

# WESTGATE

17220 KATY FWY • HOUSTON, TX





# Building Overview



|                       |                                                                                                       |
|-----------------------|-------------------------------------------------------------------------------------------------------|
| ADDRESS               | 17220 Katy Fwy<br>Houston, TX 77094                                                                   |
| TOTAL AVAILABLE SPACE | 54,831 RSF                                                                                            |
| STORIES               | 4                                                                                                     |
| PARKING               | 4.25 per 1,000 USF                                                                                    |
| ACCESS                | 24/7 security and card key access                                                                     |
| CEILINGS              | 9'6" finished ceiling height                                                                          |
| CERTIFICATIONS        | Pre-certified LEED®                                                                                   |
| ON-SITE AMENITIES     | Tenant Lounge and Fitness Center                                                                      |
| FINISHES              | Main Lobby finishes consist of stone walls with glass and stainless steel detailing and stone floors. |



# Amenity Aerial

## Westgate I

### RESTAURANTS

1. Freddy's Cafe
2. Pho Tan An
3. El Rancho
4. Blue Agave Cantina
5. Tony's Tex-Mex
6. Salata
7. Lupe Tortilla Mexican Restaurant
8. Starbucks
9. Christian's Tailgate Bar & Grill
10. Waffle House
11. Ginger Thai Cuisine
12. Lomontes Italian Restaurant and Bar
13. Piazza Cafe
14. Murphy's Deli-Park Row
15. Popeyes Louisiana Kitchen
16. Taco Bell
17. Starbucks
18. Cracker Barrel Old Country Store
19. Torchy's Tacos
20. Starbucks
21. Corner Bakery Cafe
22. Chick-fil-A
23. Teriyaki Madness
24. Willie's Grill & Icehouse

### MEDICAL

1. Houston Methodist West Hospital
2. Texas Children's Hospital West Campus
3. MD Anderson Cancer Center West Houston

### RETAIL

1. Greentree Shopping Center

### HOTELS

1. Embassy Suites by Hilton Houston West- Katy
2. Homewood Suites by Hilton Houston West-Energy Corridor
3. Residence Inn by Marriott Houston I-10 West/Park Row
4. Houston Marriott Energy Corridor
5. SpringHill Suites by Marriott Houston I-10 West/Energy Corridor

### ENTERTAINMENT

1. Topgolf
2. Dynamic Fitness - Katy/Barker Cypress

### BANKS

1. First Service Credit Union
2. Icon Bank of Texas
3. Member Choice Bank
4. Wells Fargo Bank
5. Bank of America (with Drive-thru services)

