



CONCOURSE

— AT WESTWAY —

4700 WEST SAM HOUSTON PARKWAY NORTH





Property Information

This 129,723 square foot, Class A office building is situated on 11 acres within the beautifully planned and landscaped office environment of Westway Park. The low-rise brick structure features 65,000 square foot floor plates with minimal columns for maximum floor planning flexibility and efficiency. The location is centered between I-10 West and US 290, just north of Clay Road with convenient access to all areas of Houston.

Address

4700 West Sam Houston Pkwy N

Year Built

1999

Net Rentable Area

129,723 SF

Security

24/7 key card access
Officer on-site

Parking

6:1000

Efficiency

Direct digital controlled HVAC
Insulated double-panel windows

Building Specs

2 passenger and 1 freight elevator
15' deck-to-deck height



Recent Upgrades

- New roof installed in 2015
- Additional set of restrooms added in 2014 to accommodate higher density users
- HVAC replacement of all roof top units (RTUs) in 3 phases: 2015, 2016, and 2017 including updated, fully addressable controls
- Lobby Renovation in 2016 created a new, Wi-Fi equipped TV lounge, building break room, and main sitting area for tenants and their guests
- Electronic tenant directory installed in 2016 includes listing of all Tenants, with their websites and logos, plus weather and traffic information





Area Amenities

Hospitals/Medical Providers

- 1 Memorial Hermann Memorial City Medical Center

Area Attractions

1 Memorial City Mall

- Dillards, JCPenney, Macy's, Sears and Target
- 25 food & restaurant options
- 80+ retail options
- 6 types of entertainment
- 4 service providers

2 City Centre

- 24 food & restaurant options
- 20+ retail options
- 6 types of entertainment
- 3 service providers

Accommodations

- 1 Hampton Inn
- 2 Home 2
- 3 Candlewood Suites
- 4 Staybridge Suites
- 5 Residence Inn
- 6 La Quinta
- 7 Holiday Inn
- 8 Comfort Suites

Financial Services

- 1 Comerica Bank
- 2 JPMorgan Chase Bank
- 3 Bank of America
- 4 JPMorgan Chase Bank
- 5 Wells Fargo Bank
- 6 IBC Bank
- 7 BBVA Compass Bank
- 8 Frost Bank

Dining Options

- 1 Subway
- 2 Sonic
- 3 Mc Donald's
- 4 Burger King
- 5 Jack in the Box
- 6 Pizza Hut
- 7 Papa John's
- 8 Baskin Robbins
- 9 CiCi's Pizza
- 10 Wendy's
- 11 Jimmy John's
- 12 Olive Garden
- 13 Five Guys
- 14 Denny's
- 15 The Egg & I
- 16 Schlotzsky's

CONCOURSE

— AT WESTWAY —

4700 WEST SAM HOUSTON PARKWAY NORTH



For leasing information, contact:

Chrissy Wilson
713.888.4062
chrissy.wilson@am.jll.com

Jack A. Russo
713.425.1808
jack.russo@am.jll.com

JLLBlog.com/Houston • Twitter: @JLLHouston
1400 Post Oak, Suite 1100 • Houston, Texas 77056 • 713 888 4099

THE INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, JLL MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, AND IS SUBJECT TO PRIOR SALE, LEASE OR WITHDRAWAL WITHOUT NOTICE.