



**TOWERS**  
AT WESTCHASE



**10350 & 10370 RICHMOND AVENUE, HOUSTON, TX 77042**







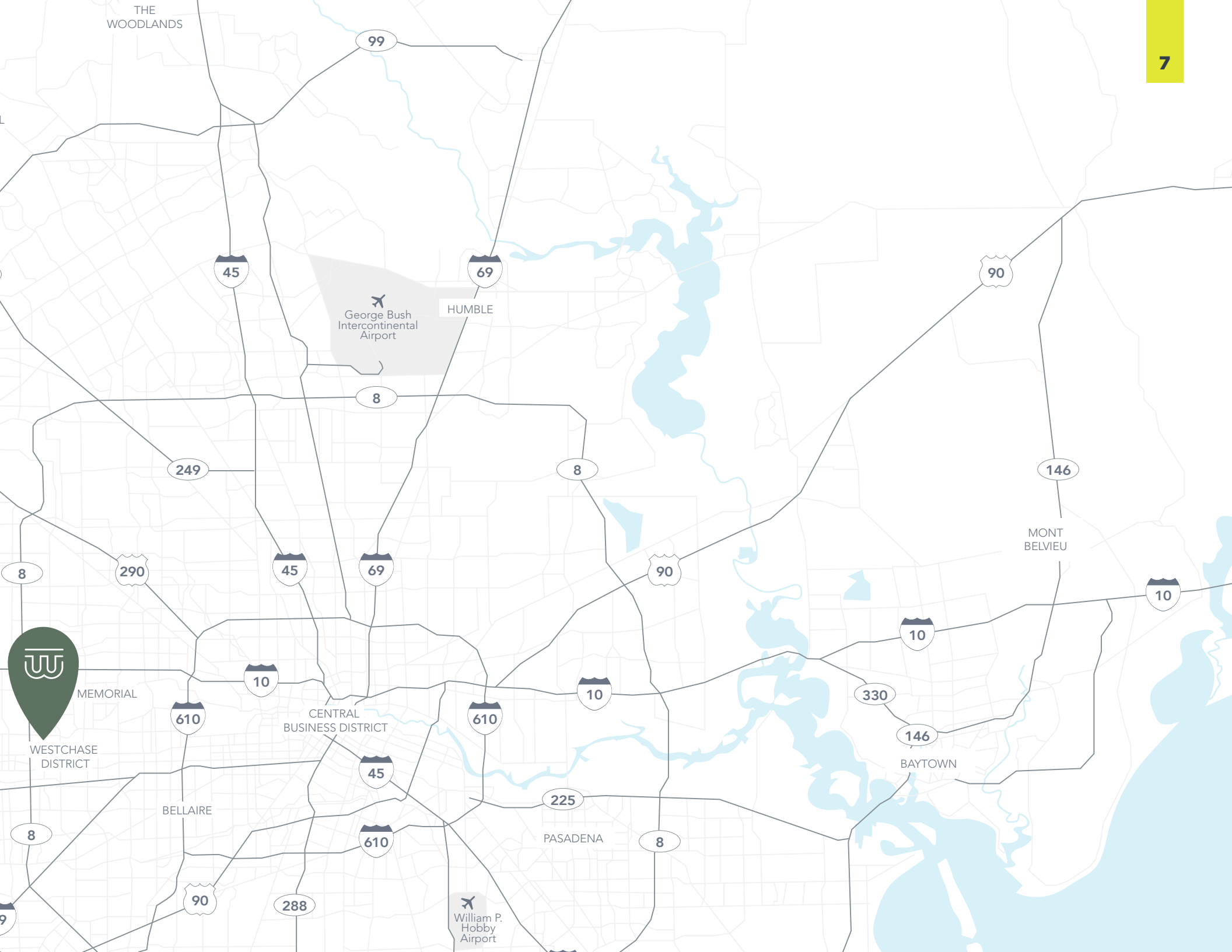


The award-winning, Towers at Westchase I was constructed in 1983 and renovated in 2008 with more than \$1.4 million in capital improvements including a brand new tenant lounge in 2017, and Towers at Westchase II was built in 2008. Both buildings have been meticulously maintained and the property's green space finely manicured and abundantly landscaped. The drive-up appeal of Towers at Westchase creates a truly superior first impression for employees and visiting clients.

## *Prestigious Location*

Towers at Westchase is advantageously situated in the heart of Houston's Westchase District, and serves as a preferred destination for tenants' full employee base. Towers at Westchase's Beltway 8 location provides superior ingress/egress, exceptional regional access and convenience to a host of world-class amenities. The unique design, superior visibility and irreplaceable location of Towers at Westchase assures its long-term prominence and landmark status.





