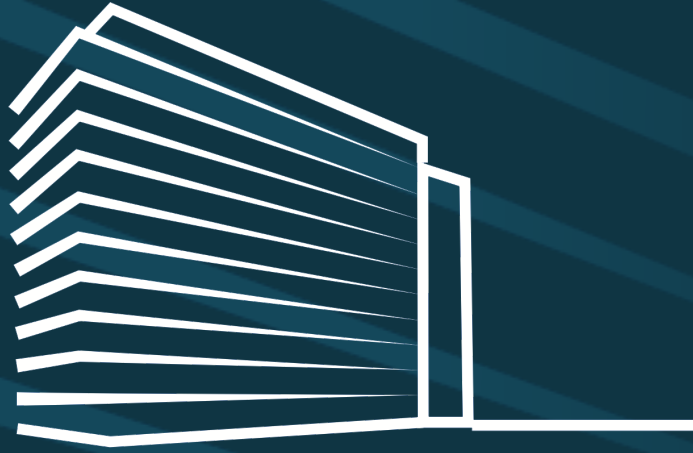
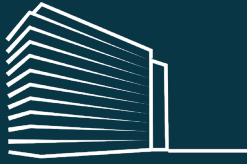




WESTWAY II



4424 W. SAM HOUSTON PARKWAY N.



Welcome to Westway II

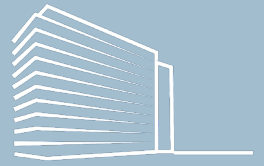
Westway II is a 10-story, Class A corporate office building constructed in 2009 and located at Clay Road and the West Sam Houston Parkway in Houston, Texas, near Houston's "Energy Corridor." Designed by Kirksey Architects, the building facade is a combination of high-performance glass with architectural accents including solar shading and daylighting panes on

the southwest facade. Building entries feature elegant landscaping with integral lighting, leading tenants and visitors into a high-ceiling main lobby of natural stone, stainless steel, Burl wood paneling, and glass accents. High-speed elevators with custom interior finishes that mimic the main lobby finishes provide a short and smooth trip to the tenant floors.









About the Property

242,374 rentable
square feet

10 stories of 25,000 sf
floor plates

LEED Silver
Certified and Energy
Star labeled for
operating efficiency

Onsite engineers and
property management

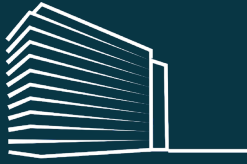
Tenant lounge, fitness
center and ATM

Situated on 9 acres

Parking 940 covered spaces (4/1,000) in
the attached six-level garage and visitor
parking located in the garage as well as
directly in front of the building

Access Conveniently located at the
intersection of Clay Road and Beltway 8
with direct access to the eight-lane West
Sam Houston Tollway

Visibility The site features prime exposure
along the West Sam Houston Tollway
offering excellent monument signage
opportunities

