

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

Accelerating success

The Meadows at Interwood

14950 Heathrow Forest Parkway
Houston, TX 77032

The Premier
Business Address In
The North Market

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.



Property Features

- Rental Rate: starting at \$19.50/SF/YR - \$21.50/SF/YR Gross
- Availabilities:

Suite 200*	4,068 SF	Suite 440	3,979 SF
Suite 350	3,144 SF	Suite 550 (avail 1/31/22)	2,152 SF
Suite 370*	4,339 SF		

*divisible to 1,500 SF
- 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

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 (Continued)

- 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



1.25 mile jogging
trail access from
campus



10 mins to
IAH



6 mins to
Banks



4 mins to
Grocery stores



4 mins to
Restaurants



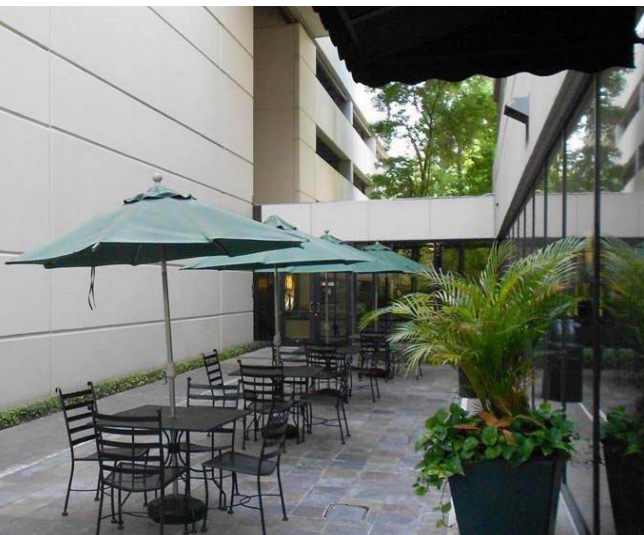
Property Amenities

Tenant-accessible common areas -- such as the Atrium Lounge, The Meadows Conference Room, and the Sky Bridge Coffee Bar - are refreshing Zen-inspired spaces that allow tenants and their guests to meet, relax, and collaborate.

Another amenity available at no extra charge is the Meadows Spa and Exercise Facility, featuring country club quality locker rooms, inclusive of steam showers.

