



WESTWAY PLAZA



11330 CLAY RD, HOUSTON, TX 77041

OWNERSHIP



AZTEC

LEASING

partners

MANAGEMENT

Hines

AVAILABLE SPACE SUMMARY



SPACE	RSF
Suite 100	29,791
Suite 300	28,051
Suite 350	27,225
Entire 4th Floor	65,884
Suite 550	27,905

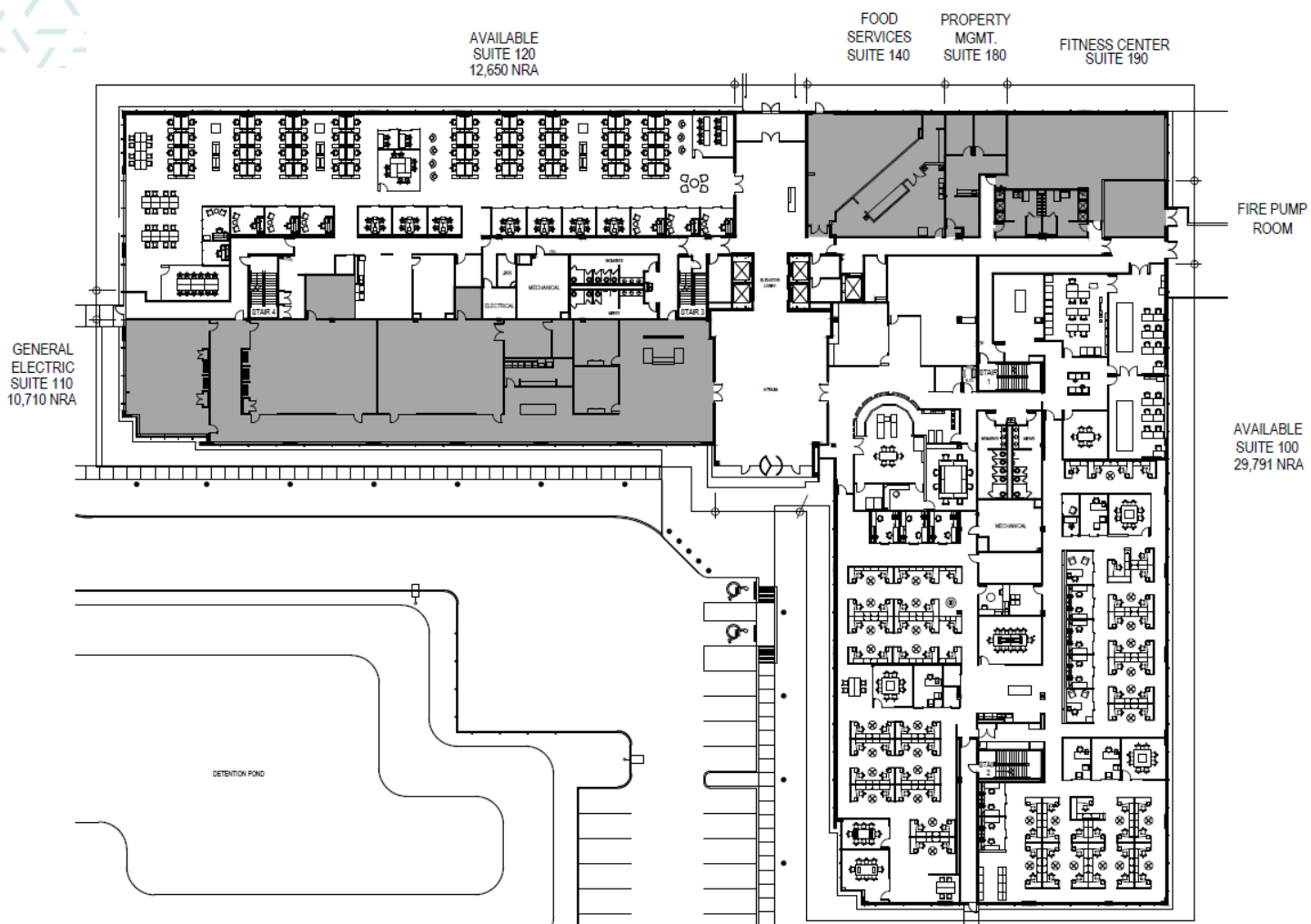
Total Available: 178,856 RSF
Move-in Ready. Fully Furnished.



