



WESTWAY II

workspace
property trust

 **CUSHMAN &
WAKEFIELD**



Westway II is a 10-story, Class A corporate office building constructed in 2008 and located at Clay Road and the West Sam Houston Parkway in Houston, Texas, near Houston's "Energy Corridor." Designed by Kirksey Architects, the building facade is a combination of high performance glass with architectural accents including solar shading and daylighting panes on the southwest facade. Building entries feature elegant landscaping with integral lighting, leading tenants and visitors into a high ceiling main lobby with natural stone, stainless steel, custom Burl wood paneling, and glass accents. High speed elevators with custom interior finishes that mimic the main lobby finishes provide a short and smooth trip to the tenant floors.

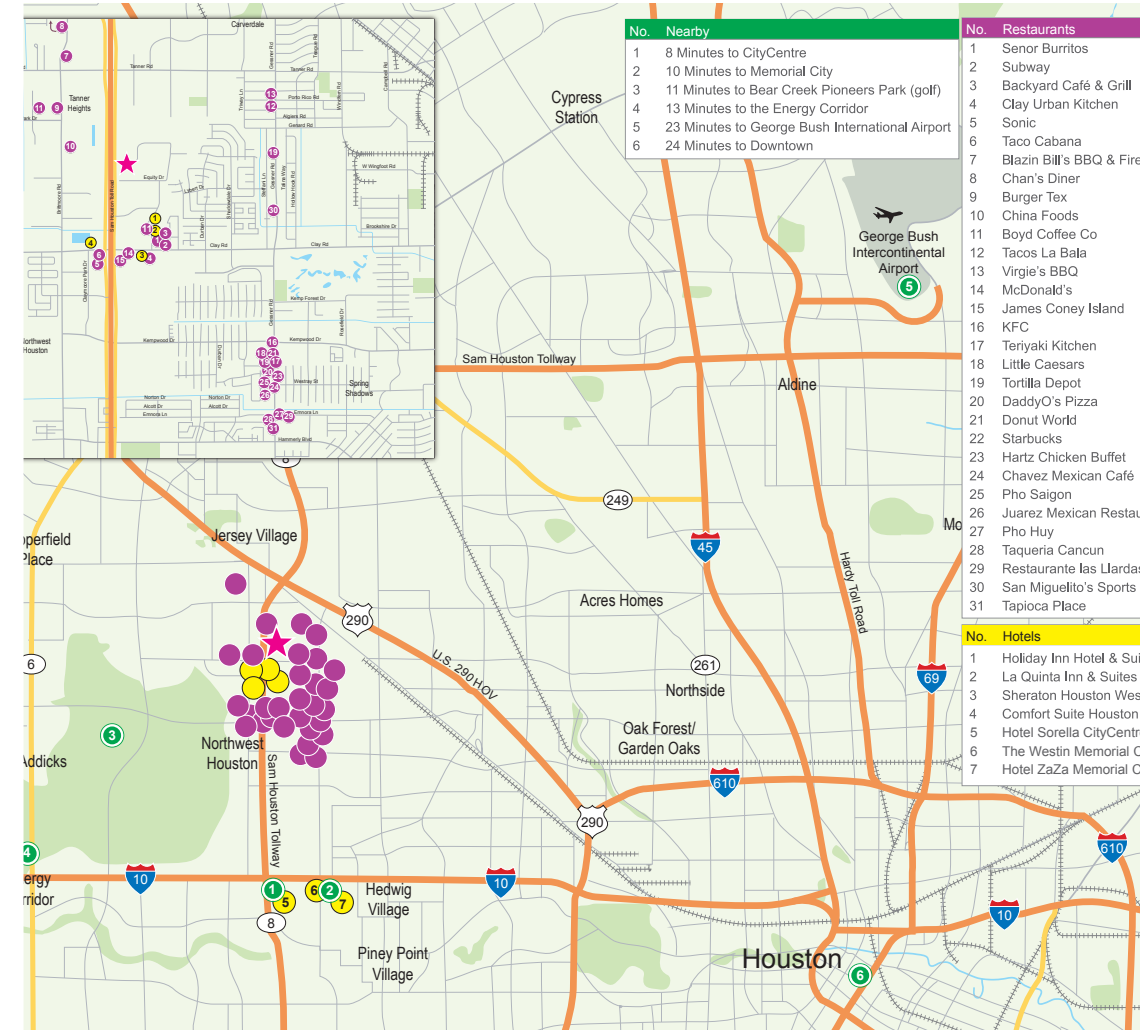


BUILDING FACTS



Address	4424 W Sam Houston Parkway N, Houston, TX 77041
Building Size	242,374 rentable square feet
Year Built	November 2009.
LEED	LEED® Silver Certified Energy Star labeled for its operating efficiency
Features	Connecting walkway to garage 25,000 SF floor plates On-site security, engineers and property management On-site dining (Fooda) Fitness Center ATM Tenant Lounge
Site	9.014 acres, or 392,650 square feet
Height	Ten (10) stories.
Developer	Dienna Nelson Augustine Company
Architect	Kirksey. Class A finishes throughout
Parking	62 surface parking spaces (4/1000 SF) including 940 covered spaces in attached six-level garage, visitor parking located in the garage
Access	Conveniently located at the intersection of Clay Road and Beltway 8 with direct access to the eight-lane West Sam Houston Tollway
Visibility	The site features prime exposure along the West Sam Houston Tollway offering excellent signage opportunities





NEARBY AMENITIES

Retail, dining and fitness amenities are within the park or a 2-minute drive of the complex with more popular destinations such as CityCentre and Memorial City within a 5-minute drive. Hotels within the immediate area include Sheraton, La Quinta and Holiday Inn.

LOCATION

Westway II is located in Westway Park, a 150-acre, fully built out, master-planned and deed restricted business park located at the intersection of the West Sam Houston Parkway and Clay Road in West Houston. With 19 buildings totaling over 2.25 million square feet, Westway Park has the largest concentration of LEED-certified buildings in a single office park in the Greater Houston area.

PROMINENT LOCATION, CONVENIENT ACCESS

Westway II is adjacent to the West Sam Houston Tollway and offers excellent visibility along this major thoroughfare and is conveniently located at the intersection of Clay Road and Beltway 8. The building is two miles north of Interstate 10 and just minutes from the heart of both Westchase and the Energy Corridor.



