



## Beautiful wooded office space with lake views

- Newly remodeled restrooms
- 10 ft. ceilings
- Atrium lobbies with marble floors
- Covered parking awnings
- 4/1,000 parking ratio
- Minutes from restaurants, hotels, and shopping options
- 1/2 mile to Interstate 59/69 (Southwest Freeway)

### Property Description

Offices at Sweetwater is a beautiful wooded property located on Sweetwater Blvd with landscaped paver walkways, covered patio, slate entrances and beautiful lake views.

### Get more information

#### [Mike Martin](#)

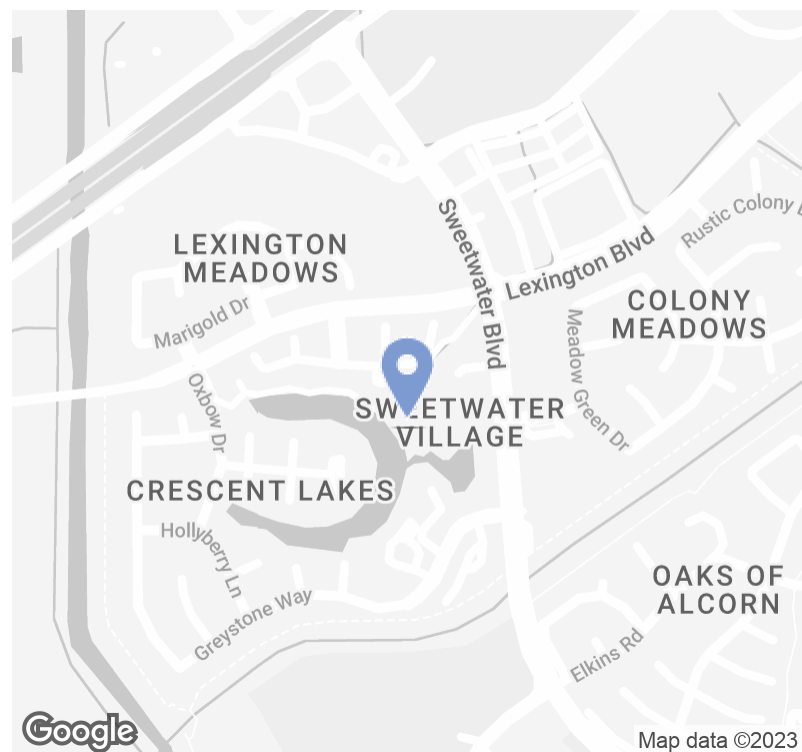
Senior Vice President  
D 713 209 5710  
[michael.martin@avisonyoung.com](mailto:michael.martin@avisonyoung.com)



**Summary**

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	732 - 4,247 SF
Building Size:	71,422 SF

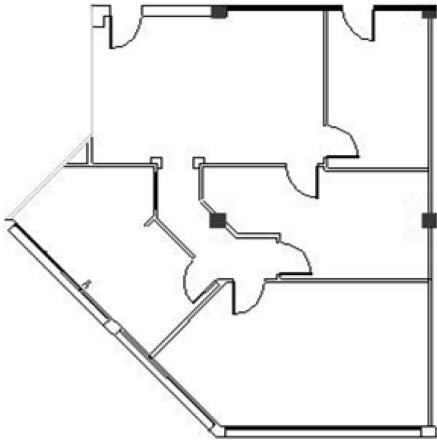
Spaces	Lease Rate	Space Size
4655 Sweetwater, Suite 100	\$20.00 SF/yr	1,339 SF
4655 Sweetwater, Suite 350	\$20.00 SF/yr	732 SF
4655 Sweetwater, Suite 375	\$20.00 SF/yr	777 SF
4655 Sweetwater, Suite 400	\$20.00 SF/yr	1,954 SF
4655 Sweetwater, Suite 450	\$20.00 SF/yr	1,792 SF
4655 Sweetwater, Suite 600	\$20.00 SF/yr	4,247 SF
4655 Sweetwater, Suite 700	\$20.00 SF/yr	1,699 SF
4665 Sweetwater, Suite 400	\$20.00 SF/yr	1,204 SF



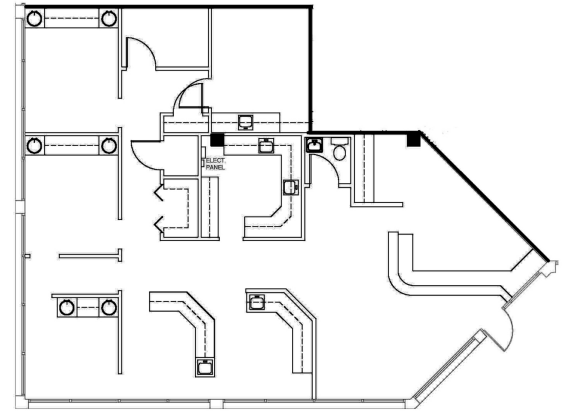
**Mike Martin**  
 Senior Vice President  
 D 713 209 5710  
[michael.martin@avisonyoung.com](mailto:michael.martin@avisonyoung.com)

# Office building for lease

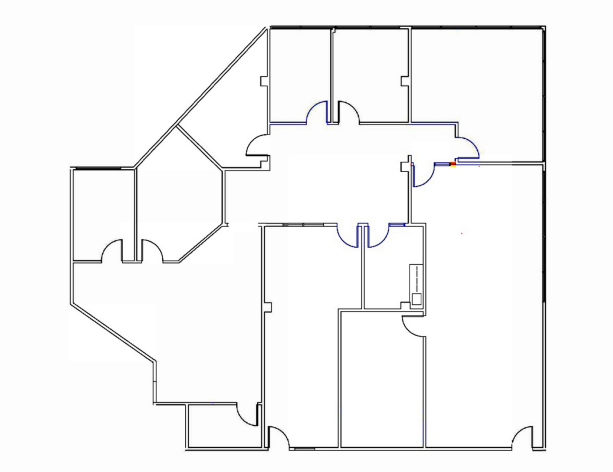
4645, 4655, 4665 & 4675 Sweetwater Blvd



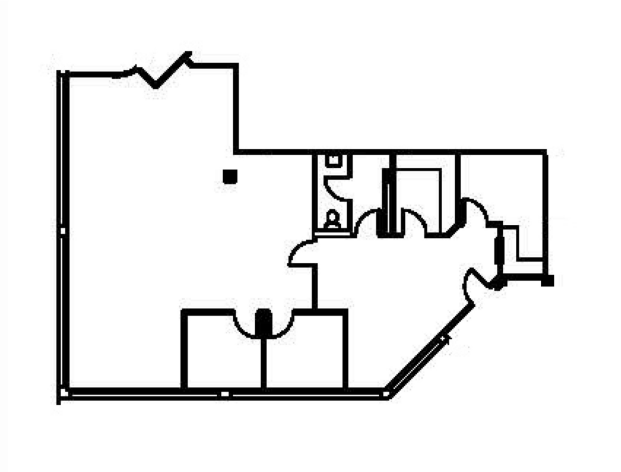
Suite 100 | 1,564 RSF



Suite 400 | 1,975 RSF



Suite 600 | 4,247 RSF



Suite 700 | 2,217 RSF



**Mike Martin**  
Senior Vice President  
D 713 209 5710  
[michael.martin@avisonyoung.com](mailto:michael.martin@avisonyoung.com)

Avison Young - Downtown Houston | 1000 Main St, Suite 2400 | Houston, TX 77002

© 2023. Avison Young - Downtown Houston. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Downtown Houston does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.