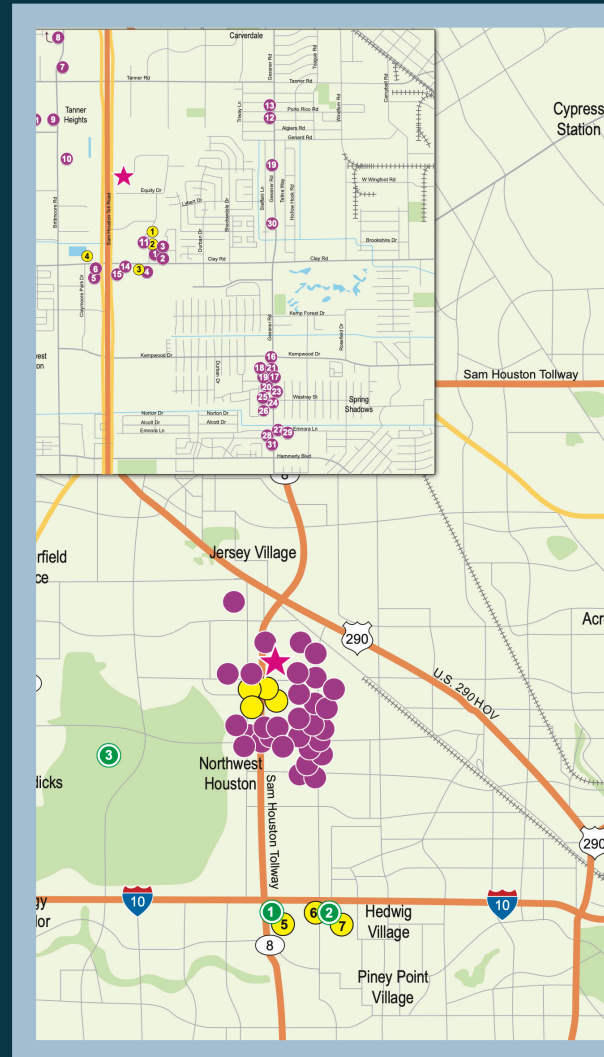


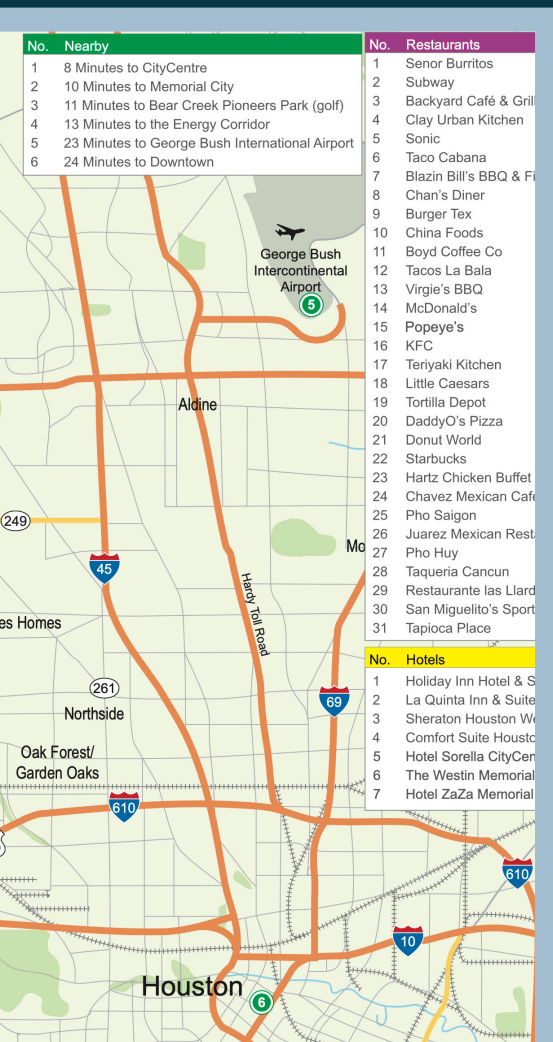
Location

Location Located in Westway Park — a 150-acre, fully built out, master-planned and deed-restricted business park — Westway II is at the intersection of the West Sam Houston Parkway and Clay Road. With 19 buildings totaling over 2.25 million square feet, Westway Park has the largest concentration of LEED-certified buildings in a single office park in the Greater Houston area.

Convenience Westway II is adjacent to the West Sam Houston Tollway offering excellent visibility along this major thoroughfare and is conveniently located at the intersection of Clay Road and Beltway 8. The building is two miles north of Interstate 10 and just minutes from the heart of both Westchase and the Energy Corridor.

Area Amenities Retail, dining and fitness amenities are within the park or a 2-minute drive of the complex with more popular destinations such as CityCentre and Memorial City within a 5-minute drive. Hotels within the immediate area include Sheraton, La Quinta and Holiday Inn.

