



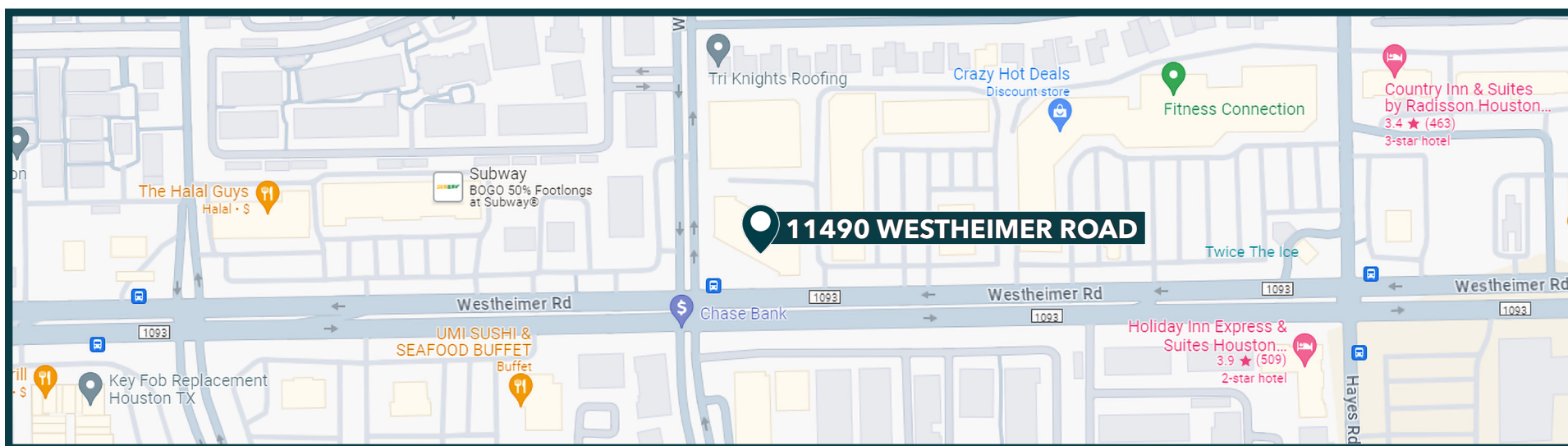
ROYAL OAKS CENTRE

11490 WESTHEIMER ROAD
HOUSTON, TEXAS 77077

**Commercial Real Estate,
*Reimagined***

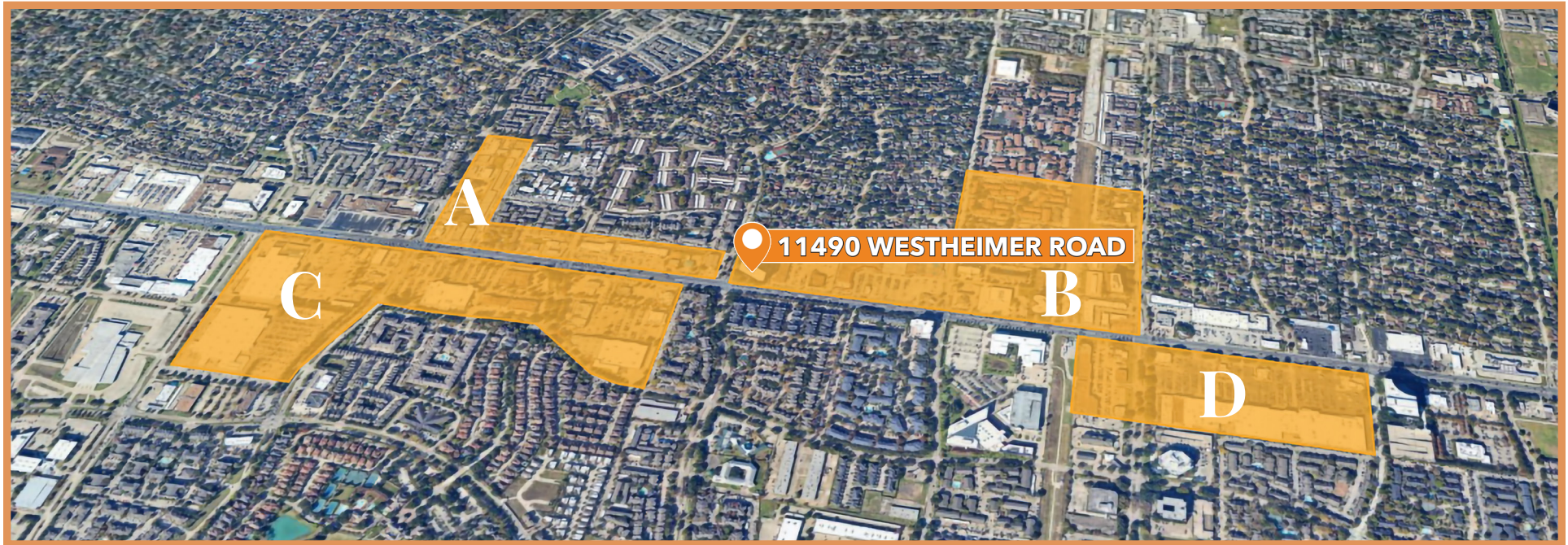
Property Highlights

- 232,018 RSF Class A Office in Westchase District
- Move-in ready suites
- On-site conference and training center seating 40
- Putting green
- 3.67/1,000 Structured and gated parking
- Card-key access
- Monument signage available
- 24/7 on-site building and garage security
- Walkable amenities and restaurants
- Quick access to Beltway 8, Westpark Tollway, I-10 and US 59





Nearby Amenities



- A**
- Crumbl - Westchase
 - CVS - Drug store
 - Filli Cafe
 - Five Guys Burgers and Fries
 - JAM Viet Kitchen & Bar - Vietnamese
 - La Pasha Lounge & Grill
 - La Plume
 - La Tapatia - Mexican
 - Pollo Y Bistec Grill
 - Red Claws Crab Shack Seafood & Hot Chicken
 - The Halal Guys
 - Verizon - Cell phone store
 - Wingstop
 - + Many More

- B**
- 807 Bar & Grill Houston
 - Bistro Le Cep
 - Champps - Grill
 - Crafty Crab - Seafood
 - Crazy Hot Deals - Discount store
 - Cuisine Ten - Jamaican
 - Desi Junction Indian Cuisine
 - Eatwell Bakery Cafe
 - Fitness Connection
 - Genji - Japanese
 - Popeyes Louisiana Kitchen
 - Seats Taken Bar
 - SkyBox Htown - Grill
 - Waffle House
 - + Many More

- C**
- Buffalo Wild Wings
 - Chick-fil-A
 - Chipotle Mexican Grill
 - Domoishi - Asian Fusion
 - Empire Pizza
 - H-E-B
 - H-E-B Bakery
 - Kohl's - Department store
 - Lowe's Home Improvement
 - P.F. Changs - Chinese
 - The Shops at Royal Oaks
 - UMI SUSHI & SEAFOOD BUFFET
 - Walmart Deli
 - Walmart Supercenter
 - + Many More

- D**
- Avesta Persian Grill
 - Cafetales Specialty Coffee
 - Daiso - Discount store
 - Desi District Houston
 - Dimassi's - Mediterranean
 - Jason's Deli
 - Kikka Sushi
 - Ramen Jin
 - Randevou - Persian
 - SMOOSH Cookies - Ice Cream
 - Starbucks
 - Taco Cabana
 - Torchy's Tacos - Mexican
 - Whole Foods Market
 - + Many More

About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

Leasing Team



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