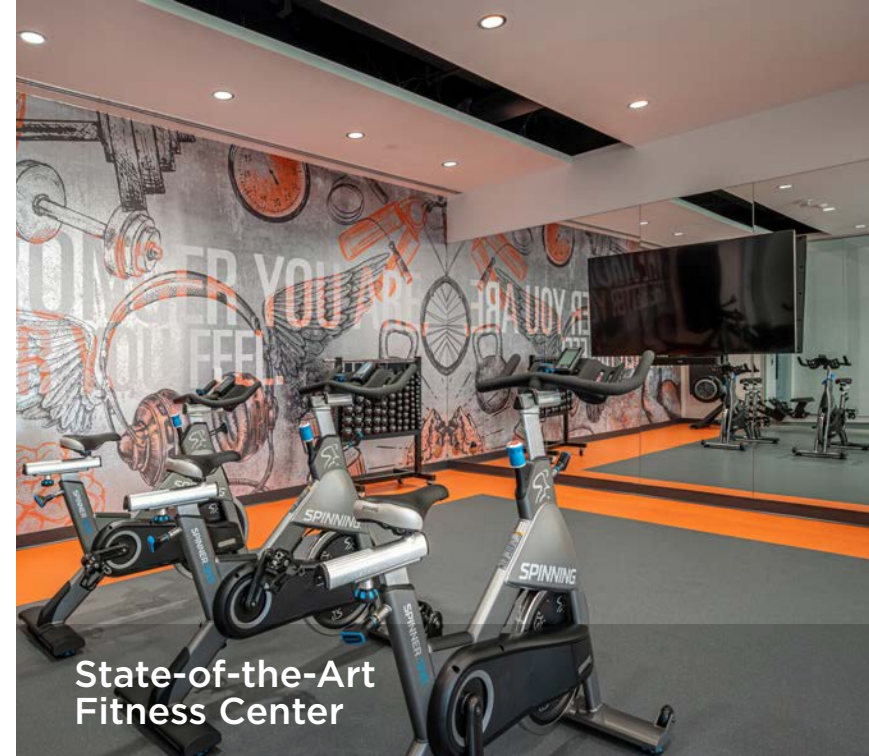
Floor-to-Ceiling Windows
in the Tenant Lounge



