



## Southwest Galleria Center

5634 Westpark Dr., Houston, TX 77057



**Alicia Church**

Sandspoint Property

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# Southwest Galleria Center

\$26.00 - \$27.42 /SF/YR

5634 Westpark Dr. presents an exclusive opportunity to secure sizable office/retail space in the Southwest Galleria Center, nestled in a vibrant retail hub. Discover captivating features, including a contemporary stack stone and glass façade, complemented by tropical-esque landscaping, with ample parking to enhance the appeal. Southwest Galleria Center underwent a complete renovation...

- Positioned in a highly established retail node, with reputable shopping hubs surrounding the center, including the Galleria Mall, seven minutes away.
- Prime access to a dense, thriving consumer base, with 551,903 residents and an average household income of \$107,798 within a 5-mile radius.
- Encircled by primary arterial routes on a major east/west throughfare, with speedy access to Interstate 69, the Loop 610, and the Westpark Tollway.
- Unbeatable exposure, with 42-foot-tall pylon signage, visible from the Southwest Freeway and Westpark Toll Road, and 72 feet of frontage on Westpark.



Rental Rate:	\$26.00 - \$27.42 /SF/YR
Total Space Available:	5,220 SF
Max. Contiguous:	2,678 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	5
Center Properties:	5
Frontage:	208' on Southwest Freeway
Gross Leasable Area:	20,774 SF
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	\$2.17 /SF/MO

### 5633 Southwest Frwy

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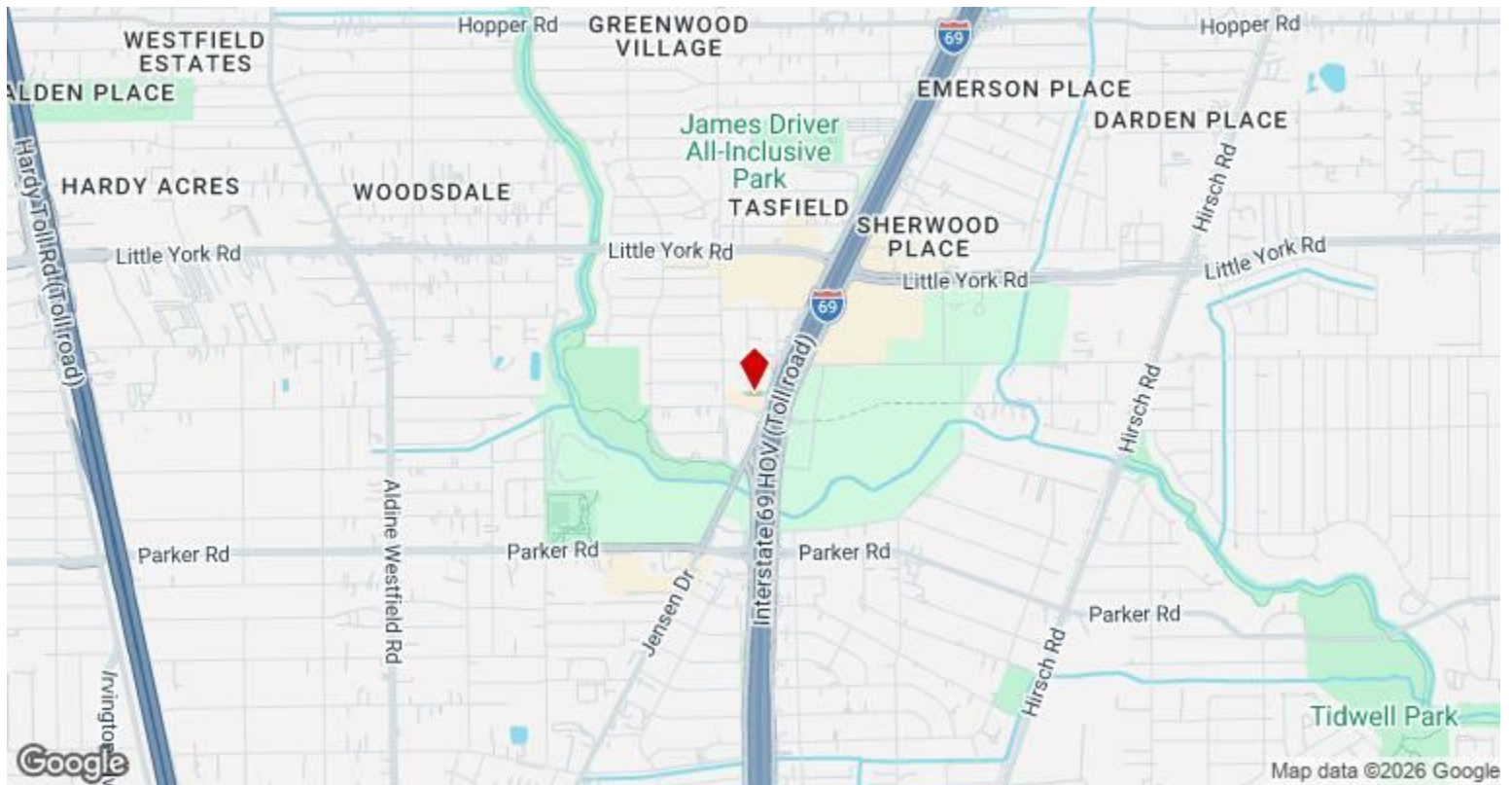
Space Available	2,678 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

### 5634 Westpark Dr.

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Space Available	2,542 SF
Rental Rate	\$27.42 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2 ADA Bathrooms, Kitchen nook, tile floors, 1 closet for equipment, 1 janitorial closet



## 5625-5633 Southwest Fwy, Houston, TX 77057

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Southwest Galleria Center underwent a complete renovation in September 2023. 5634 Building have lots of Upgrades: include a dedicated communication/data closet with a rack compatible with AT&T or Comcast, a 7-ton HVAC system, two ADA-compliant bathrooms, a break area, featuring a high-end ADA-compliant sink and modern kitchen cabinetry, LED lighting, and modern tile flooring throughout. The showroom space at 5634 Westpark Drive is available for sublease and ideal for a variety of business use, offering vaulted ceilings.

