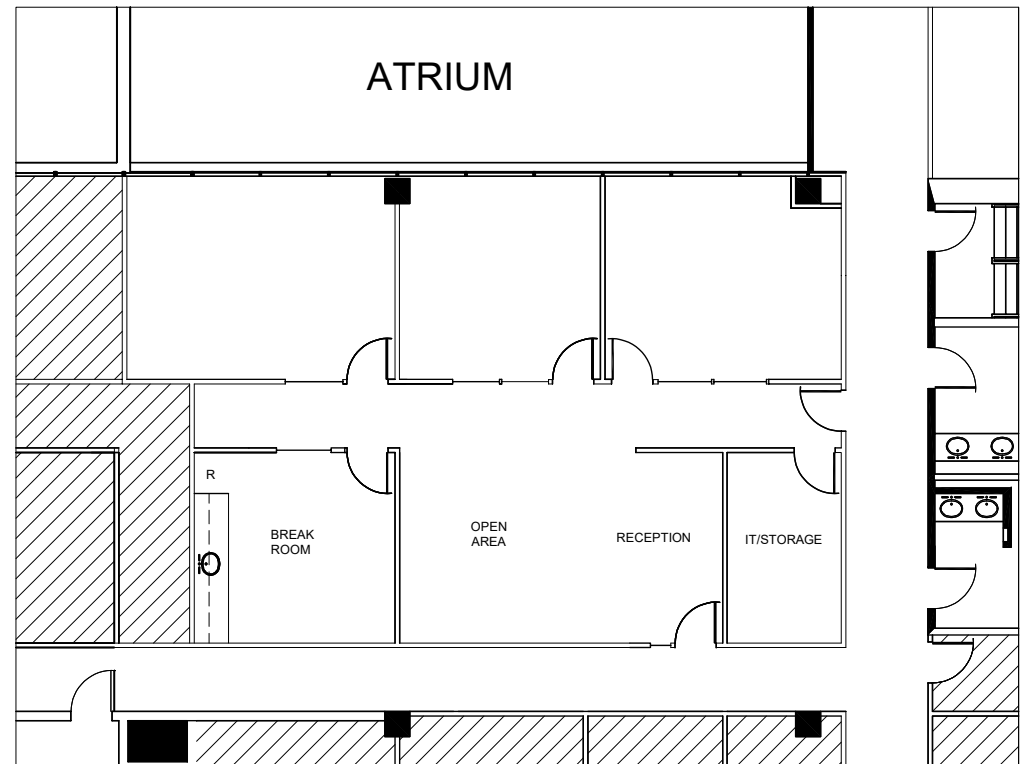
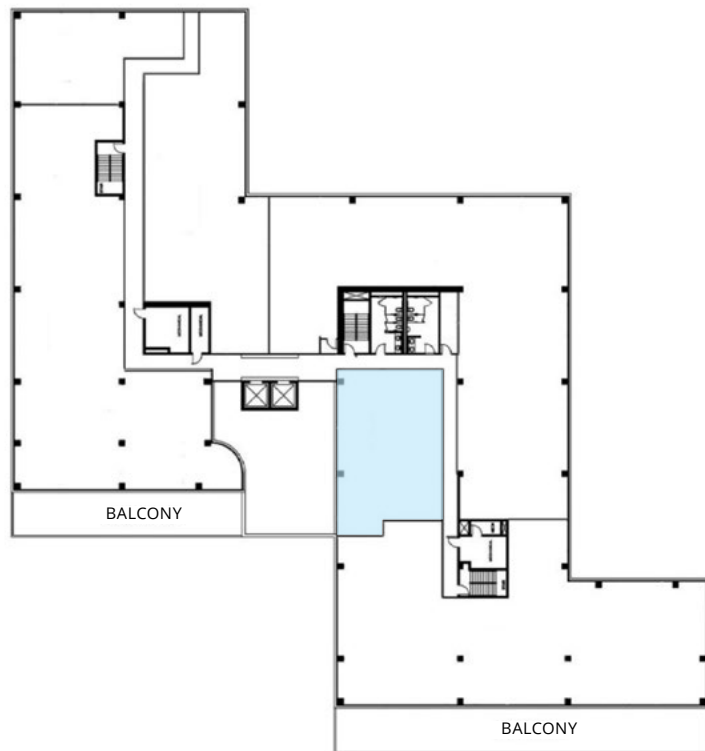
815 SF Available



