



BUILDING A



BUILDING B

GREENBERG & COMPANY
COMMERCIAL REAL ESTATE BROKERAGE FIRM

12836 WESTHEIMER RD | HOUSTON, TX 77077

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

EXCELLENT LOCATION DIRECTLY ON WESTHEIMER

STANDARD OFFICE FINISH | HIGH TRAFFIC COUNTS | GREAT VISIBILITY



BUILDING B

PROPERTY HIGHLIGHTS

The property is located on Westheimer between S. Dairy Ashford & Eldridge Pkwy. In close proximity to major retailers such as Target, Sam's Club, Office Depot and Fiesta Grocery. Located just west of Beltway 8, North of Westpark Tollway and East of Highway 6. High traffic counts & Great visibility. Standard Office Finish.

BLDG (B) AVAILABLE SF:

SUITE B-100 | B-200: 3,000 SF

SUITE B-300: 1,500 SF

SUITE B-600: 1,500 SF

BUILDING SIZE: 30,000 SF | LOT SIZE: 2.8 ACRES | MARKET: SOUTHWEST

LEASE PRICE: \$18.00-\$21.00 SF/YR

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DAVID@GREENBERGCOMPANY.COM

713-778-0900

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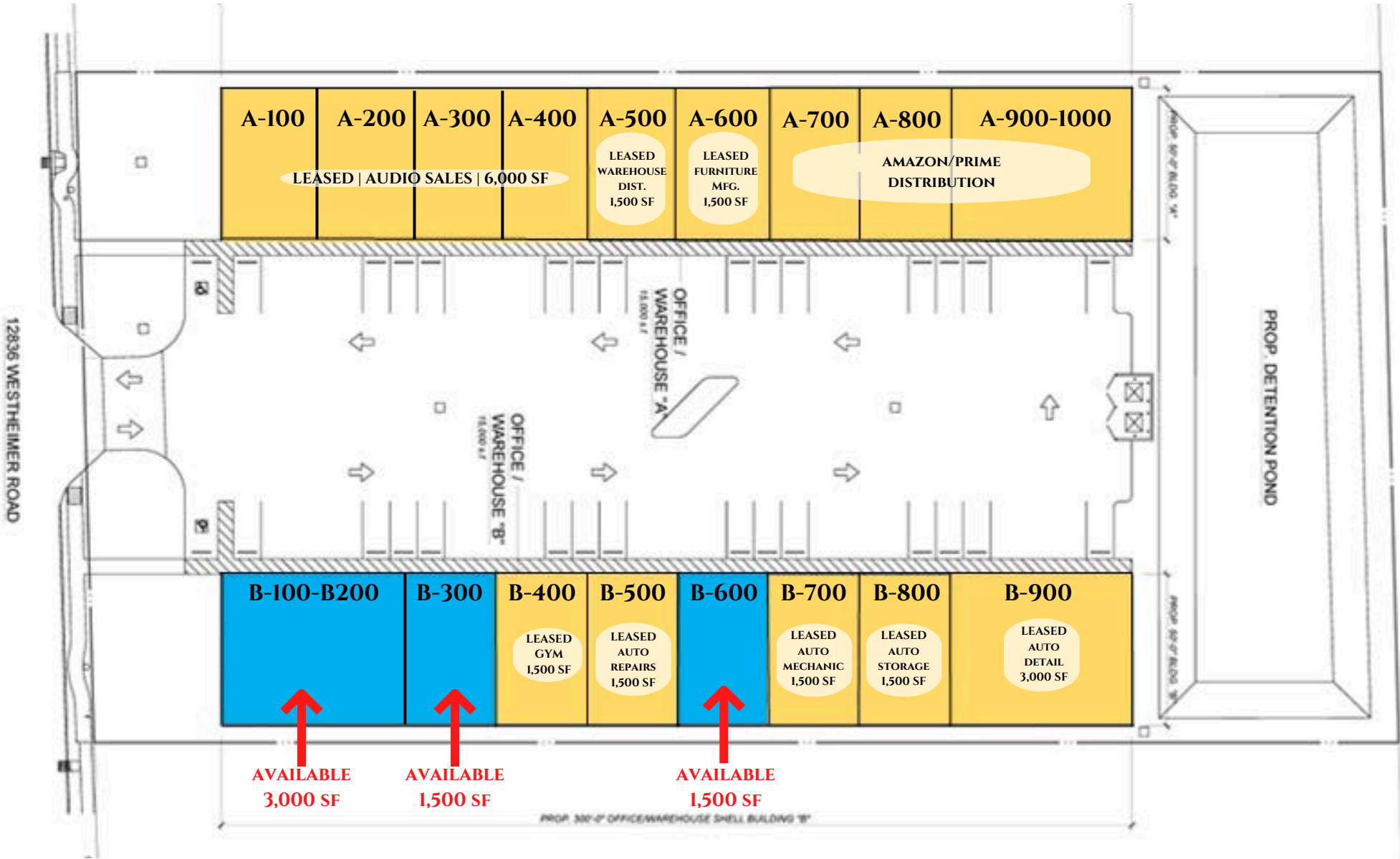
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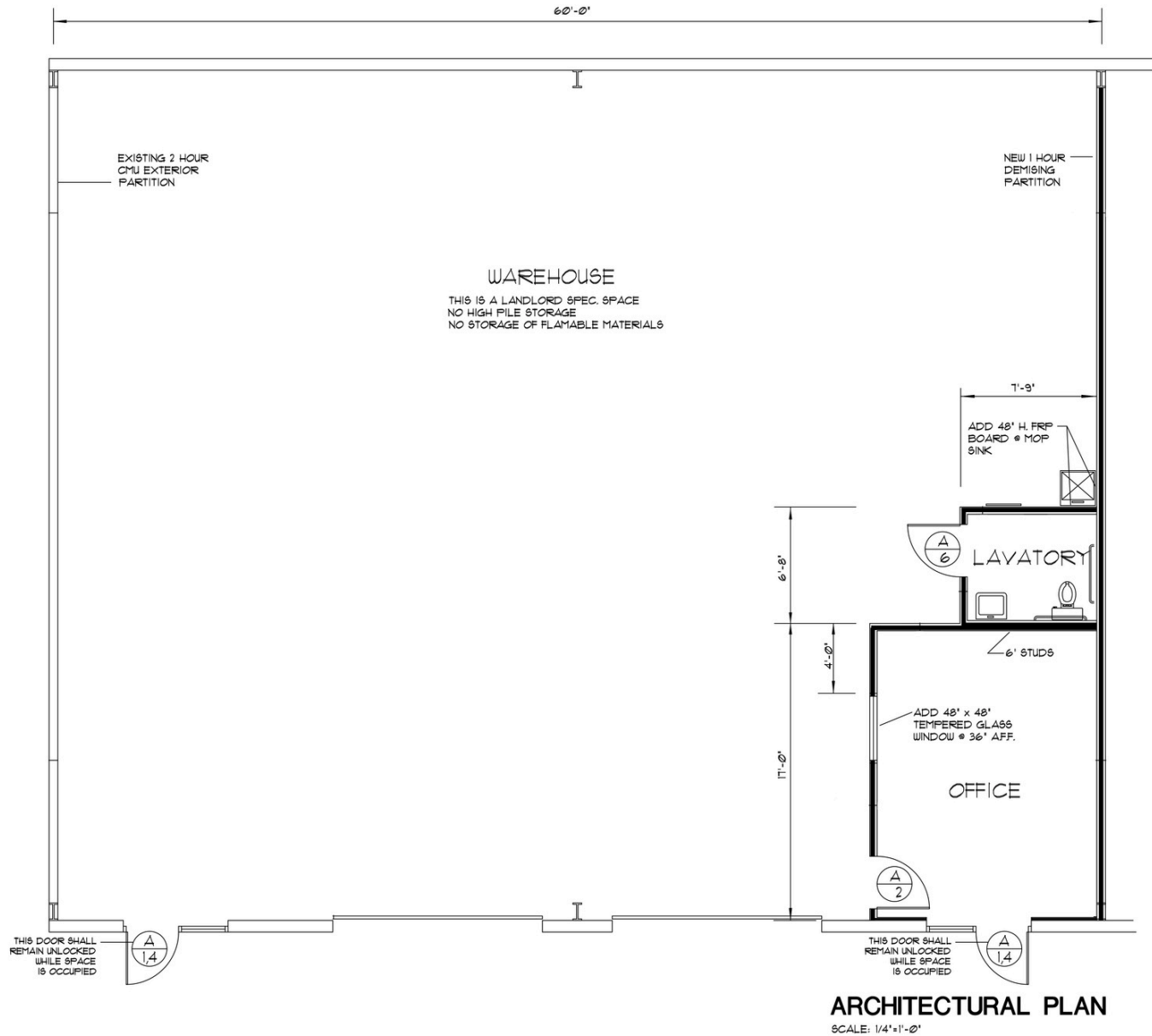
SITE PLAN



