



**THE PREMIER  
BUSINESS ADDRESS  
IN THE NORTH  
MARKET**

**THE MEADOWS AT INTERWOOD**

**14950 HEATHROW FOREST PARKWAY**





THE  
MEADOWS  
AT  
INTERWOOD

# 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

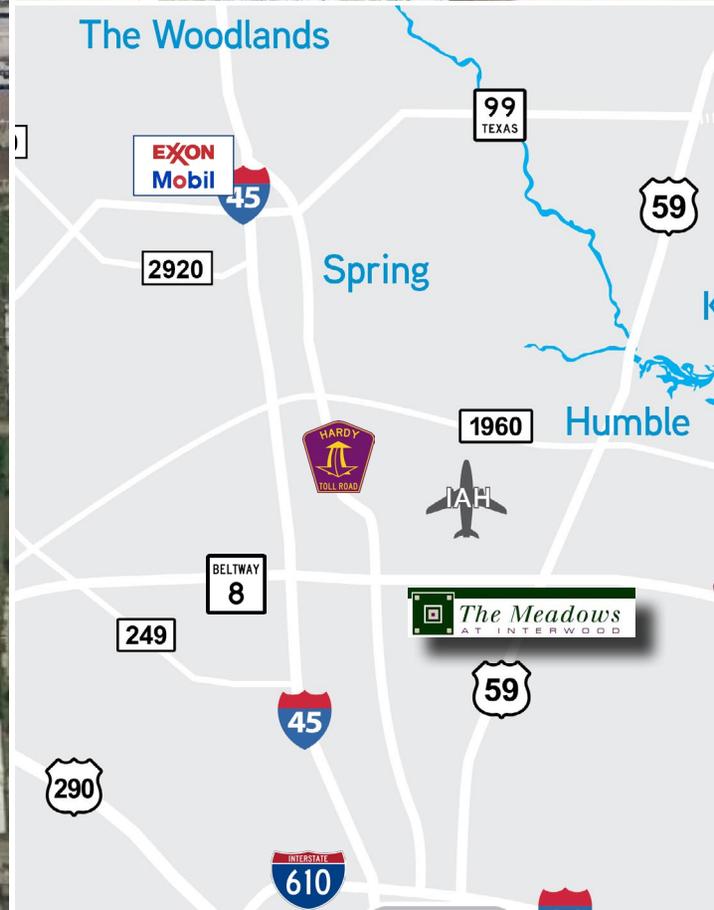
- › Rental rate: starting at \$19.50/SF/YR Gross
- › On-site delicatessen (indoor and outdoor dining)
- › Availabilities:

Suite 145	815 SF	Suite 370	4,339 SF
Suite 180	1,096 SF	Suite 380	1,486 SF
Suite 190	1,666 SF	Suite 510	1,711 SF
Suite 200	4,038 SF		
- › Furnished conference room for tenants
- › Professional on-site management
- › Card key access
- › Professional security guard
- › Fortune 500 & exchange listed corporate tenants
- › Electronically gated vehicle access
- › Walking/running trails in forest setting
- › Excellent access to major freeways
- › Complimentary fitness center
- › Two Marriot hotels within walking distance
- › State-of-the-art locker rooms/showers
- › Four elevators, with two servicing the parking garage and penthouse
- › Atrium lounge and Skybridge coffee bar
- › Connected four-story garage
- › Property sustained no flood damage

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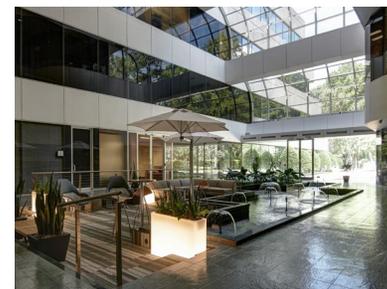