The Meadows at Interwood

4th Floor | Suite 450

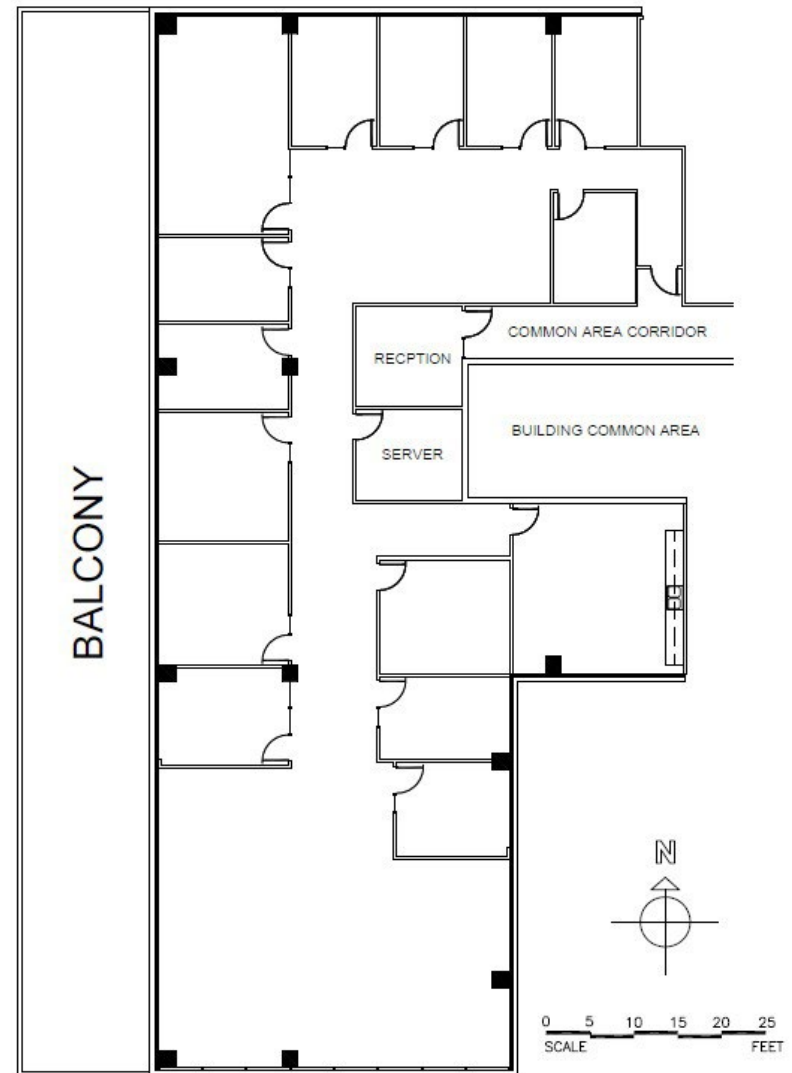
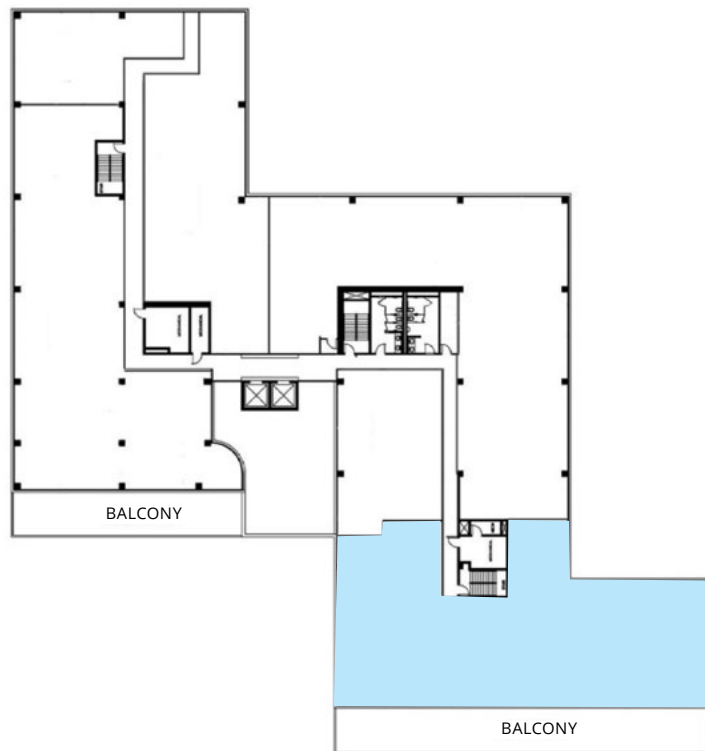
1,908 SF Available