SUITE 100

Available Space	Rentable Square Feet
Suite 100	29,791

Move-in Ready. Fully Furnished.

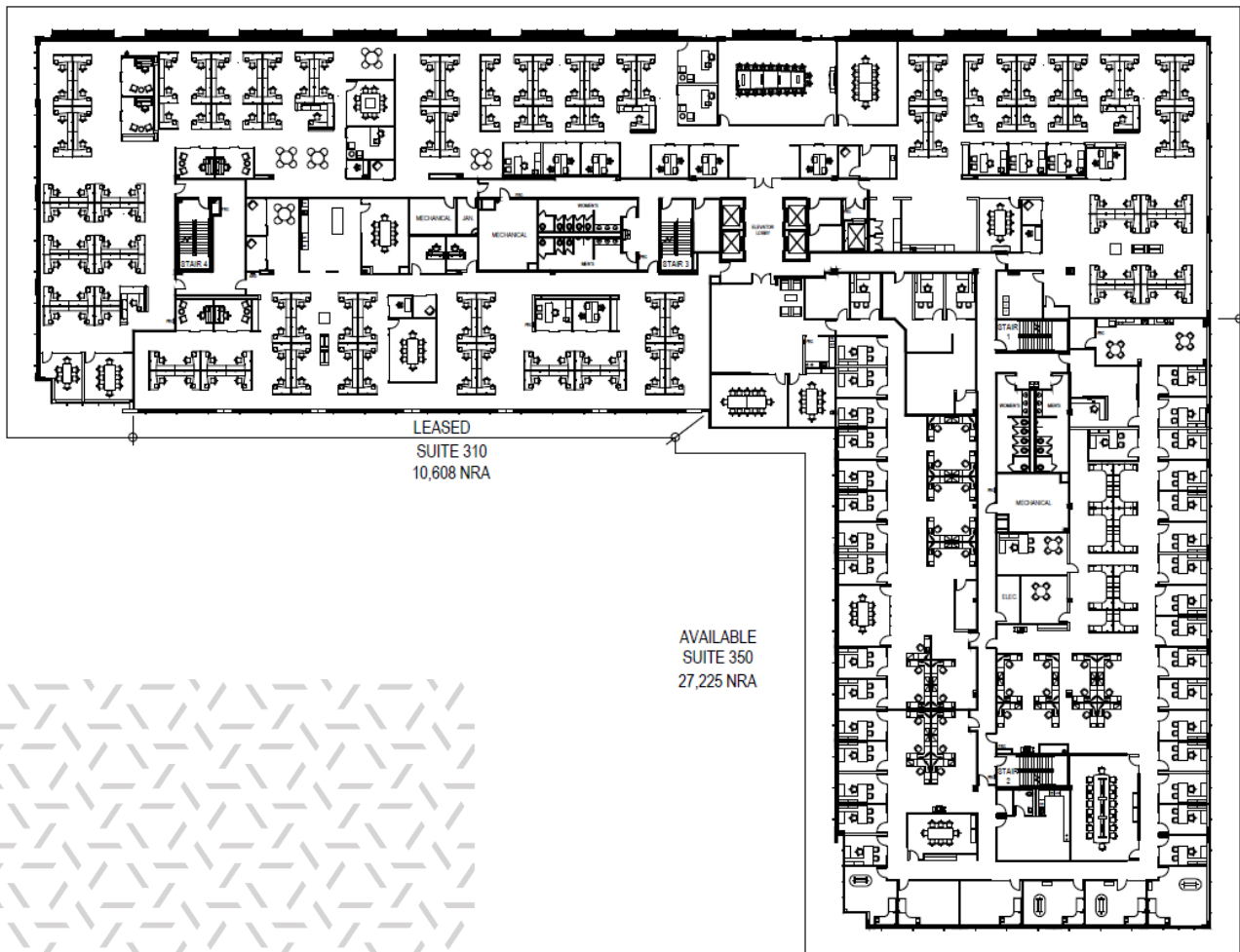


THIRD FLOOR

Available Space	Rentable Square Feet
Suite 300	28,051
Suite 350	27,225

Move-in Ready. Fully Furnished.