# THE MEADOWS AT INTERWOOD

## 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.



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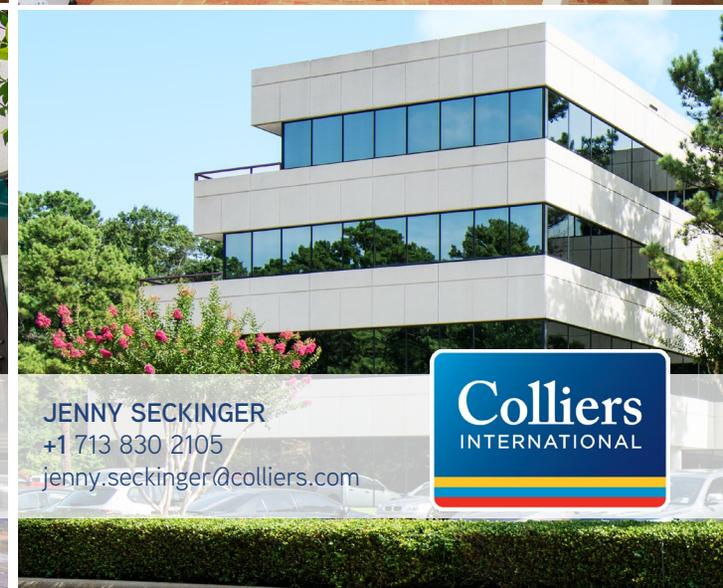




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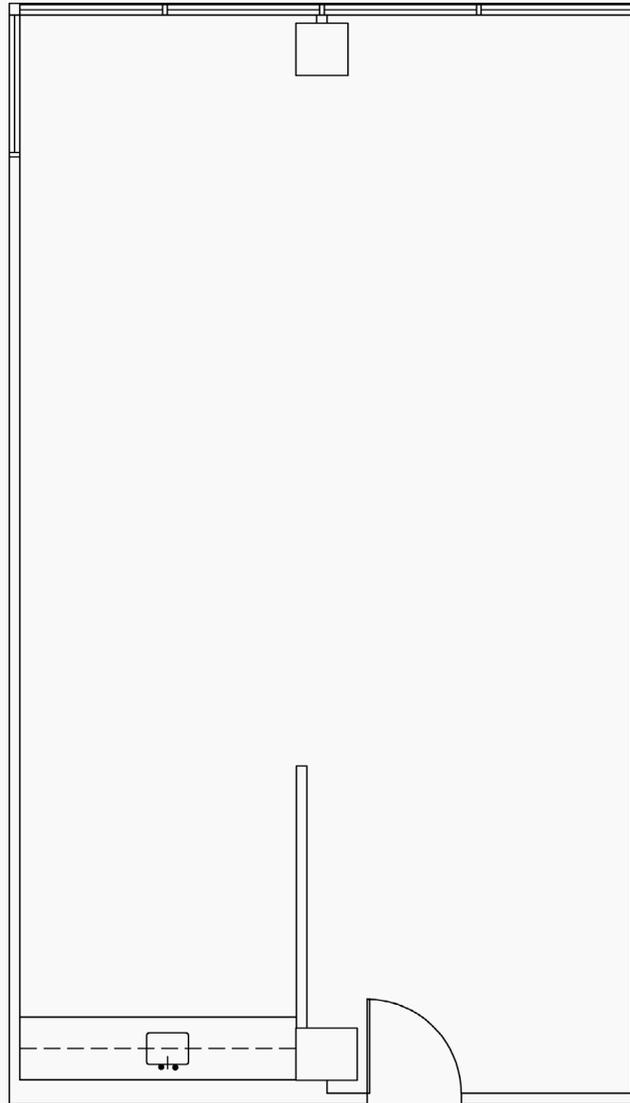


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**THE  
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1st Floor - Suite 145  
± 815 SF Available



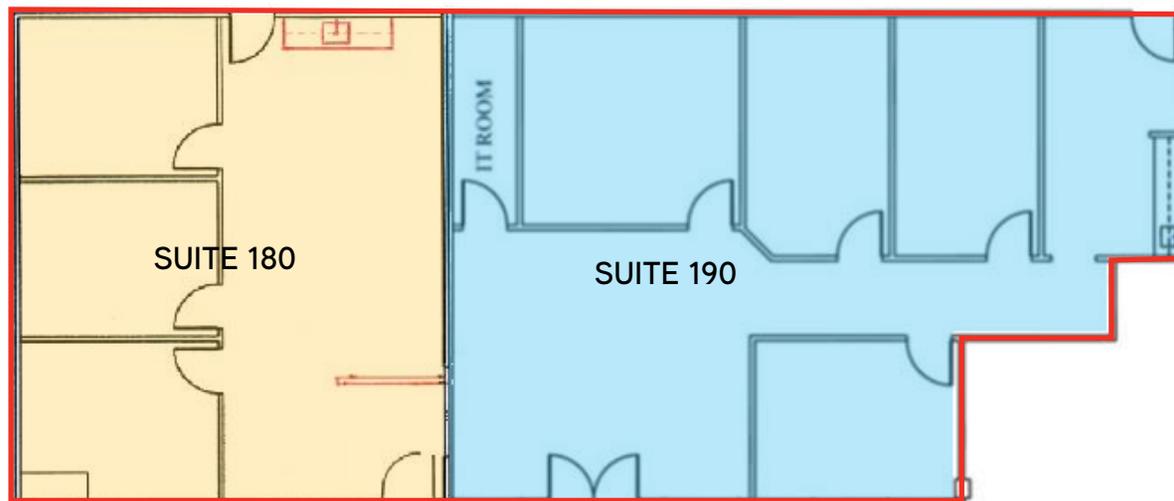
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THE  
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1st Floor - Suite 180 (1,096 SF) - Suite 190 (1,666 SF)  
± 2,762 SF Available (may be combined)



