

# CITYWESTPLACE A NEW WAY TO OFFICE

## BUILDING 4



INNOVATIVE  
SPACIOUS  
GREEN  
ONSITE SERVICES  
FLEXIBLE  
COLLABORATIVE  
LUSH  
SUSTAINABLE  
RECREATIONAL  
CONVENIENT



CityWestPlace is an innovative, master-planned Class A office complex that offers not only a superior location but an unusually broad spectrum of amenities including indoor and outdoor recreation facilities, restaurants and services. The four office buildings within the complex range from six stories to 21 stories and in aggregate comprise 1,475,000 rentable square feet. On-site parking is available in four structured parking garages which currently offer over 3,900 spaces. CityWestPlace is located just 12 miles west of downtown, providing convenient access to the region's popular residential areas, Houston's major transportation corridors including the Sam Houston Tollway, Interstate 10 and US Highway 59, and both the George Bush Intercontinental and William P. Hobby airports.



# CITYWESTPLACE

## BUILDING 4

2103 CityWest Boulevard, Houston, TX 77042

### BUILDING PROFILE

CAMPUS VIDEO	<a href="https://vimeo.com/pky/citywestplace">https://vimeo.com/pky/citywestplace</a>
CAMPUS SIZE	1,473,177 Rentable Square Feet (RSF)
BUILDING SIZE	518,907 Rentable Square Feet (RSF)
MINIMUM LEASE TERM	5 Years
QUOTED RATE	\$26.00 RSF/NNN
ANNUAL ESCALATIONS	2.5%
2022 OpEx (Estimated)	\$16.96
AVG. ADD ON FACTOR	Single: 9.91% - Multi: 19.43%
PARKING RATIO	3.5 unreserved permits per 1,000 RSF leased
PARKING RATE	Unreserved: \$60.00 - Reserved: \$100.00
TELECOM PROVIDER	Electra Link/Phonoscope/AT&T/Above Net

### AMENITIES

2 Fitness Centers with Locker Rooms

3 Full Service Cafeteria Style Restaurants

ATM Machine

Auto Repair & Detailing

Catering

Collaborative Work and Meeting Spaces

Dry Cleaner

Energy Star Labeled

Hair Salon

LEED Certified

On-site Management

Outdoor Seating & Meeting Areas

Needlepoint Bipolar Ionization

Security Personnel

Starbucks

Touchless Entry

Track and Field

UVC Sanitizers in High Traffic Areas

Volleyball, Basketball & Bocce Ball Courts

WiredScore

