

# Briargrove Business Park

3642 Westchase Dr. | Houston, TX 77042



3630-3660

**±2,793 SF**  
AVAILABLE FOR LEASE

**100% HVAC Warehouse**

**New Ownership Renovations Underway**

## FOR MORE INFORMATION:



**HEATH DONICA**  
heath.donica@streamrealty.com  
713.300.0266

**NATALIE GILBERT**  
natalie.gilbert@streamrealty.com  
713.332.3413

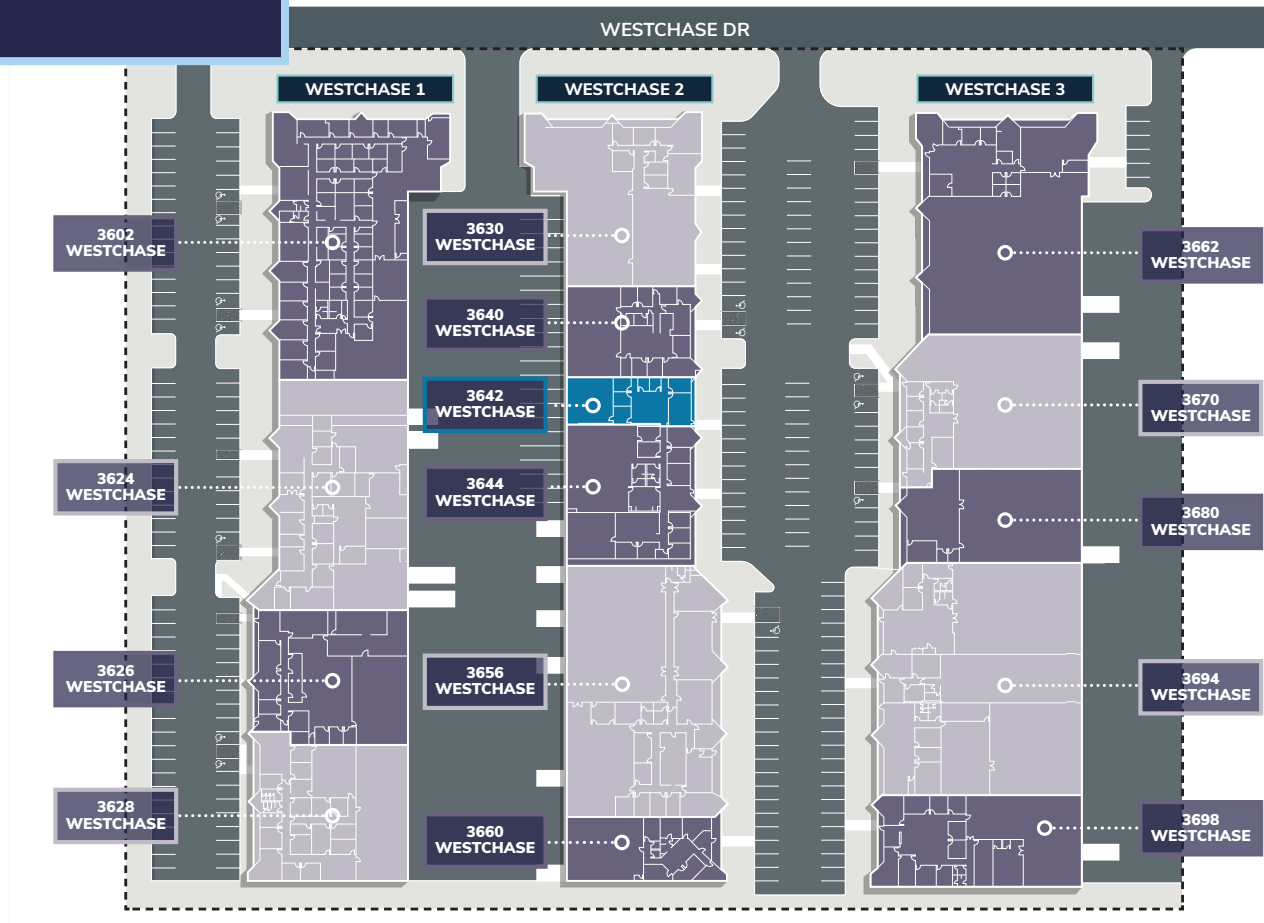
**MEG ZSCHAPPEL**  
meg.zschappel@streamrealty.com  
713.300.0284

