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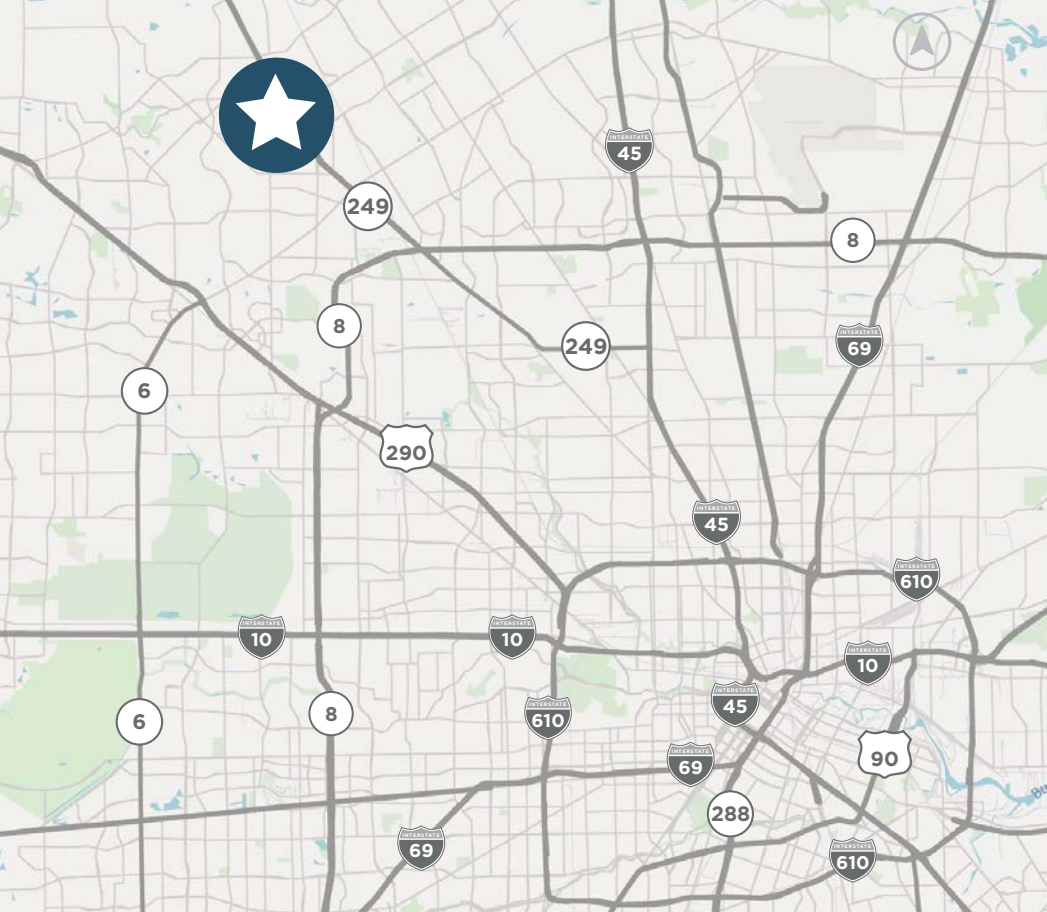
NOBLE ENERGY WAY

HOUSTON, TX

FOR SUBLEASE

**CLASS A
OFFICE SPACE**

**UP TO
470,623 RSF**



AVAILABILITY

- Immediate
- Floors 3-12 (built-out)
- Floors 13-20 (slab condition)
- Current furniture available

TERM

- Through July 31, 2030

NET RENTAL RATES

- Negotiable

PARKING

- 3.5 parking spaces per 1000 RSF subleased in adjacent 8-story parking garage
- Unreserved \$0 Reserved \$50/month

