



WESTWAY PLAZA



11330 CLAY RD, HOUSTON, TX 77041

OWNERSHIP



AZTEC

LEASING

partners

MANAGEMENT

Hines



PROPERTY HIGHLIGHTS

- LEED certified Gold
- State-of-the-art fitness center, complete with men’s and women’s locker rooms
- On-site café/deli with outdoor seating
- On-site security and property management
- Structured parking garage with enclosed garage connection
- 9’6” finished ceilings and expansive floor-to-ceiling glass
- Building constructed in 2015



AMENITIES



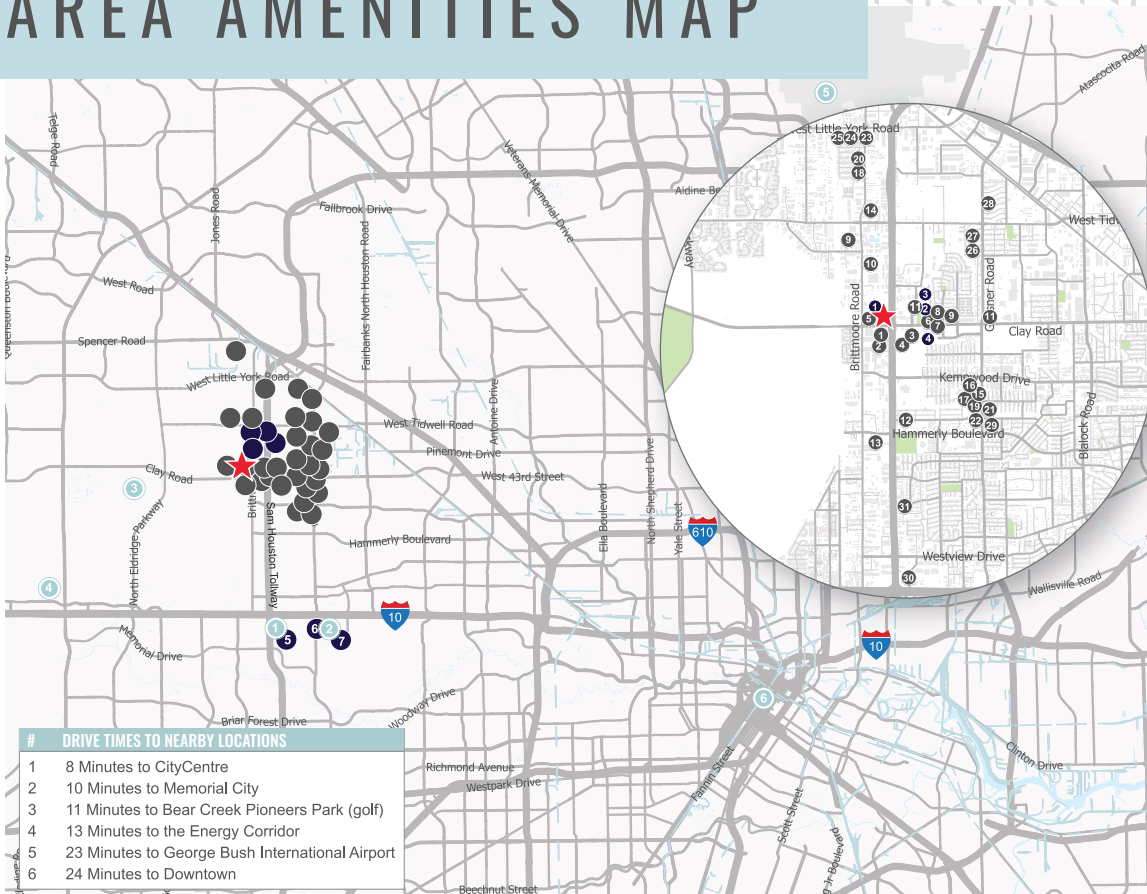
FITNESS
CENTER



SKYLINE
DELI



AREA AMENITIES MAP



#	DRIVE TIMES TO NEARBY LOCATIONS
1	8 Minutes to CityCentre
2	10 Minutes to Memorial City
3	11 Minutes to Bear Creek Pioneers Park (golf)
4	13 Minutes to the Energy Corridor
5	23 Minutes to George Bush International Airport
6	24 Minutes to Downtown

#	RESTAURANTS	DISTANCE
1	Taco Cabana	0.2 M
2	Sonic	0.3 M
3	McDonald's	0.4 M
4	James Coney Island	0.4 M
5	Church's Chicken	0.4 M
6	Senor Burritos	0.7 M
7	Subway	0.7 M
8	Backyard Cafe & Grill	0.7 M
9	Thanh Restaurant	1.0 M
10	Burger Tex	1.3 M
11	Taqueria Hidalgo	1.4 M
12	Burger King	1.6 M
13	Chick-fil-A	1.6 M
14	Blazin' Bill's BBQ & Firewood	1.8 M
15	Teriyaki Kitchen	2.1 M
16	Thai Jin	2.1 M
17	Chavez Mexican Cafe	2.3 M
18	Taqueria Brittmoore	2.3 M
19	Juarez Restaurant	2.3 M
20	The Hot Dog Shop	2.5 M
21	JLB Eatery	2.5 M
22	Whataburger	2.5 M
23	Dorothy's Donuts	2.7 M
24	Taqueria Los Jamies	2.7 M
25	China Express	2.7 M
26	Tacos La Bala	2.8 M
27	Virgie's BBQ	2.8 M
28	Lunch at Sam's	2.8 M
29	Pampa Grill and Market	2.9 M
30	Niko Niko's	3.6 M
31	Aunt Pookie's Bar-B-Q	3.8 M

#	HOTELS	DISTANCE
1	Comfort Suite Houston West	0.3 M
2	La Quinta Inn & Suites	0.6 M
3	Holiday Inn Hotel & Suites	0.6 M
4	Residence Inn by Marriott	1.1 M
5	The Moran CityCentre	3.9 M
6	The Westin Memorial City	4.7 M
7	Hotel ZaZa Memorial City	5.5 M

OWNERSHIP

With more than 70 years of accumulated experience in the real estate, infrastructure and financial markets, our team has carried out real estate transactions for more than 1.5 billion dollars.

At Aztec, we have acquired, sold and operated office buildings in the United States for more than 6 years, a period in which real estate sales and purchase transactions exceed \$ 600 million. We currently manage our first fund "The Aztec Fund" and, due to the good results, we are building the second "OME".



AZTEC



PROPERTY MANAGEMENT

Properties managed by Hines consistently outperform their competition, with better caliber tenants, higher rents, consistently superior tenant satisfaction ratings and high retention rates. It's understandable why Hines is recognized as a leader by various management and energy-efficiency benchmarks worldwide. Today the firm manages more than 246 million square feet worldwide including assets in Australia, Brazil, Canada, China, Denmark, Finland, France, Germany, Greece, India, Ireland, Italy, Mexico, the Netherlands, Panama, Poland, Russia, Spain, the United Kingdom and the United States.

Hines

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