

# Clay Crossing Business Center

4325 W. SAM HOUSTON PKWY N., SUITE 110  
HOUSTON, TX 77041



- AVAILABLE FOR LEASE -

**21,459 SF | CLASS A INDUSTRIAL FLEX**

 TRANSWESTERN

 **HPI**  
HOLDINGS

# AERIAL MAP

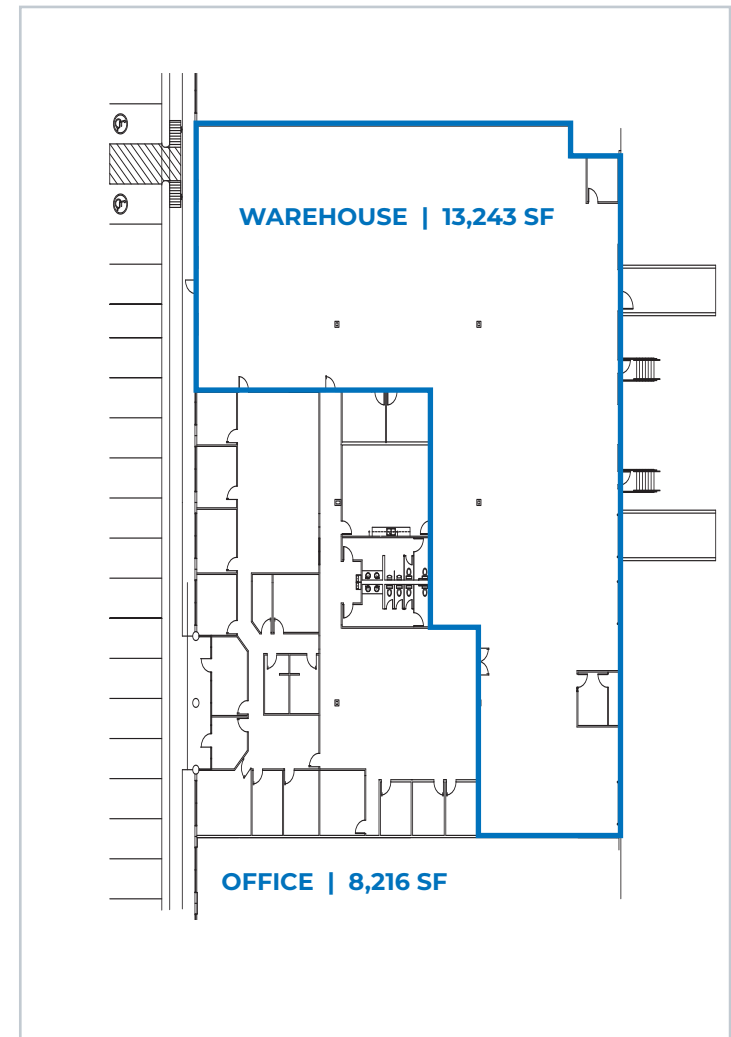


# FLOOR PLAN & FEATURES

- Master planned environment
- Dock High Rear Load
- Excellent accessibility
- Tilt-up concrete construction
- All concrete paving
- Cost effective alternative to full gross office space with no add on factor
- Productive and exclusive working environment with ability to control HVAC and electrical usage
- 24/7 Access



SUITE	110
TOTAL SQ FT	21,459 SF
OFFICE SPACE	8,216 SF
WAREHOUSE	13,243 SF



Private Offices & Large Open Areas



100% HVAC Warehouse



20' Clear Height



Interior Space with Abundant Glass



Abundant Parking



Fully Fire Sprinkler

# LOCAL AMENITIES

## RESTAURANTS

- 1 Pappas BBQ
- 2 Pappadeaux Seafood
- 3 James Coney Island
- 4 Rudy's Bar-BQ
- 5 Taco Cabana
- 6 McDonald's
- 7 Starbucks
- 8 Chick-Fil-A
- 9 Niko Niko'shen
- 10 Kirby Ice House

