



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

BUILDING 6

4690

68,850 SQUARE FEET
4690 WORLD HOUSTON PARKWAY
HOUSTON, TX 77032

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



52,662 SF Warehouse



ESFR Sprinkler System



16,189 SF Office



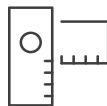
10 Dock Doors



24' Clear Height



1 Drive-In Doors (14' x 16')



Column Spacing: 40' wide
x 50' deep

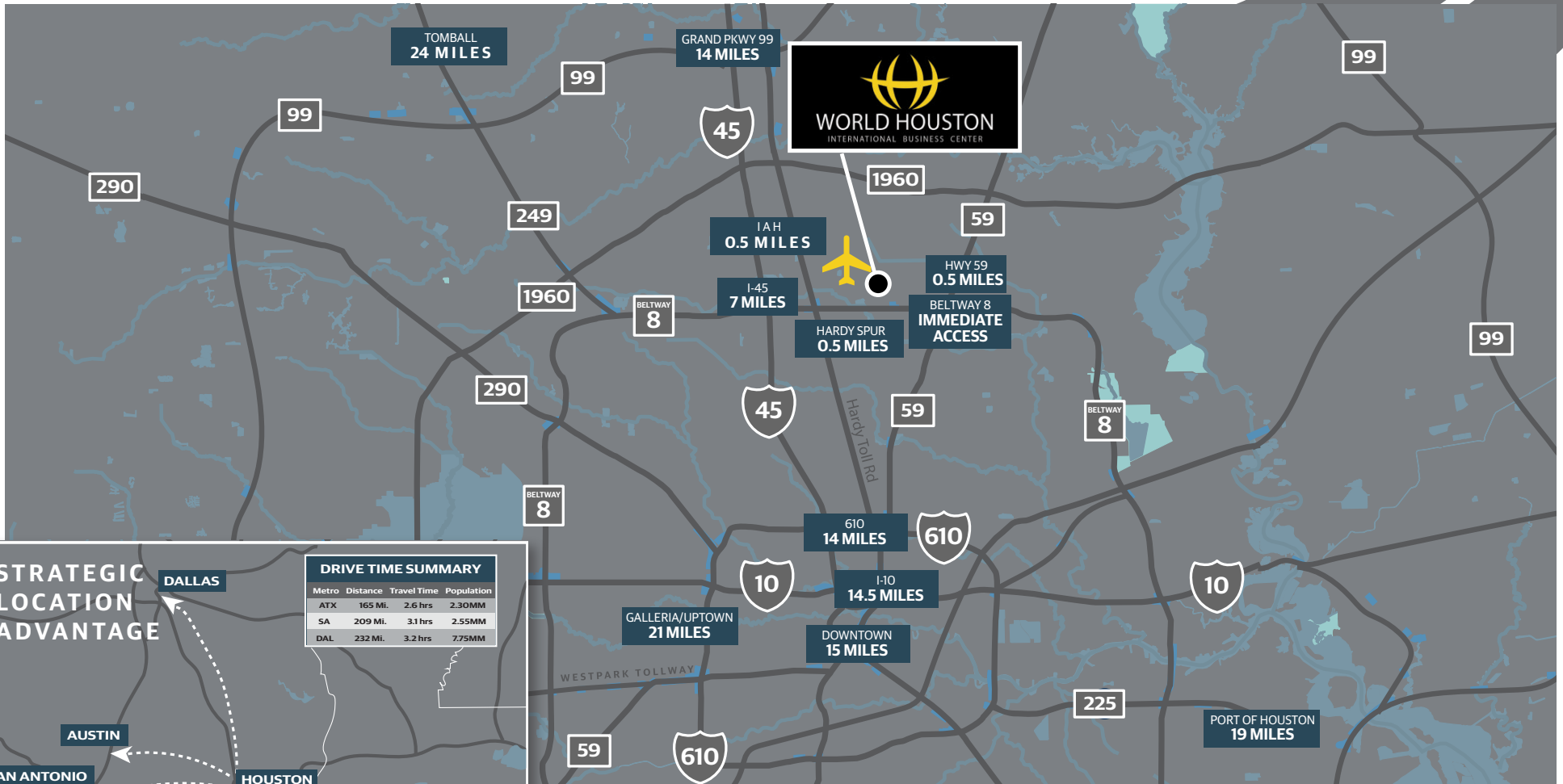


85 Parking Spaces

1.5+
ACRES
**OUTSIDE
STORAGE**



LOCATION MAP



STRATEGIC LOCATION ADVANTAGE

DALLAS

AUSTIN

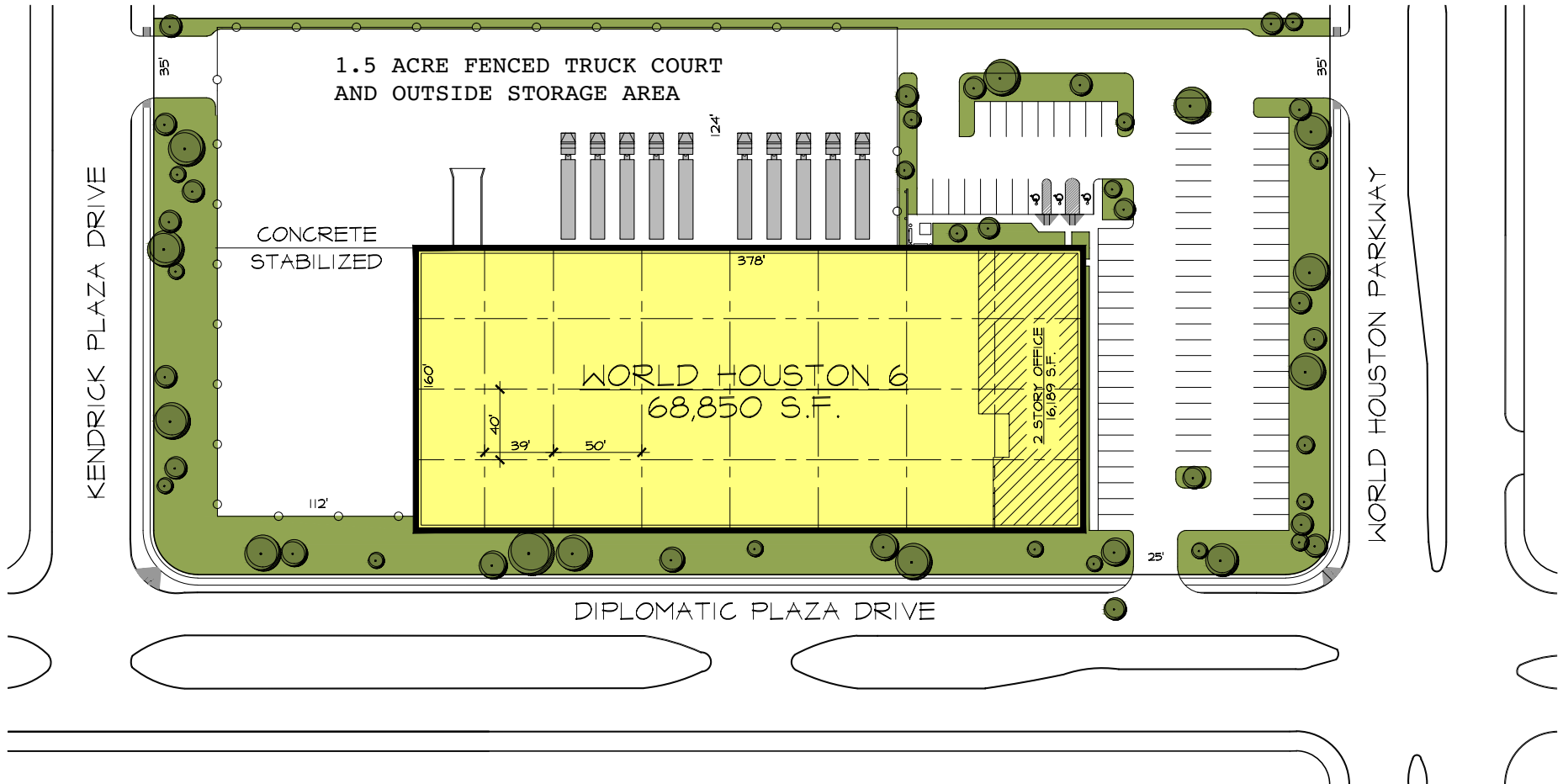
SAN ANTONIO

HOUSTON

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	165 Mi.	2.6 hrs	2.30MM
SA	209 Mi.	3.1 hrs	2.55MM
DAL	232 Mi.	3.2 hrs	7.75MM