AVAILABLE
SUITE 300
28,051 NRA



LEASED
SUITE 310
10,608 NRA

AVAILABLE
SUITE 350
27,225 NRA

FOURTH FLOOR

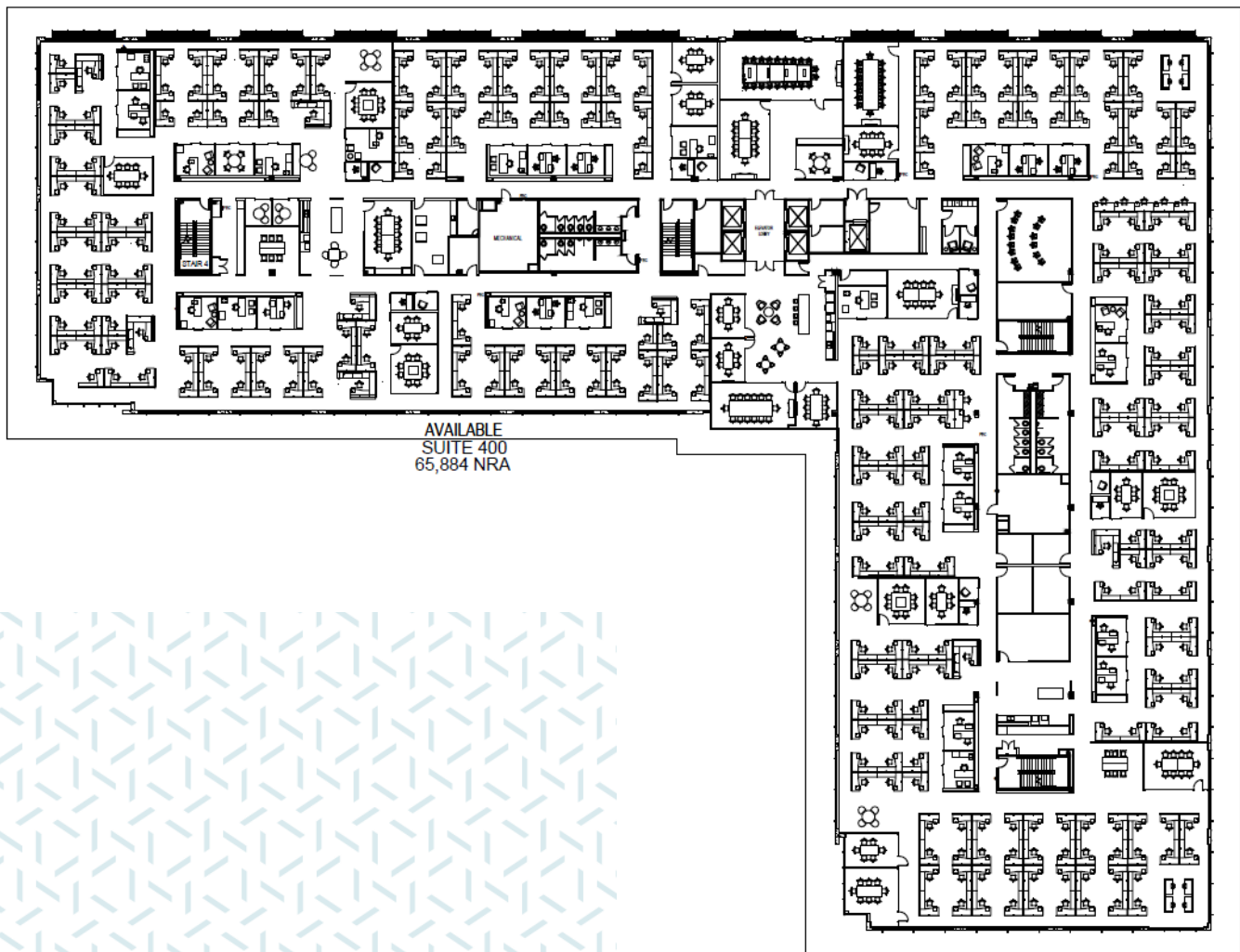