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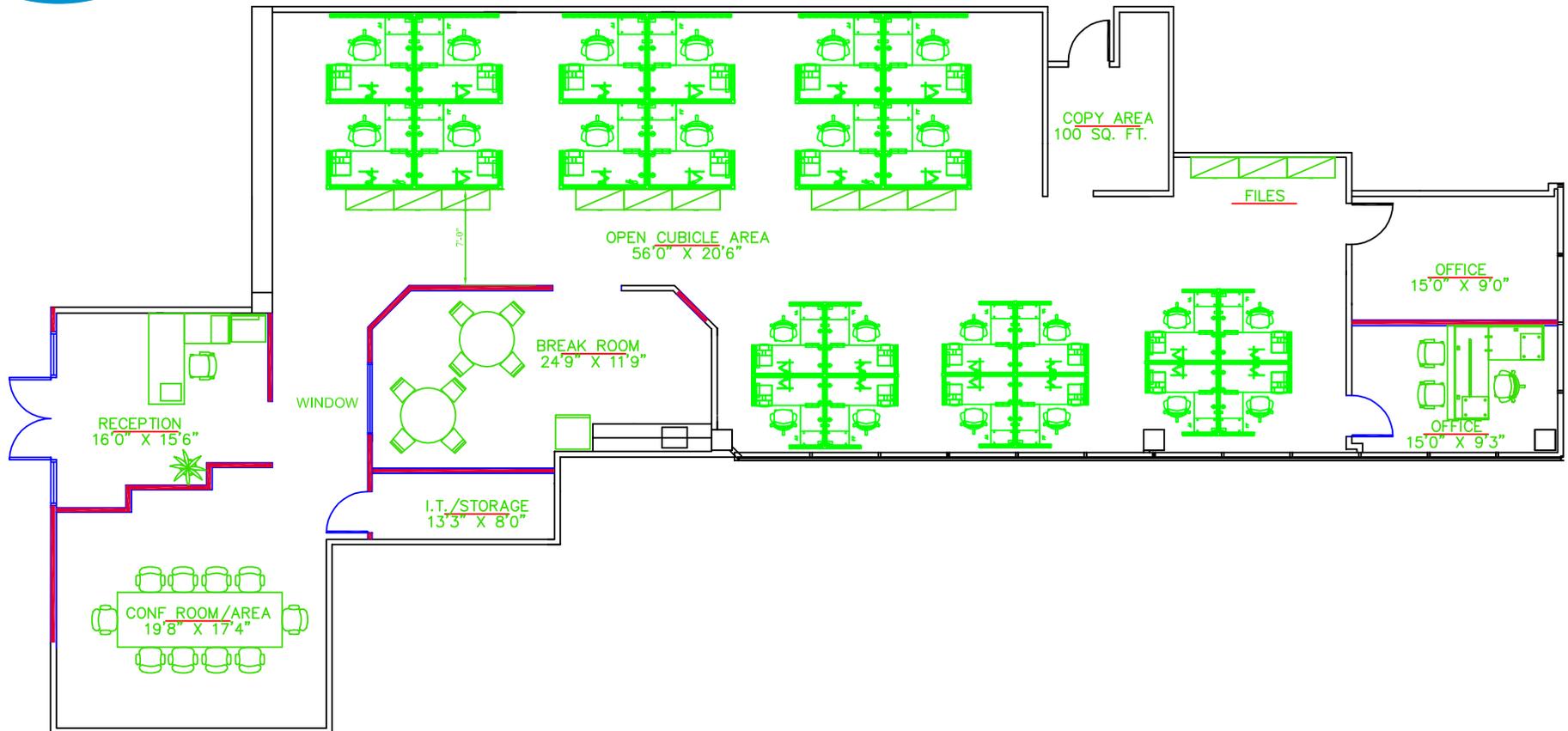
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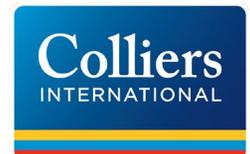
## 2nd Floor - Suite 200 ± 4,068 SF Available