George Bush  
Intercontinental  
Airport

HUMBLE

MEMORIAL  
WESTCHASE  
DISTRICT

CENTRAL  
BUSINESS DISTRICT

BELLAIRES

PASADENA

BAYTOWN

MONT BELVIEU

William P.  
Hobby  
Airport



- On-site Management and Building Engineer
- After-hours Card-key Access
- 24 hour On-site Uniformed Security
- Day Porter
- Conference Room and Training Center
- Tenant Lounge
- On-site Deli, Restaurant and Catering
- Complimentary Fitness Center
- Easy Access to Beltway 8 and Westpark Tollway
- Numerous Area Restaurants and Hotels
- LEED Certification

## *Property Features*

With a commitment to energy efficiency and environmental conservation, these two buildings have each attained the prestigious LEED EB Silver Certification from the U.S. Green Building Council. In recognition of their superior operating efficiencies, both buildings have received the U.S. Environmental Protection Agency's prestigious ENERGY STAR designation. Towers at Westchase provides an environmentally responsible, productive and healthy workplace for its tenants.





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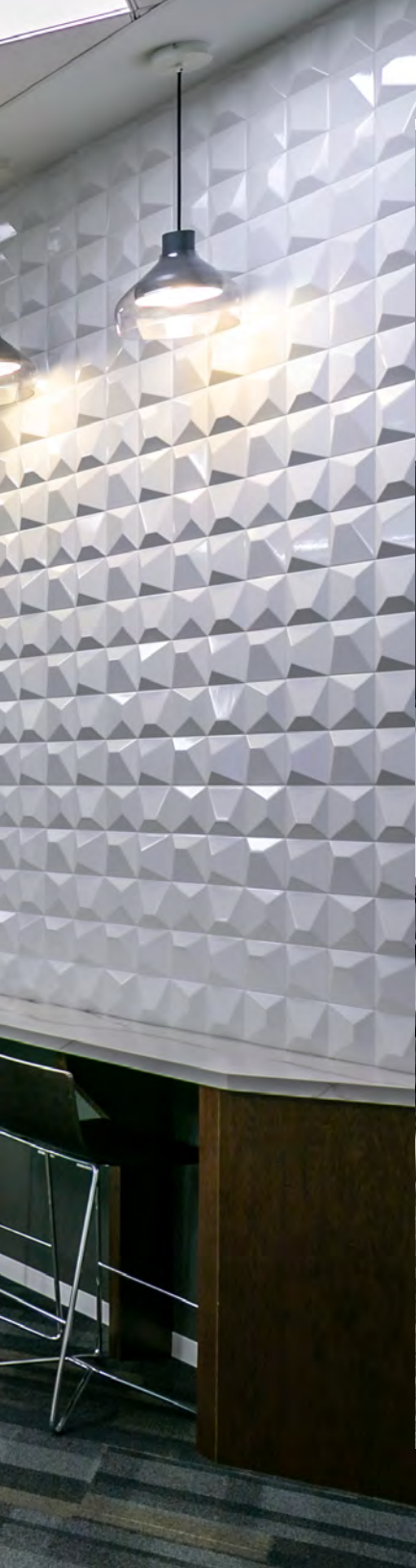
## *Towers at Westchase I*

BUILDING SIZE:	310,555 SF
CLASS:	A
YEAR BUILT:	1983
PARKING:	3.3/1,000 (Clear height: 6' 9")
AWARDS:	LEED EB Silver Certified Energy Star Award Winner BOMA 360 Performance CEL "A-List Award" Winner
AMENITIES:	On-site Property Management Front desk with 24/7 security Fitness Center



# Tenant Lounge and Conference Room





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## *Towers at Westchase II*

BUILDING SIZE:	318,467 SF
CLASS:	AA
YEAR BUILT:	2008
PARKING:	3.3/1,000 (Clear height: 6' 9")
AWARDS:	LEED EB Silver Certified Energy Star Award Winner BOMA 360 Performance
AMENITIES:	On-site deli: Peppercini's On-site Property Management Front desk with 24/7 security Fitness Center (coming soon)







Towers at Westchase's architecturally distinct exteriors are complemented by expansive lobbies that are well-appointed with modern finishes. Tenant suites have large expanses of windows and the efficient floor plate design allows for a variety of tenant layouts. Additionally, tenant suites on the upper levels enjoy unobstructed views of the Galleria and downtown Houston skylines.





13

Nearby Restaurants

2

Posts Offices

18

Nearby Hotels

4

Retail Stores



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