Southwest Galleria Center is uniquely positioned between the high-traffic thoroughfares of Interstate 69, the 610 Loop, and the Westpark Tollway, which extends 20 miles west. Additionally, the direct access to the Southwest Freeway offers swift connections to surrounding hubs, including Greater Uptown, Greenway, Upper Kirby, and Downtown Houston, just a 9-mile drive away. In the immediate vicinity, enjoy esteemed retail destinations, including Starbucks, Chick-fil-A, H-E-B, and the Galleria Mall, with over 400 stores. With excellent street visibility, soaring pylon signage opportunities, and prominent frontage, this location is impossible to miss.

# Property Photos



5634 Westpark Dr



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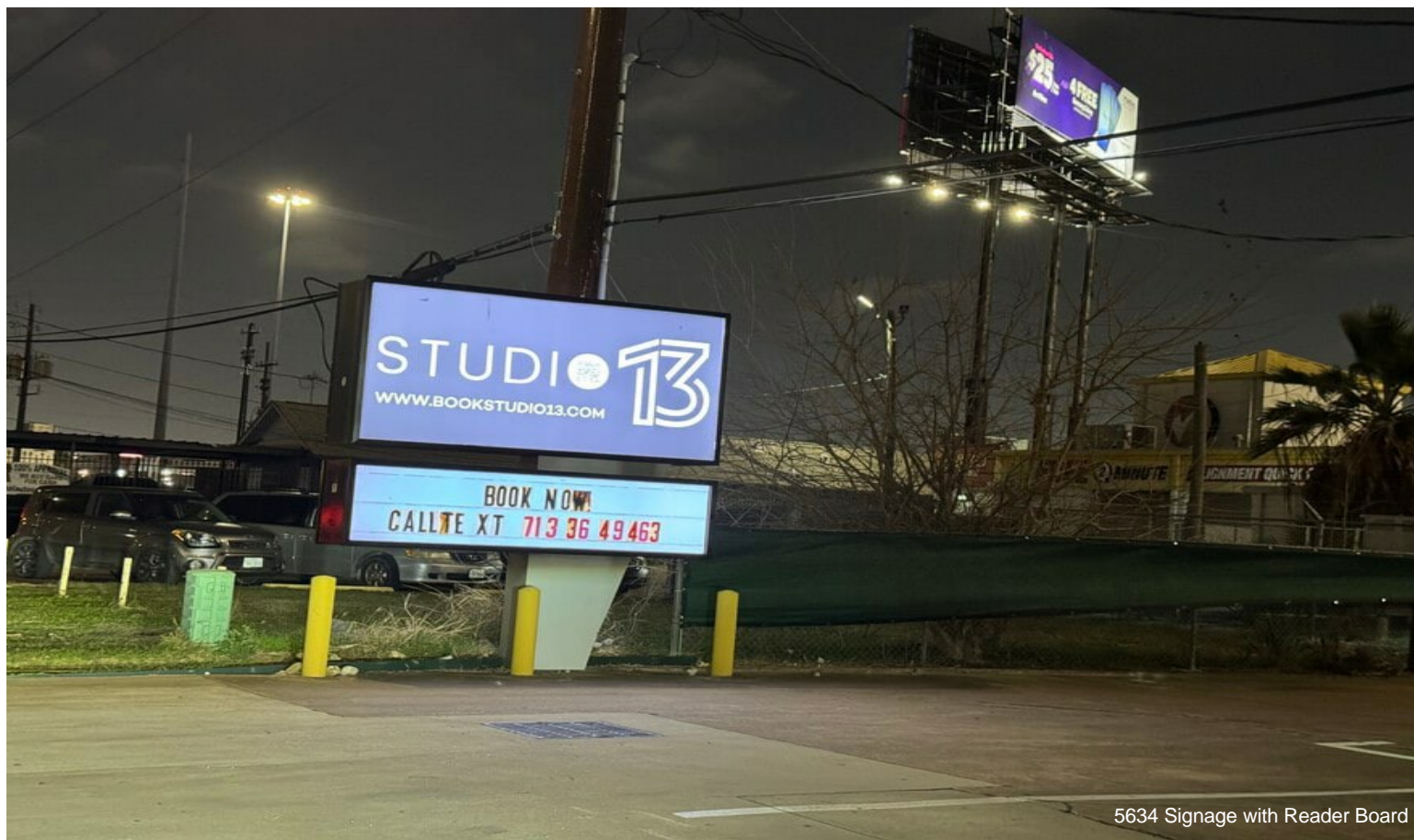


5634 Westpark Dr - Entrance View



5634 Westpark Dr - Entrance View

# Property Photos



5634 Signage with Reader Board



Additional Parking