

Briargrove Business Park

3644 Westchase Dr., Suite A | Houston, TX 77042

±2,756 SF
AVAILABLE FOR LEASE

100% HVAC Warehouse

New Ownership Renovations Underway



FOR MORE INFORMATION:

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NATALIE GILBERT

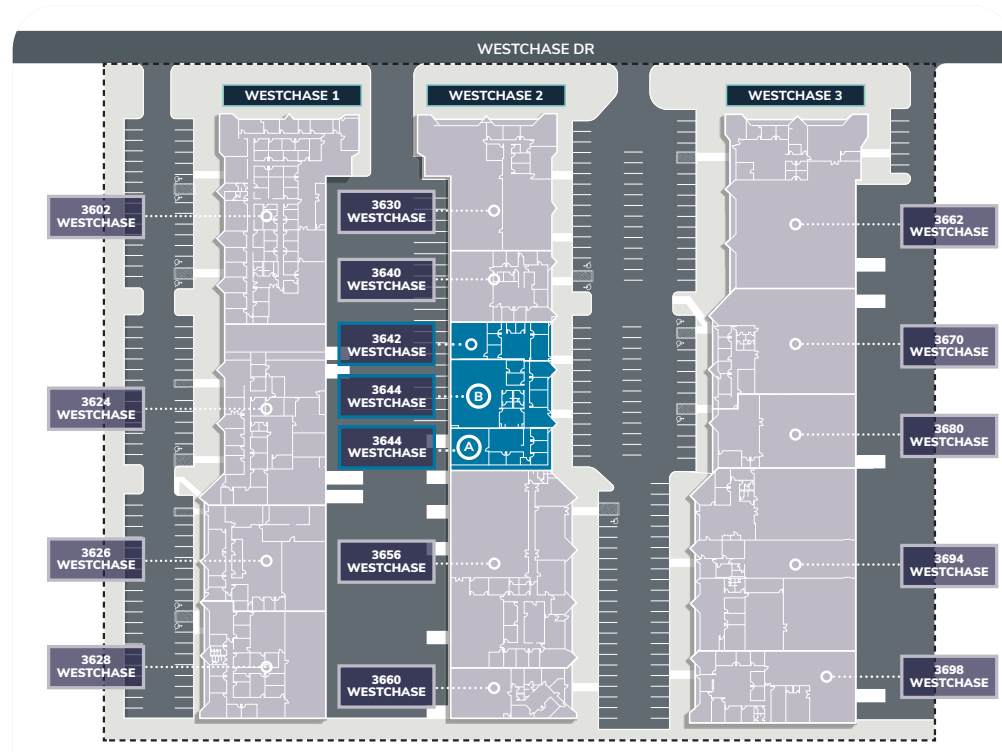
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Briargrove Business Park

- Suites between 3,000 - 18,482 SF available
- Rear-load configuration (dock and ramp)
- 3-phase power
- Fully fenced and secured with electric wrought iron gates and
- LED exterior lighting
- 100% HVAC warehouse
- Renovations underway (paint, HVAC, signage, turnkey suites)



AVAILABILITIES

BUILDING	ADDRESS	OFFICE SIZE	WAREHOUSE SIZE	TOTAL SIZE	FLOORPLAN
Westchase 2	3642 Westchase	±1,102 SF	±1,691 SF	±2,793 SF	VIEW
Westchase 2	3644 Westchase, Suite A	±641 SF	±2,115 SF	±2,756 SF	VIEW
Westchase 2	3644 Westchase, Suite B	±2,366 SF	±3,119 SF	±5,485 SF	VIEW

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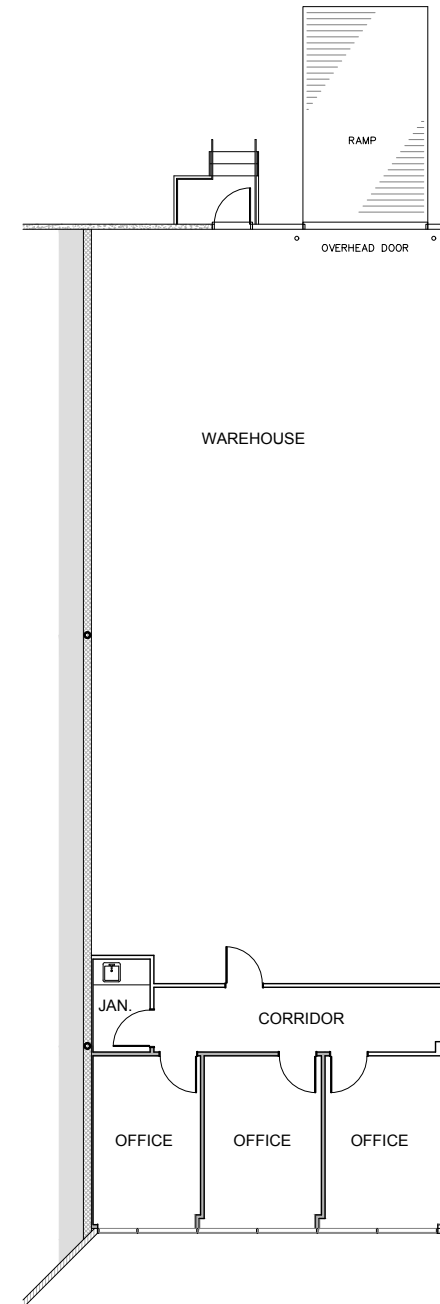
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AVAILABLE FOR LEASE