Seating and Modern Art
in the Tenant Lounge



State-of-the-Art
Fitness Center



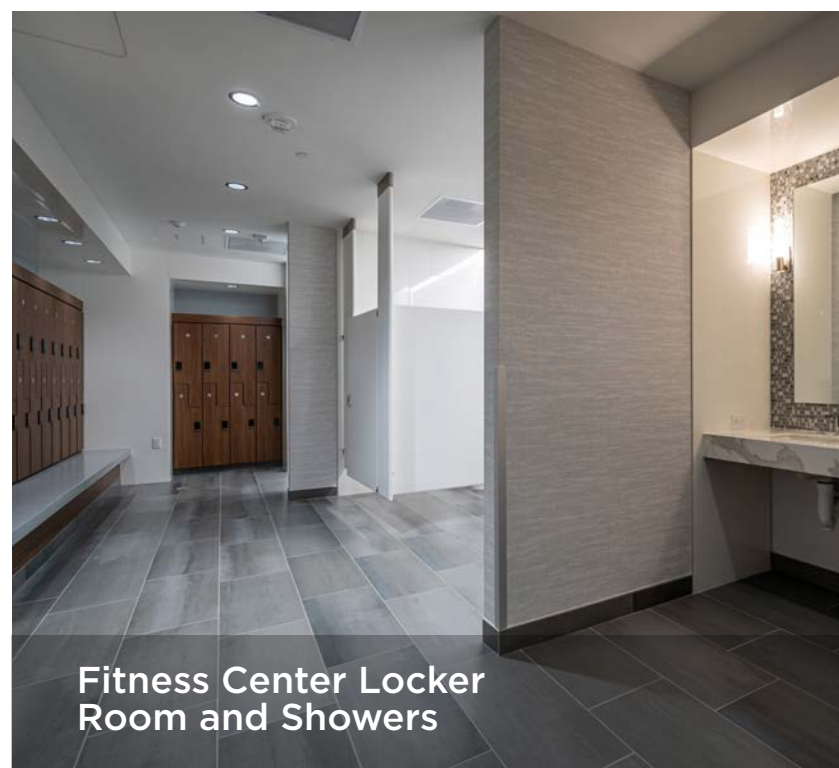
State-of-the-Art
Fitness Center



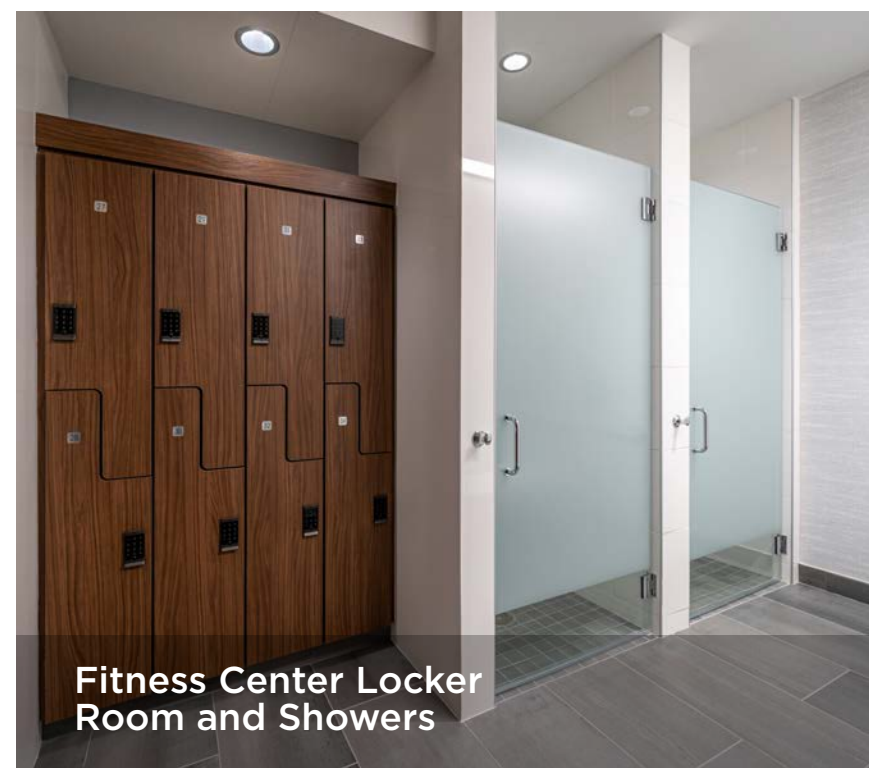
Vending Machines
