

PARK ROW PLAZA

17171 PARK ROW | HOUSTON, TX

**AVISON
YOUNG**

INVESTMENT OPPORTUNITY | +/- 69,883 SF

**CANADA BEST
MANAGED
COMPANIES**

Platinum member

avisonyoung.com | avisonyoungcapitalmarkets.com

PROPERTY HIGHLIGHTS

PROPERTY	Park Row Plaza 17171 Park Row Houston, TX
PROPERTY SIZE	± 69,883 SF
SITE SIZE	± 3.36 AC
CLASS	B
NUMBER OF STORIES	3
YEAR BUILT/RENOVATED	1983/2009
OCCUPANCY	100%
SUBMARKET	Katy Freeway West/Energy Corridor



PARK ROW PLAZA



EXCEPTIONAL AMENITIES

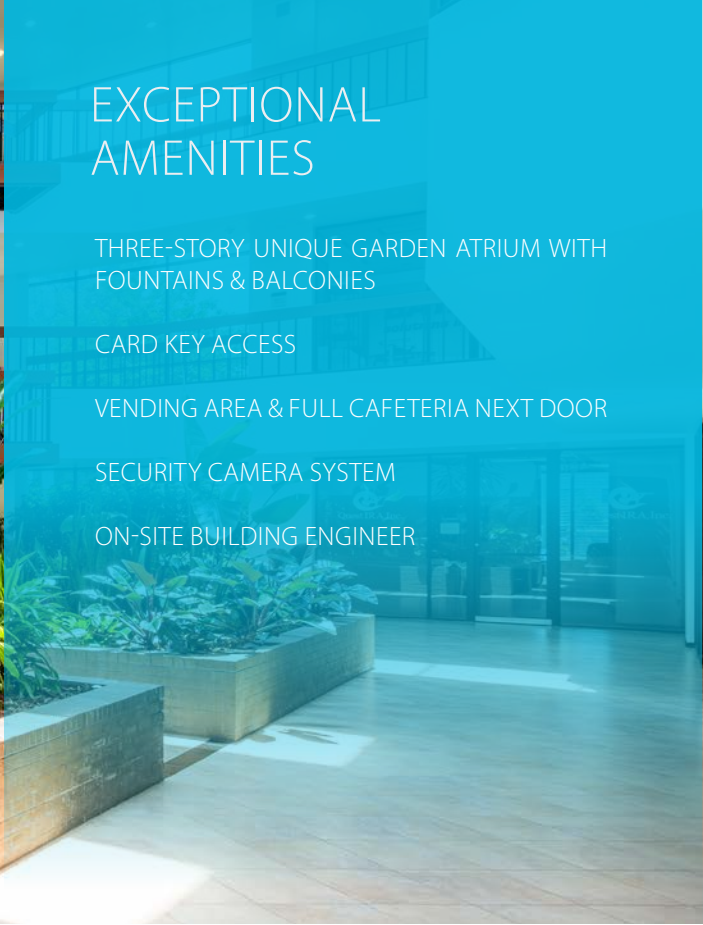
THREE-STORY UNIQUE GARDEN ATRIUM WITH FOUNTAINS & BALCONIES

CARD KEY ACCESS

VENDING AREA & FULL CAFETERIA NEXT DOOR

SECURITY CAMERA SYSTEM

ON-SITE BUILDING ENGINEER



PRIME ENERGY CORRIDOR LOCATION



IDEAL LOCATION IN THE HEART OF THE KATY FREEWAY WEST/ ENERGY CORRIDOR SUBMARKET.



CONVENIENT ACCESS - INTERSTATE 10 (KATY FREEWAY), SAM HOUSTON TOLLWAY (BELTWAY 8), STATE HIGHWAY 6 & GRAND PARKWAY (STATE HIGHWAY 99).



LOCATED MINUTES FROM THE INTERSECTION OF INTERSTATE 10 (KATY FREEWAY) & BARKER CYPRESS RD.



AREA AMENITIES INCLUDE: HIGH-END SHOPPING, MASTER-PLANNED RESIDENTIAL COMMUNITIES, ABUNDANT DINING ESTABLISHMENTS & THE PRIVATE WEST HOUSTON LAKESIDE AIRPORT.



SURROUNDED BY NUMEROUS ENERGY INDUSTRY GIANTS ALONG PARK ROW.





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