Available Space

Entire 4th Floor

Rentable Square Feet

65,884

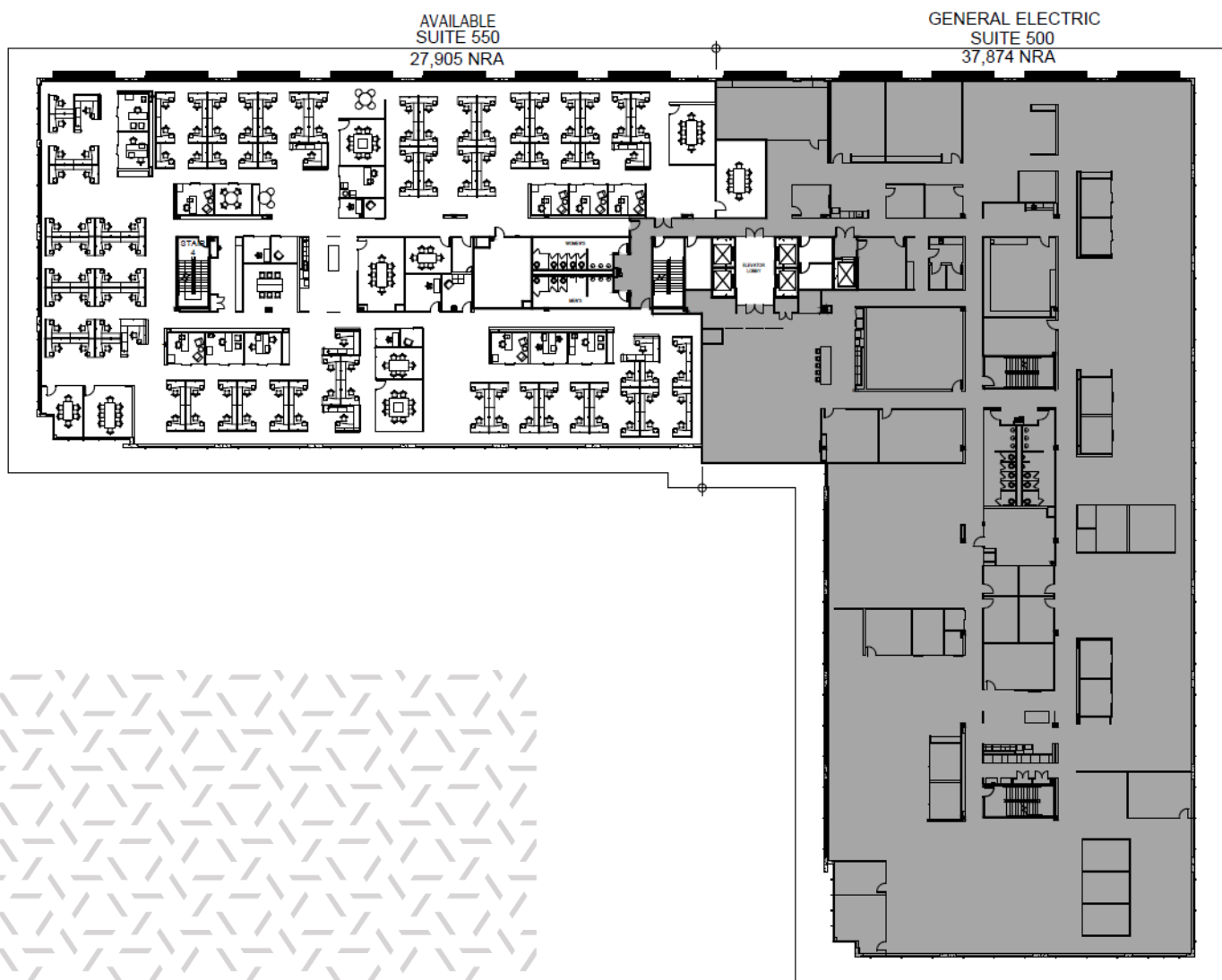
Move-in Ready. Fully Furnished.