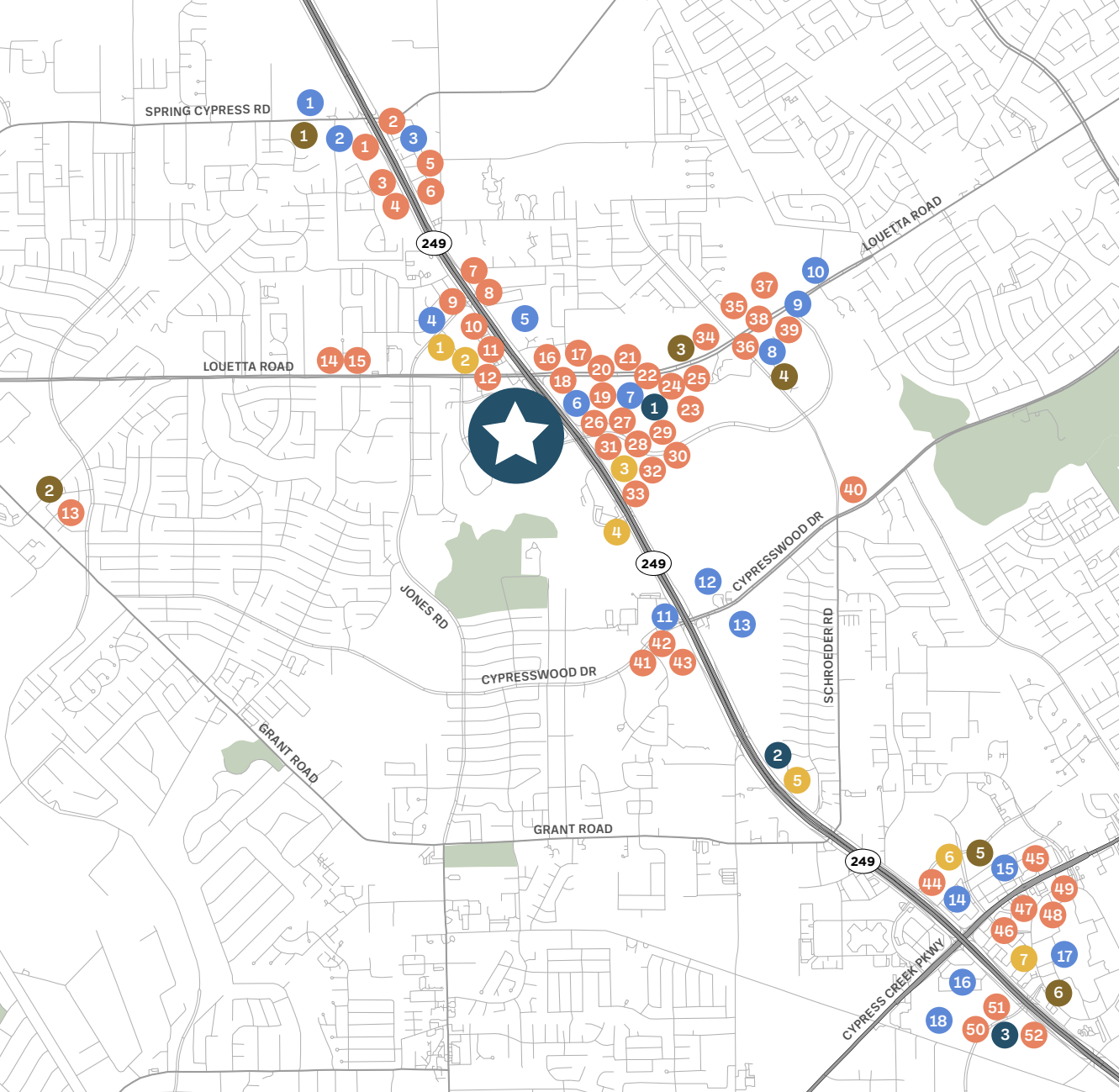
ALLOWANCE

- \$50 / RSF Floors 13-20

Located in the rapidly growing heart of Northwest Houston, 1002 Noble Energy Way is a **20-story class A office building** at the corner of State Highway 249 and Louetta Road. The **4.74 acre property** features an eight-story parking garage connected to the **LEED Gold Certified** office building.

Nestled among attractive wooded neighborhoods, hotels, medical facilities, upscale retail shopping and restaurants, 1002 Noble Energy Way is easily accessible from Bush Intercontinental Airport, Tomball, Cypress and The Woodlands, via Beltway 8, SH 249 and the Grand Parkway (SH 99).

