



3110 HAYES RD | HOUSTON, TX 77082 | [WC-COMMONS.COM](http://WC-COMMONS.COM)



Jones Lang LaSalle Brokerage, Inc.



# Property Overview



**8,177 RSF**  
TOTAL AVAILABLE

**44,259 RSF**  
BUILDING TOTAL

**HVAC**  
TENANT CONTROLLED

**SECURITY**  
ONSITE

**7:1000**  
PARKING RATIO  
*large number of covered spaces*



Efficient Bays &  
Floorplates  
(40x 120 bays)



Can accommodate  
 $\pm$ 300 Seats



All Usable  
Space



High Ceiling  
Capability



Dock High Loading  
Capability



18 Ft. Clear from  
Deck to Roof



Ample  
Power



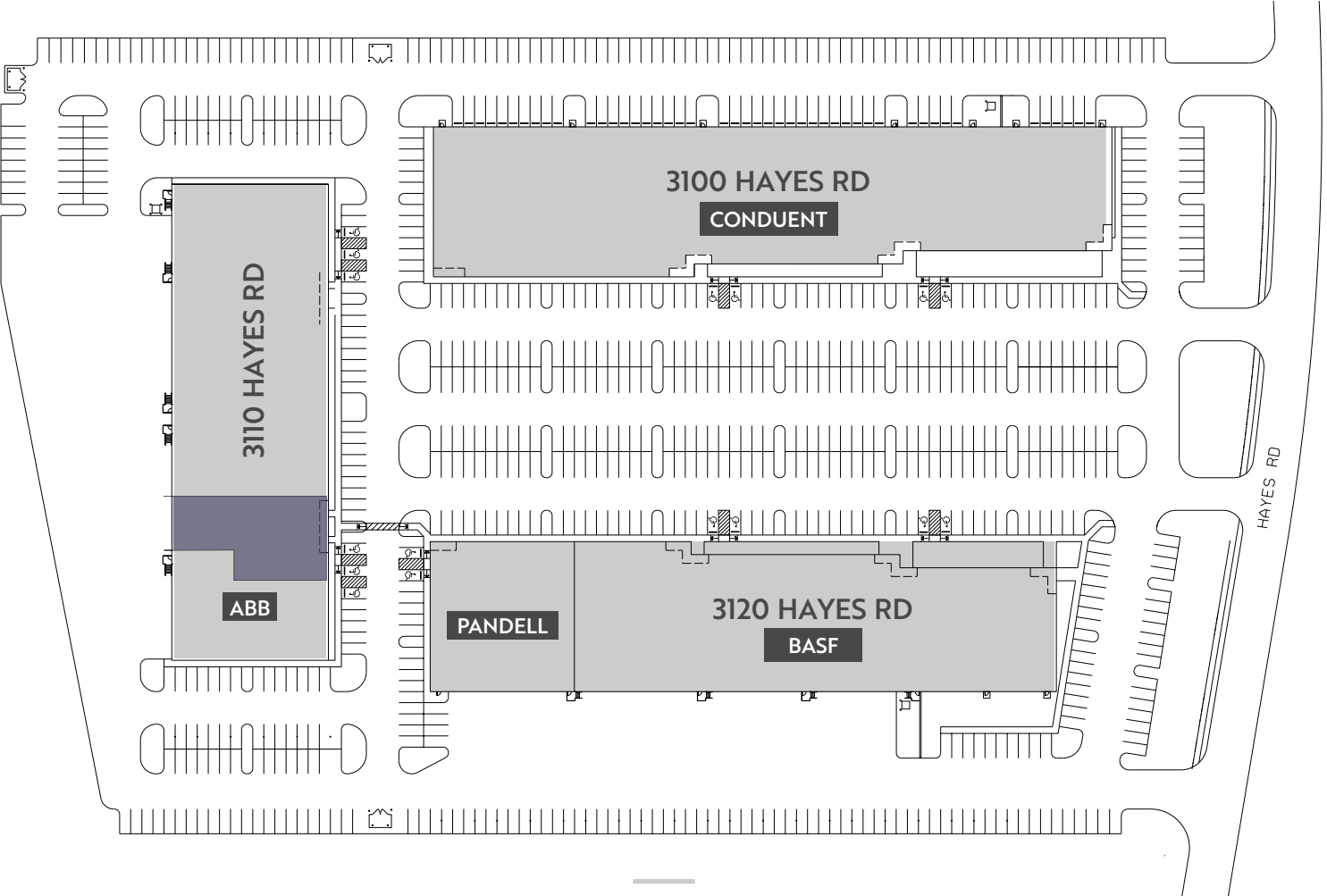
Building & Monument  
Signage Available



Strong  
Ownership

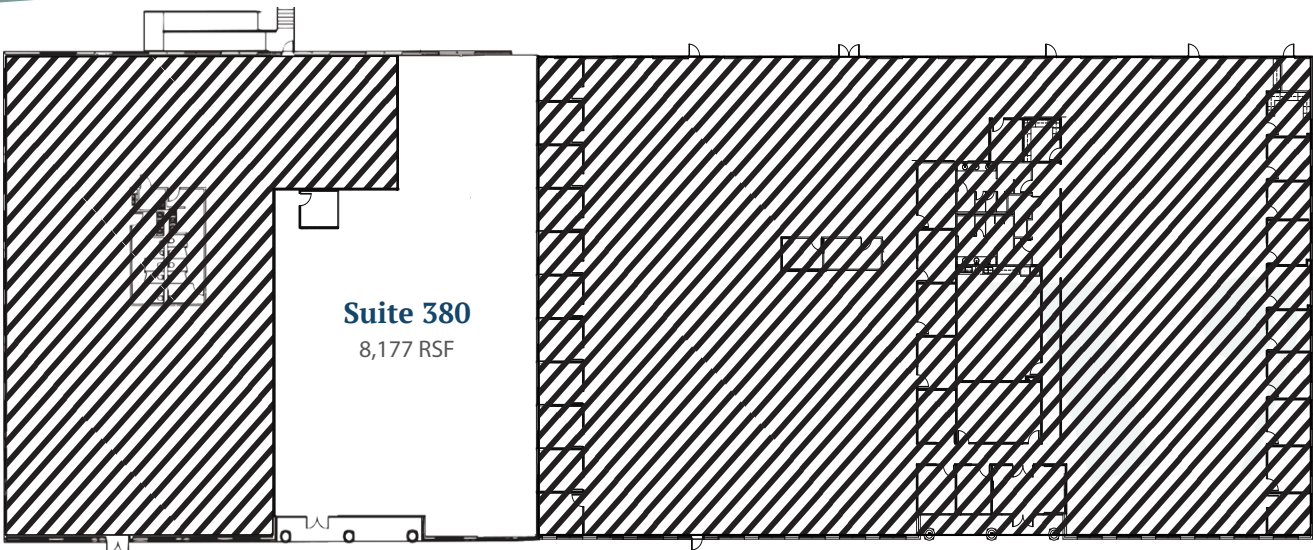


# Site Plan





# Available Space





 **BASF**  
We create chemistry



WESTCHASE  
COMMONS

3120  
Hwy 60



# Location & Nearby Amenities



- 35 Minutes** → IAH (George Bush Int'l) Airport
- 30 Minutes** → Houston Hobby Airport
- 25 Minutes** → Downtown Houston
- 20 Minutes** → Katy
- 15 Minutes** → Galleria
- 2 Minutes** → Beltway 8



Whole Foods  
Starbucks  
Cantina Laredo  
Torchy's Tacos  
Beck's Prime  
Jason's Deli  
Zoe's Kitchen  
Salata  
Dunkin Doughnuts  
Kolache Factory  
Firehouse Subs  
Taco Cabana



- 2 Mins:**  
Royal Oaks Country Club
- 3 Mins:**  
Fitness Connection, 365 Fitness & the Post Office
- 5 Mins:**  
20+ Hotels & 5 Daycares



# Corporate Neighbors



The Property is positioned at the gateway of Westchase, Houston's 4th largest office submarket, with 18.3 million SF of rentable space and a daytime population of nearly 100,000. Westchase is home to more than 1,500 businesses and major global employers, including several from the Fortune 200: Kroger, Bank of America, Phillips 66, Target, Cisco, Equinor ASA, Honeywell, National Oilwell Varco, and Office Depot. In addition to the aforementioned firms, the Westchase market contains a large concentration of engineering and construction companies, including ABB, Aker Solutions, Brown and Gay Engineers Inc., CB&I, Costello, Inc., Hoar Construction, Lockwood Andrews & Newnam and LJA Engineering.







**FOR LEASING INFORMATION:**

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