SUITE FEATURES

- 2,756 SF total
 - 641 SF office
 - 2,115 SF warehouse
- One (1) overhead door
 - One (1) 10x10' door with ramp
- 16' clear height
- 3-phase power
- 100% climate controlled warehouse
- Ownership will retrofit suite to user's needs
- Ownership will add restroom when demising suite



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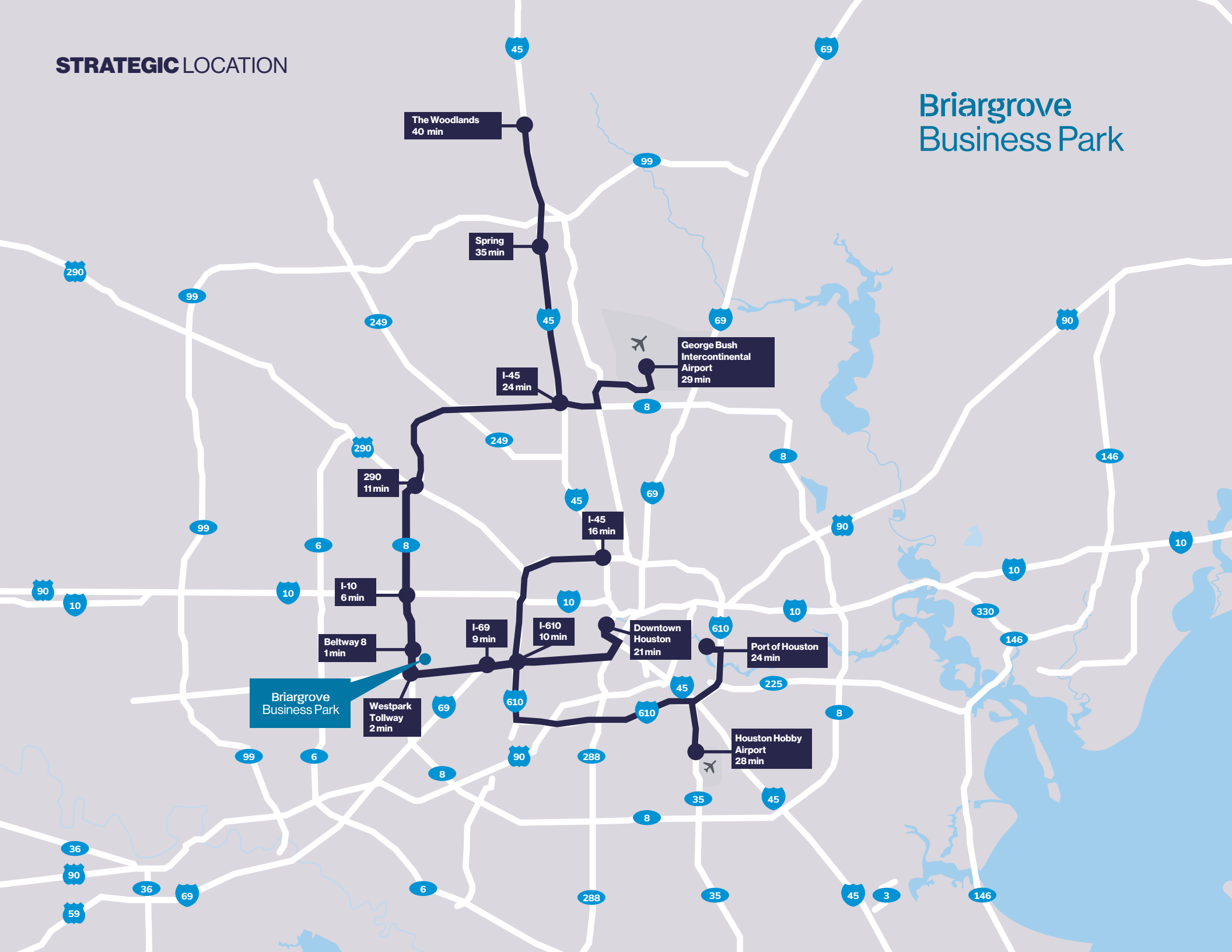
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STRATEGIC LOCATION

