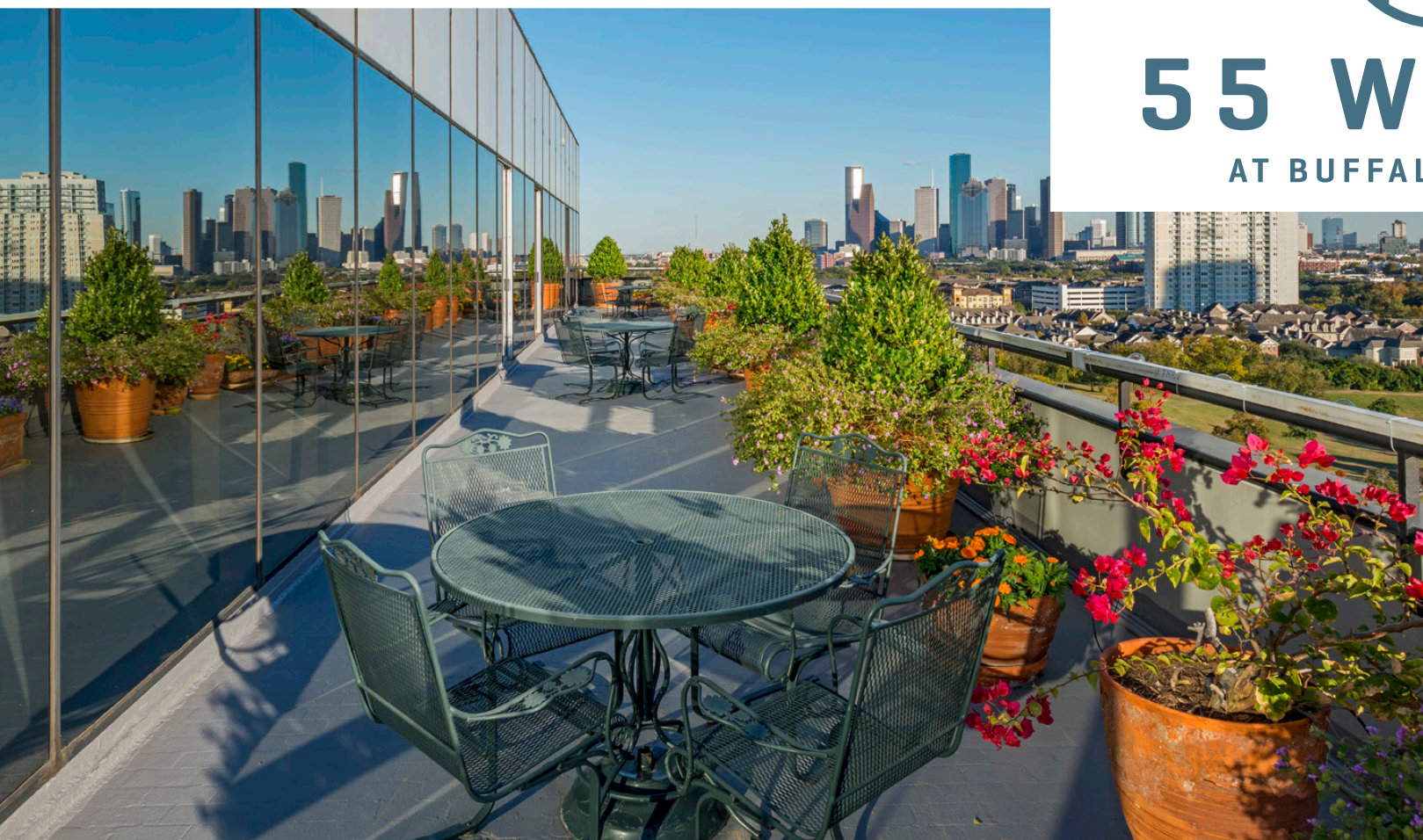




55 WAUGH
AT BUFFALO HEIGHTS




55 WAUGH
AT BUFFALO HEIGHTS

55 Waugh offers the following features and amenities:

- 243,933 RSF office building
- 12 stories
- 3/1000 parking
- Onsite Dining
- Onsite fitness with locker rooms and showers
- 24/7 onsite security





55 WAUGH
AT BUFFALO HEIGHTS

KNOX PARK

SPOTTS PARK

BUFFALO BAYOU PARK

MEMORIAL DR

WAUGH DR

MEMORIAL DR

LOCATION

Situated in the center of the city's greatest urban parks. Surrounded by a transforming Buffalo Bayou, an attractive and inviting gateway into downtown. With views of beautiful green scenery and the Houston skyline.



