



3120 HAYES RD | HOUSTON, TX 77082 | WC-COMMONS.COM



Jones Lang LaSalle Brokerage, Inc.

Property Overview



19,813 RSF
TOTAL AVAILABLE

50,634 RSF
BUILDING TOTAL

HVAC
TENANT CONTROLLED

PLUG AND PLAY
OPTION

7:1000
PARKING RATIO
large number of covered spaces



Efficient Bays &
Floorplates
(40x 120 bays)



Plug and Play with
Furniture Available



All Usable
Space



High Ceiling
Capability



Semi High Loading
Capability



18 Ft. Clear from
Deck to Roof



Ample
Power

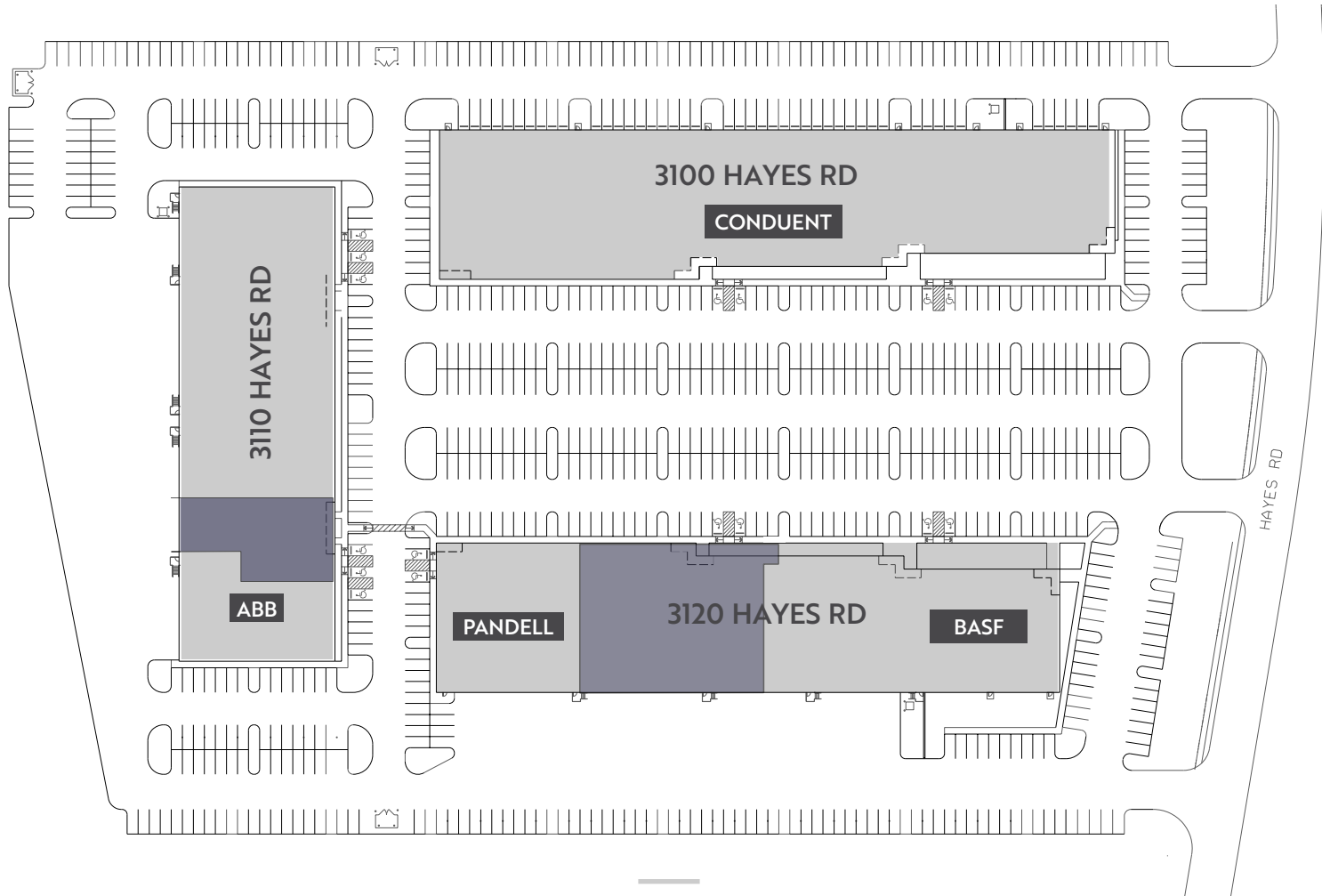


Building & Monument
Signage Available



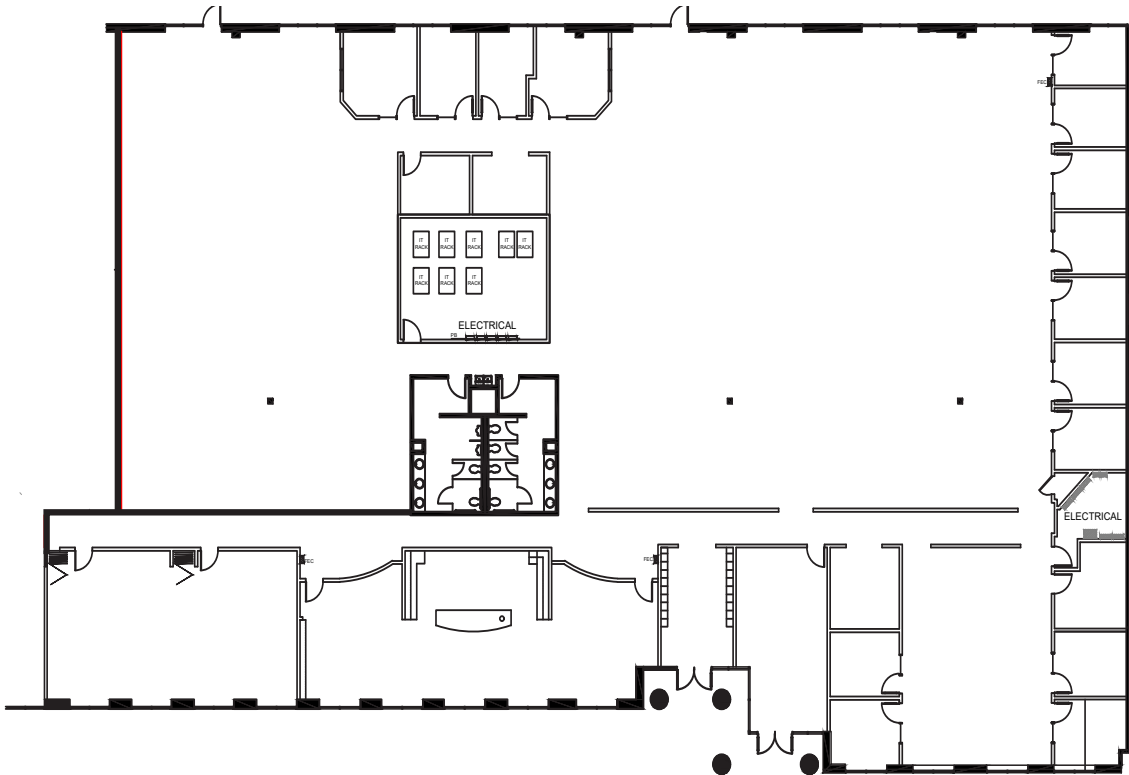
Strong
Ownership

Site Plan

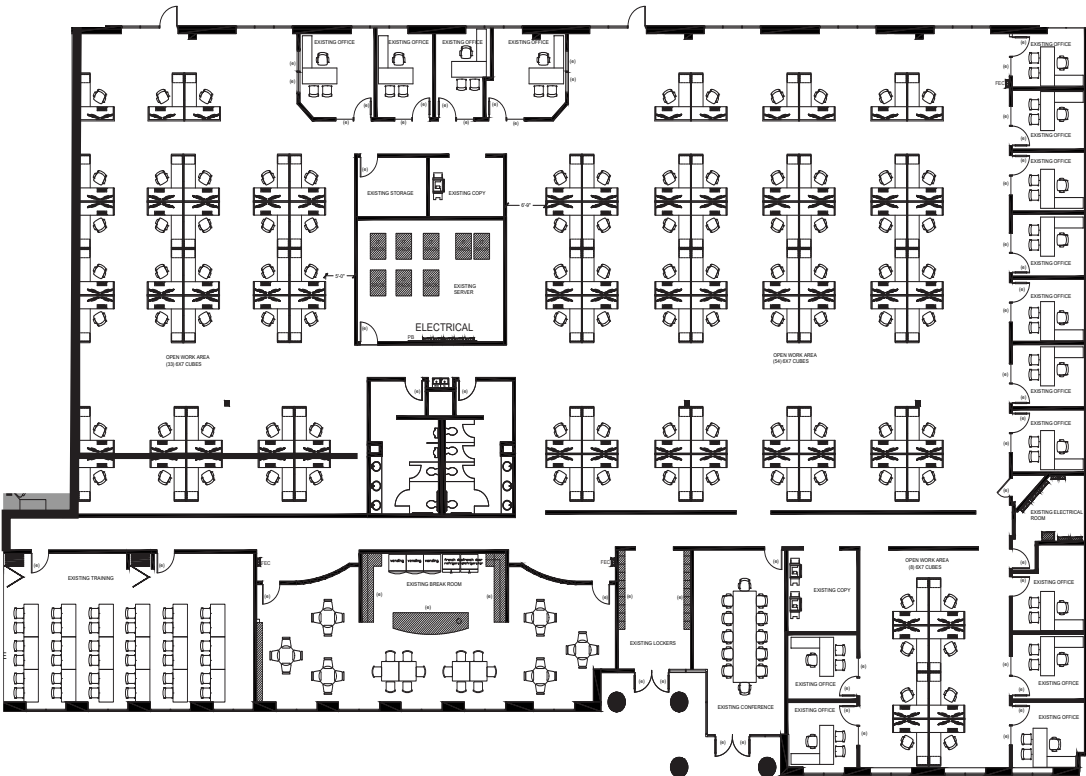


Plug and Play Availability

As-Built



Furniture Plan



 **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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