



TWO WESTLAKE

“Where Amenitized Office
Meets Nature”

580 Westlake Park Boulevard | Houston, TX | 77079



TWO WESTLAKE, LOCATED AT 580 WESTLAKE PARK BOULEVARD
IN HOUSTON'S ENERGY CORRIDOR, IS A **17-STORY CLASS A**
AMENITIZED OFFICE BUILDING WITHIN A PRESTIGIOUS CORPORATE
CAMPUS AT WESTLAKE PARK.

Onsite management 24/7

Self-serve coffee bar with grab & go

New fitness center with classes, yoga room, locker and shower rooms

Highly configurable conference center

First floor tenant lounge with a variety of games and entertainment

Concierge services

Deli café onsite

Wi-Fi enabled greenspace & outdoor areas overlooking pond

Signage opportunities

Variety of tenant discounts to the Younan Collection, including high-end cigars, 5-star hotels, fine French wines, golf courses, design support and upscale restaurants

Adjacent to serene water feature for a peaceful and natural setting

Adjacent to One Westlake Food Hall, Westlake Child Development Center and Westlake Health and Wellness Center

\$50.00/space/month (abated for the first 2 years of lease) for unreserved parking

\$75.00/space/month for reserved parking

Free visitor parking

454,843 SF

CLASS A OFFICE SPACE

17

STORIES

22,500 SF

AVERAGE FLOOR SIZE

21

MILES OF HIKING & BIKE TRAILS

10,450+

ACRES OF NEARBY PARKS

5.4

ACRES

60 SEAT

CONFERENCE CENTER

4/1000


PARKING RATIO

NEW FITNESS CENTER
WITH LOCKERS AND
SHOWERS

NEW TENANT
LOUNGE

NEW ONSITE CAFE

**FEATURES &
FACTS**



Interior renovations at Two Westlake include a modern tenant lounge with upscale finishes, updated lobby featuring self-serve coffee bar and grab-and-go vending machines, state-of-the-art conferencing facilities, and an upgraded fitness center complete with a separate yoga and meditation studio. Overall, Two Westlake offers a contemporary workplace tailored to meet the needs of the most discerning tenants.