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- Rear-load configuration (dock-high, semi-dock and ramp)
- 3-phase power
- **100% HVAC warehouse**
- Renovations underway (paint, HVAC, signage, turnkey suites)



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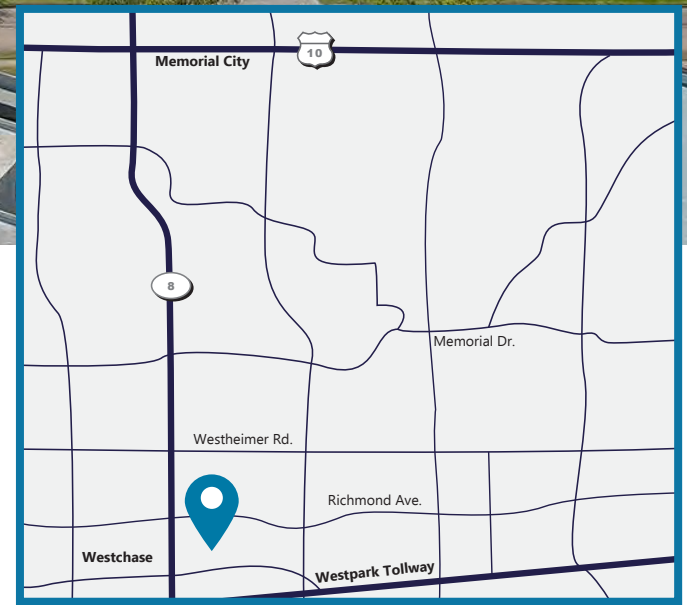
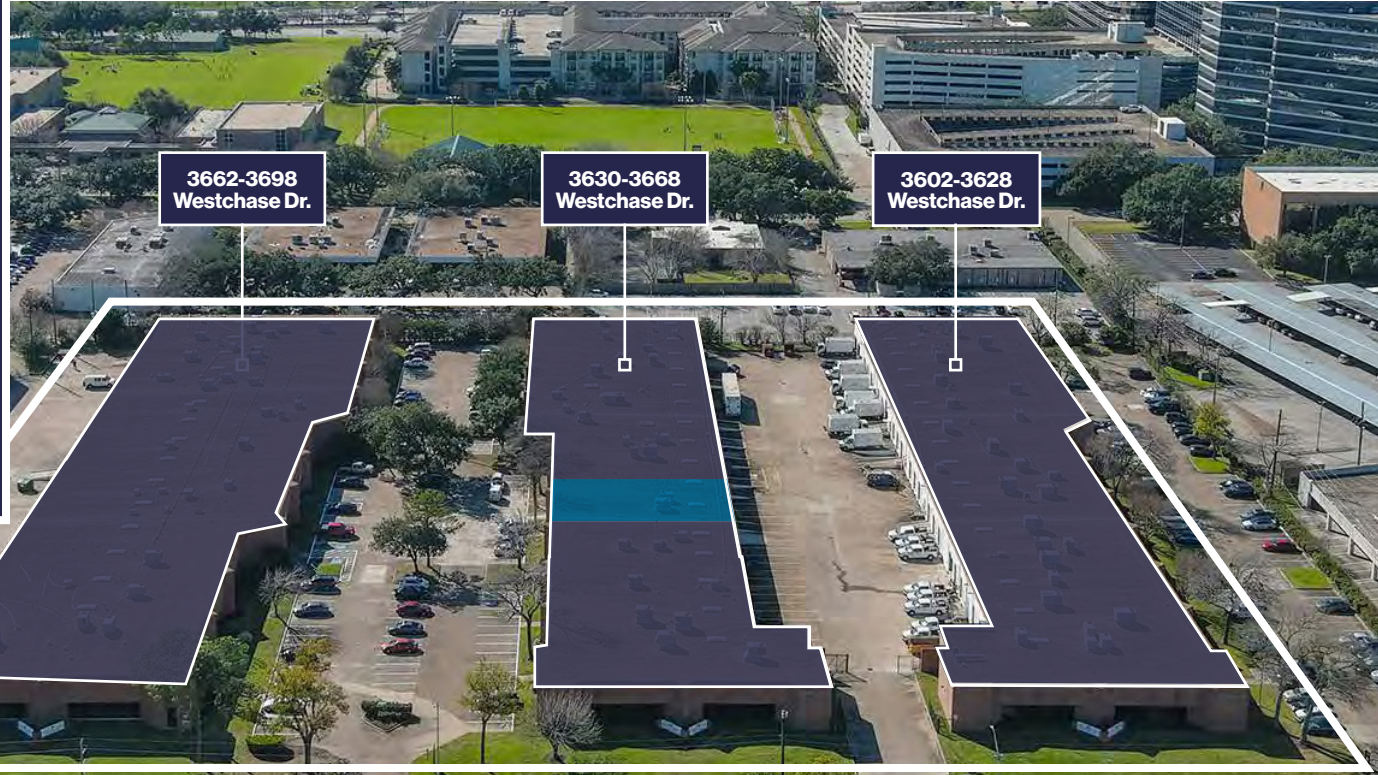
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## PROPERTY FEATURES

