

**4809**

**WESTWAY PARK BLVD**

Houston, Texas 77041

**FOR SALE OR LEASE**

*Will divide and consider short term option*

 **TRANSWESTERN** REAL ESTATE SERVICES

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WESTWAY PARK BLVD

HOUSTON | WESTBELT SUBMARKET

# 19,800 SF FOR LEASE

## Building Highlights

- 100% Class A | Office space
- 19,800 SF | Freestanding office building
- Attractive reception area
- Flexible floor plates
- Class A finishes throughout
- Ability to park up to 4/1,000
- LEED Silver certified
- Distinguished Class A business park environment attracting over 15 major companies





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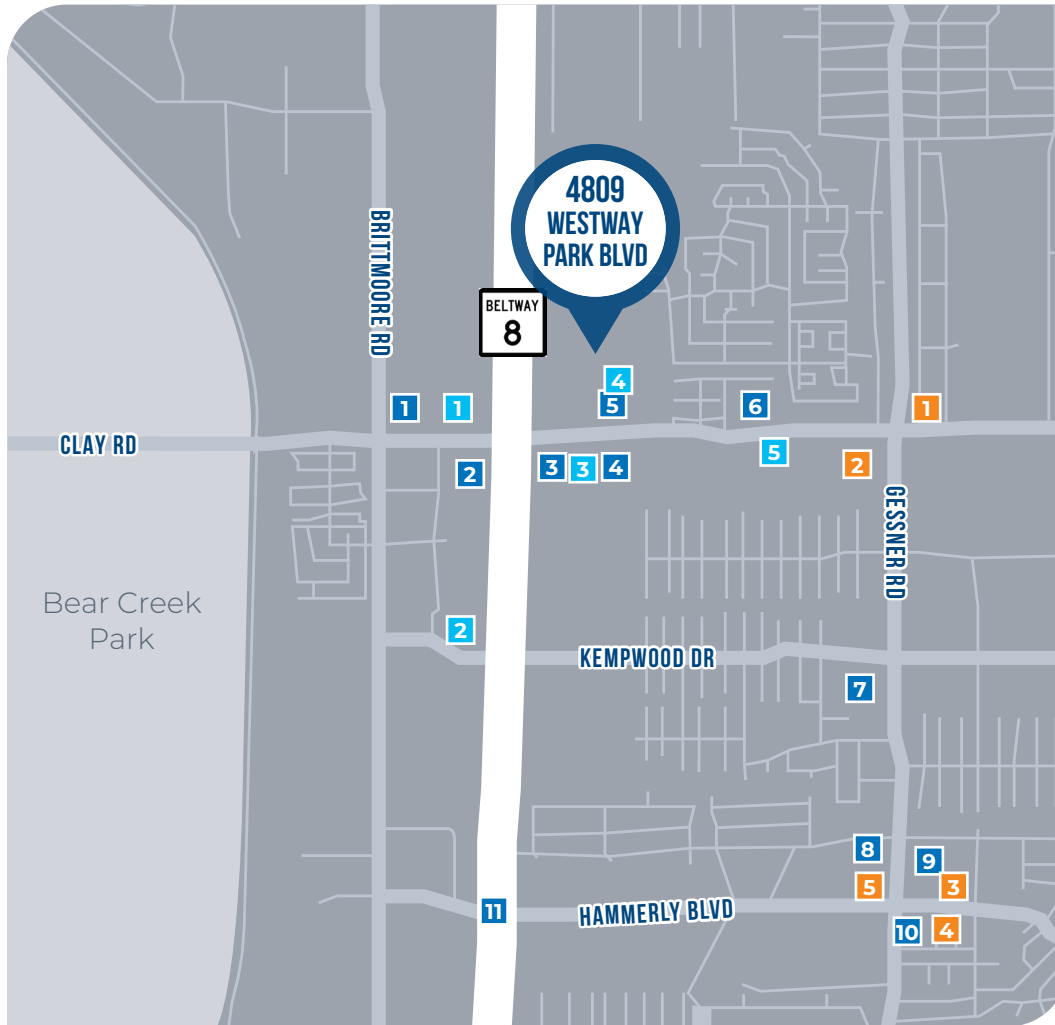


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» Area Overview

→ Ingress ← Egress



## Local Amenities

### Restaurants

- |                                |                                       |
|--------------------------------|---------------------------------------|
| <b>1</b> Church's Chicken      | <b>8</b> Whataburger                  |
| <b>2</b> Taco Cabana           | ▪ Taqueria Cancun                     |
| ▪ Sonic Drive-in               | ▪ Grandma Noodle                      |
| <b>3</b> McDonald's            | <b>9</b> McDonald's                   |
| ▪ JCI Grill                    | ▪ Pho Huy Restaurant                  |
| <b>4</b> Clay Urban Kitchen    | ▪ Restaurante Las Llardas             |
| <b>5</b> Backyard Cafe & Grill | ▪ New Wok Chinese Cafe                |
| ▪ Neighbor's Kitchen           | ▪ Las Hamacas Restaurant              |
| <b>6</b> Murphy's Deli         | ▪ La Pupusa Loca                      |
| ▪ Thanh Restaurant             | <b>10</b> El Gallo Mexican Restaurant |
| <b>7</b> Starbucks             | ▪ Lucky House Chinese Restaurant      |
| ▪ Teriyaki Kitchen             | ▪ Subway                              |
| ▪ KFC                          | ▪ Dominoes                            |
| ▪ Thai Jin                     | <b>11</b> Burger King                 |
| ▪ Pho Saigon                   | ▪ Jack in the Box                     |
| ▪ Juarez Restaurant            | ▪ Chick-fil-A                         |
| ▪ Chavez Mexican Cafe          |                                       |

### Retail

- |                       |                      |                          |
|-----------------------|----------------------|--------------------------|
| <b>1</b> Walgreens    | <b>3</b> Kroger      | <b>4</b> MetroPCS        |
| <b>2</b> HEB          | ▪ Planet Fitness     | ▪ Frost Bank             |
| ▪ Chase Bank          | ▪ Dollar Tree        | <b>5</b> Bank of America |
| ▪ Sally Beauty Supply | ▪ Verizon Wireless   |                          |
| ▪ T-Mobile            | ▪ Skechers Shoe Shop |                          |

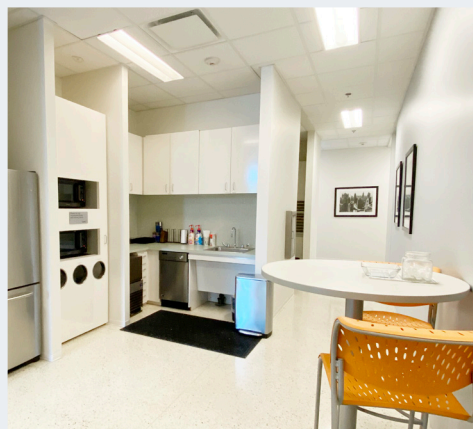
### Hotels

- |                                |                                   |
|--------------------------------|-----------------------------------|
| <b>1</b> Comfort Suites        | <b>4</b> LaQuinta Inn             |
| <b>2</b> Staybridge Suites     | ▪ Holiday Inn                     |
| <b>3</b> Sheraton Houston West | <b>5</b> Residence Inn by Marriot |





» Interior Photos





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