L. Ace Schlameus
+ 713 830 2129
ace.schlameus@colliers.com

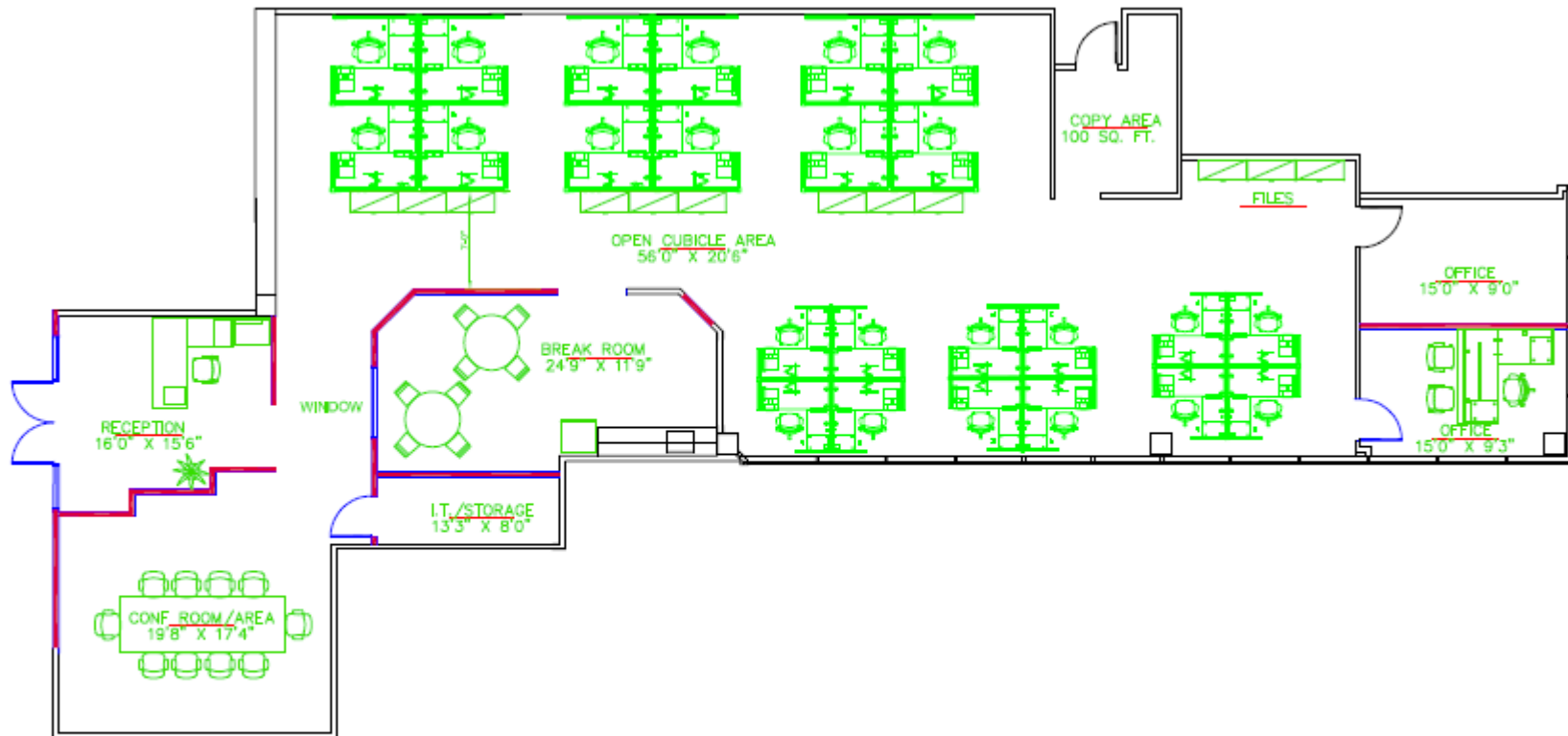
Jenny Seckinger
+1 713 830 2105
