



# CONCOURSE at Westway

4700 West Sam Houston Parkway North



# OVERVIEW

Concourse at Westway is a conveniently located **Class A** office building in Houston's West Belt submarket, along Beltway 8 with easy access to US-290 and Interstate 10. Surrounded by dining, retail, and everyday amenities, it offers a comfortable and accessible environment for teams to work and connect. Backed by strong ownership, it is an excellent option for businesses seeking a well-managed, well-connected office location.

### Address

4700 W. Sam Houston Parkway North, Houston, TX 77041

### Building Size

±130,223 Square Feet

### Year Renovated

2019

### Parking Ratio

4.56/1,000 SF

## Highlights



Newly revitalized lobby



Large floor plates



New training room/conference facility



Located within the deed restricted Westway business park



Wi-Fi equipped tenant lounge & microdeli



Outdoor dining and seating areas



Prominent Beltway 8 frontage



Convenient access to City Centre, Town & Country Village, & Memorial City



Covered parking



High parking ratio



# AMENITIES

## HOTELS

- |                 |                      |                |
|-----------------|----------------------|----------------|
| 1. Hotel Zaza   | 3. Staybridge Suites | 5. La Quinta   |
| 2. Home2 Suites | 4. Residence Inn     | 6. Holiday Inn |

## DINING

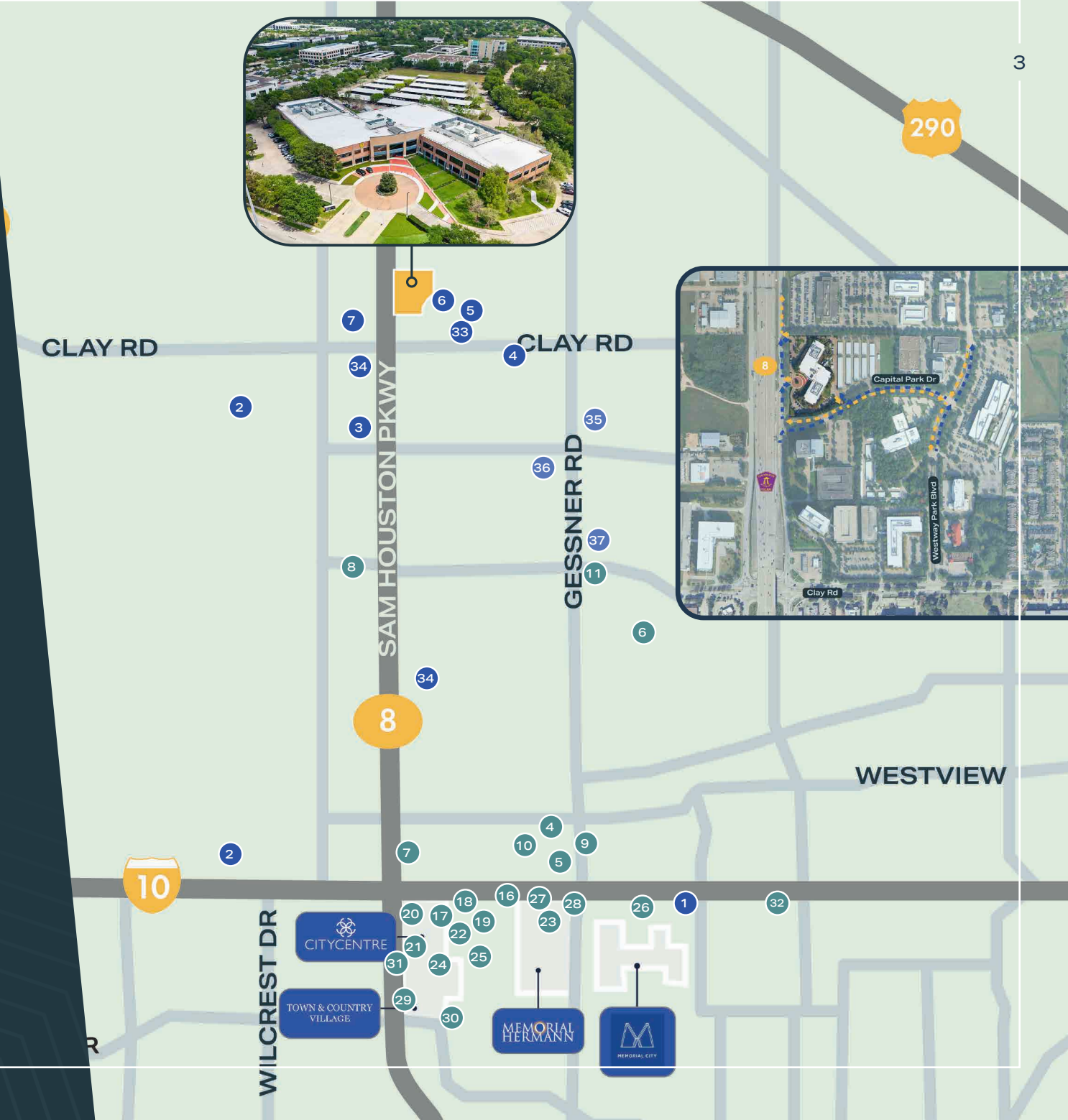
- |                      |                         |                                |
|----------------------|-------------------------|--------------------------------|
| 7. Niko Niko's       | 17. Pappadeaux          | Seafood                        |
| 8. Chick-fil-a       | 18. Pappasito's         | 27. Haywire                    |
| 9. Torchy's Tacos    | 19. Texas De Brazil     | 28. Ramen Tatsuya              |
| 10. Kirby Ice House  | 20. Yard House          | 29. Flower Child               |
| 11. El Gallo Mexican | 21. Plucker's           | 30. Fleming's Prime Steakhouse |
| 12. Mia's Table      | 22. The Pit Room        | 31. State Fare Kitchen and Bar |
| 13. Whataburger      | 23. Star Cinema & Grill | 32. Neighbor's Kitchen         |
| 14. Kenny & Ziggy's  | 24. North Italia        | 33. Starbucks                  |
| 15. Katz Deli        | 25. Perry's Steakhouse  | 34. Red Balloon Cafe           |
| 16. Taste of Texas   | 26. Goode Company       |                                |