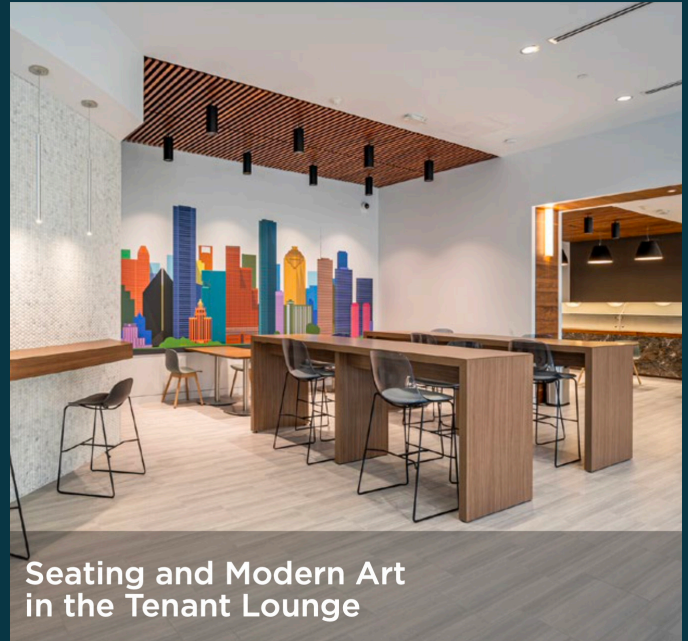




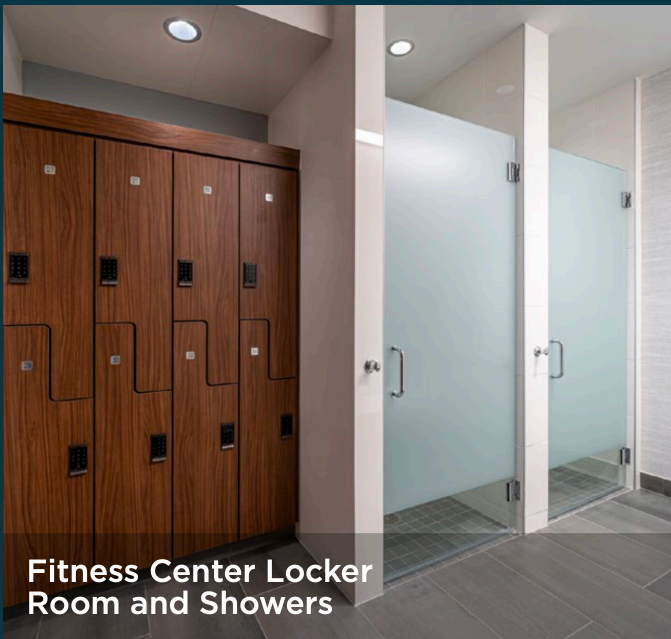
Amenities



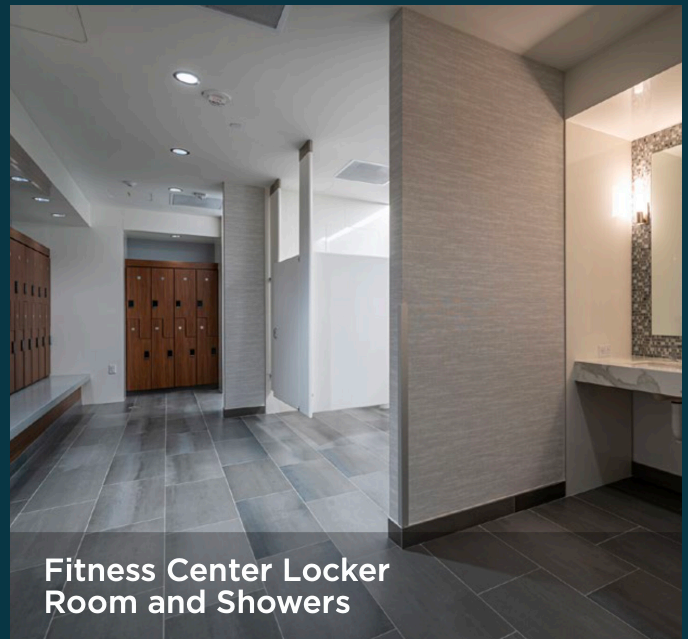
Floor-to-Ceiling Windows
in the Tenant Lounge



