

# 4646

WEST SAM HOUSTON  
HOUSTON, TX





# THE OPPORTUNITY

JLL Capital Markets, on behalf of ownership, is pleased to present the opportunity to acquire a 100% fee simple interest in 4646 West Sam Houston Parkway North ("the Property"), a 225,000 square foot, vacant Class A office property located at 4646 West Sam Houston Parkway North in the heart of the Westbelt submarket of Houston. Located in a highly desirable and master-planned business park, the Property is unencumbered and in excellent condition.

4646 West Sam Houston Parkway North is located in Westway Park (the "Park"), a top performing, 3.0 million square-foot master-planned business park containing primarily office buildings along with hotels and restaurants. The Property features an effective parking ratio of 3.73 per 1,000 SF, Beltway 8 frontage, immediate highway access, and highly efficient floorplates - all within one of Houston's premier corporate locations. The Property is the largest block of contiguous, institutional quality office space in the market presenting a unique opportunity for a user to purchase a high quality office building at a fraction of replacement cost.

ADDRESS	4646 W Sam Houston Pkwy N
CITY, STATE	Houston, Texas 77040
COUNTY	Harris
RENTABLE SF	225,000
YEAR BUILT	2001
PARKING	840 Total Spaces (570 Garage Spaces and 270 Surface Lot Spaces)
PARKING RATIO	840 Spaces: 3.73/1,000 SF
STORIES	9
LOT SIZE	6.68 Acres





# INVESTMENT SUMMARY



— User Opportunity

— Exceptional Visibility and Access

— Flight to Quality Trend Continues

— Superior Demographics and Residential Base

— Master-Planned Business Park

— Essential Business Amenities

— Abundant Parking



# USER OPPORTUNITY

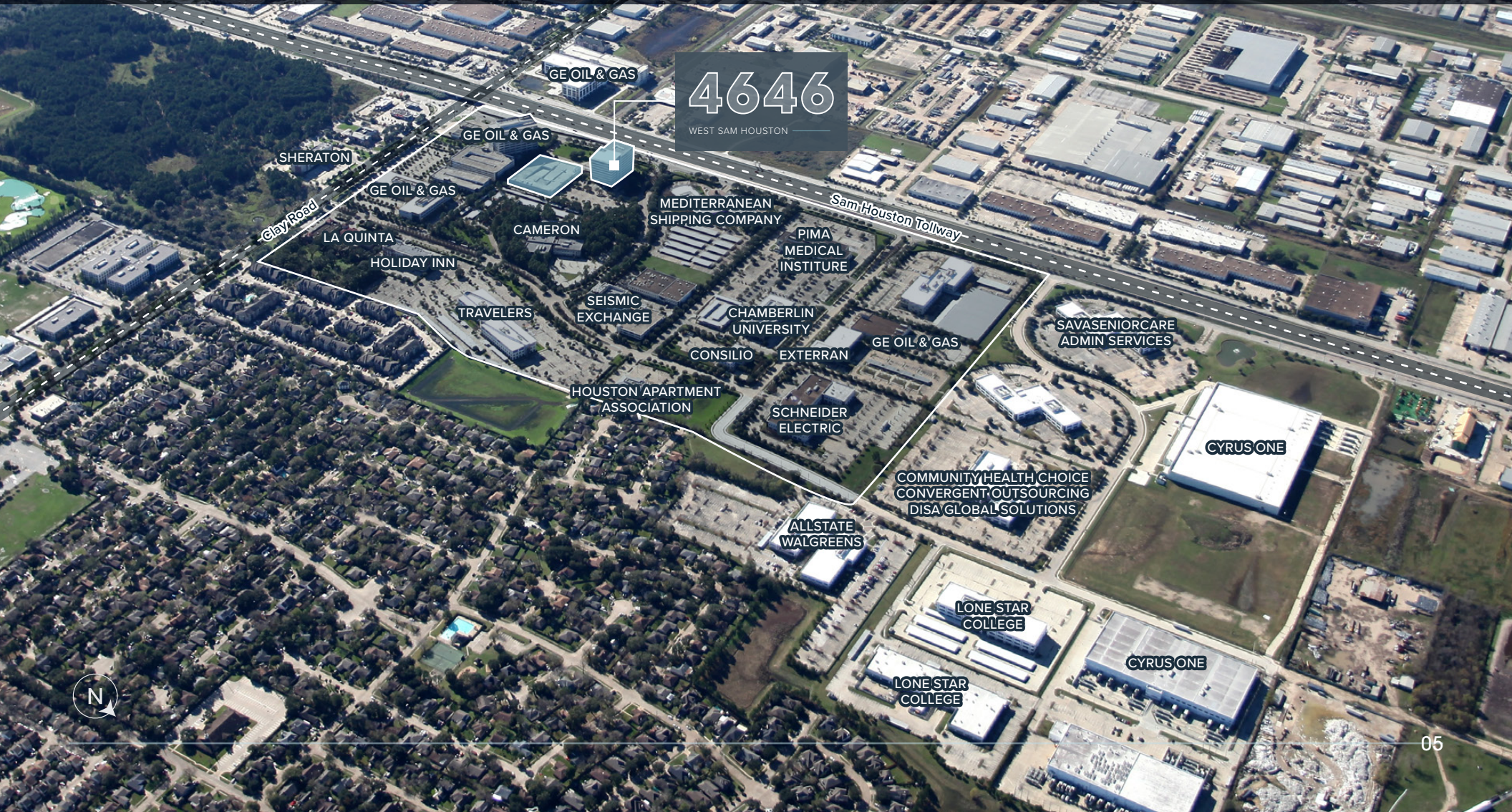
Situated in the West Belt submarket, this offering presents the opportunity for a user to own their own building in an irreplaceable location with frontage and visibility along Beltway 8, one of the most heavily traveled roadways in the Houston MSA. 4646 West Sam Houston Parkway North is located in close proximity to over 238,000 residents while also being near one of the hottest leasing markets in the country. The Property offers a rare opportunity to purchase in a great location with regional accessibility for tenants and owners alike. Since the building's construction, the Property has been occupied by Cameron and Schlumberger. As a result, it has not been available for lease, until now.





# MASTER-PLANNED BUSINESS PARK

The Property is located in Westway Park, a 150-acre, fully developed, master-planned business park located at the intersection of the West Sam Houston Parkway and Clay Road in West Houston. In Westway Park, every acre has been managed to create a high-quality environment that commands a premium in the marketplace. The development is aesthetically pleasing, with extensive landscaping and interesting architectural design elements, which have been created by world class architectural firms. As part of the development, Wolff Companies dedicated a three-acre park that boasts a trophy collection of old growth trees. Together, these elements create an environment that will maintain and grow in value for generations.





# THE HOUSTON STORY

## Leading Real Estate Market

Most active single-family residential market in the country for the past decade

## Favorable Tax Climate

0% State & Local income tax

## High-Quality of Life

Favorable year-round climate and traffic commute time

## Global Trade City

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

## 2nd Fastest Growing U.S. Metro Area

Houston MSA's population grew by 140K people from July 2022 to July 2023

## Critical Mass of HQs & Regional Offices

50+ corporate headquarters relocations since 2017

## Magnet for Top Talent in the U.S.

Strong wages and low cost of living create an attractive employment base

## Largest Medical Complex in the World

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year





# CONTACTS

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