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



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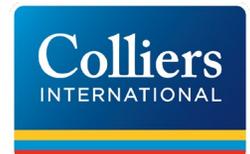


3rd Floor - Suite 370 (4,339 SF) - Suite 380 (1,486 SF)  
± 5,825 SF Available



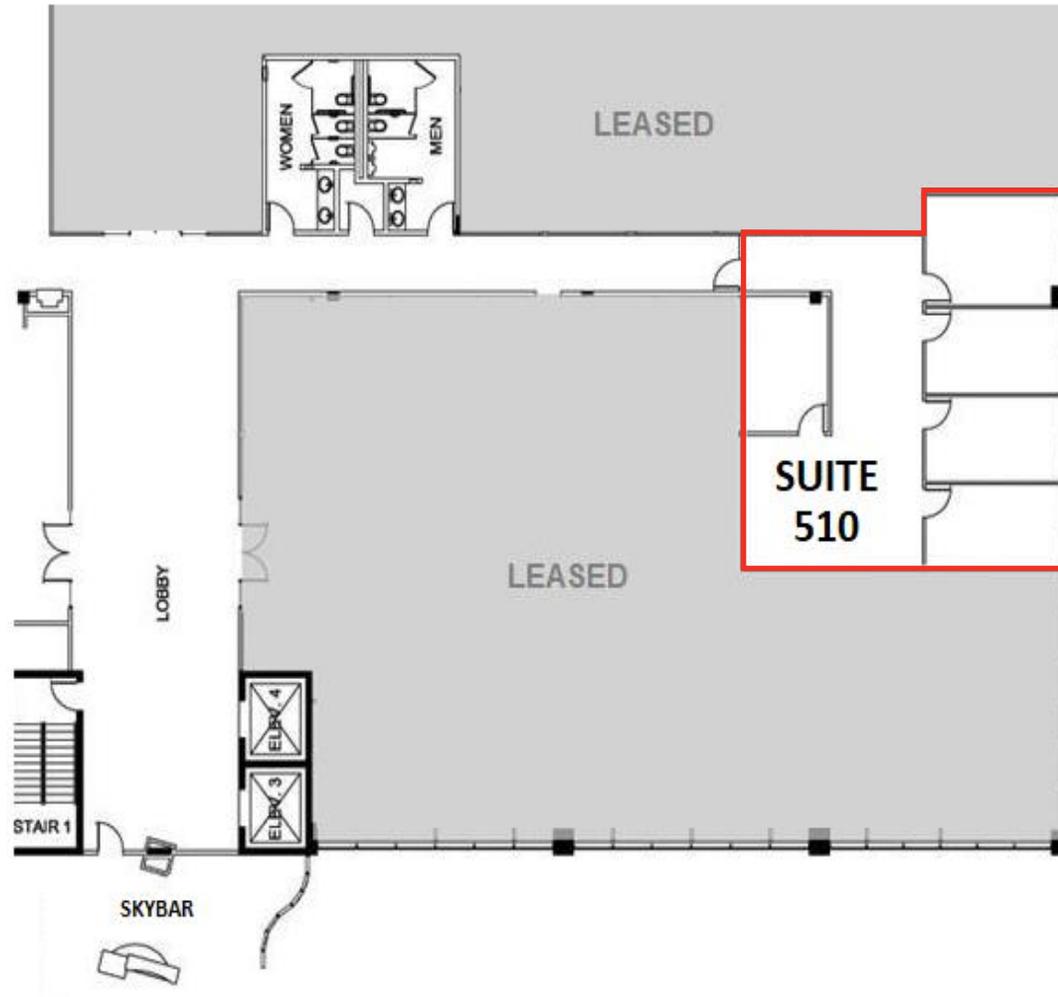
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5th Floor - Suite 510  
± 1,711 SF Available

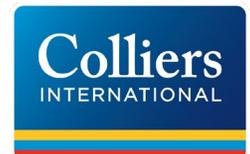


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# Information About Brokerage Services

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 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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Sales Agent/Associate's Name

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Phone

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

\_\_\_\_\_  
Date