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

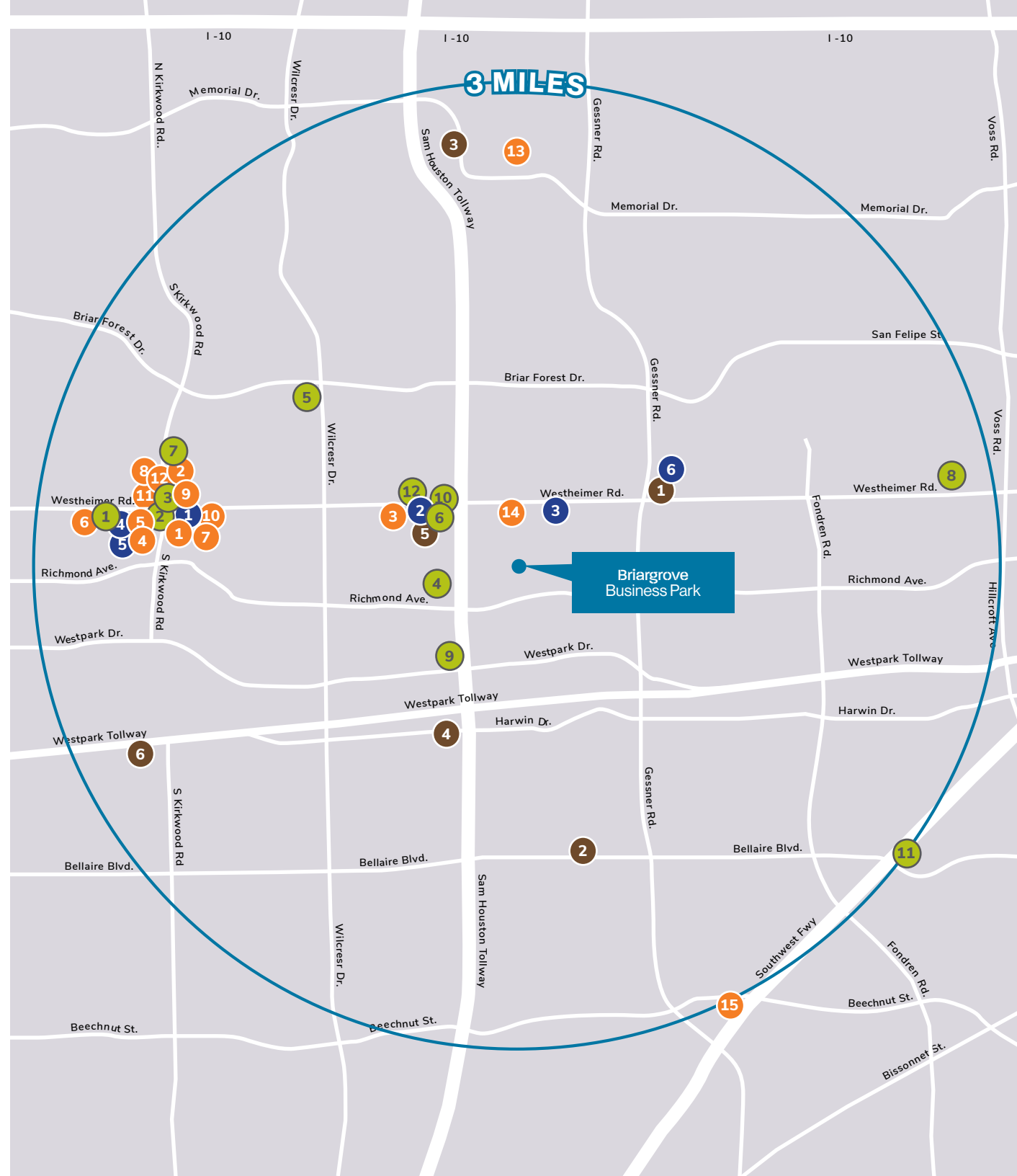
- 1 Shipley Do-Nuts
- 2 Paris Baguette
- 3 Minuti Coffee
- 4 Starbucks
- 5 Starbucks
- 6 Morning Donut Cafe

RETAILERS

- 1 HEB
- 2 Whole Foods
- 3 Krogers
- 4 Lowe's Home Improvement
- 5 Walmart Supercenter
- 6 Randalls

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
- 7 Wingstop
- 8 Panda Express
- 9 Subway
- 10 Wendys
- 11 Dairy Queen Grill & Chill
- 12 Salata



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