



Building Features

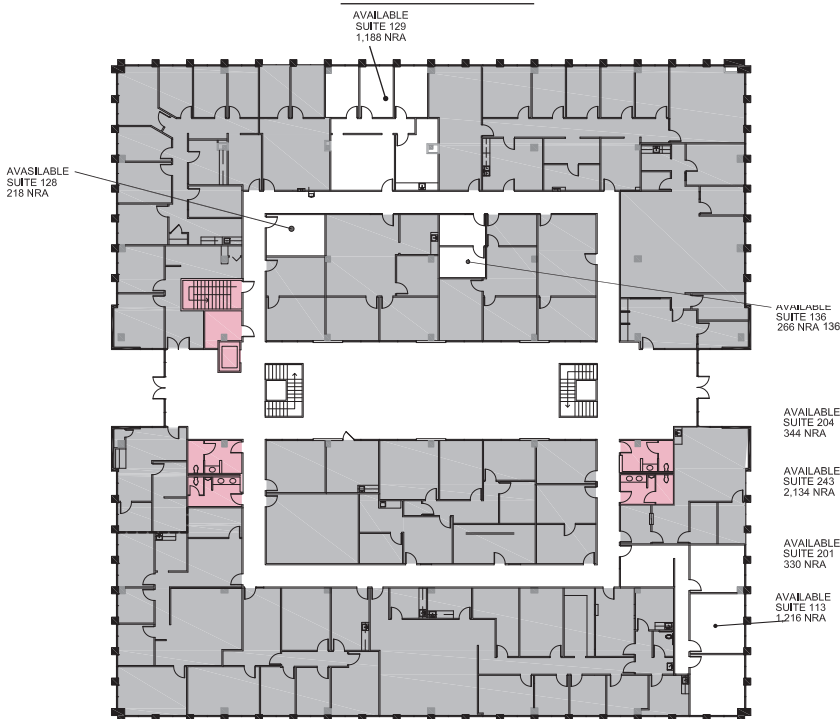
- 57,226 SF renovated 2-story Class B atrium office building
- Located in prestigious Westchase District one block north of Westheimer Rd
- Easy access to Sam Houston Tollway, Westpark Tollway and Interstate 10
- Parking: Ratio of 5+/-1,000 RSF - can accommodate dense user; unreserved surface spaces at no charge; limited garage reserved parking at \$50/month
- On-site owner and property manager
- Remodeled entrance, atrium and restrooms
- Card key access after hours
- Randall's shopping center with restaurants, drug store, gas station, event center, Metro bus stop, etc. within walking distance
- Aggressive Rental Rates for Westchase submarket
 - \$18.50/SF FS with \$0.50/SF annual rental increases
 - 2020 est. operating expenses \$7.50/SF
- Negotiable space improvements
- Local private owner who also owns adjacent event center and strip retail



Available Spaces

- **2,134 NRA - Suite 243**
 - Divisible to 1,193 NRA and 941 NRA
 - Reception, 6 offices, conference room, break area, work area
 - Can be modified or subdivided to suit
 - Available Now
- **1,216 NRA - Suite 113**
 - Reception, 3 offices, conference room, break area, work area
 - Can be modified or subdivided to suit
 - Available Now
- **1,188 NRA - Suite 129**
 - Large open area, 3 offices, break room
 - Can be modified to suit
 - Available 30 days
- **690 NRA - Suite 207**
 - Large open area and closet
 - Available Now
- **674 NRA - Suite 201 & 204**
 - Two Offices and closet
 - Available Now
- **344 NRA - Suite 204**
 - One Office
 - Available Now
- **330 NRA - Suite 201**
 - One Office and closet
 - Available Now
- **266 NRA - Suite 136**
 - One Reception and one office
 - Available Now
- **218 NRA - Suite 125**
 - One Office
 - Available Now

1st Floor



2nd Floor