- 3 buildings
- 157,925 SF
- Rear-load configuration
- Immediate access to Beltway 8
- Great access to Westpark Tollway
- Close proximity to Interstate 10

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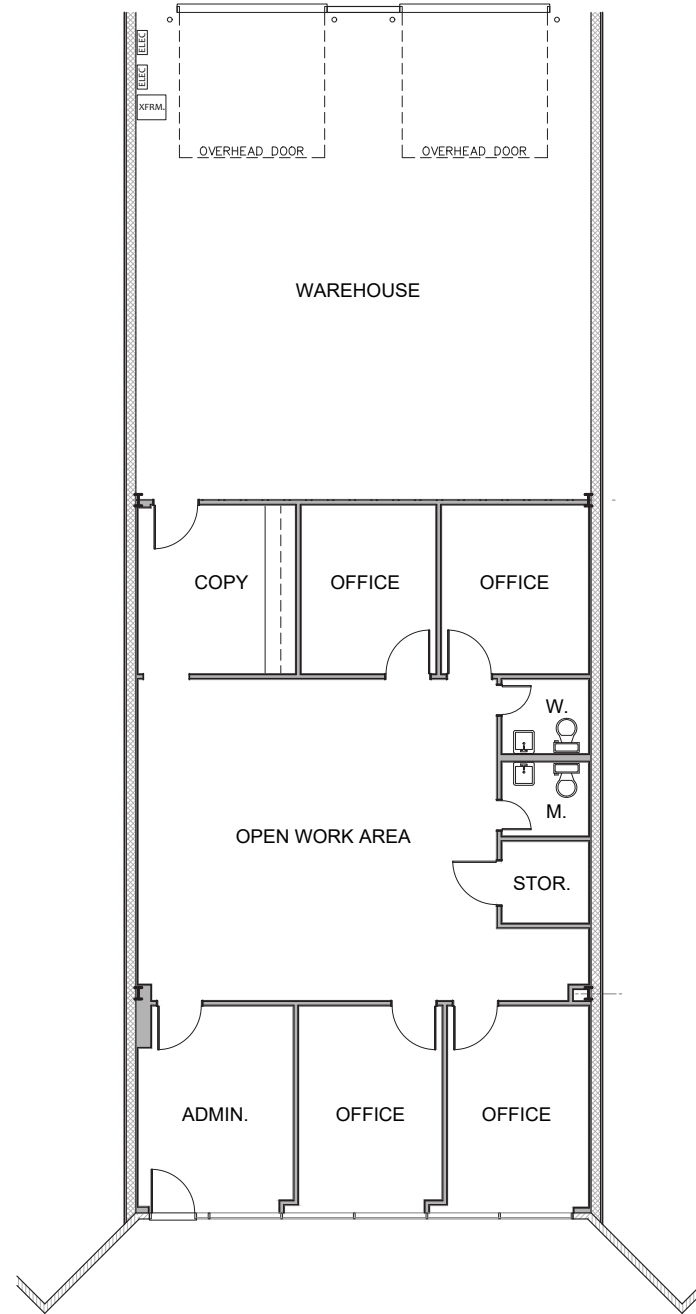
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## SUITE FEATURES

- 2,793 SF total
  - 1,102 SF office
  - 1,691 SF warehouse
- One (1) ramp & one (1) semi-dock door
- 16' clear height
- 3-phase power
- 100% climate controlled warehouse
- Ownership will retrofit suite to user's needs