in the Tenant Lounge



Cafe in the
Tenant Lounge



Fitness Center Locker
Room and Showers

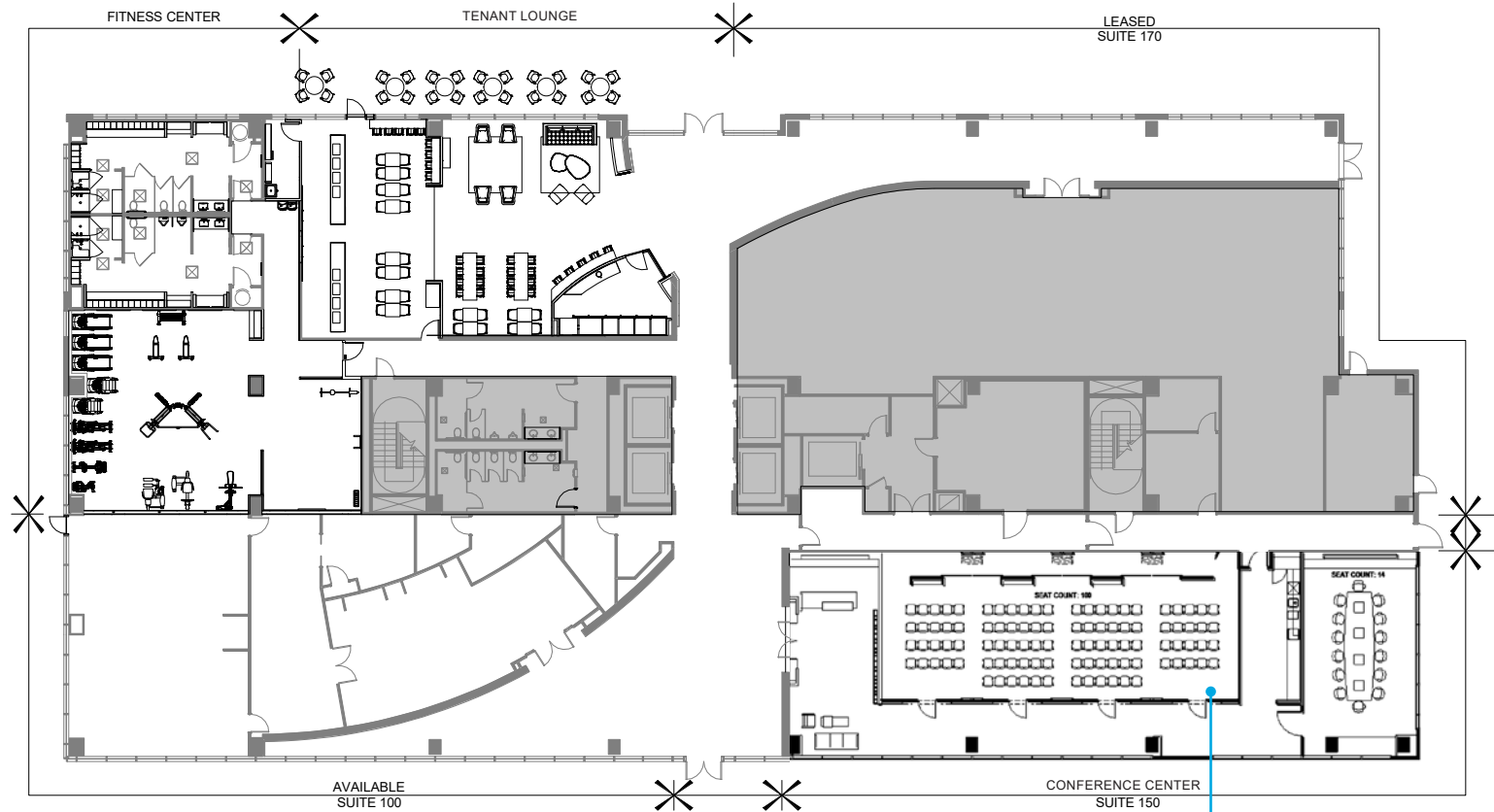


Fitness Center Locker
Room and Showers

LEVEL ONE

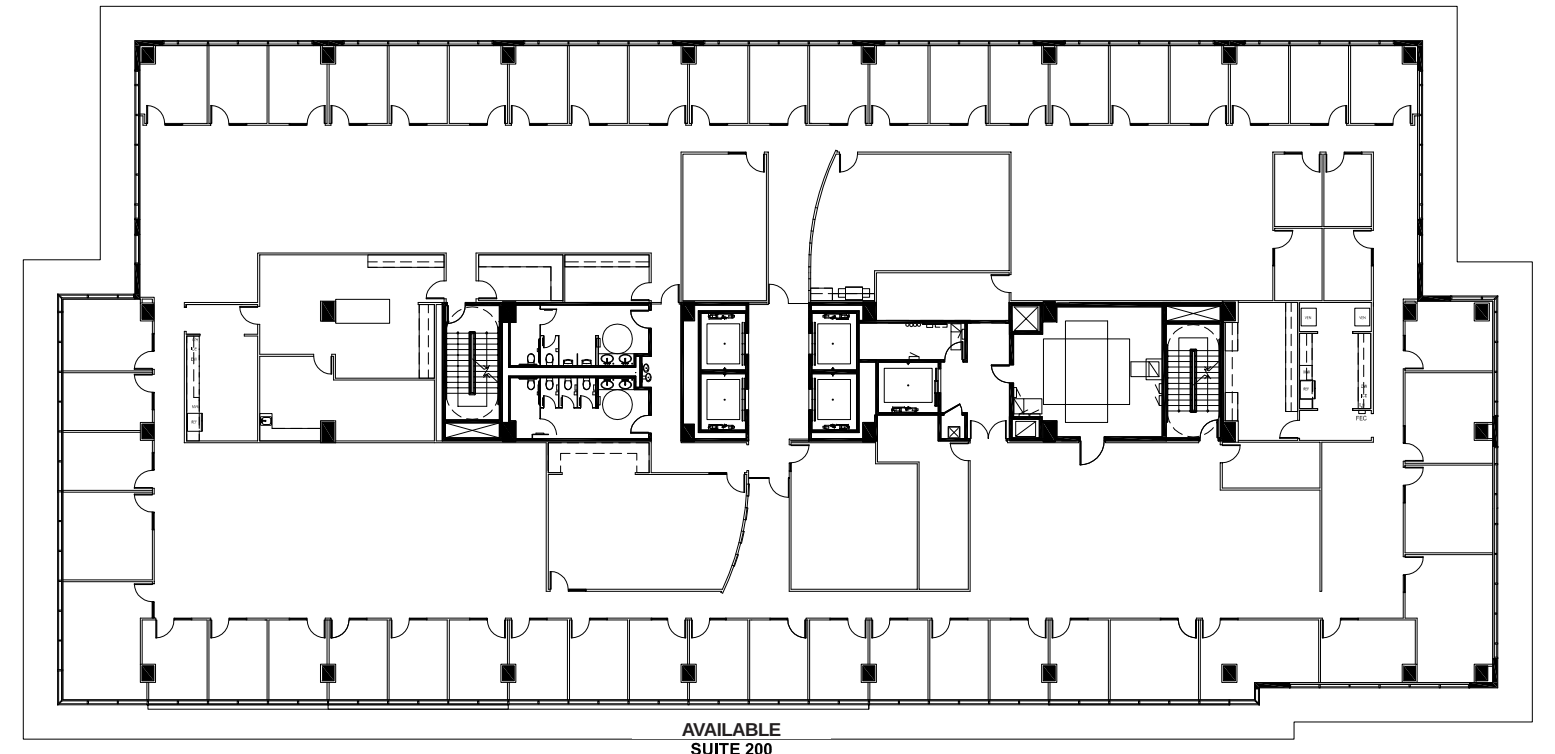