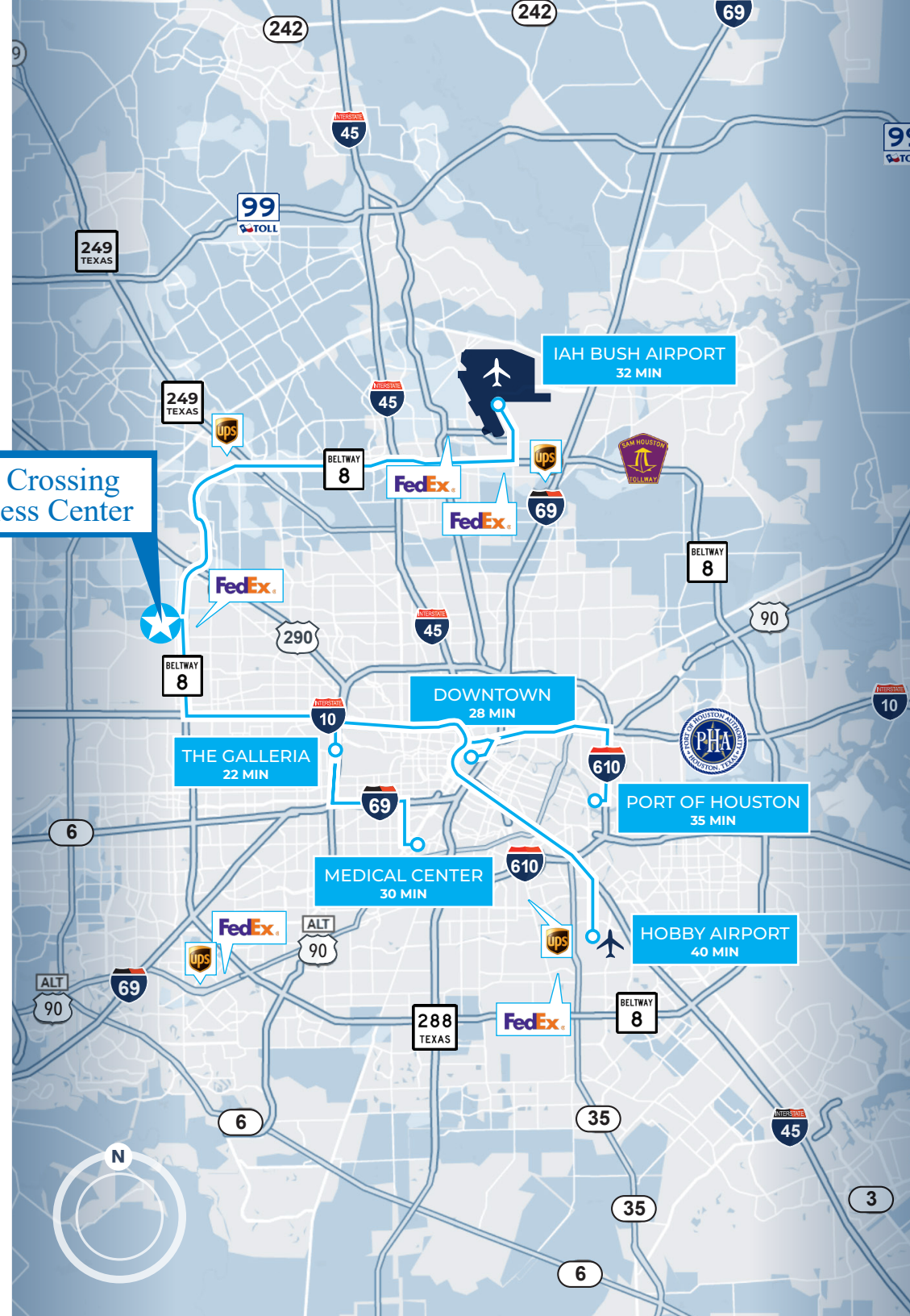
## HOTELS

- 11 Residence Inn by Marriott
- 12 Four Points by Sheraton
- 13 Comfort Suites
- 14 Staybridge Suites
- 15 The Westin Houston

## SERVICES/RETAIL

- 16 Clay Road YMCA
- 17 Memorial City Mall
- 18 Life Time Fitness
- 19 CITYCENTRE
- 20 Town & Country Village
- 21 FedEx

Clay Crossing Business Center





# HPI HOLDINGS



 **TRANSWESTERN**  
LEASING INFORMATION:

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