AREA AMENITIES



Entertainment

1. Star Cinema Grill
2. Bowlero Willowbrook
3. AMC Willowbrook

Fitness

1. Rise Gym
2. F45 Training
3. Pure Barre
4. Orangetheory Fitness
5. Lifetime
6. 24 Hour Fitness

Hotels

1. TownePlace Suites
2. Courtyard by Marriott
3. Hyatt Place
4. SpringHill Suites
5. Wyndham Garden Inn
6. Hilton Garden Inn
7. Hampton Inn

Restaurants

1. Panera Bread
2. Freebirds World Burrito
3. Lupe Tortilla
4. Red Robin
5. Jason's Deli
6. Vida Mariscos
7. Spring Creek BBQ
8. Chick-Fil-A
9. BB's Tex-Orleans
10. McDonald's
11. Taco Cabana
12. First Watch
13. R&R CraftHouse
14. Juanita's
15. Crust Pizza Co
16. Raising Cane's
17. Zoe's Kitchen
18. Chipotle
19. Hopdoddy
20. Starbucks
21. Tumble22 Chicken Joint
22. CoCo Crepes
23. Gauchos Do Sul
24. Mo's Irish Pub

25. Black Walnut Cafe
26. Potbelly
27. El Tiempo Cantina
28. Barcelona
29. BRIX Wine Cellars
30. The Chef's Table
31. Another Broken Egg Cafe
32. Chuy's
33. Akashi
34. Chicken Salad Chick
35. MOD Pizza
36. Torchy's Tacos
37. The Halal Guys
38. Ambriza
39. bellagreen
40. Perry's Steakhouse
41. Trattoria Pasta
42. Arby's
43. Sonic
44. P.F. Chang's
45. McAlister's Deli
46. BJ's Brewhouse
47. Chili's
48. In-N-Out Burger
49. Olive Garden
50. Buffalo Wild Wings
51. Saltgrass Steakhouse
52. BrickHouse Tavern

Shopping

1. Walmart Supercenter
2. Kohl's
3. Sprout's Farmers Market
4. Target
5. The Home Depot
6. HEB
7. Vintage Park
8. Whole Foods Market
9. Walgreens
10. ALDI
11. CVS Pharmacy
12. Kroger
13. Lowe's
14. Sam's Club
15. Total Wine & More
16. REI
17. Willowbrook Mall
18. Costco