LEVEL TWO



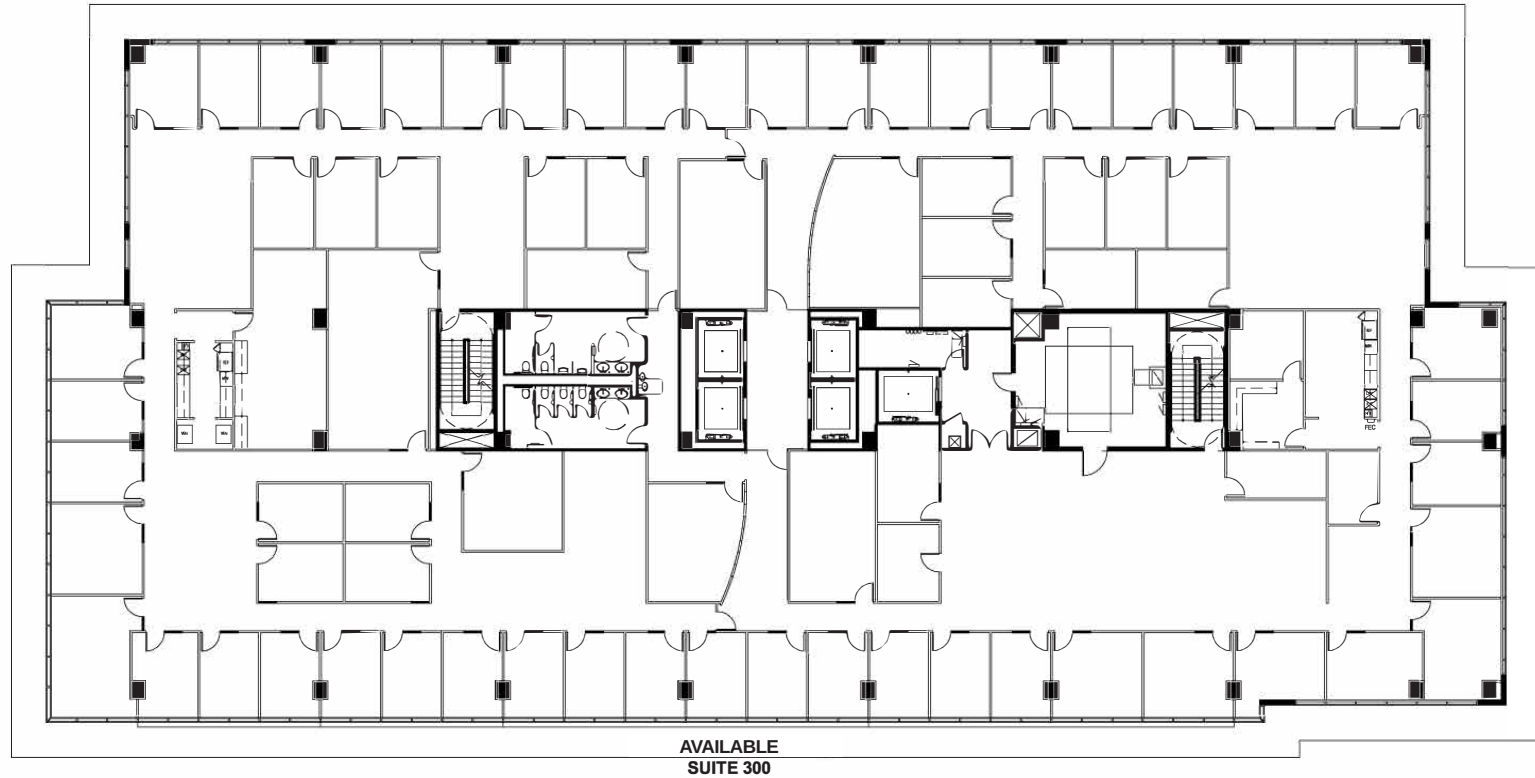
VACANT
LEASED

Various conference center layouts to fit your needs



VACANT
LEASED

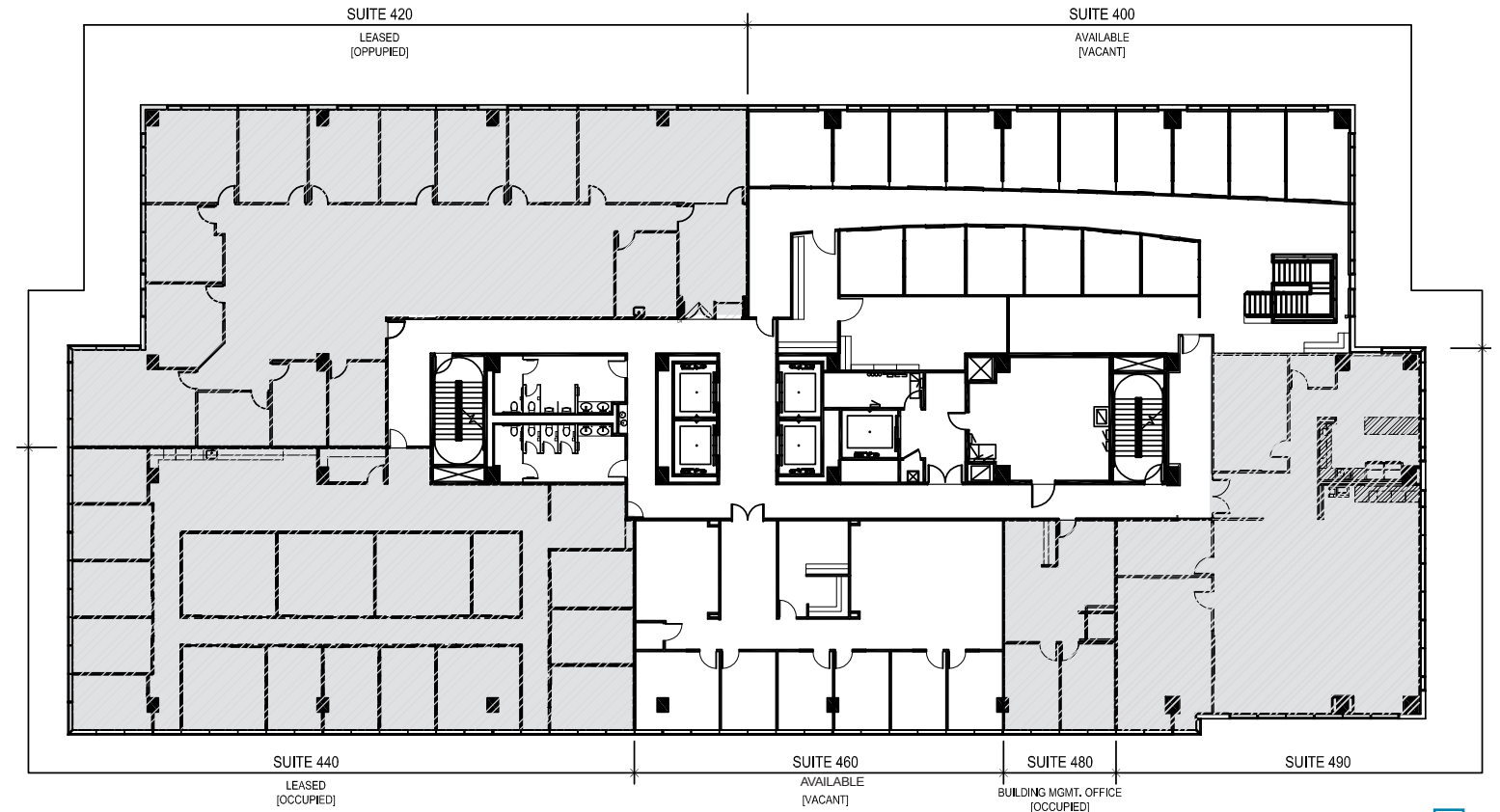
LEVEL THREE



VACANT
LEASED