SUITE 500

Available Space	Rentable Square Feet
Suite 550	27,905

Move-in Ready. Fully Furnished.





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



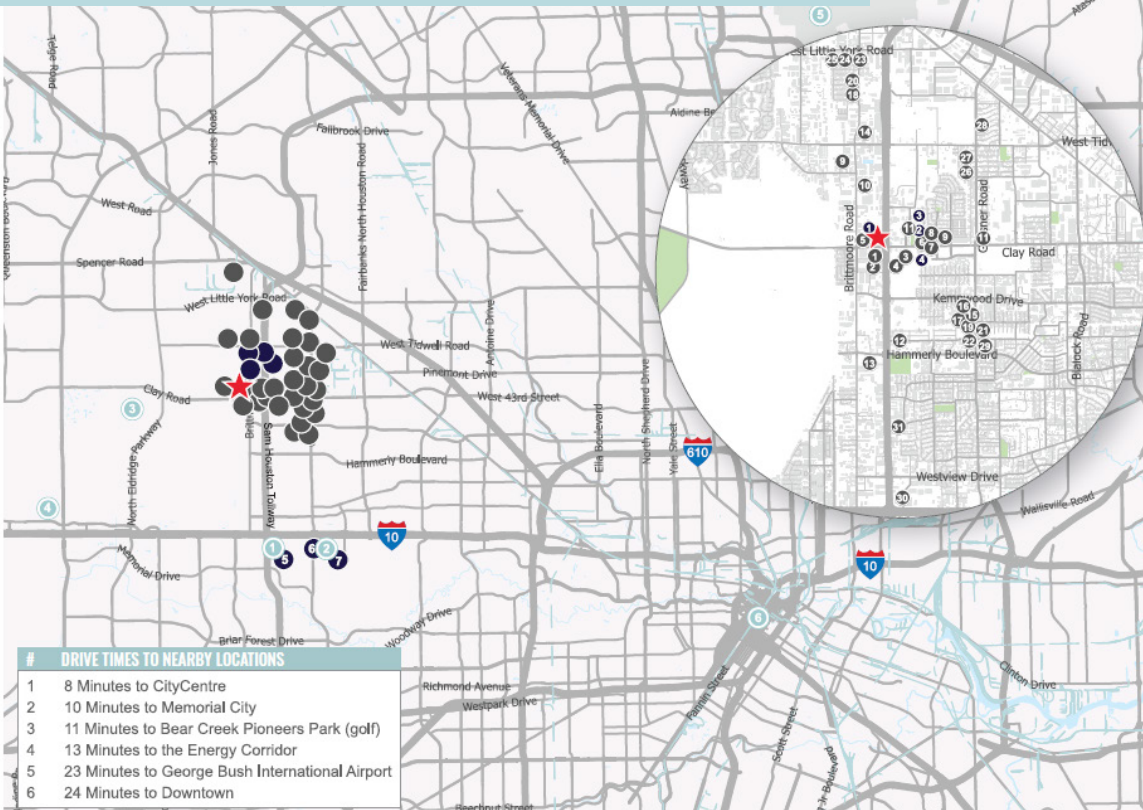
**FITNESS
CENTER**



**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 Mamorial 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.



AZTEC

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".



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 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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