INTERIOR PHOTOS



FLOOR PLANS



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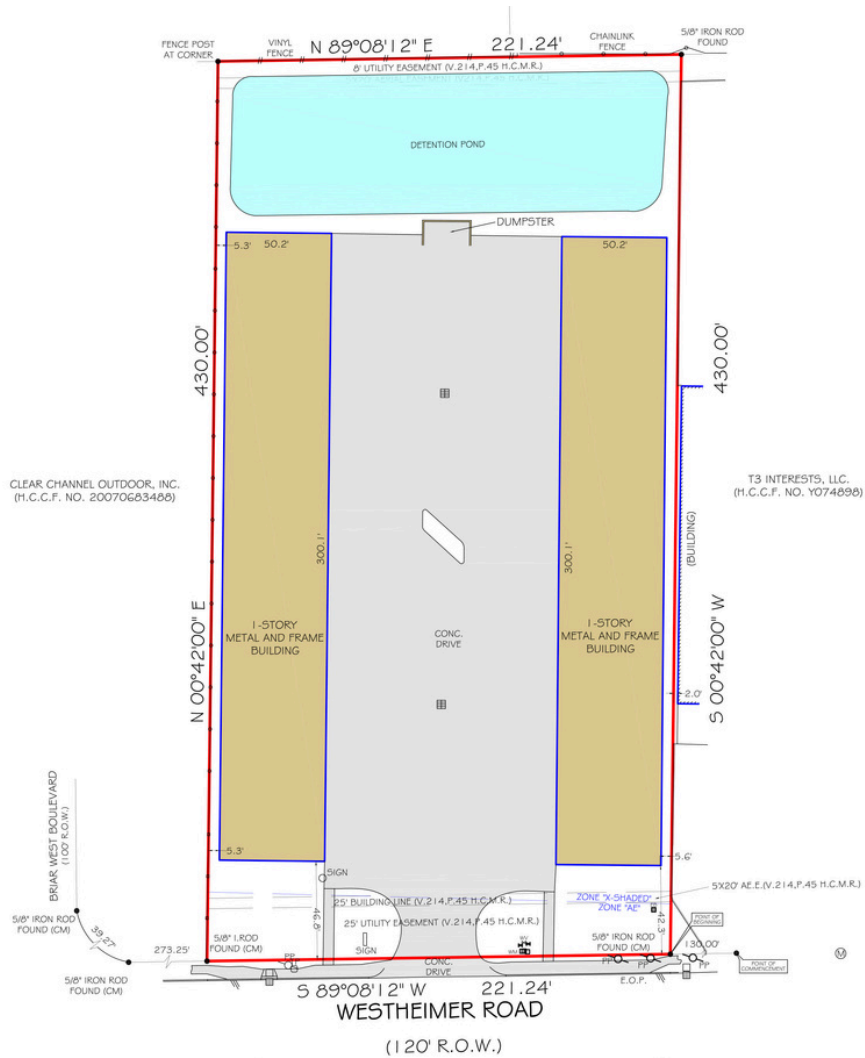
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SURVEY