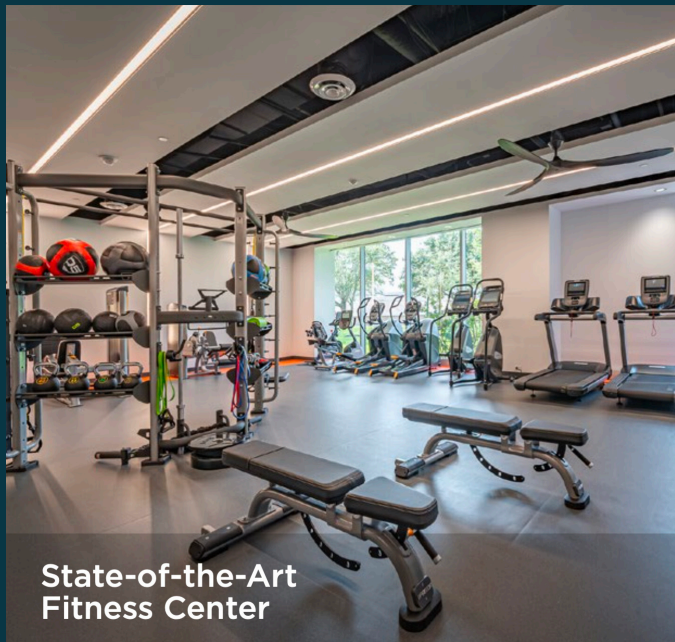
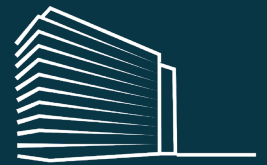
Seating and Modern Art
in the Tenant Lounge