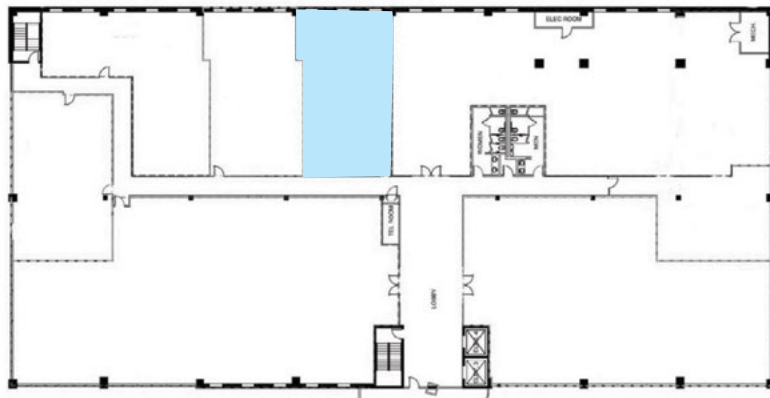
The Meadows at Interwood

4th Floor | Suite 470

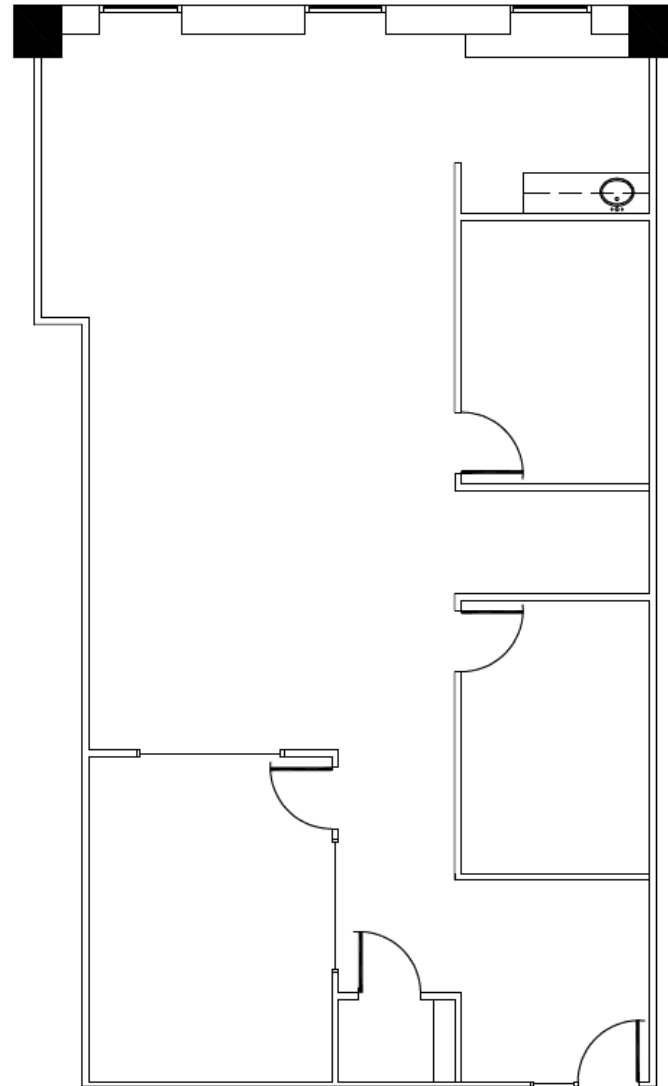
6,576 SF Available



The Meadows at Interwood



5th Floor | Suite 530
1,722 SF Available





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials	Date
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