## BANKING

- |                   |                    |                     |
|-------------------|--------------------|---------------------|
| 35. Comerica Bank | 36. JPMorgan Chase | 37. Bank Of America |
|-------------------|--------------------|---------------------|

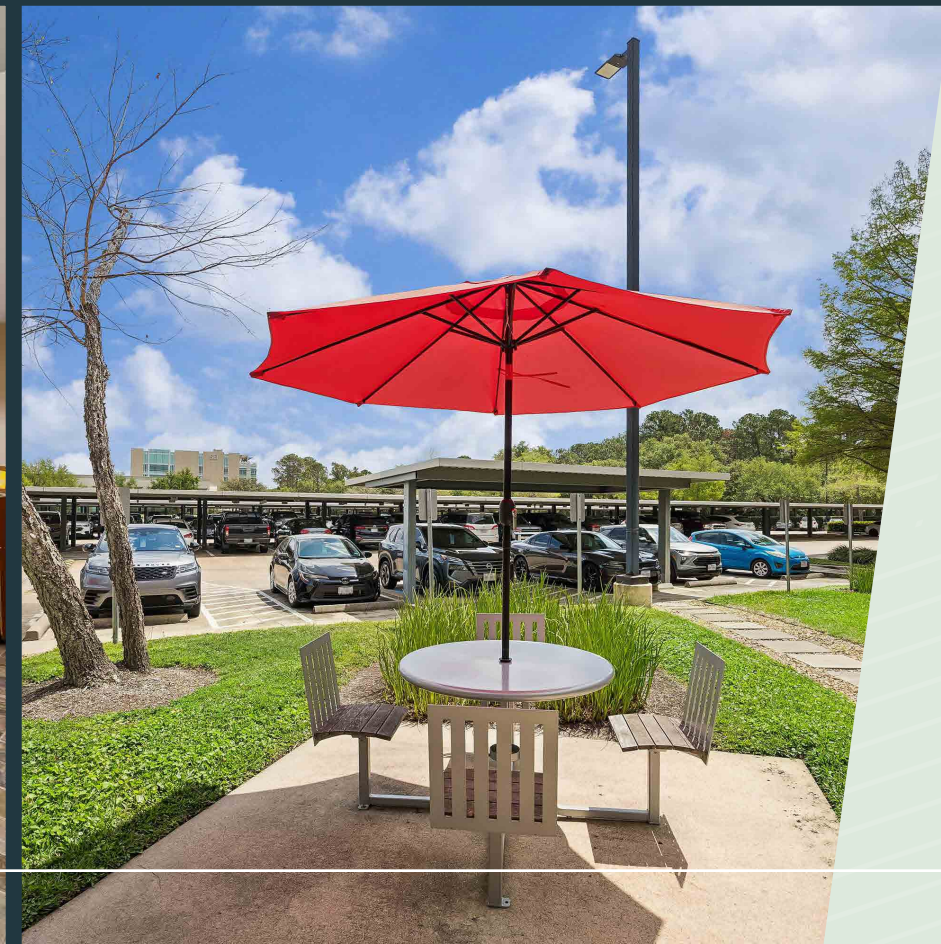
## CONVENIENT & FUNCTIONAL

Surrounding the building are numerous convenient amenities, including hotels such as the nearby Holiday Inn & Suites Westway Park, along with a variety of quick-service and casual dining options within minutes of the site. This concentration of hospitality, dining, and service-oriented retail—combined with ample on-site parking and accessibility—creates a highly functional environment for office users, accommodating everything from employee convenience to visiting clients and business travel.





Tenant Lounge & Microdeli ● Newly Revitalized Lobby ● Brand New Conference Facility ● Covered Parking



**FOR MORE INFORMATION**

**BLAKE VIRGILIO, SIOR, CCIM | PRINCIPAL**  
713.744-7465  
bvirgilio@lee-associates.com

**BILL INSULL, CCIM | PRINCIPAL**  
713.744.7463  
binsull@lee-associates.com

**CHRIS LEWIS, SIOR | MANAGING PRINCIPAL**  
713.744.7441  
clewis@lee-associates.com



Lee & Associates - Houston  
(713) 744-7400  
Lee-Associates.com/Houston  
10497 Town & Country Way, Suite 700 | Houston, Texas 77024

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>DFW Lee &amp; Associates, LLC - Houston Office, RS</u>	<u>9012596</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Mike Spears, SIOR, CCIM</u>	<u>493926</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>William Insull, III, CCIM</u>	<u>416290</u>	<u>binsull@lee-associates.com</u>	<u>(713)744-7463</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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