HOTELS



MEDICAL FACILITIES



AIRPORT



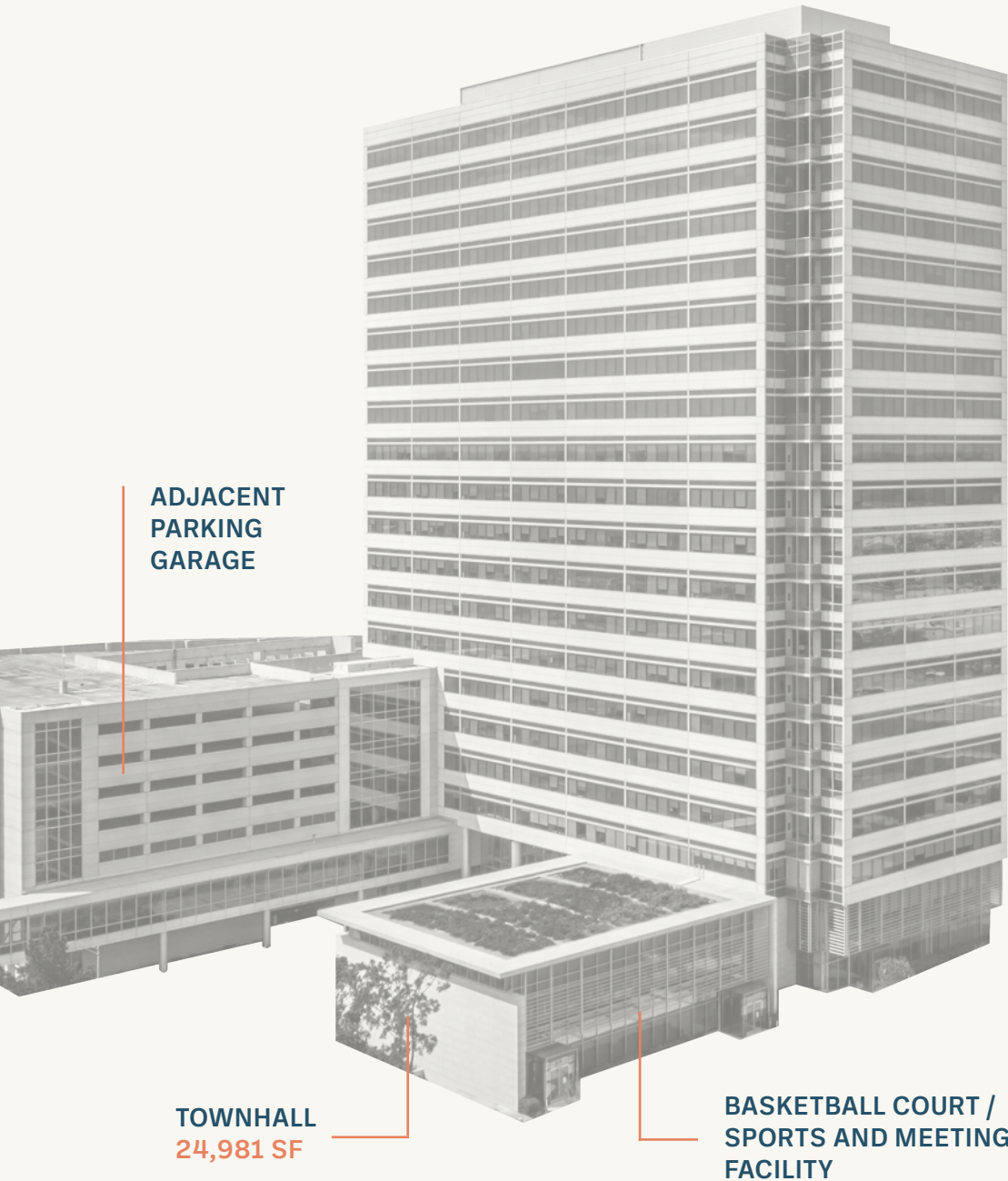
PARKS



UPSCALE RETAIL SHOPPING





RESTAURANTS



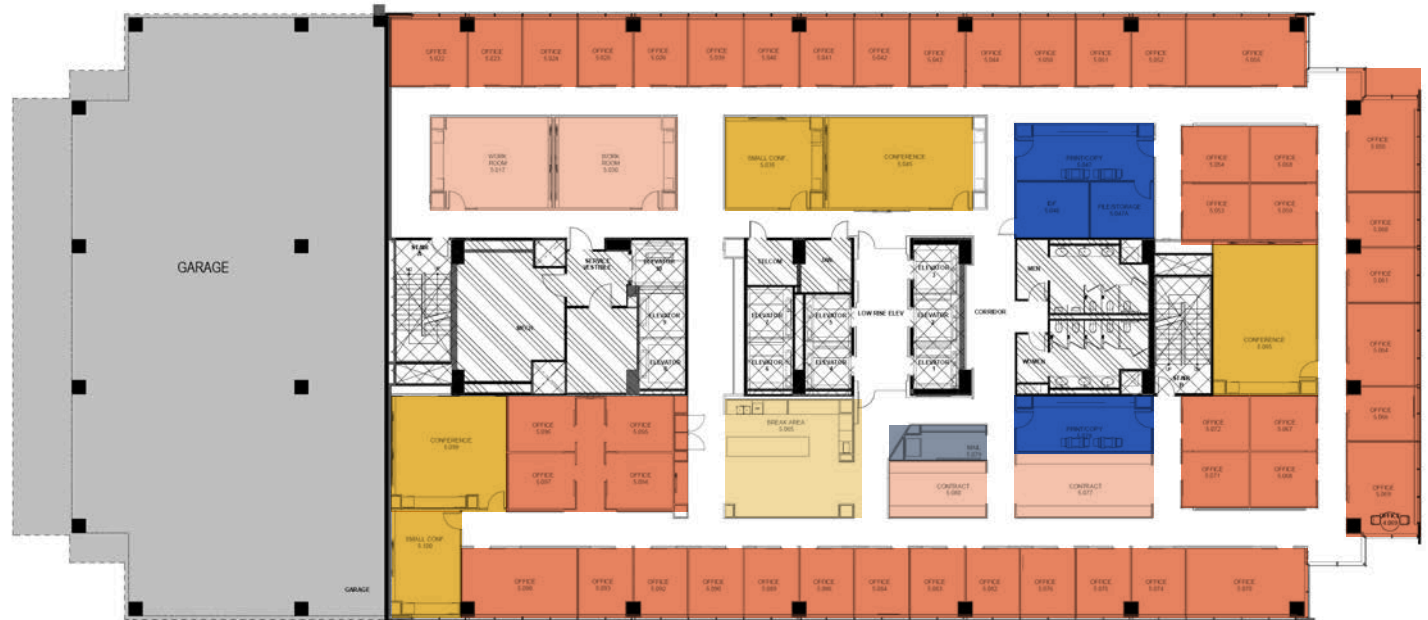
STACKING PLAN









20	26,653 SF
19	26,756 SF
18	26,756 SF
17	26,756 SF
16	27,756 SF
15	26,653 SF
14	26,310 SF
13	26,316 SF
12	26,316 SF
11	26,316 SF
10	26,214 SF
9	26,316 SF
8	26,316 SF
7	26,316 SF
6	19,029 SF
5	18,927 SF
4	19,029 SF
3	18,991 SF
2	9,808 SF