jenny.seckinger@colliers.com



The Meadows at Interwood

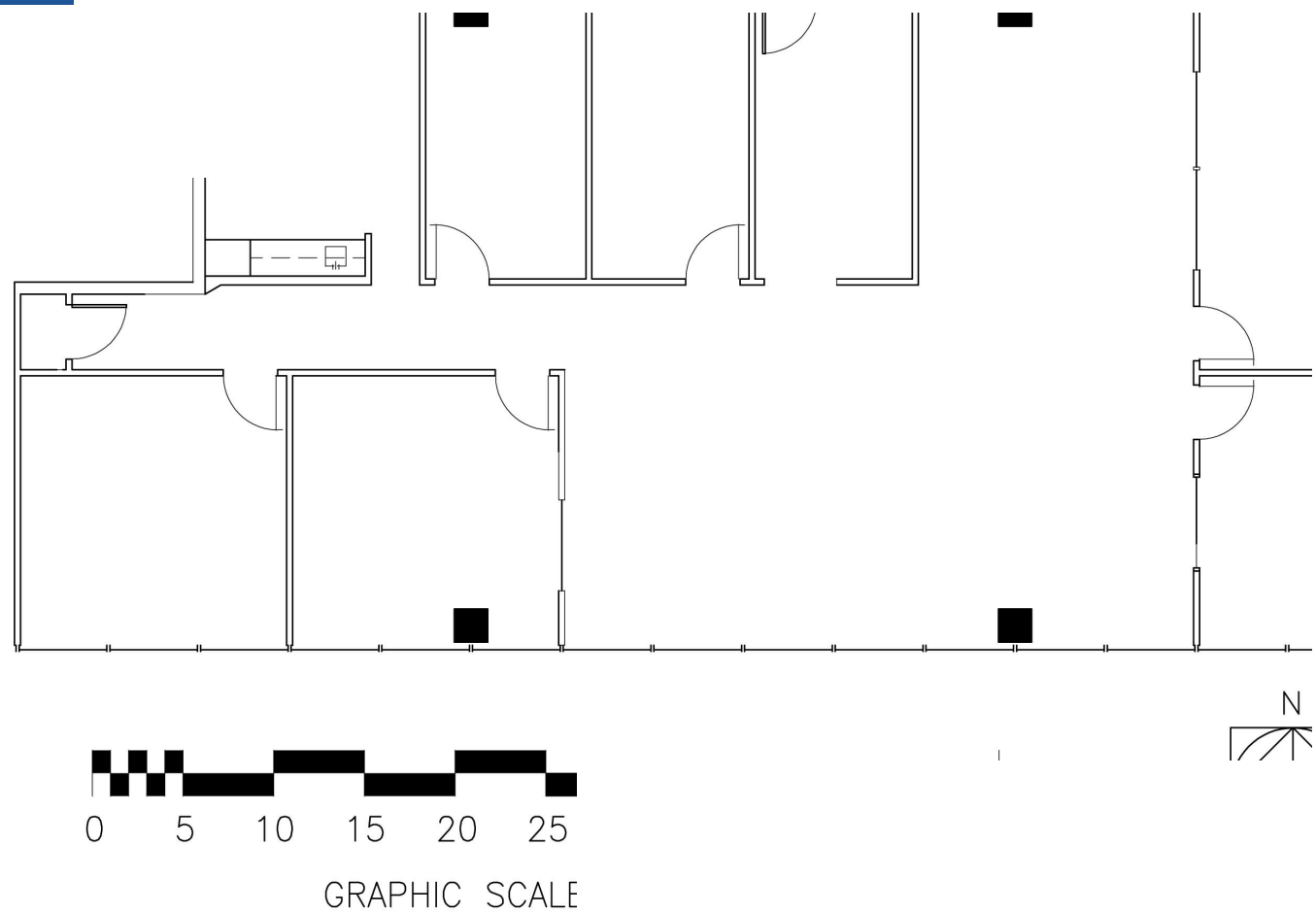
2nd Floor - Suite 200 4,068 SF Available