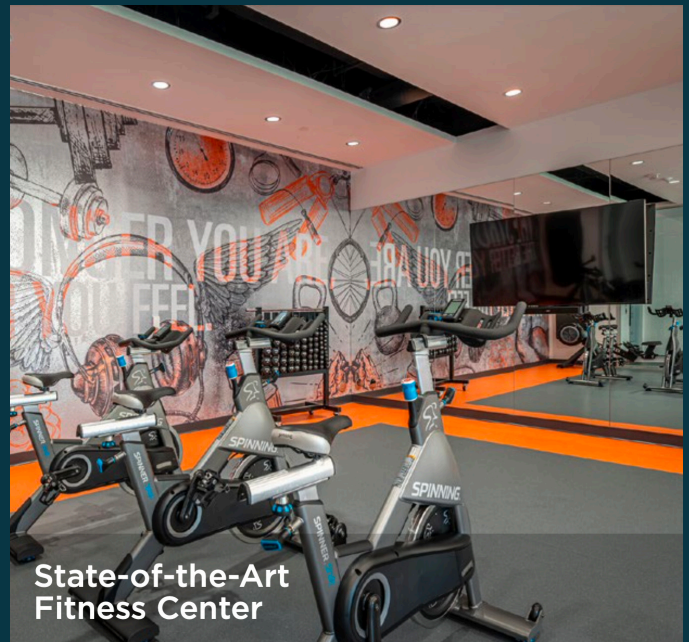
Fitness Center Locker
Room and Showers



Fitness Center Locker
Room and Showers



State-of-the-Art
Fitness Center



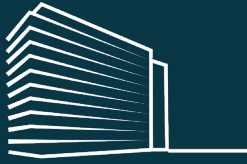
State-of-the-Art
Fitness Center