1 / LOBBY	14,093 SF

-  Built-out Floors
-  Slab Condition Floors

FLOOR PLANS

FLOORS 5-6

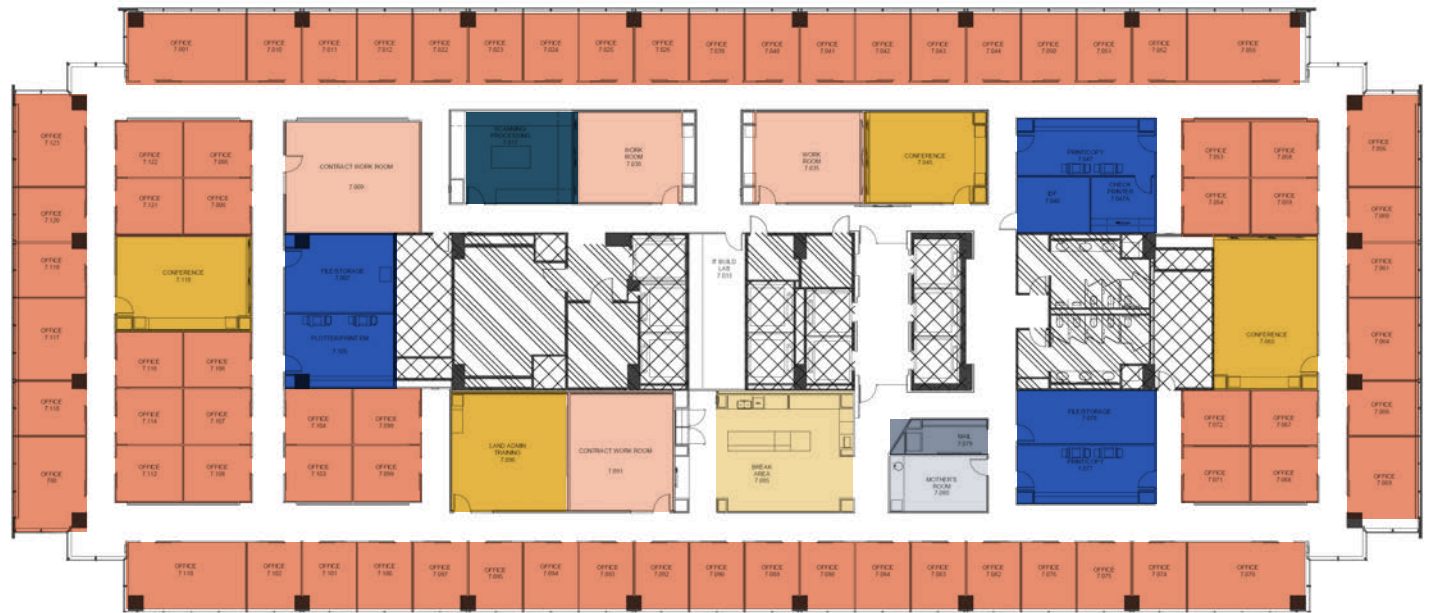









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|-------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | Office |  | Scanning/Processing Room |
|  | Conference/Training Room |  | Mothers Room |
|  | Contract/Work Room |  | Mail Room |
|  | Storage/Print Room |  | Break Area |