RECENT IMPROVEMENTS



COFFEE BAR



LOUNGE & RECREATION CENTER



GRAB-AND-GO



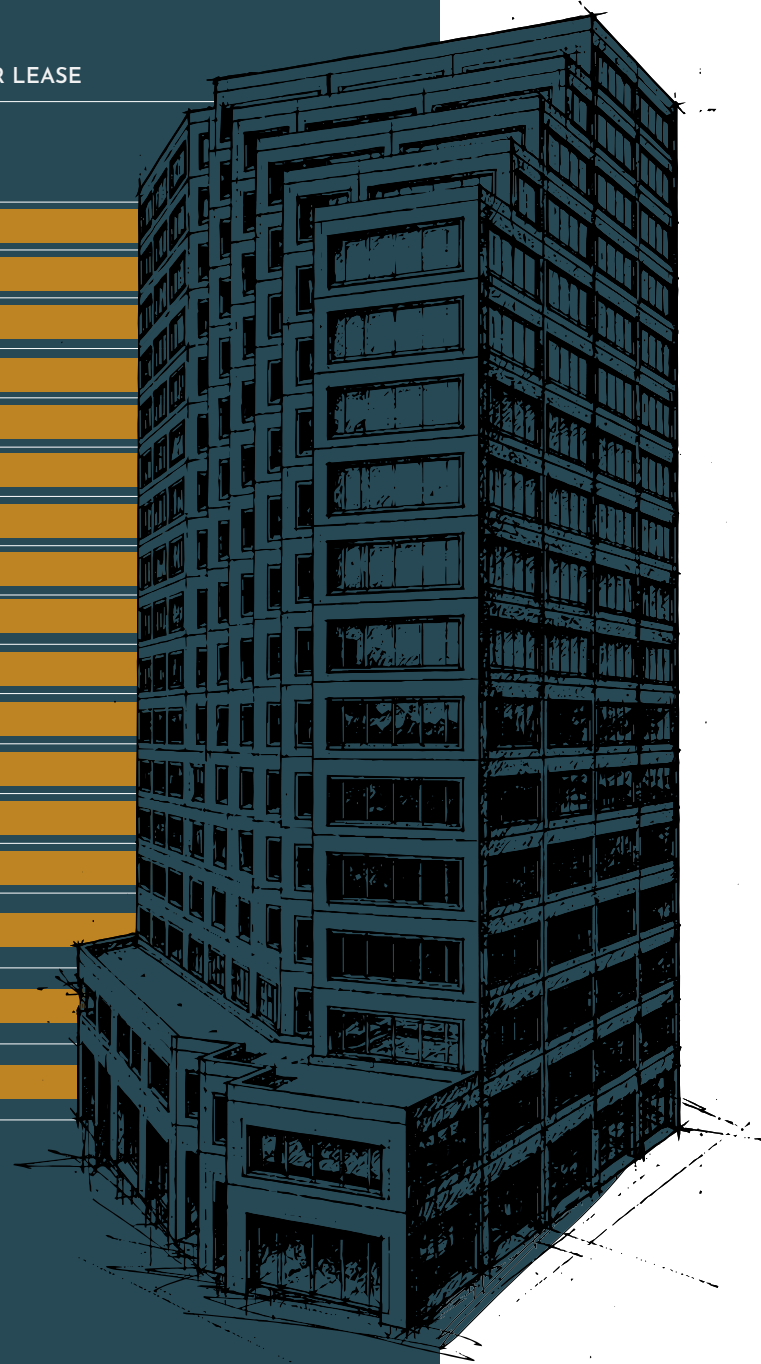
LOBBY



STACKING PLAN & AVAILABILITIES

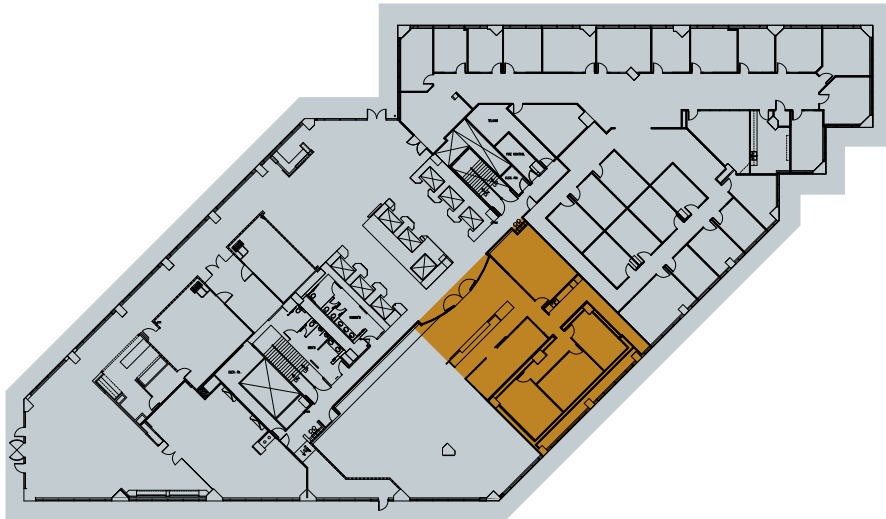
UP TO ±183,144 SF OF CONTIGUOUS SPACE AVAILABLE FOR LEASE

17 TH FLOOR	±19,167 SF AVAILABLE
16 TH FLOOR	±20,205 SF AVAILABLE
15 TH FLOOR	±21,122 SF AVAILABLE
14 TH FLOOR	±21,515 SF AVAILABLE
13 TH FLOOR	±22,458 SF AVAILABLE
12 TH FLOOR	±8,017 SF AVAILABLE
11 TH FLOOR	±17,658 SF AVAILABLE
10 TH FLOOR	±22,128 SF AVAILABLE
9 TH FLOOR	±22,127 SF AVAILABLE
8 TH FLOOR	±21,570 SF NOT AVAILABLE
7 TH FLOOR	±7,092 SF AVAILABLE
6 TH FLOOR	±22,170 SF AVAILABLE
5 TH FLOOR	±21,449 SF NOT AVAILABLE
4 TH FLOOR	±5,532 SF AVAILABLE
3 RD FLOOR	±21,834 SF NOT AVAILABLE
2 ND FLOOR	±27,044 SF NOT AVAILABLE
1 ST FLOOR	±5,863 SF AVAILABLE
GAR1	±3,918 AVAILABLE
GAR600	±37,365 SF AVAILABLE
GAR700	±37,365 SF AVAILABLE