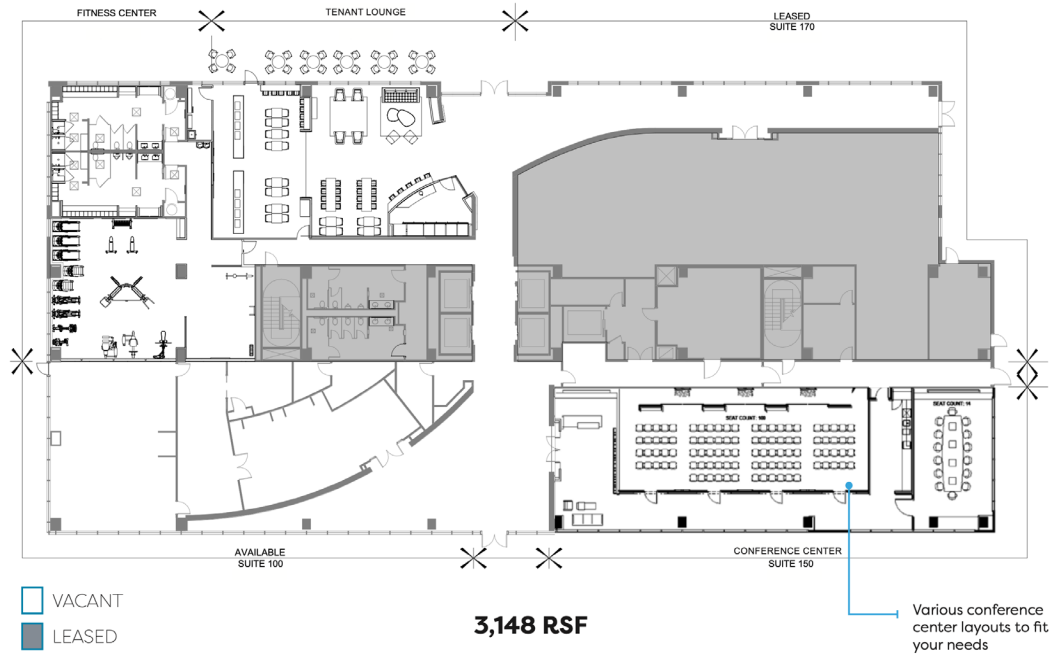
Seating in the
Tenant Lounge



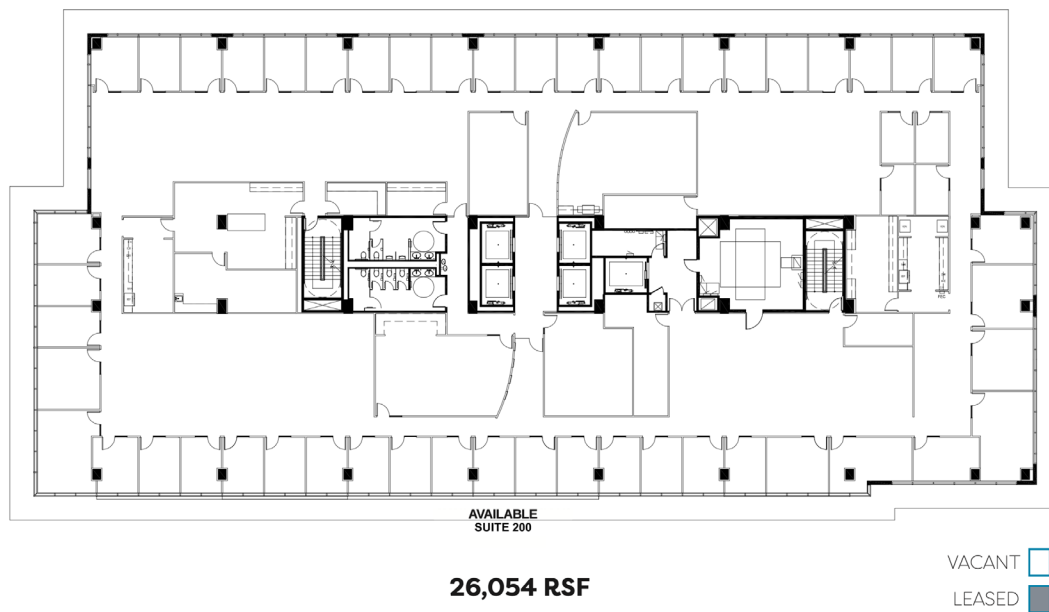
Vending Machines
in the Tenant Lounge



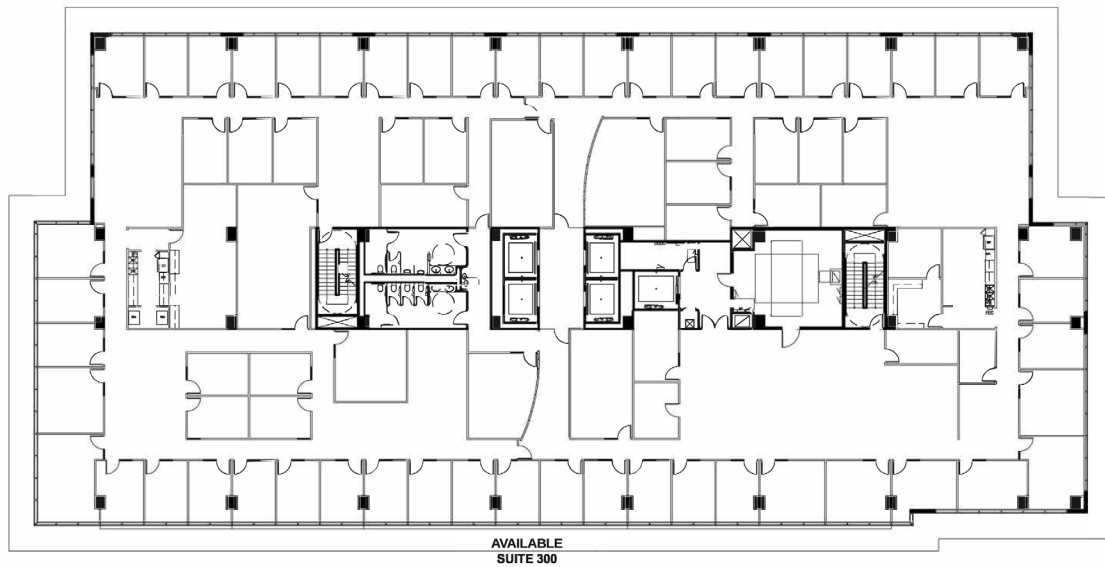
Level 1



Level 2