FLOOR PLANS

FLOORS 7-12



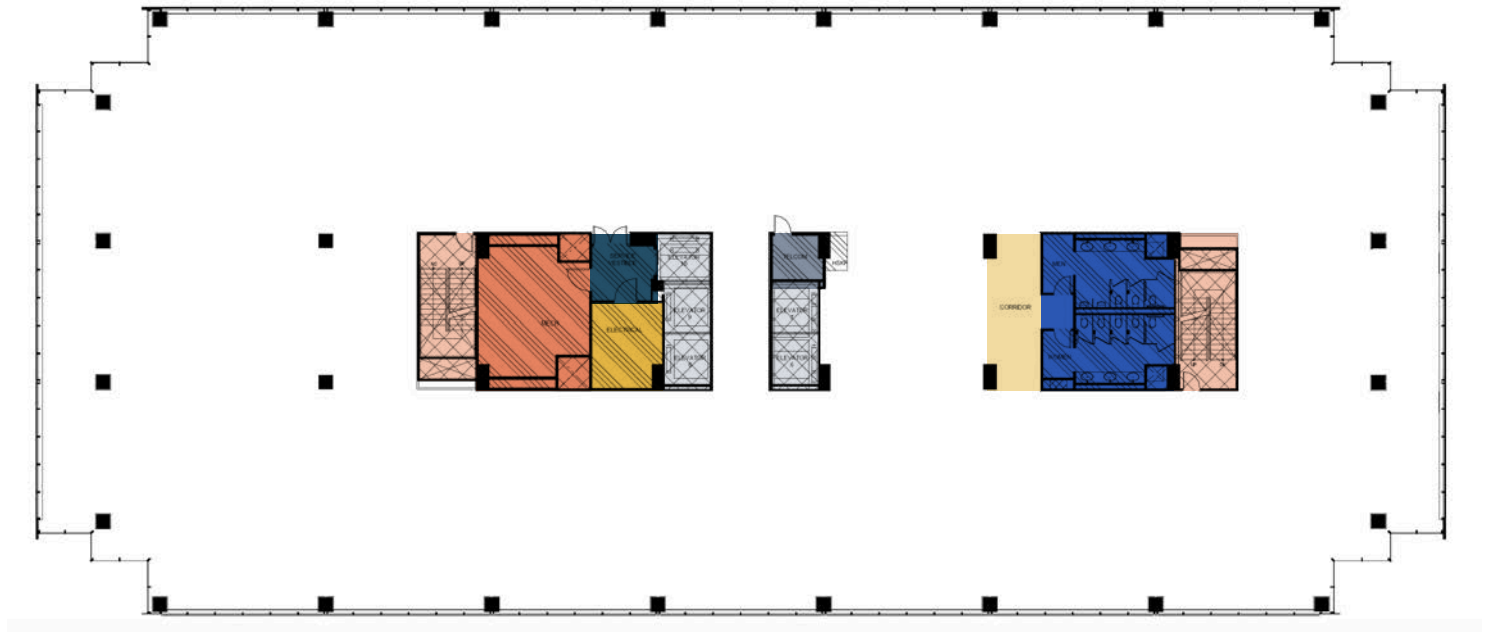
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







FLOOR PLANS

FLOORS 13-20



- | | | | |
|-------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------|-------------------|
|  | Mechanical Room |  | Service Vestibule |
|  | Electrical Room |  | Restrooms |
|  | Elevators |  | Staircase |
|  | Telcom Room |  | Corridor |





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ENERGY
WAY
HOUSTON, TX



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