This office suite features a designated power supply and AC that operate 24/7, independent from the building



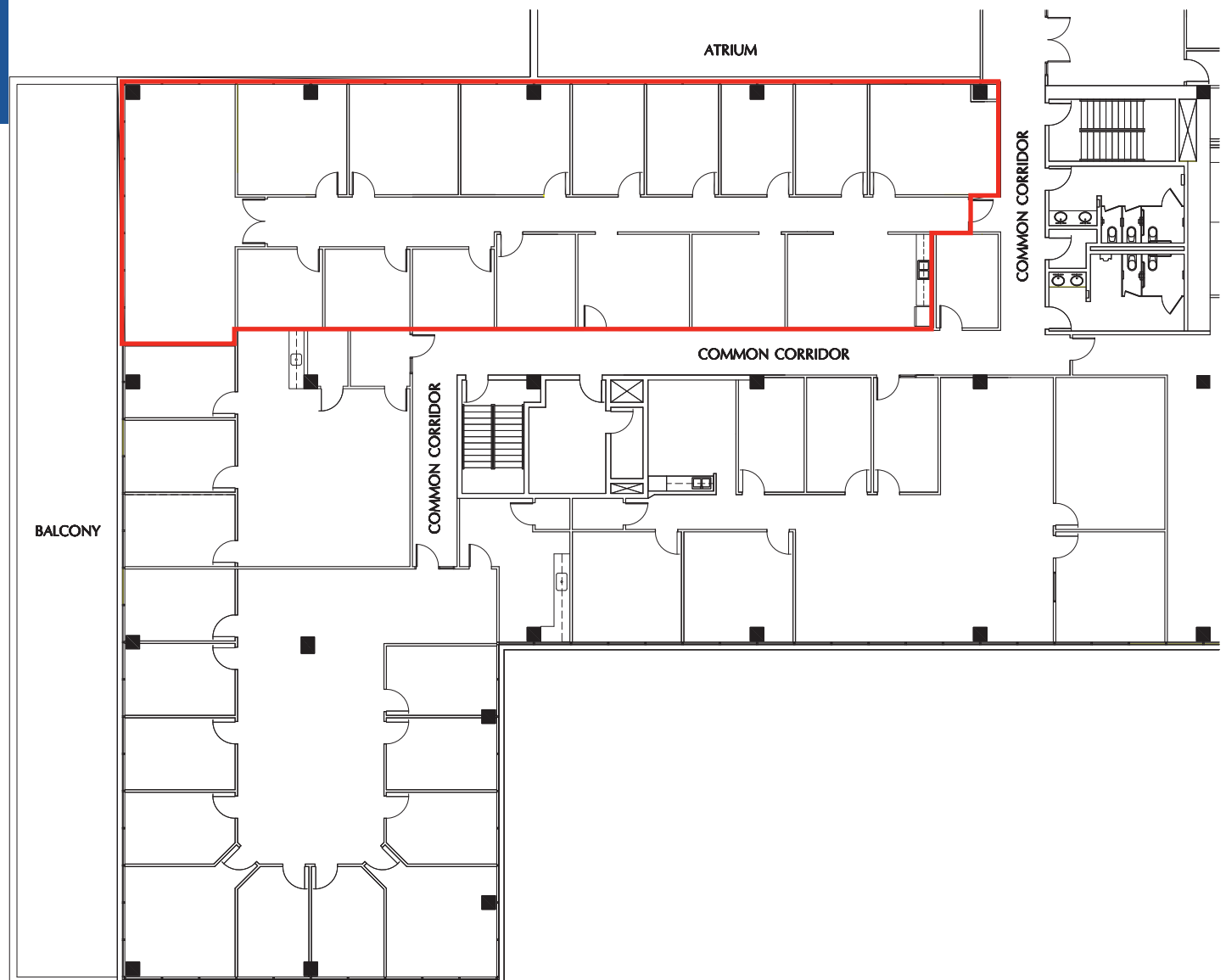
The Meadows at Interwood

3rd Floor - Suite 350
3,144 SF Available



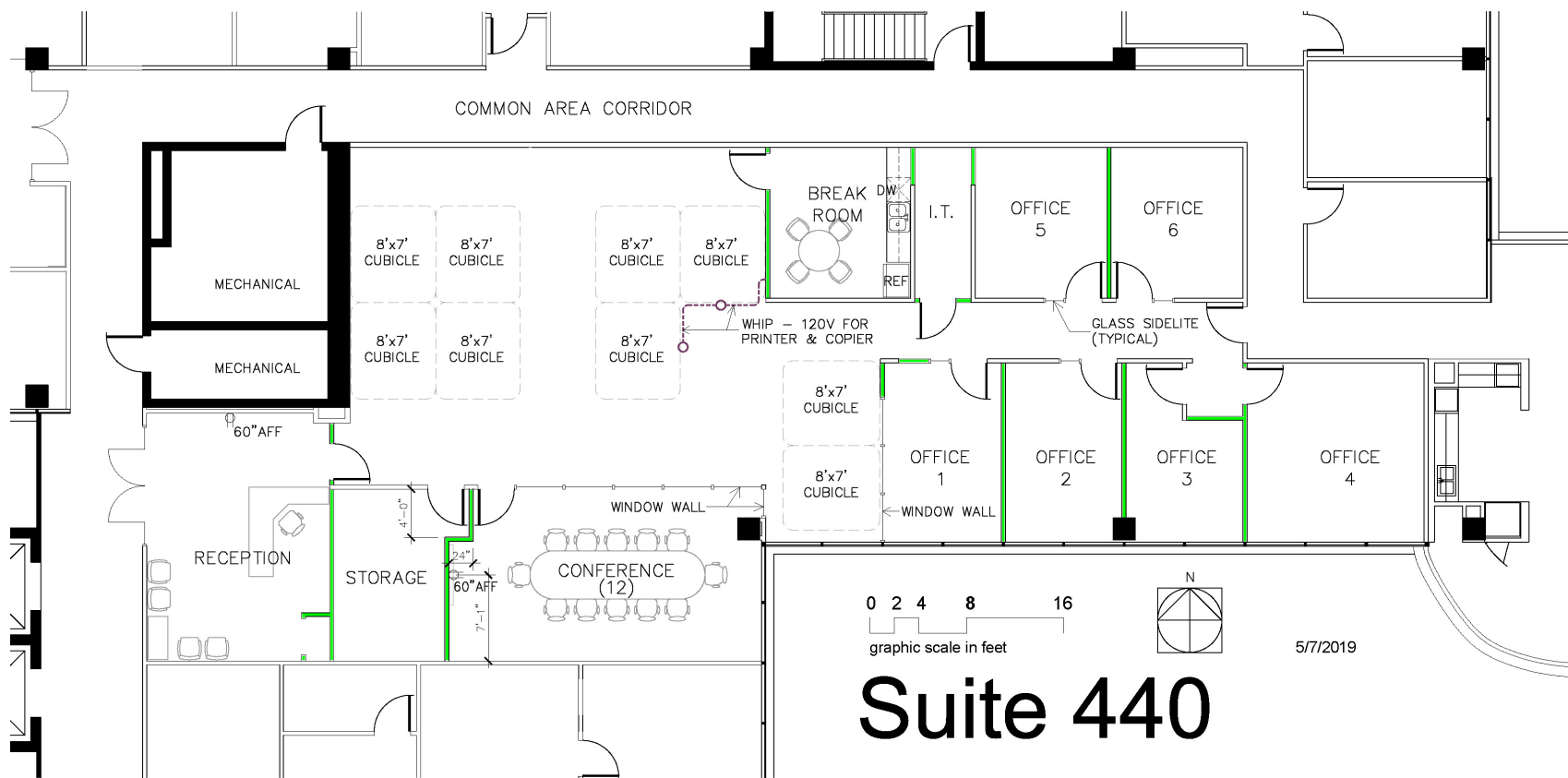
The Meadows at Interwood

3rd Floor - Suite 370
4,339 SF Available



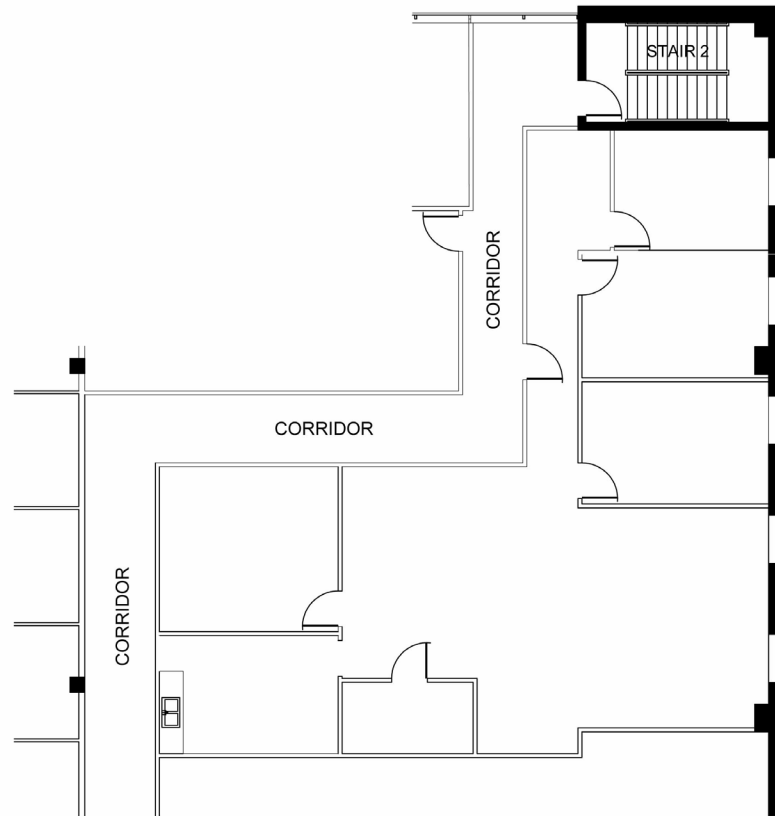
The Meadows at Interwood

4th Floor - Suite 440
3,979 SF Available



The Meadows at Interwood

5th Floor - Suite 550
2,152 SF Available 1/31/2022



L. Ace Schlameus

+ 713 830 2129

ace.schlameus@colliers.com

Jenny Seckinger

+1 713 830 2105

jenny.seckinger@colliers.com



Colliers International
1233 West Loop South | Suite 900
Houston, TX 77027
P: +1 713 222 2111

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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 ESTABLISHED:

- 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 purposed. 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.

Colliers International
Houston, Inc.

29114

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Larry Ace Schlameus

481562

ace.schlameus@colliers.com

(713) 830-2129

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date