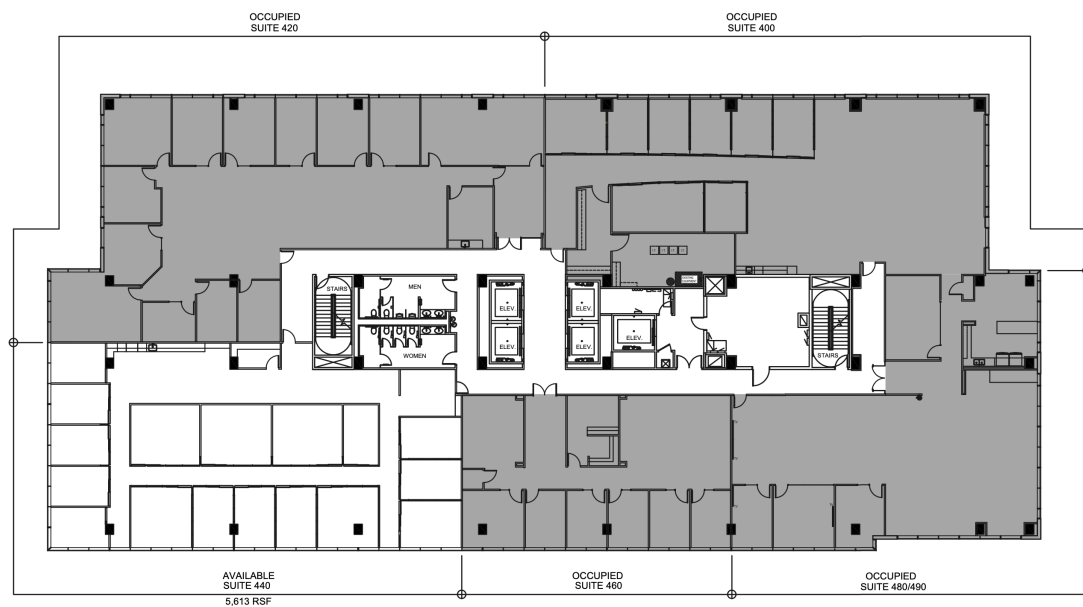
Level 3



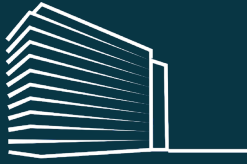
VACANT
LEASED

26,060 RSF

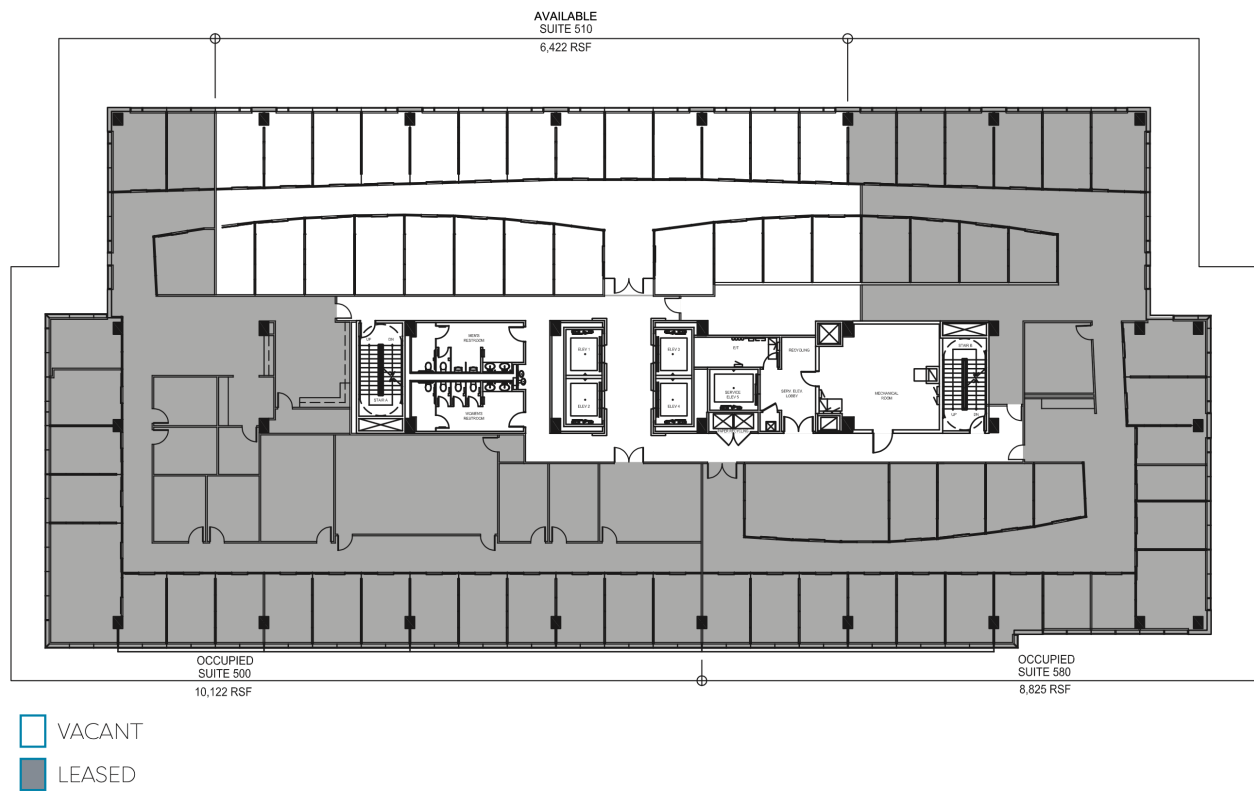
Level 4

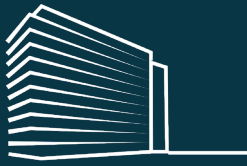


VACANT
LEASED

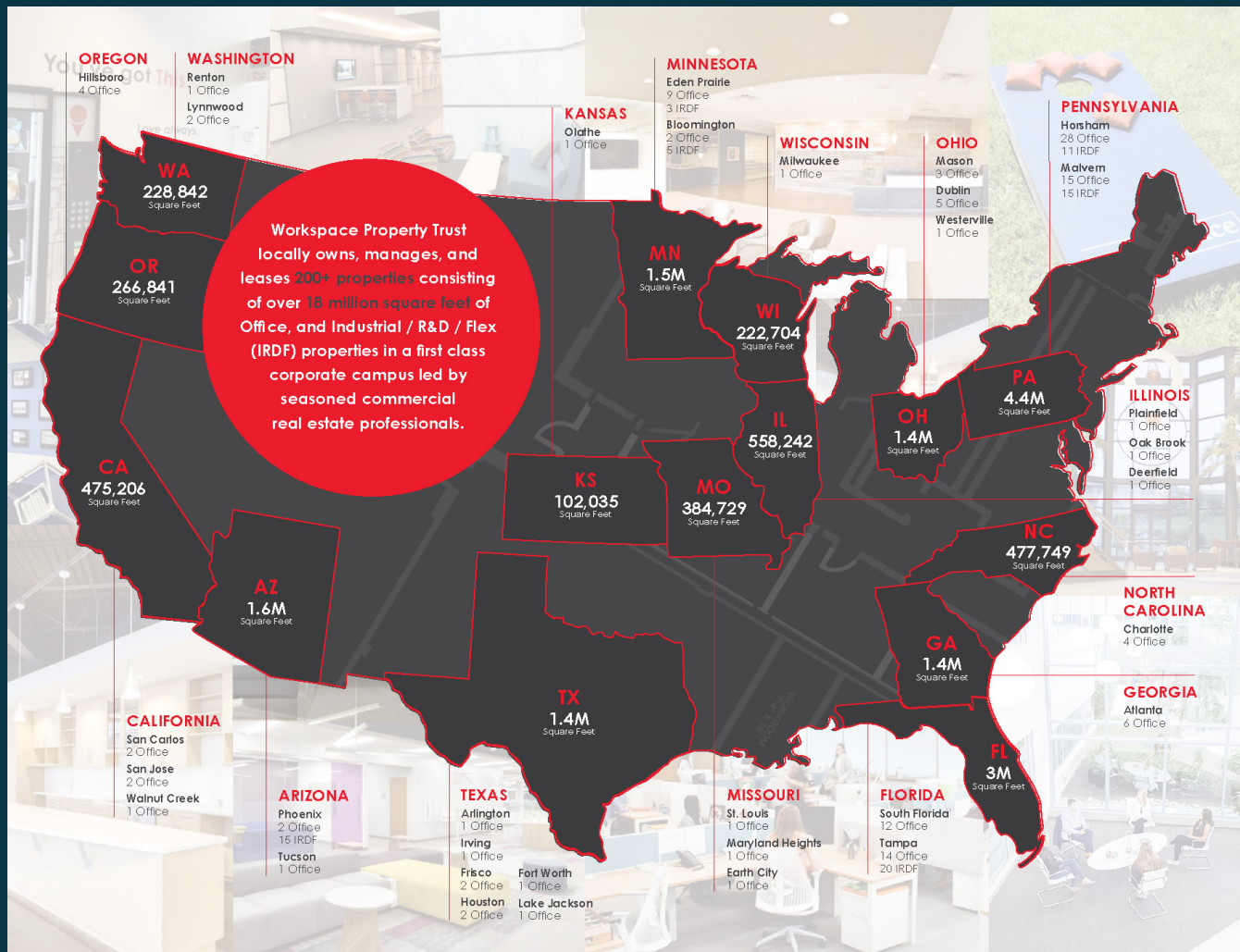


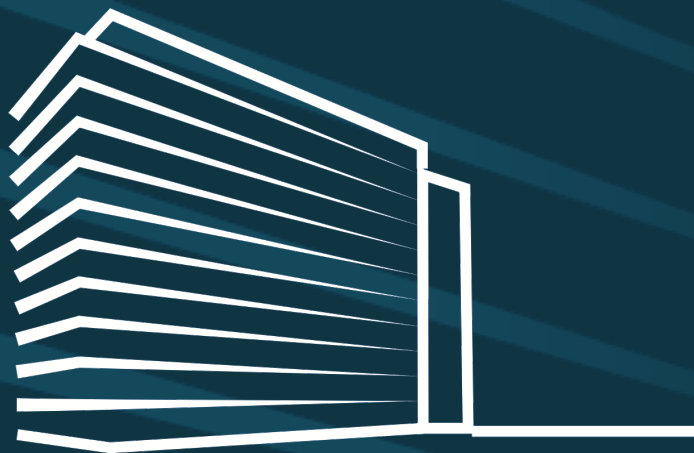
Level 5





Workspace Property Trust Locations





WESTWAY II

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partners

PARTNERSREALESTATE.COM

workspace
property trust