175 | ±5,863 SF

1ST FLOOR



425 | ±5,532 SF

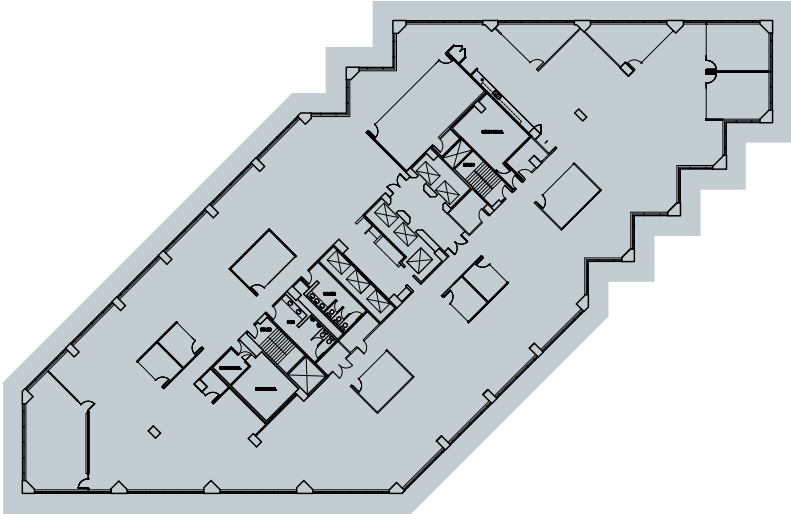
4TH FLOOR



FLOOR PLANS

±22,170 SF

6TH FLOOR



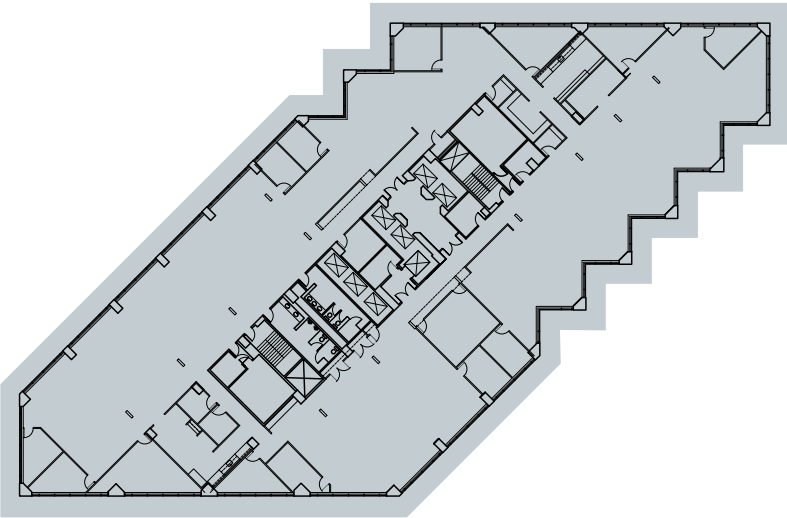
725 | ±7,092 SF

7TH FLOOR



±22,127 SF

9TH FLOOR



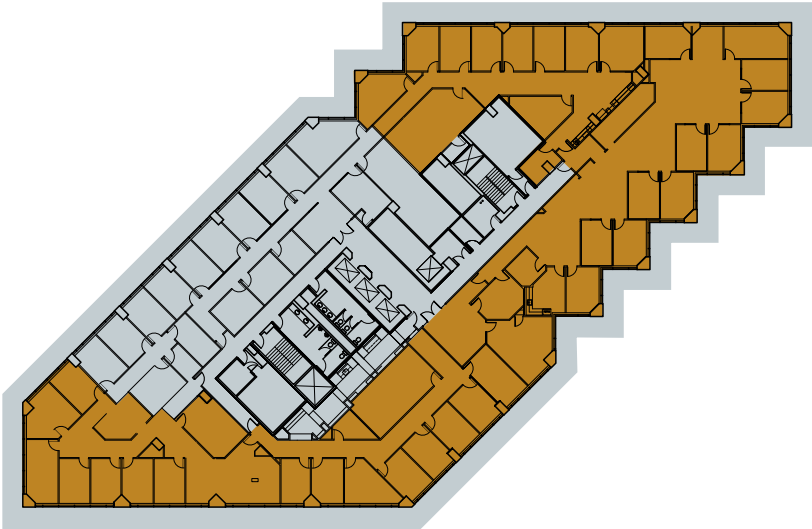
±22,128 SF

10TH FLOOR



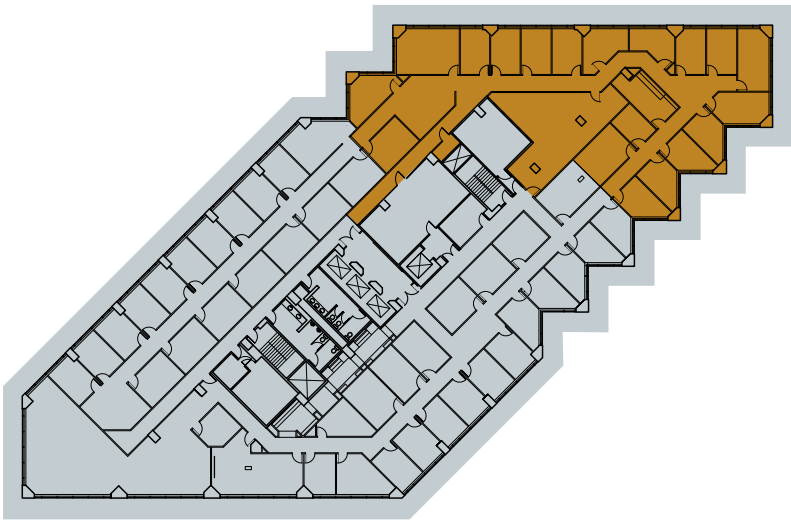
1100 | ±17,658 SF

11TH FLOOR



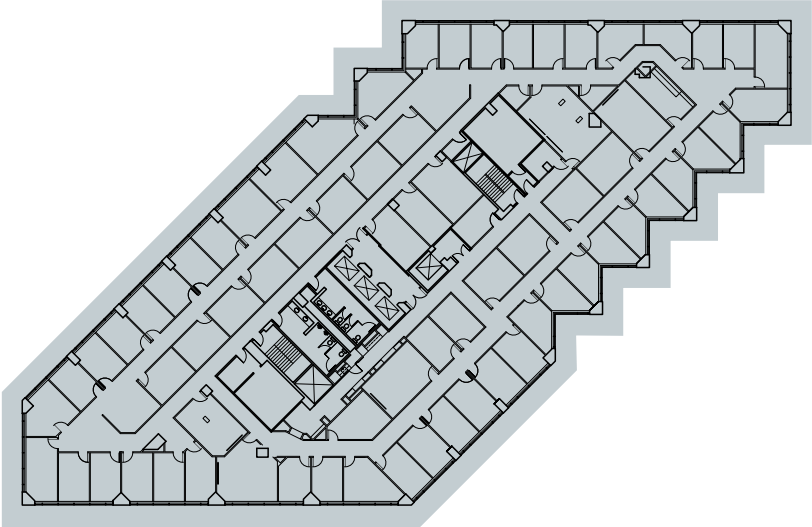
1225 | ±8,017 SF

12TH FLOOR



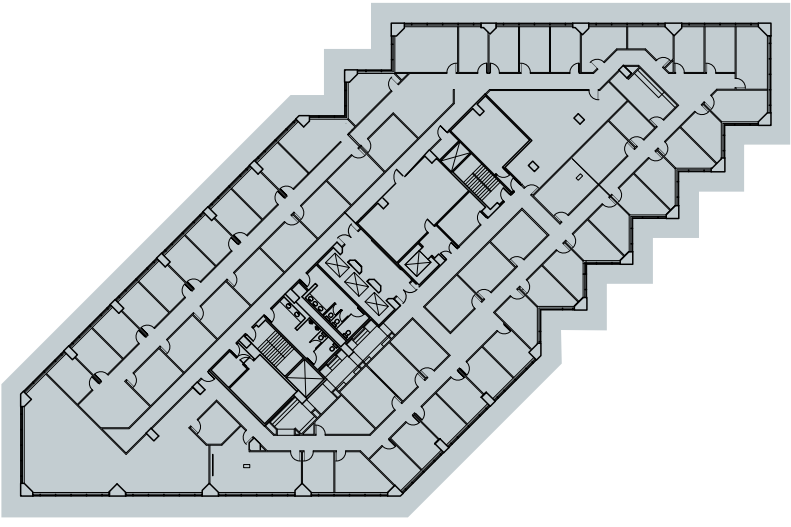
±22,458 SF

13TH FLOOR



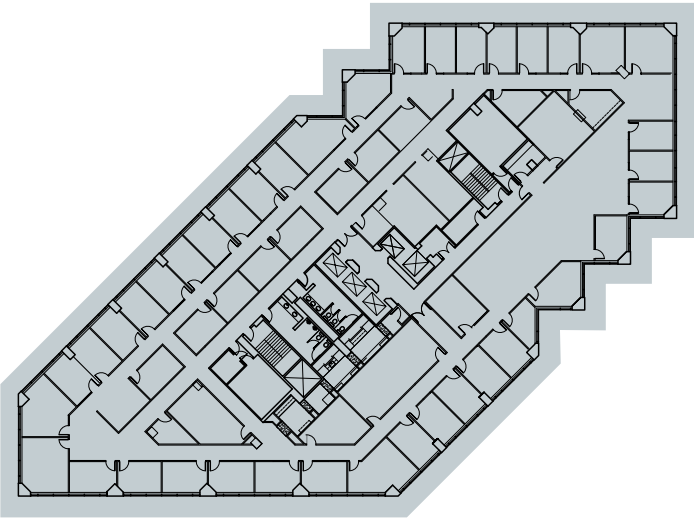
1400 | ±21,515 SF

14TH FLOOR



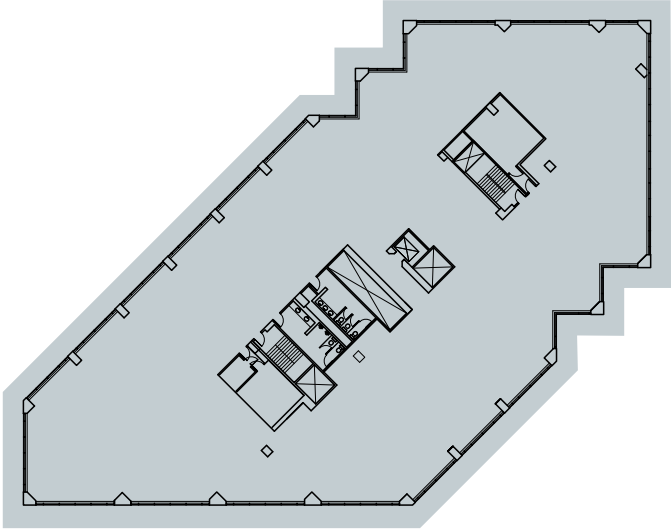
±21,122 SF

15TH FLOOR



±20,205 SF

16TH FLOOR



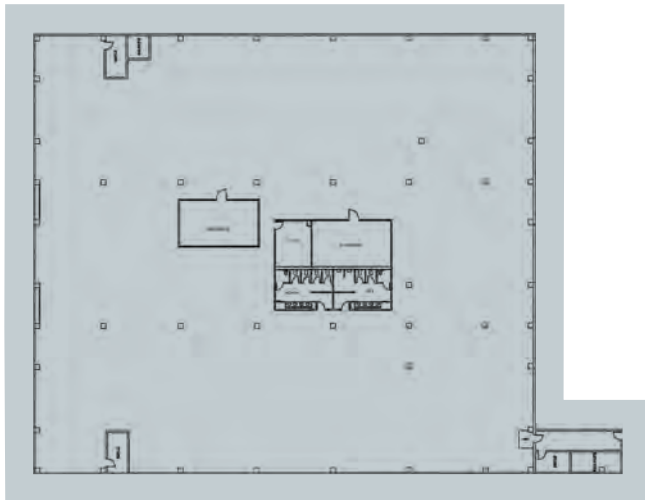
±19,167 SF

17TH FLOOR



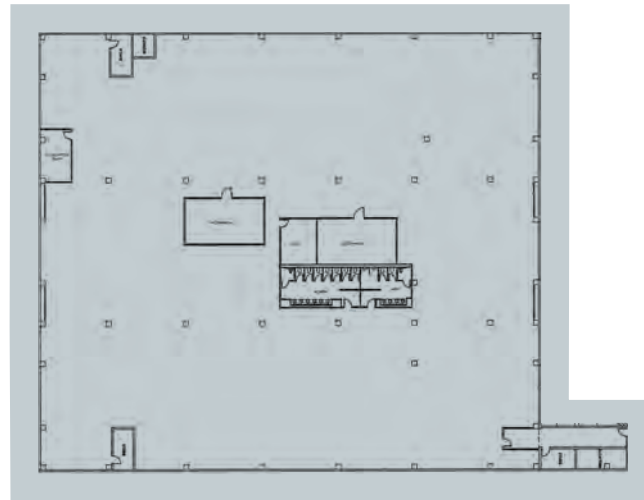
GARAGE | ±37,365 SF

LEVEL 6



GARAGE | ±37,365 SF

LEVEL 7



ENERGY CORRIDOR LOCATION

