

10800 RICHMOND

Houston, TX 77042



UP TO 100,000 SF OFFICE SPACE & **BUILDING SIGNAGE AVAILABLE**

10800 RICHMOND

Up to 100,000 RSF of highly efficient office space available for major corporate users in a prime Westchase location

BUILDING HIGHLIGHTS

- 20,000-100,000 SF contiguous office space available
- Building signage opportunities
- Extensive renovations completed in 2017
- Conference center
- Fitness center with showers and lockers
- 4/1000 Parking (Surface & Garage)
- Panoramic views of Westchase & CBD
- Connected to Westchase Library Loop Trail and Westchase District Trail
- Located near the dominant intersection of Beltway 8 and Westheimer, with quick access to Westpark Tollway
- Surrounded by an abundance of retail, dining and entertainment amenities



Ideally Located

Located near Westchase’s dominant intersection of Beltway 8 and Westheimer, 10800 Richmond’s location provides tenants and visitors quick access to major thoroughfares to get around town.

ESTIMATED DRIVE TIMES:

WITHIN 5 MINUTES

- Beltway 8
- Westpark Tollway

WITHIN 10 MINUTES

- CityCentre / Memorial City
- I-10

WITHIN 15 MINUTES

- Galleria
- Interstate 610 (West Loop)

20+ MINUTES

- Katy
- Sugar Land
- Downtown
- Grand Parkway



Convenience

Nestled in the bustling Westchase district, steps away from two walking trails and within 5 minutes from numerous restaurants, shops and luxurious hotels

WITHIN WESTCHASE DISTRICT:



22+ Hotels



130+ Eateries



6 Parks



An Award-Winning Neighborhood

10800 Richmond enjoys the enhancements brought by the award-winning **Walnut Bend Reconstruction Project**, completed in 2022. This \$20 million initiative revitalized both the roadway and streetscape of Walnut Bend Ln from Westheimer to Westpark Dr.

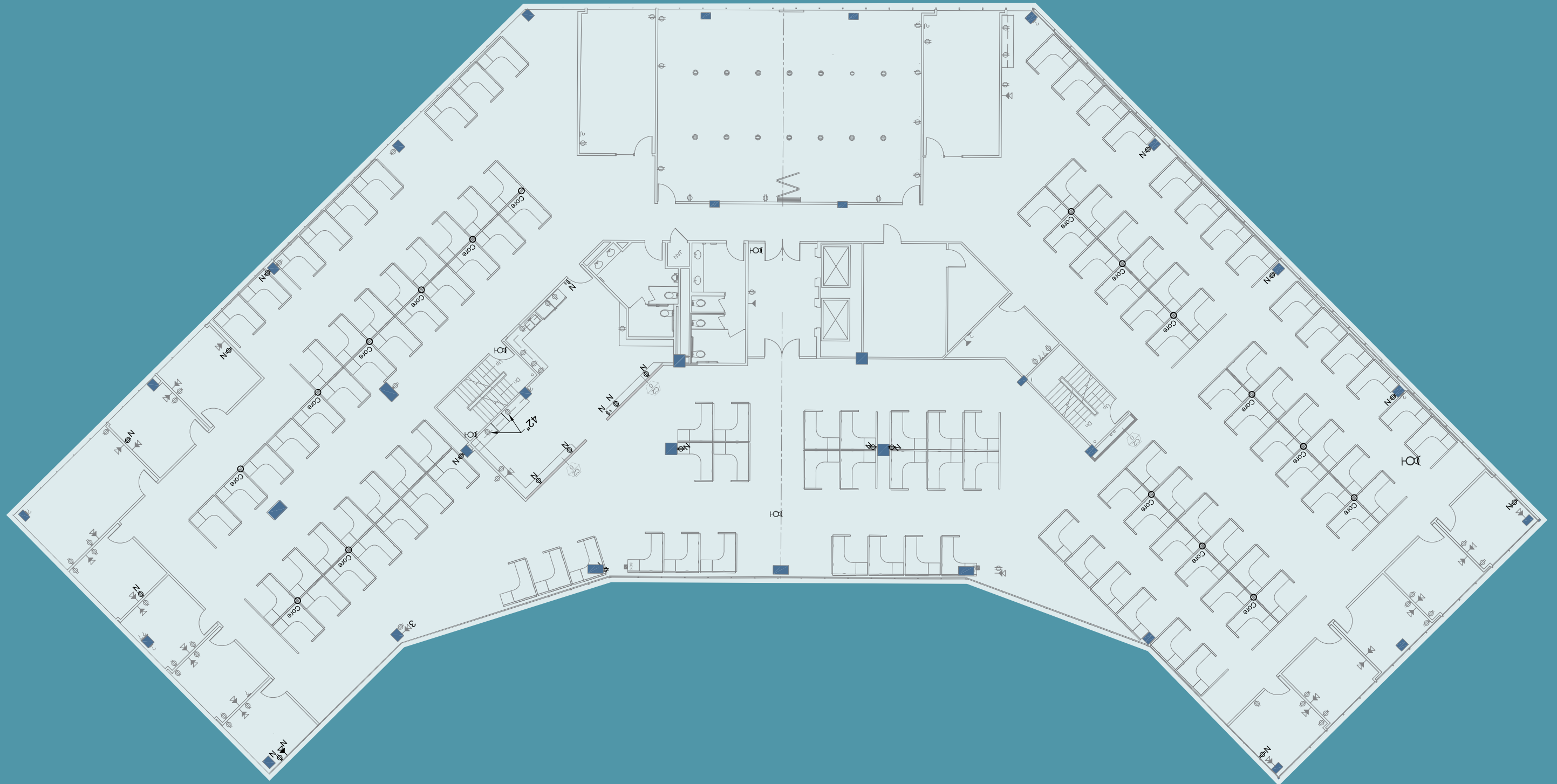
Improvements include—

- New traffic signals
- 2 travel lanes & on-street parking
- Buffered bike lanes
- “Floating” bus stops with premium bus shelters
- Turn lanes
- Site furniture
- Signage & wayfinding
- Decorative street lighting
- Pedestrian lighting
- Landscape lighting & planting
- Special paving
- ADA-compliant curb ramps



Example Floor Plate - 3rd Level

~20,427 RSF





FOR LEASING INFORMATION, CONTACT:

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