### FOR MORE INFORMATION:



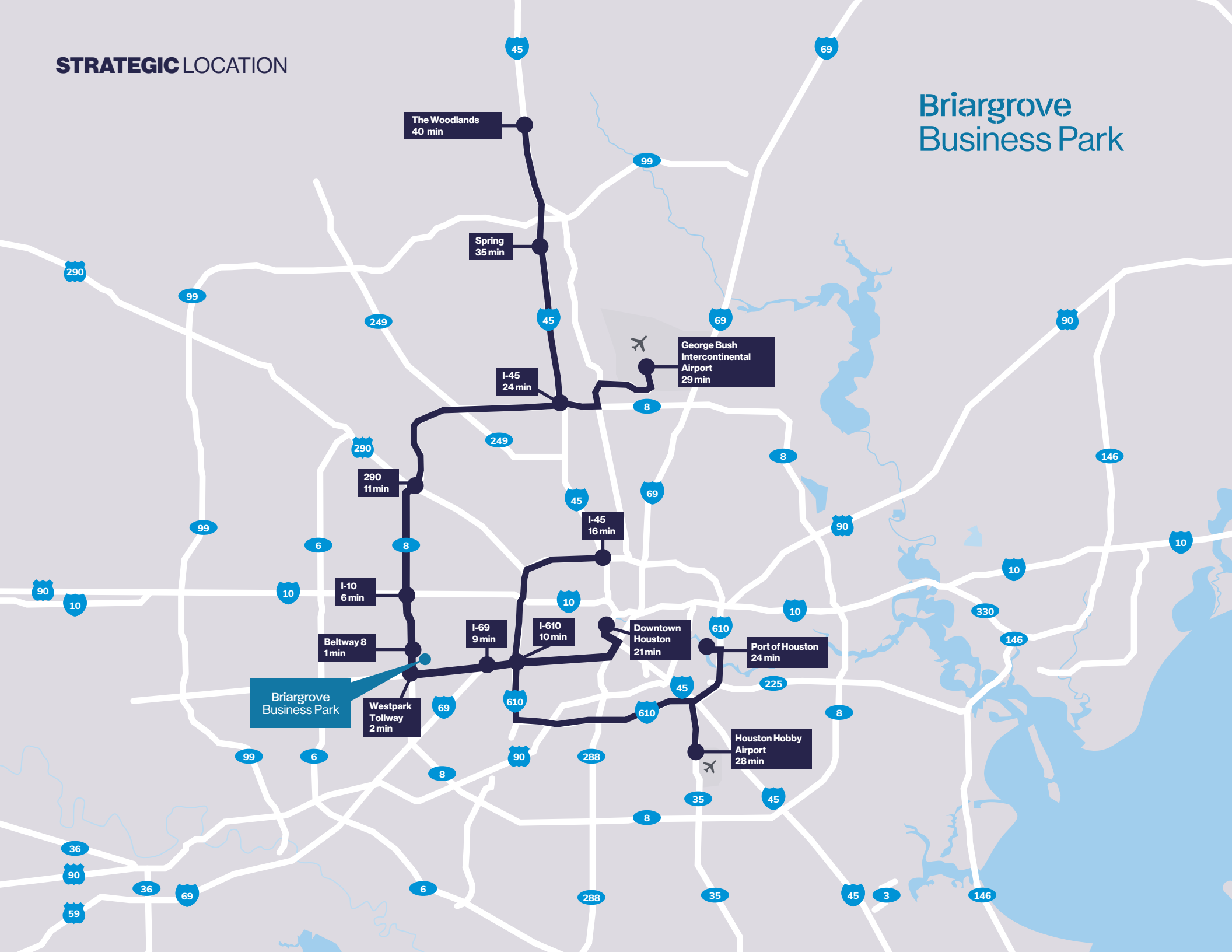
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# STRATEGIC LOCATION

# Briargrove Business Park



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## NEARBY AMENITIES

### RESTAURANTS

- 1 Lotus Seafood
- 2 La Pasha Lounge & Grill
- 3 Dimassi's
- 4 Pappadeaux Seafood Kitchen
- 5 Luby's
- 6 Frank's Grill
- 7 Buffalo Wild Wings
- 8 Bull and Bear Tavr'n & Table
- 9 La Pasha Lounge & Grill
- 10 P.F. Chang's
- 11 Cafe Caspian
- 12 Rhay's Restaurant
- 13 The Union Kitchen
- 14 Outback Steakhouse
- 15 BreWingZ Restaurant and Bar