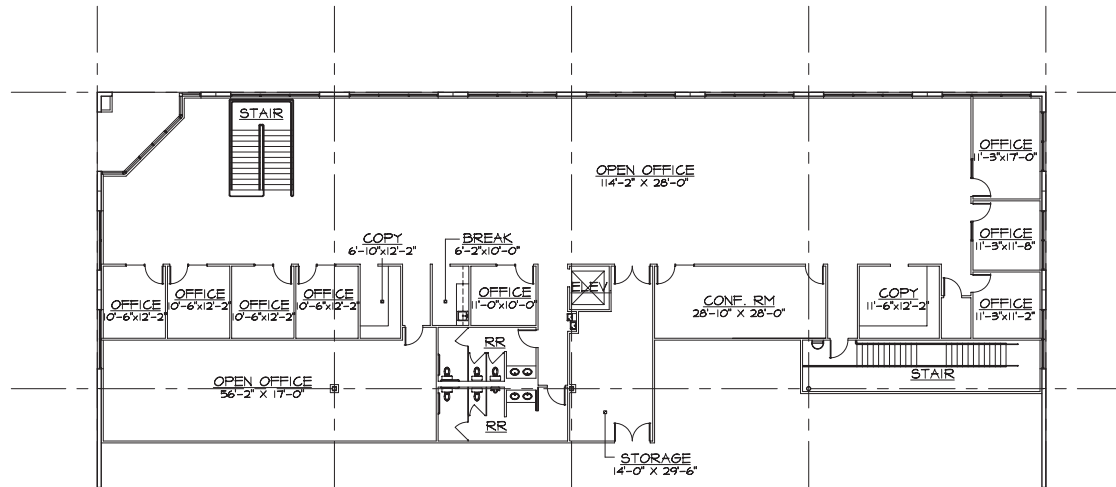


SITE PLAN

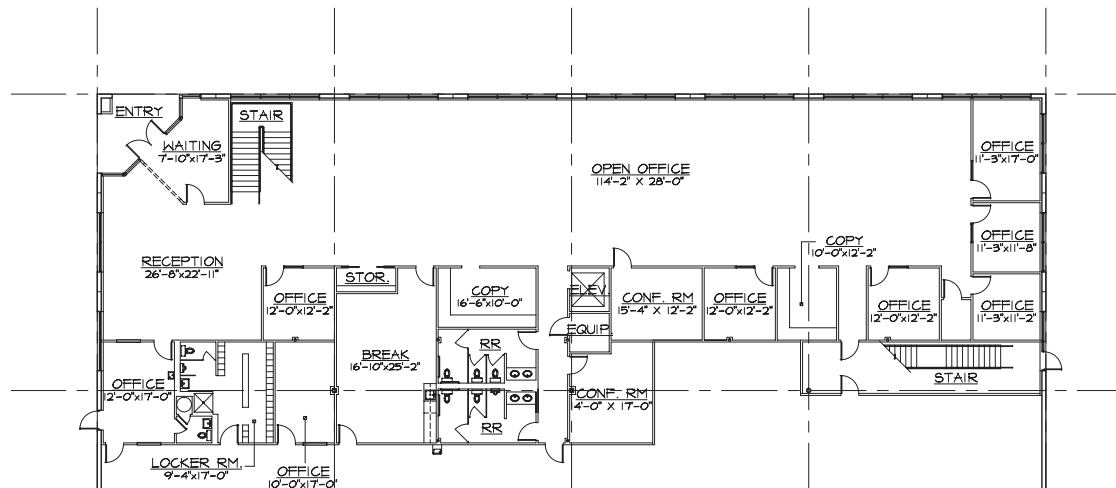




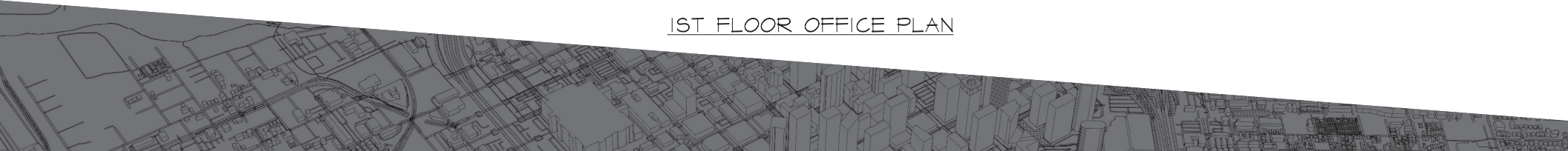
OFFICE FLOOR PLAN



2ND FLOOR OFFICE PLAN



1ST FLOOR OFFICE PLAN

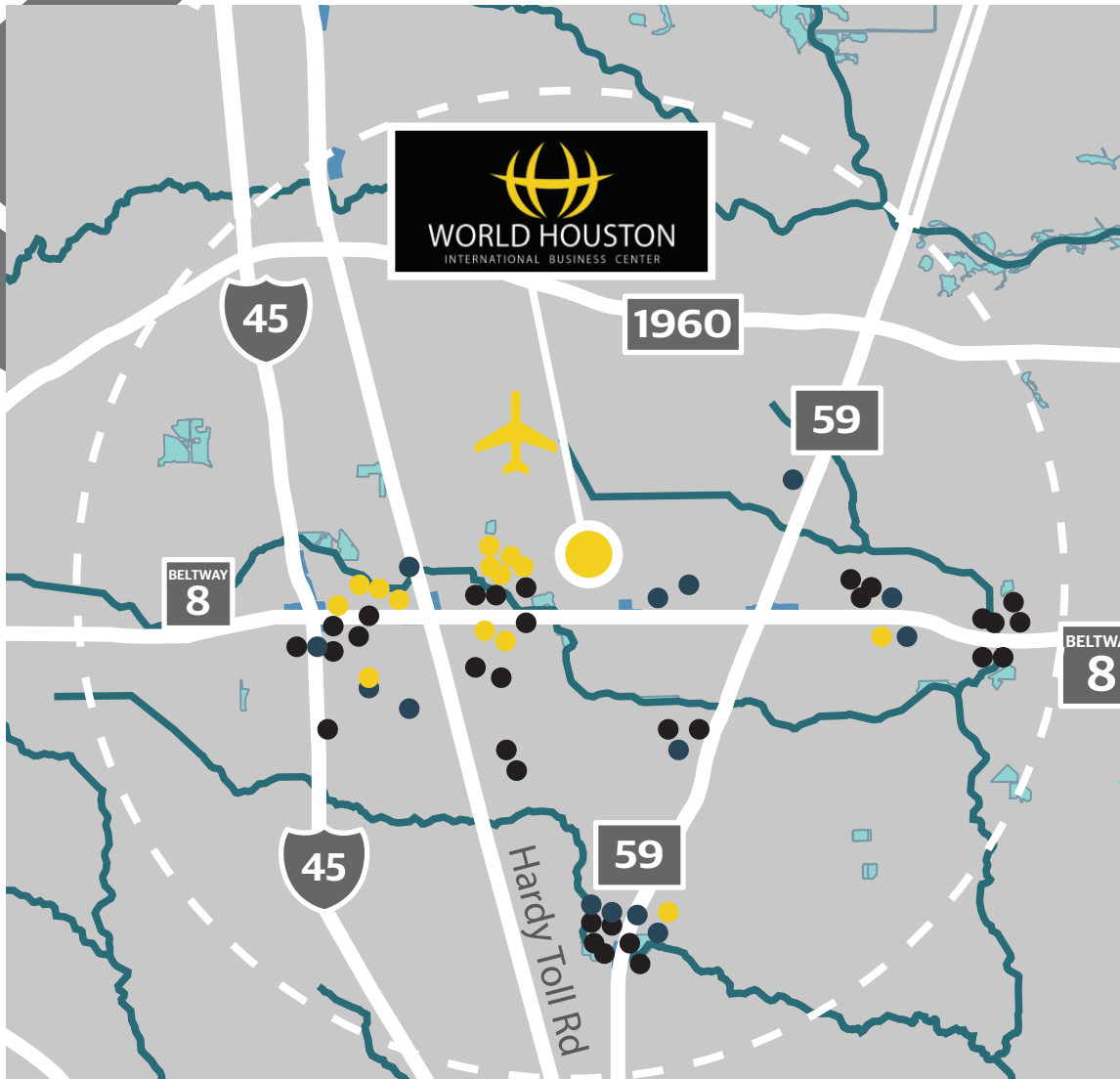




WORLD HOUSTON M A P



AMENITIES MAP



RESTAURANTS

- Chick-fil-A
- Jack in the Box
- Chili's Grill & Bar
- Los Cucos Mexican Cafe
- Julia's Mexican Grill
- Whataburger
- Wingstop
- Burger King
- Shipley Do-Nuts
- Pizza Hut
- El Mexsal Taqueria
- Taquerias Arandas
- McDonald's
- Dairy Queen
- Church's Chicken
- KFC
- Popeye's
- Blue Dixie Kitchen
- Taco Bell
- Kung Food II
- Alwadi Cuisine
- Burger King
- Mom's Country Kitchen
- McDonald's
- Waffle House
- Jack in the Box
- Popeye's Chicken
- McDonald's
- Little Ceasars

HOTELS

- Hampton Inn
- SpringHill Suites
- DoubleTree Hilton
- Sheraton North IAH
- Hilton Garden Inn
- Holiday Inn
- Fairfield Inn
- Red Roof Plus
- OYO
- Home2Suites
- Hilton Houston North
- Houston Marriott North
- Holiday Inn Express
- Regency Inn
- Comfort Suites

SHOPS

- Walmart
- Discount Tire
- Benjamin Nursery
- Dollar General
- Family Dollar
- Pradera Western Wear
- Gateway Grocery
- Fastenal
- McCauley Lumber Co.
- Galls Houston
- Family Dollar
- Rent-A-Center
- WSS

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