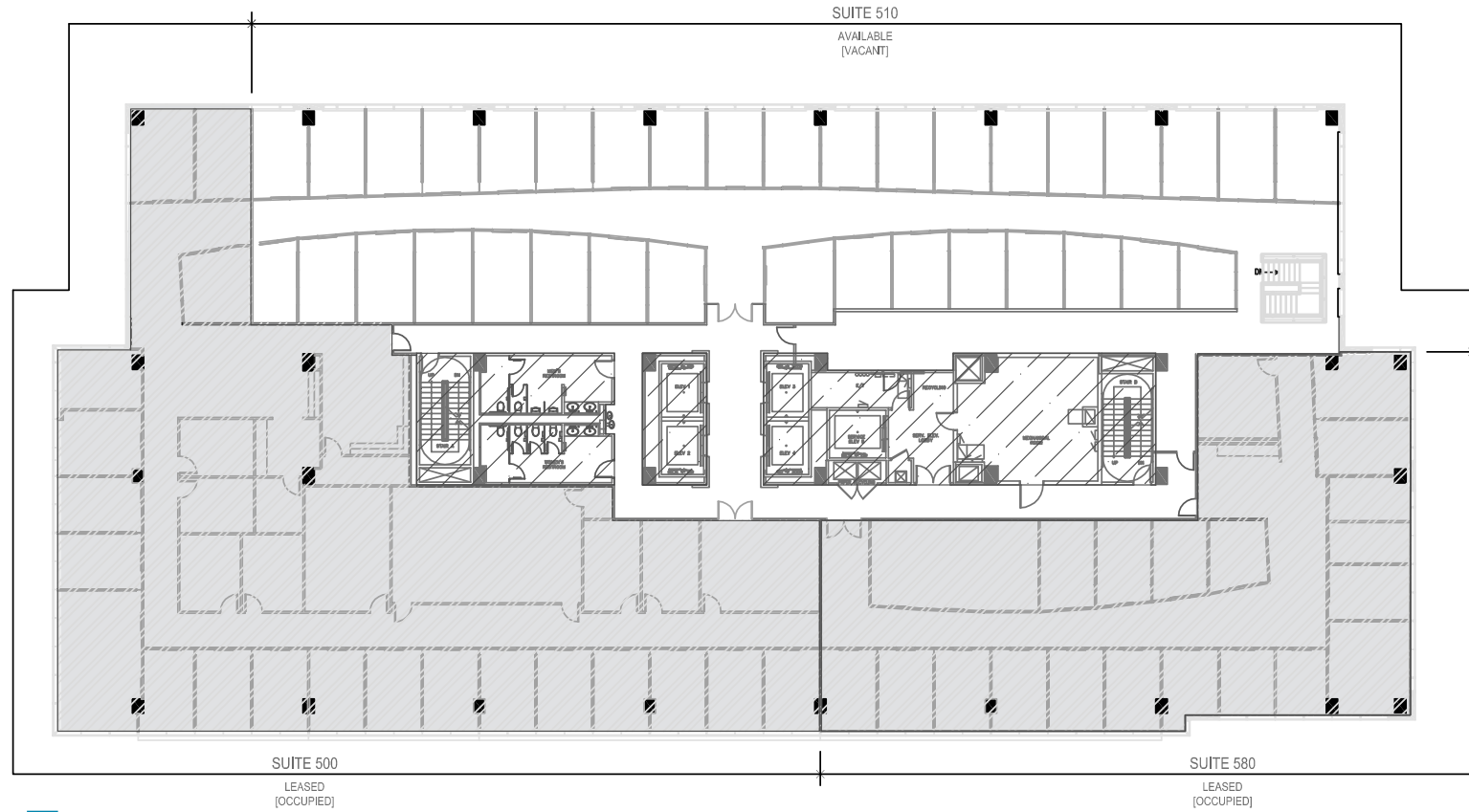


LEVEL FOUR



VACANT
LEASED

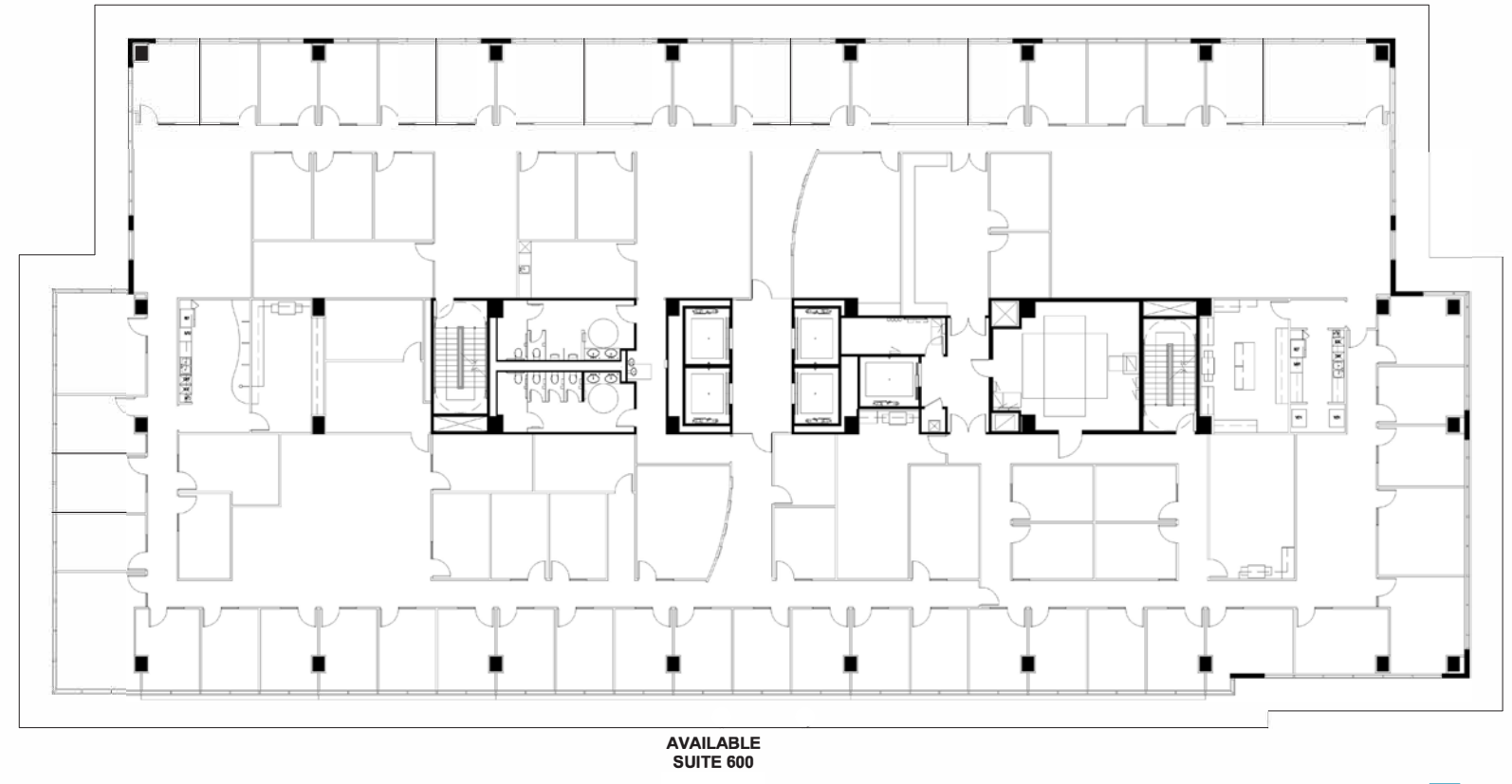
LEVEL FIVE



VACANT
LEASED

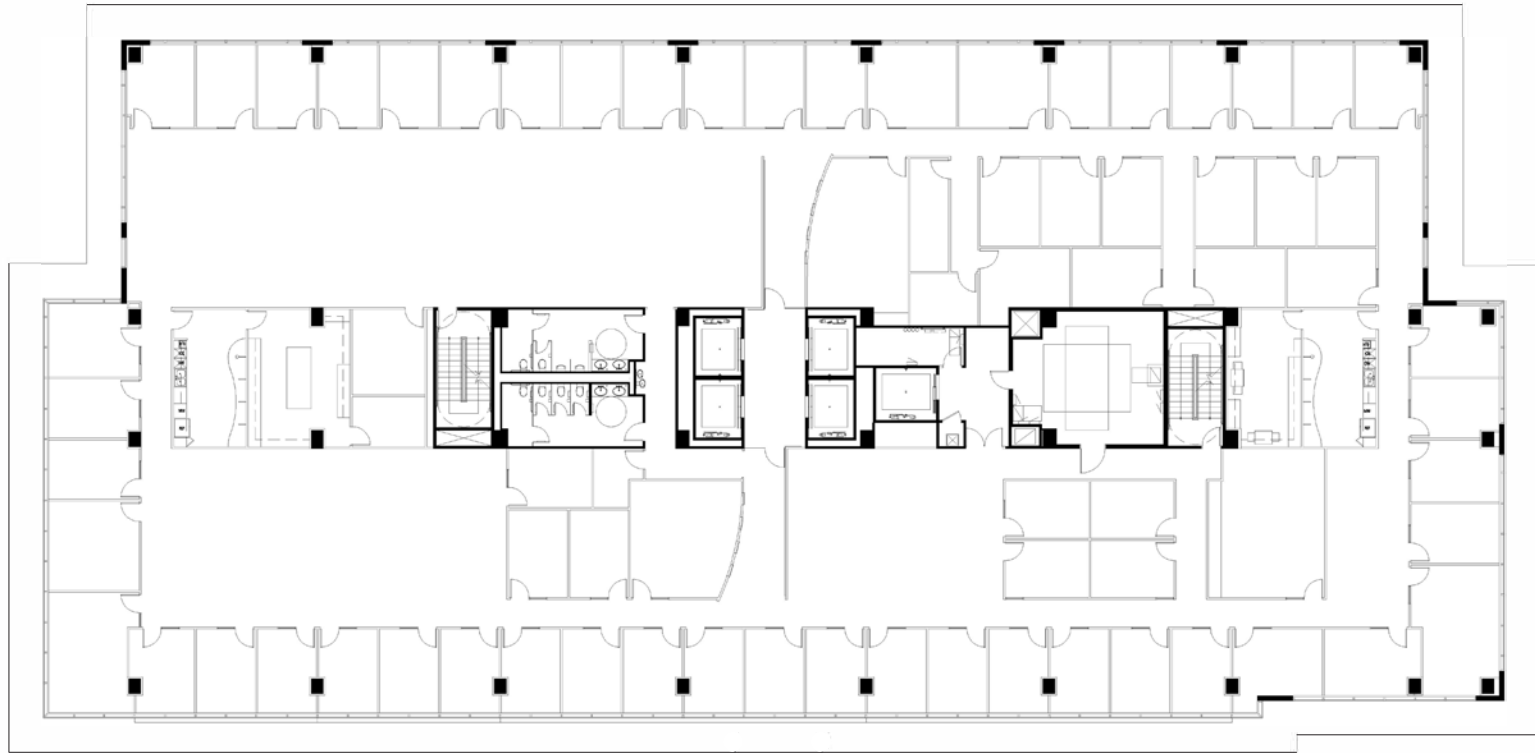


LEVEL SIX



VACANT
LEASED