### COFFEE

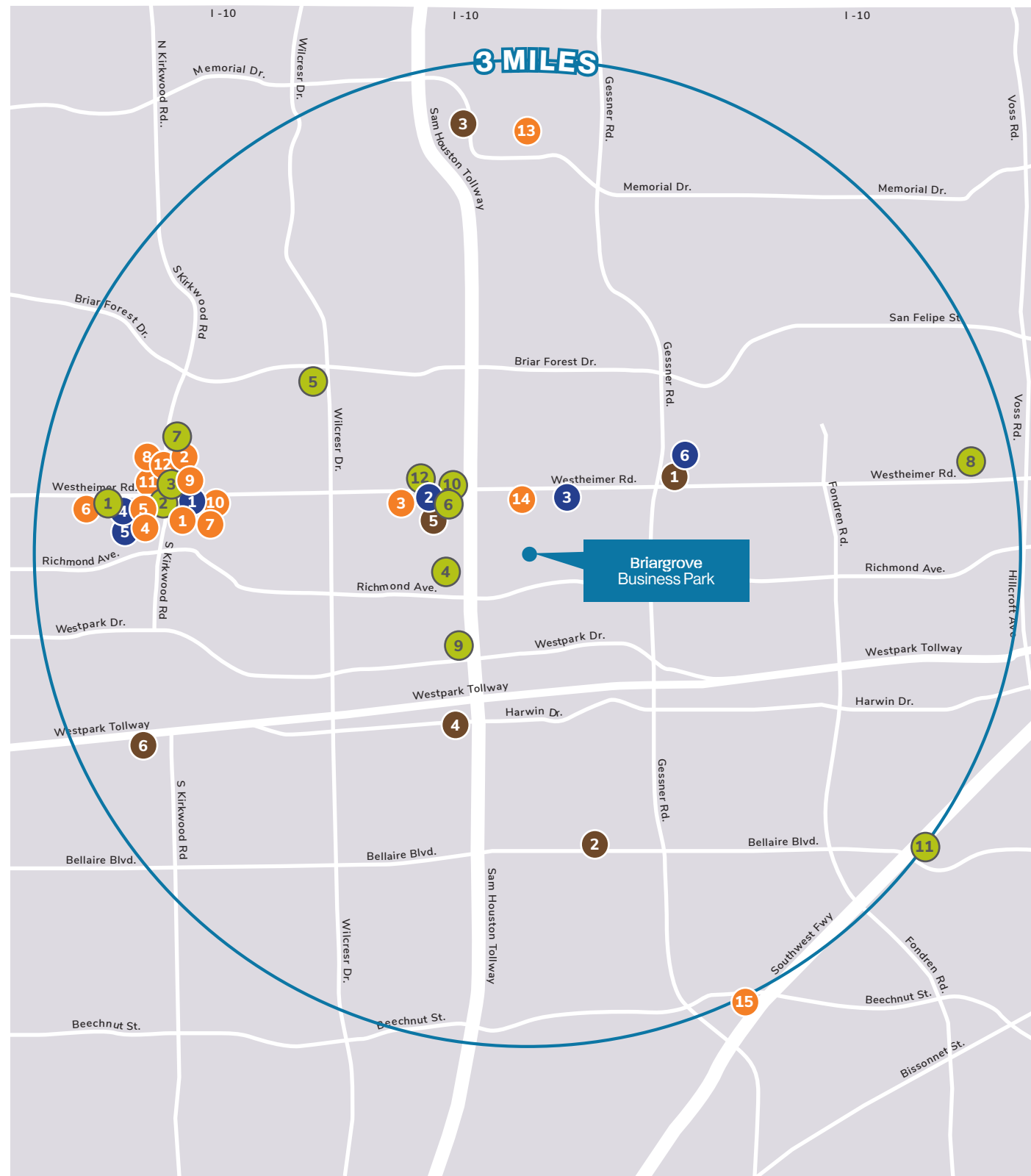
- 1 Shipley Do-Nuts
- 2 Paris Baguette
- 3 Minuti Coffee
- 4 Starbucks
- 5 Starbucks
- 6 Morning Donut Cafe

### FAST FOOD

- 1 Raising Cane's
- 2 Chick-fil-A
- 3 Jack in the Box
- 4 Jack in the Box
- 5 McDonald's
- 6 McDonald's

### RETAILERS

- 1 HEB
- 2 Whole Foods
- 3 Krogers
- 4 Lowe's Home Improvement
- 5 Walmart Supercenter
- 6 Randalls
- 7 Wingstop
- 8 Panda Express
- 9 Subway
- 10 Wendys
- 11 Dairy Queen Grill & Chill
- 12 Salata



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