AERIAL



target

TJ-maxx

Michaels

Where Creativity Happens

Office DEPOT



DOLLAR TREE



CHASE

FAMILY DOLLAR



Domino's

TITLEMAX

cricket

wireless



SHOE CARNIVAL

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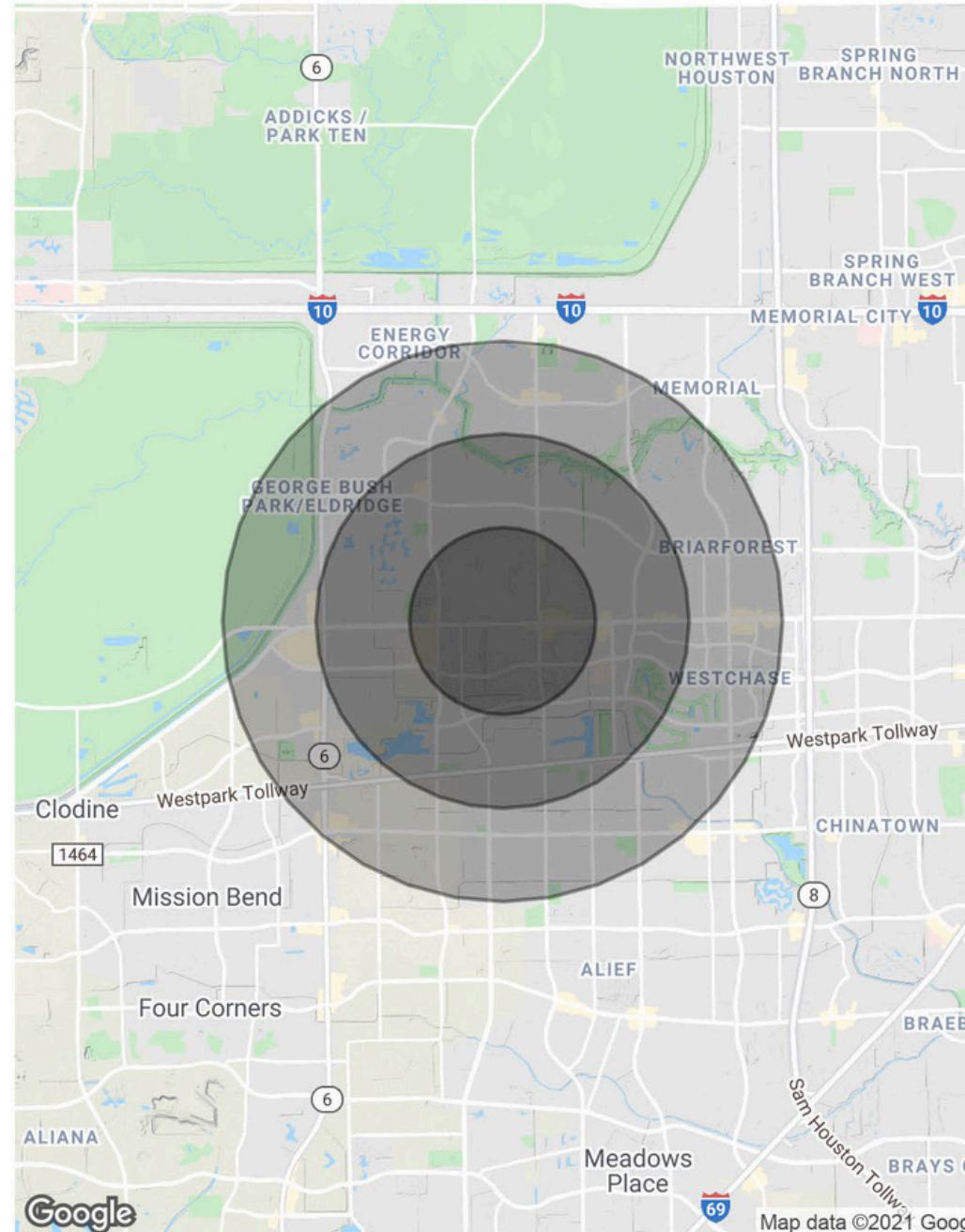
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,050	178,893	414,956
Average age	35.9	36.1	35.6
Average age (Male)	35.0	35.0	34.7
Average age (Female)	36.7	37.1	36.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,154	72,234	154,055
# of persons per HH	2.2	2.4	2.6
Average HH income	\$88,940	\$88,285	\$82,734
Average house value	\$231,178	\$246,101	\$204,666

* Demographic data derived from 2010 US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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