### GROCERY

1. H-E-B
2. Randalls
3. Walmart Supercenter
4. Sam's Club

### PARKS

1. Terry Hershey Hike Trail
2. George Bush Park

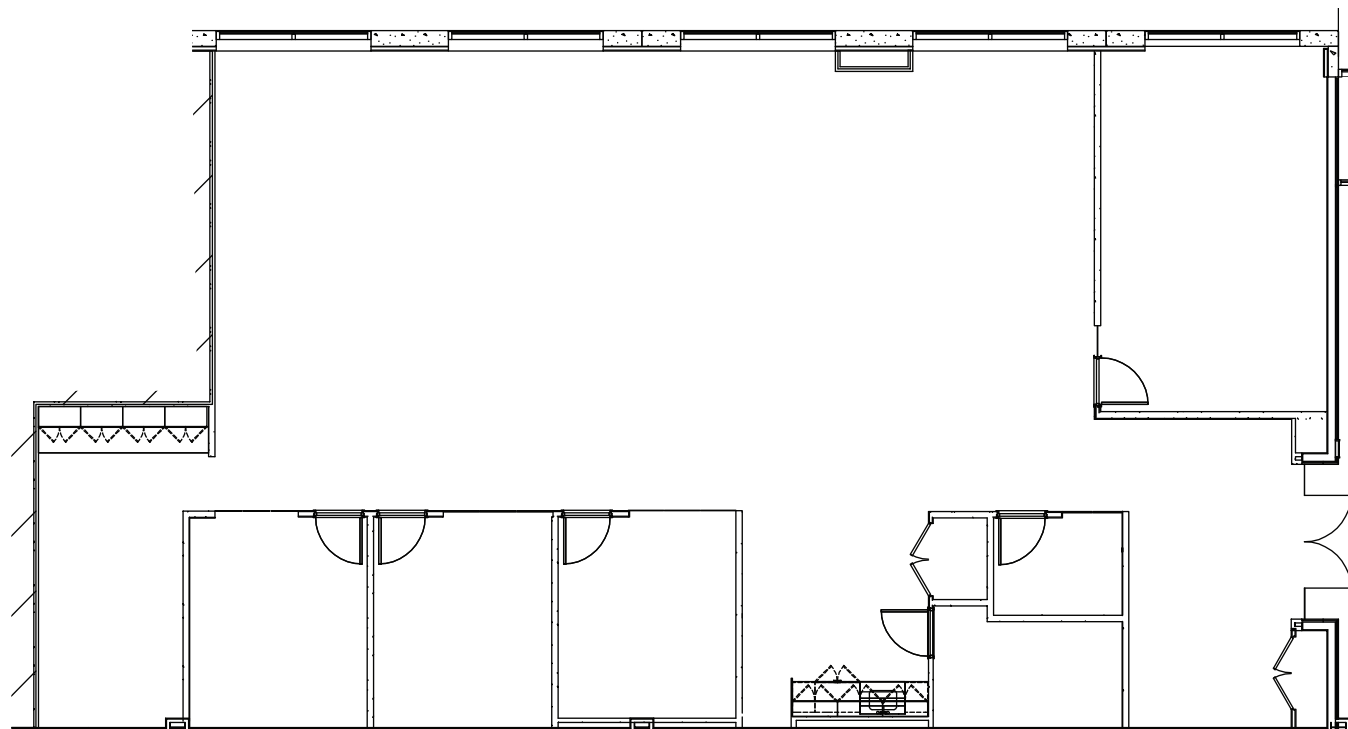
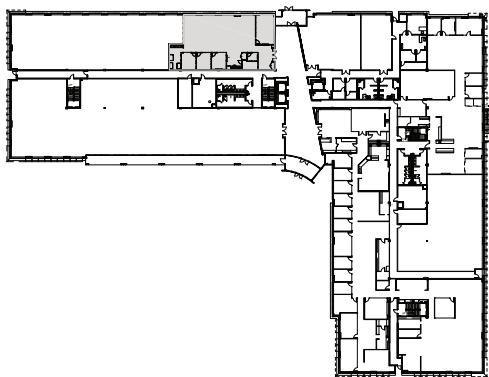