Premier Energy Corridor location with excellent accessibility and a strong corporate presence.

Less congestion with direct access to Memorial Drive and I-10.

Ideal for companies seeking convenience, stability, and connectivity.

STRONG OWNERSHIP & CAPITAL INVESTMENT

Institutional ownership committed to long-term property excellence.

Ongoing capital improvements enhance the tenant experience and building quality.

Professionally managed to meet today's workplace expectations.

DIRECT TRAIL CONNECTIVITY

Direct access to Terry Hershey and George Bush Park Hike and Bike Trail system and outdoor amenities.

Supports walking, jogging, biking, and employee wellness initiatives.

Creates a unique campus experience within the Energy Corridor.

WELLNESS-ORIENTED CAMPUS ENVIRONMENT

Campus-style setting designed to support productivity and well-being.

Green space and outdoor areas encourage collaboration and work-life balance.

Highly accessible location for employees, clients, and visitors.

PROXIMITY TO CITYCENTRE & MEMORIAL CITY

Minutes from premier dining, retail, hospitality, and entertainment destinations.

Access the amenities of CityCentre and Memorial City without the congestion.

Offers the perfect balance of convenience, accessibility, and efficiency.

THE DIFFERENCE

DRIVE TIMES



CITYCENTRE

7 MINUTES | 5 MILES

MEMORIAL CITY MALL

10 MINUTES | 6.5 MILES

KATY

10 MINUTES | 6 MILES

GALLERIA

18 MINUTES | 6.5 MILES

0.5 MI
FROM TWO
WESTLAKE

TERRY HERSHEY PARK

500-acre park with fishing, canoeing, gardens, playgrounds, picnic areas and trails

0.5 MI
FROM TWO
WESTLAKE

GEORGE BUSH PARK

7,800-acre park with large soccer field, a shooting range, and numerous pavilions, playgrounds, ponds and jogging trails



5 MILE RADIUS

RESTAURANTS & AMENITIES