Incredible views
OF CBD, MEDICAL CENTER,
GREENWAY AND GALLERIA



PROXIMITY TO
Houston's
finest parks



5+ Miles
SANDY REED MEMORIAL
HIKE/BIKE TRAIL

ACCESS



INGRESS



EGRESS

AMENITIES

55 Waugh is within close proximity to Washington/Heights, Downtown and the Inner Loop fine restaurants and offers some of the city's local boutique Hotels.



Within a Five-Minute Drivetime

306

RESTAURANTS/BAR

50

HOTELS/ACCOMODATIONS

267

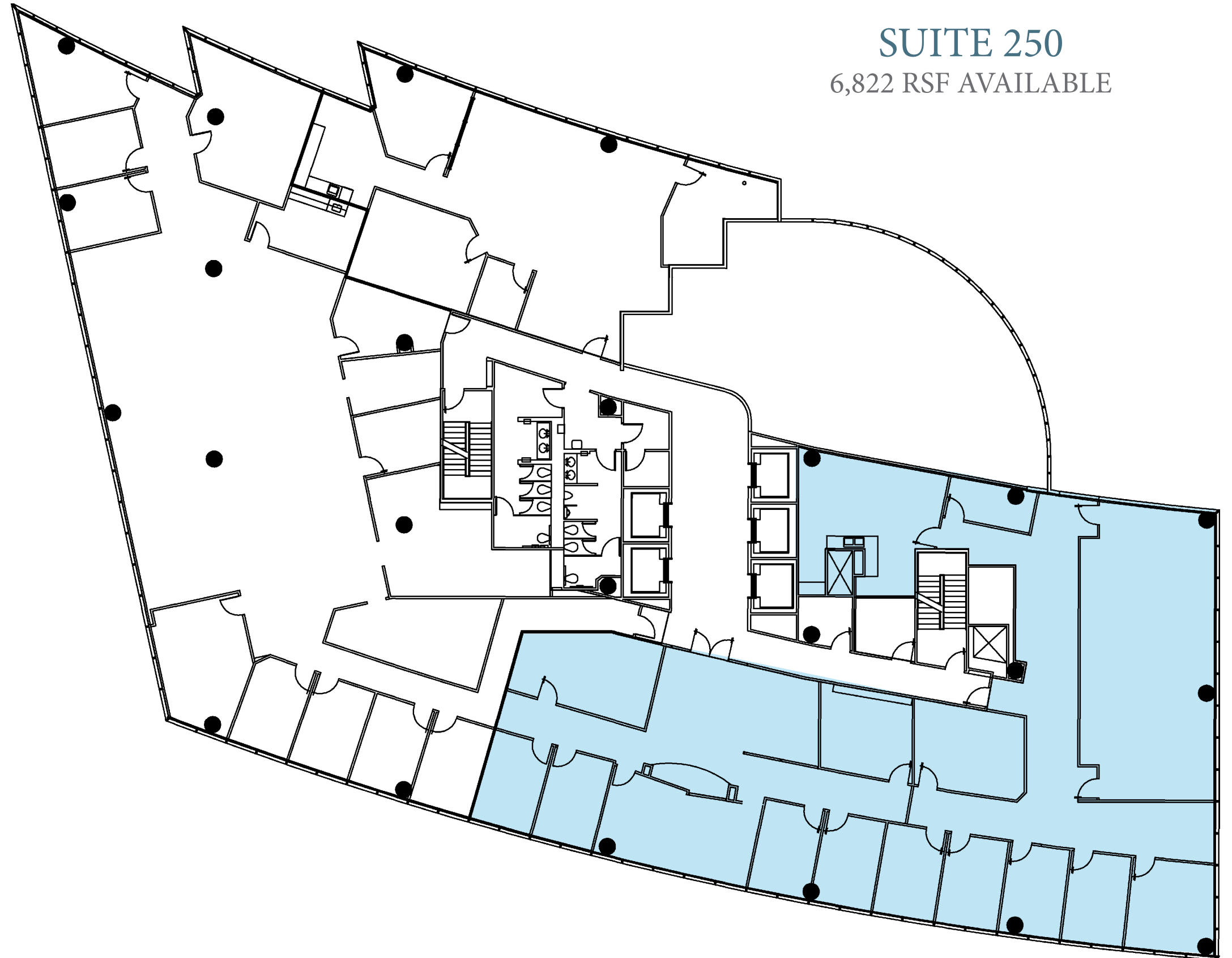
RETAIL STORES

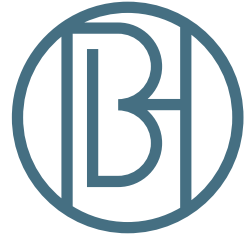




55 WAUGH
AT BUFFALO HEIGHTS

SUITE 250
6,822 RSF AVAILABLE



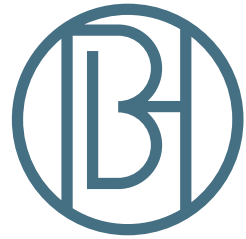


55 WAUGH