# WESTGATE

SUITE 125 | 4,011 RSF

## KEY PLAN



## BROKER CONTACTS:

TYLER GARRETT  
+1 713 425 1802  
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HARRISON BIRO  
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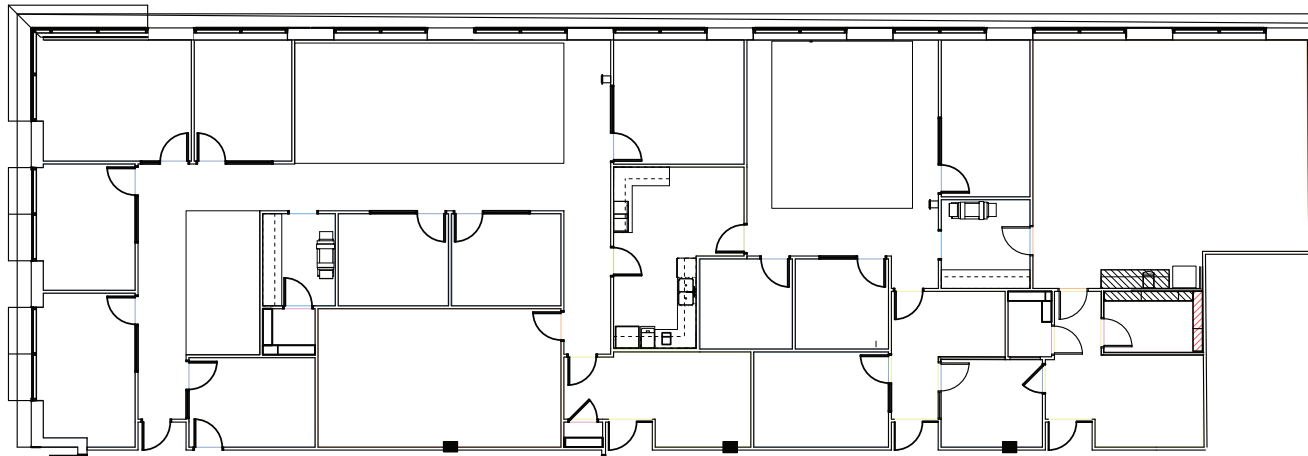
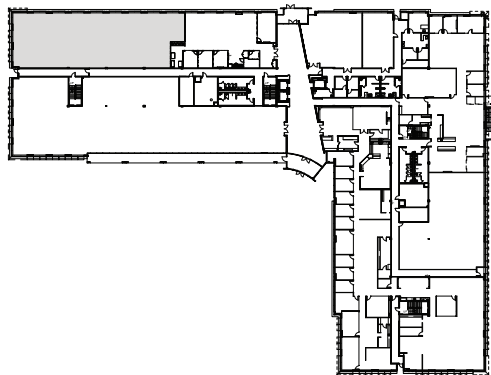




# WESTGATE

SUITE 130 | 6,518 RSF

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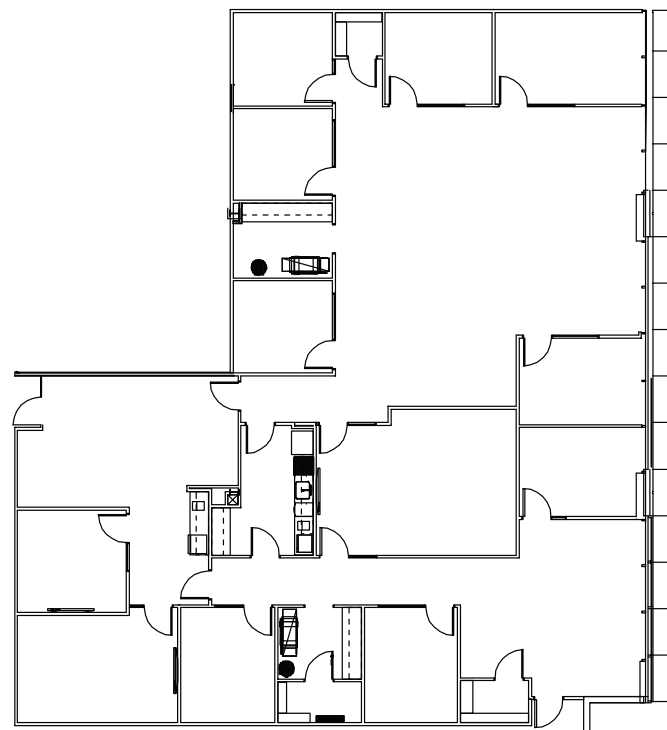
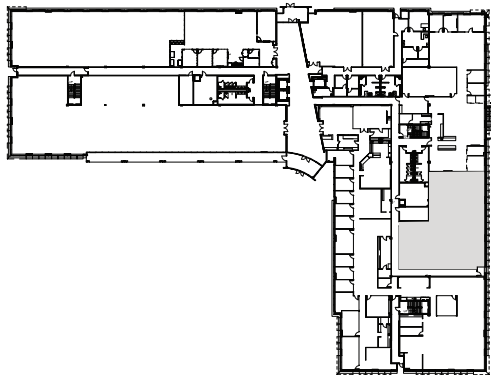