RESTAURANTS

- _____ MATSU SUSHI BAR
- _____ LUPE TORTILLA
- _____ STARBUCKS
- _____ BACARO KITCHEN
- _____ ROUGE WINE BAR
- _____ CHIPOTLE MEXICAN GRILL
- _____ NINFA'S ON MEMORIAL
- _____ WATSON'S HOUSE OF ALES
- _____ SALATA
- _____ POTBELLY SANDWICH
- _____ AKA JAPANESE CUISINE
- _____ CARRABBA'S ITALIAN GRILL
- _____ PECAN CREEK GRILLE
- _____ PASTA LAMONTES
- _____ DISTRICT 7 GRILL
- _____ CAFE BENEDICT
- _____ NORTH CHINA
- _____ ONE WESTLAKE FOOD HALL

AMENITIES

- _____ ORANGETHEORY
- _____ FROST BANK
- _____ TOPGOLF
- _____ LA FITNESS
- _____ PNC BANK
- _____ WYNDHAM
- _____ HYATT REGENCY
- _____ KROGER
- _____ EMBASSY SUITES
- _____ WALGREENS
- _____ TERRY HERSHEY PARK
- _____ WESTLAKE CHILD DEVELOPMENT CENTER
- _____ WESTLAKE HEALTH AND WELLNESS CENTER



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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