AT BUFFALO HEIGHTS

SUITE 425
2,515 RSF AVAILABLE

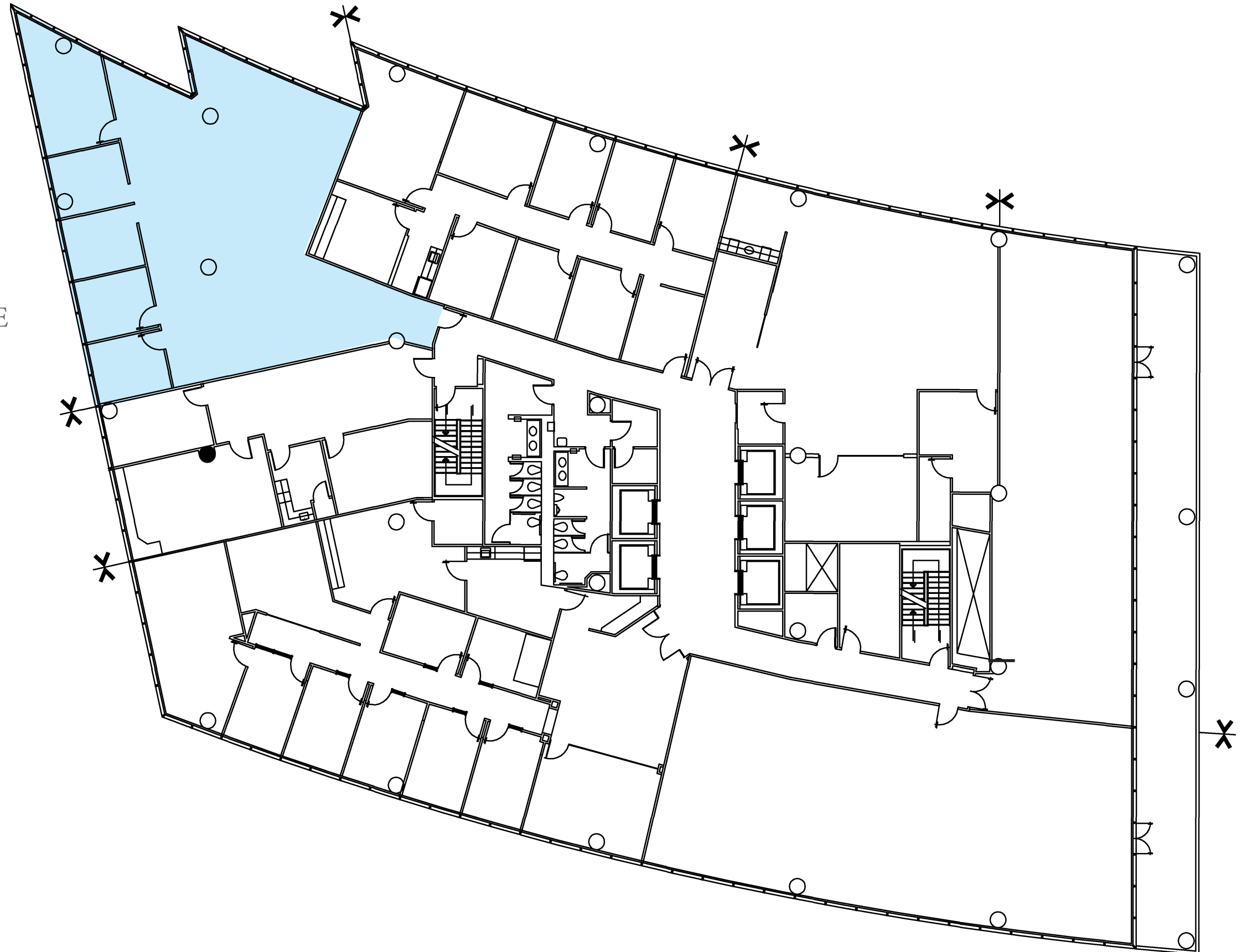




55 WAUGH

AT BUFFALO HEIGHTS

SUITE 550
2,942 RSF AVAILABLE





55 WAUGH

AT BUFFALO HEIGHTS



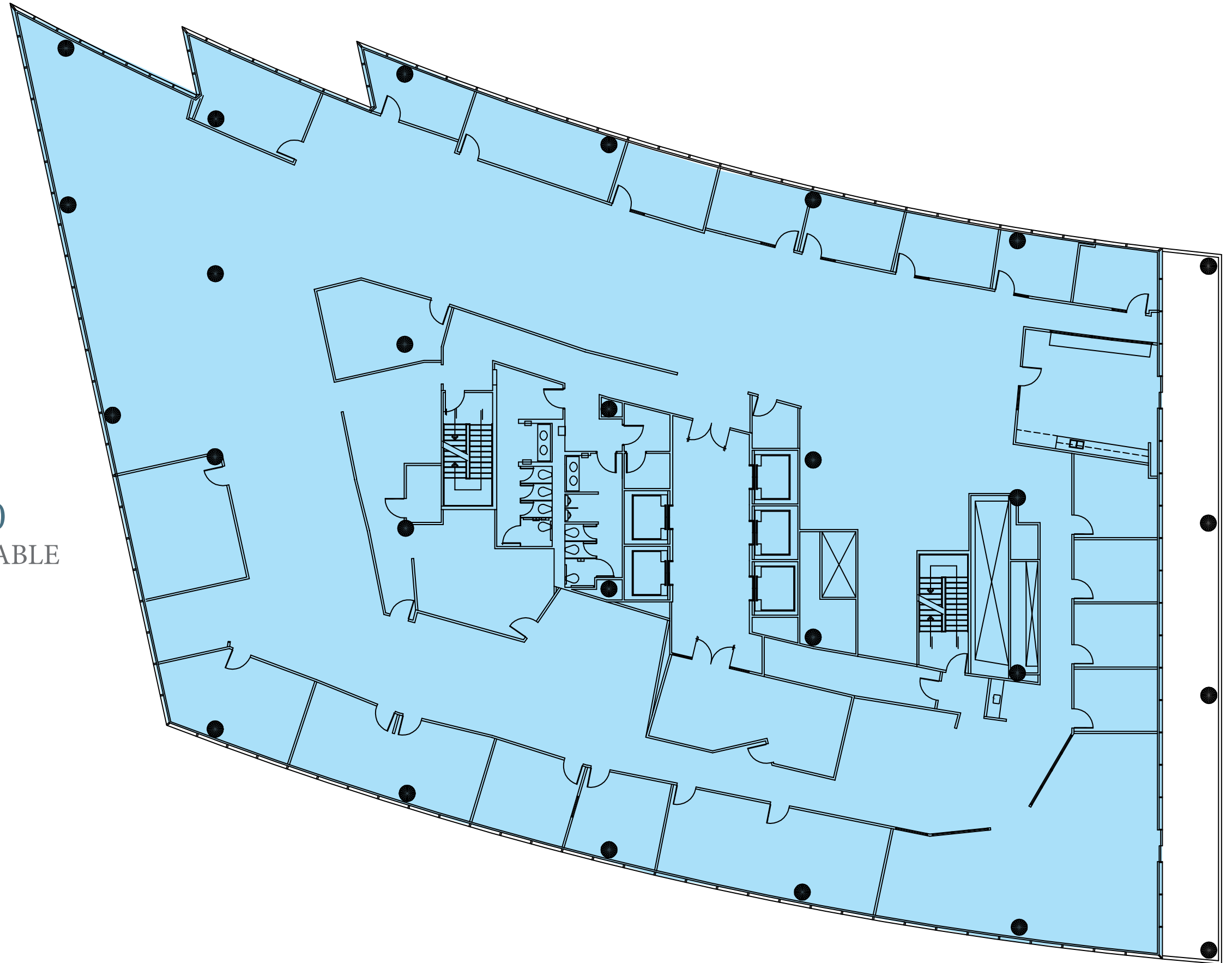
SUITE 600
7,958 RSF AVAILABLE



55 WAUGH

AT BUFFALO HEIGHTS

SUITE 700
18,363 RSF AVAILABLE