# WESTGATE

SUITE 160 | 4,779 RSF

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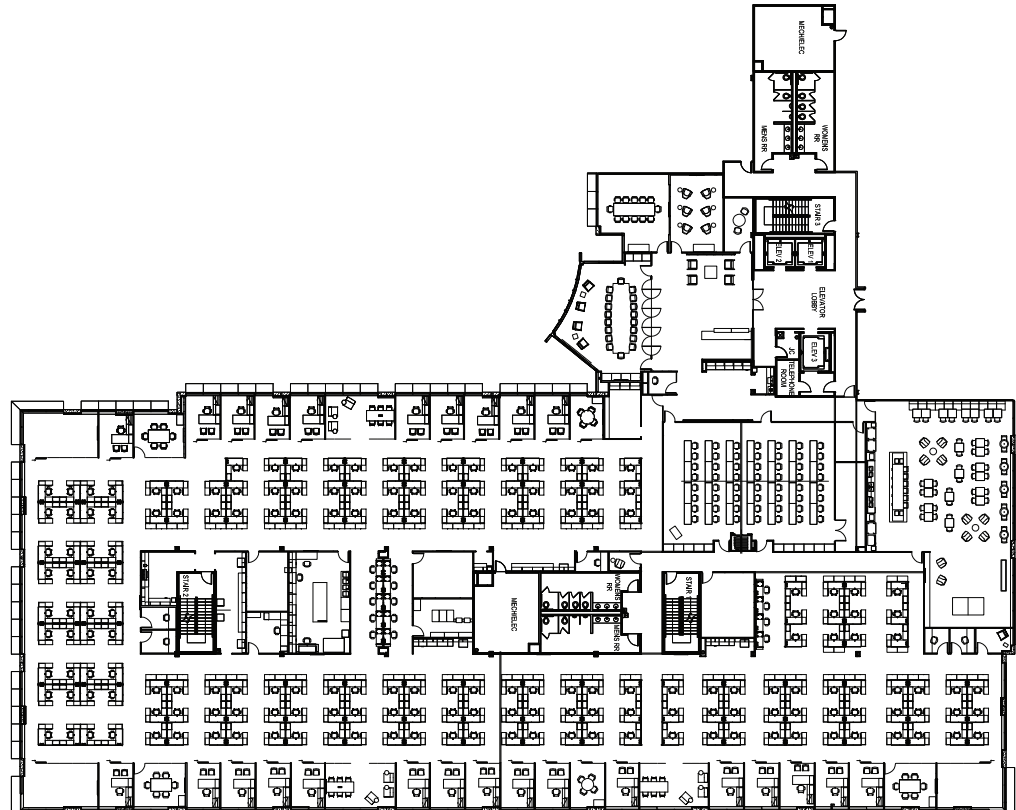
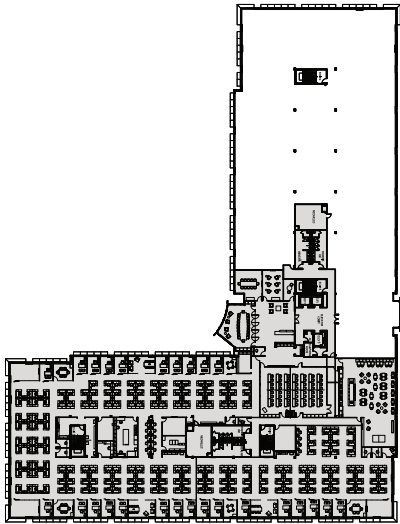


WESTGATE

# Availability Floor Plan

SUITE 350 | 39,523 RSF

KEY PLAN



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