LEVEL SEVEN

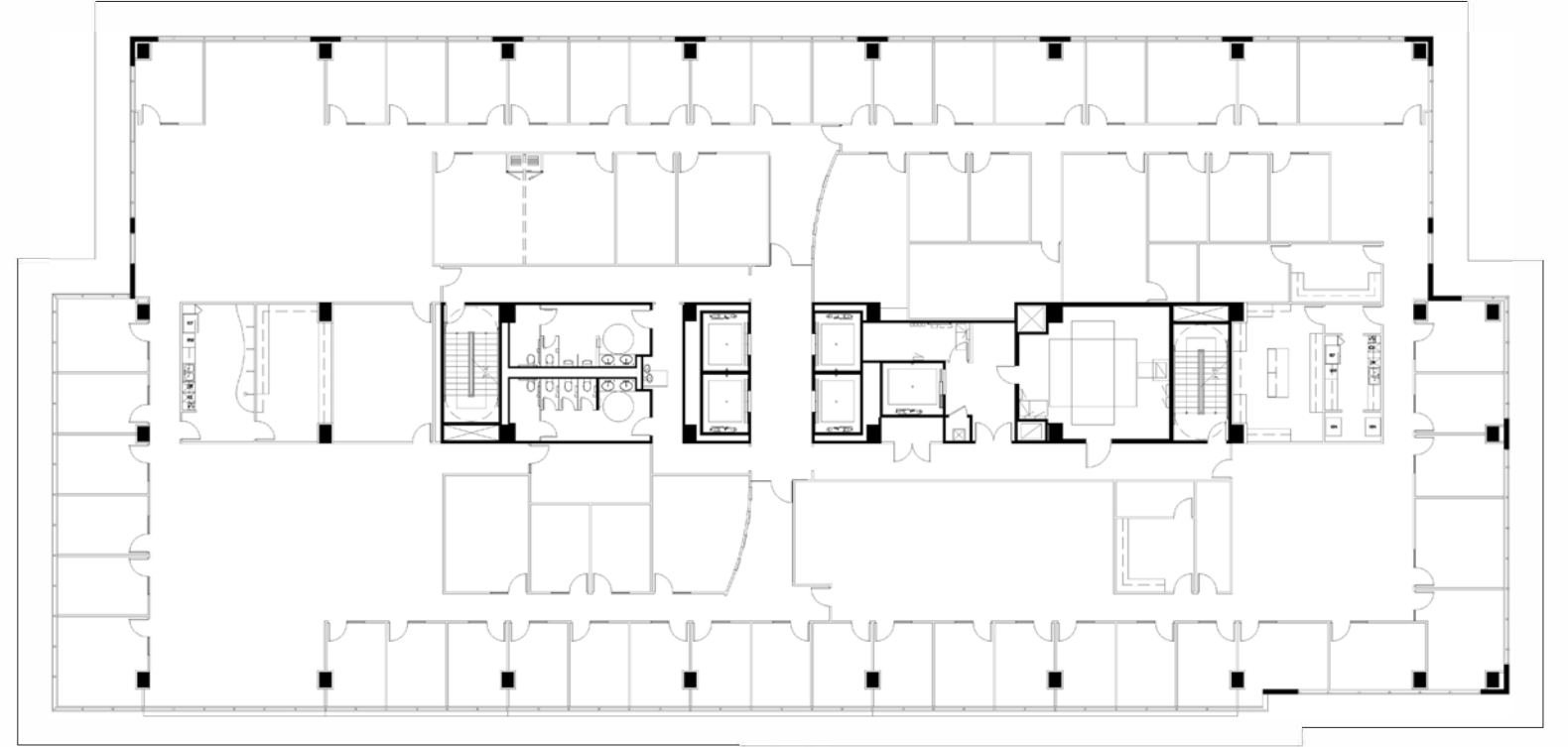


AVAILABLE
SUITE 700

VACANT
LEASED



LEVEL EIGHT



AVAILABLE
SUITE 800

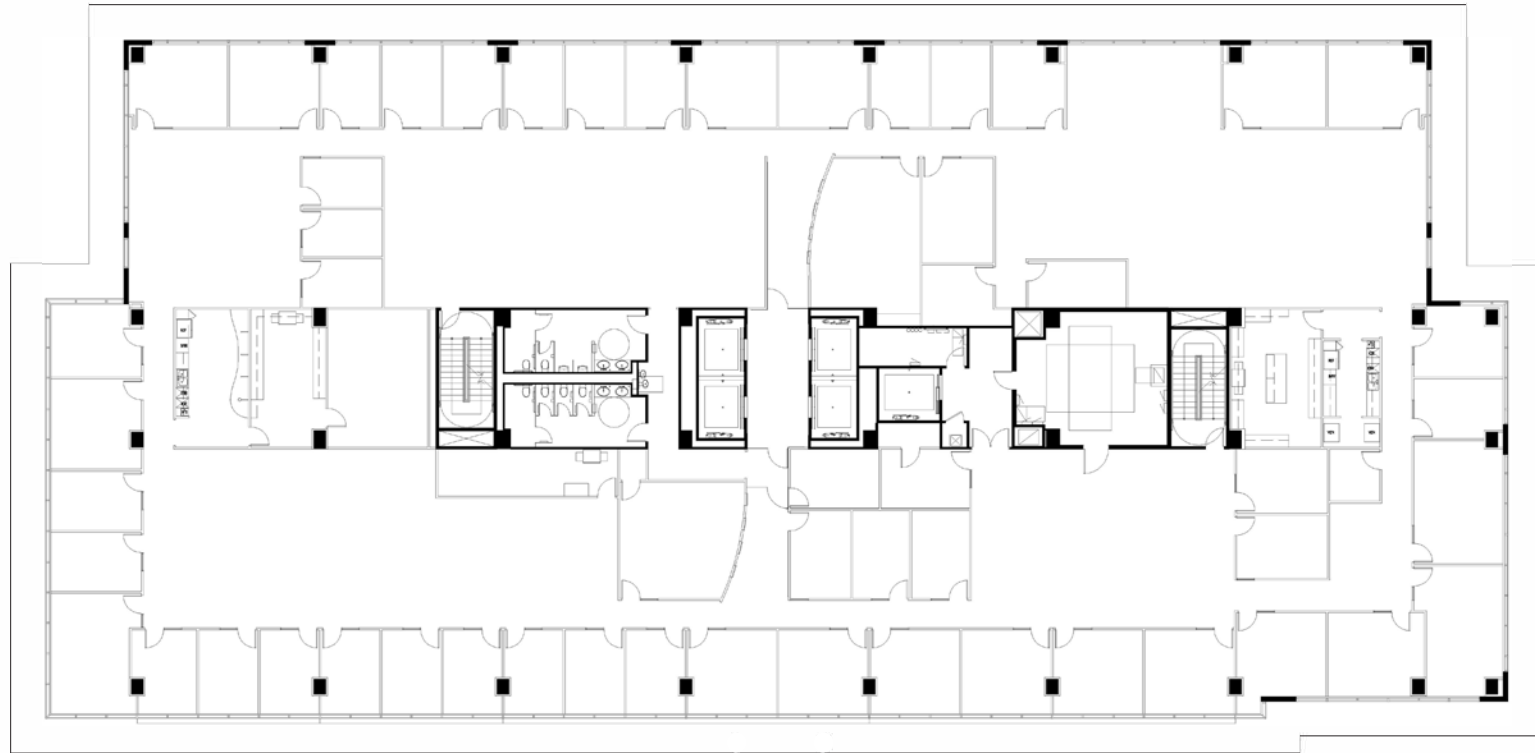
VACANT
LEASED



LEVEL NINE

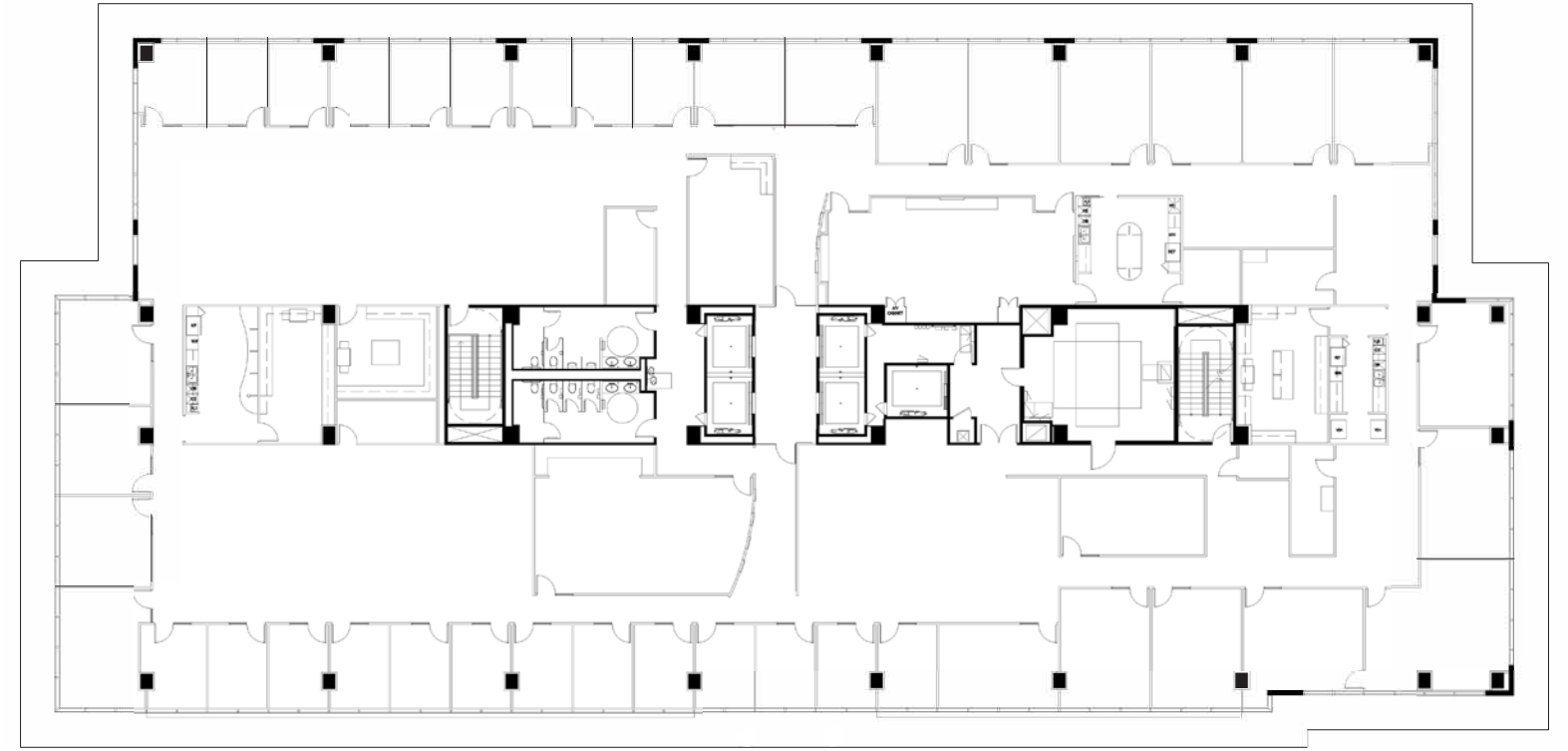


LEVEL TEN



AVAILABLE
SUITE 900

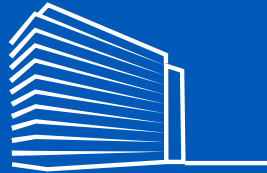
VACANT
LEASED



AVAILABLE
SUITE 1000

VACANT
LEASED





WESTWAY II

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