55 WAUGH

AT BUFFALO HEIGHTS

SUITE 1130
2,704 RSF AVAILABLE

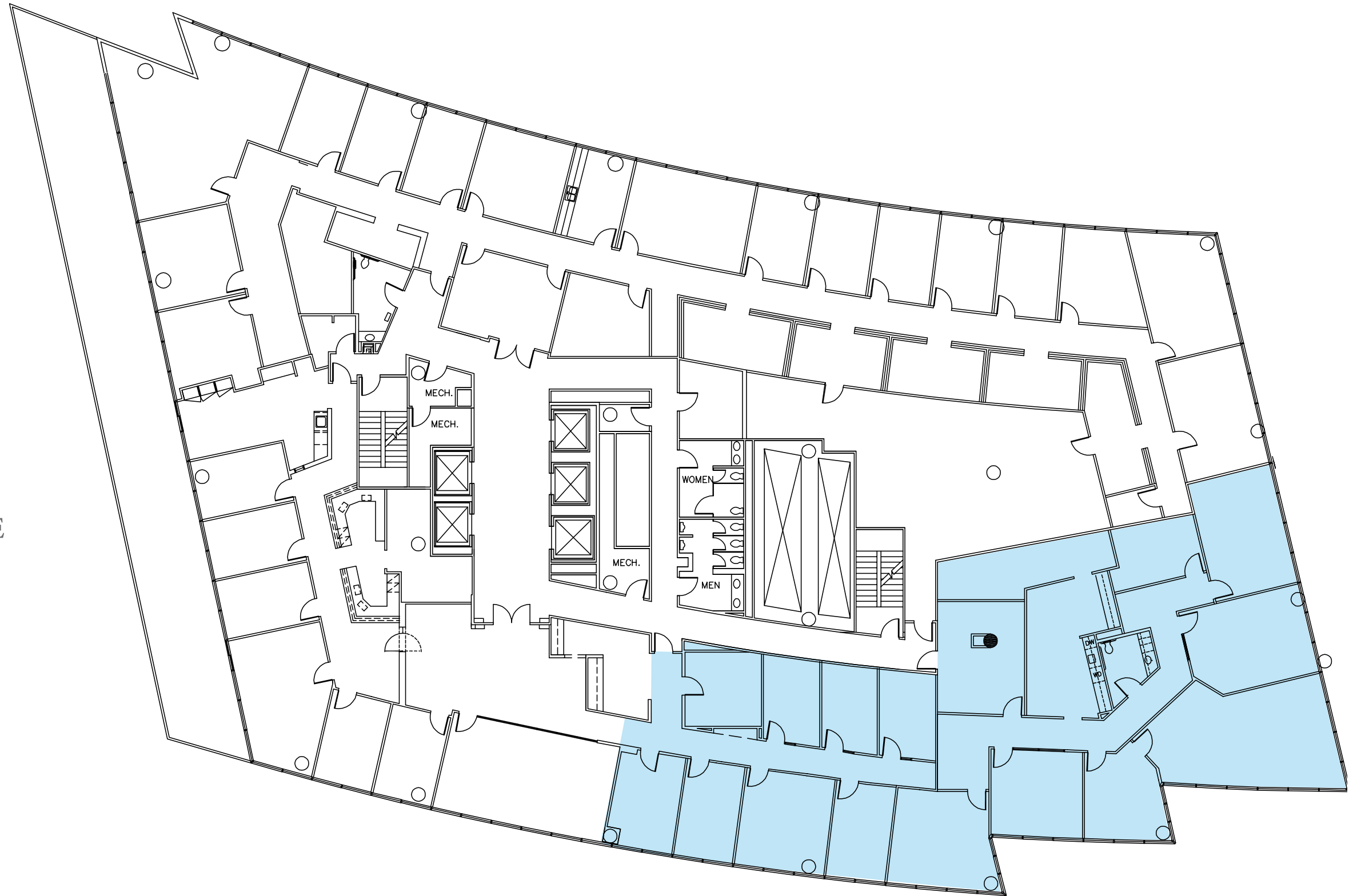




55 WAUGH

AT BUFFALO HEIGHTS

SUITE 1250
6,190 RSF AVAILABLE





55 WAUGH
AT BUFFALO HEIGHTS

Parker Burkett

713.407.8716

parker.burkett@transwestern.com

Eric Anderson

713.407.8704

eric.anderson@transwestern.com