



11000 Corporate Centre Dr.



10900 Corporate Centre Dr.



4920 Westway Park Blvd.

# OFFICE SPACE FOR LEASE



[WESTWAYCORPORATECENTRE.COM](http://WESTWAYCORPORATECENTRE.COM)

FOR LEASING INFORMATION:

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# BUILDING II FACTS



103,315 RSF  
CONTIGUOUS  
AVAILABLE



EASY INGRESS/  
EGRESS  
TO BELTWAY 8



6/1,000  
PARKING



11000  
CORPORATE CENTRE

- 103,315 RSF Building Total
- 103,315 RSF Contiguous Available
- Divisible from 50,000 SF
- 6/1,000 Parking
- Building Signage Available
- Single Tenant Opportunity
- Generator Available

# BUILDING III FACTS



32,884 RSF  
CONTIGUOUS  
AVAILABLE



DIESEL  
GENERATOR  
AVAILABLE



6/1,000  
PARKING



10900  
CORPORATE CENTRE

- 130,566 RSF Building Total
- 32,884 RSF Contiguous Available
- 6.0/1,000 Parking
- Building Signage Available
- Generator Available

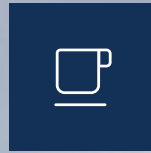
# BUILDING IV FACTS



BRAND NEW  
LOBBY



CONFERENCING  
CENTER



GRAB N  
GO CAFÉ



COVERED  
RESERVED  
PARKING



4920  
WESTWAY PARK

- 134,100 RSF Building Total
- 34,427 SF Contiguous Available
- 5.7/1,000 Parking
- Building Signage Available
- Covered Parking Available
- New Lobby, Conference Center and Tenant Lounge

# CAMPUS HIGHLIGHTS



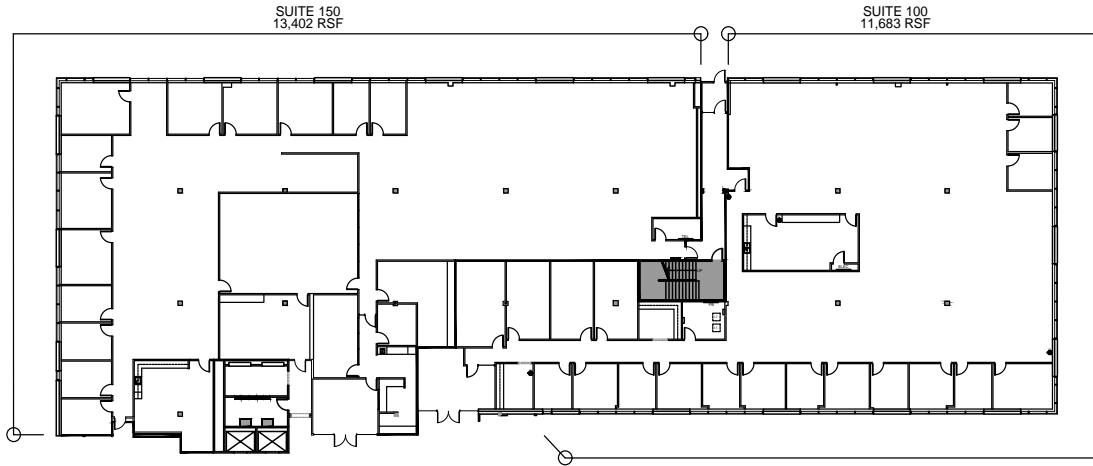
## Business Park Information

- In Deed restricted business park - Westway Park
- Efficient floor plates
- Building signage available
- Strong ownership
- Onsite building engineer
- 10' ceilings
- New state of the art conferencing center
- Grab N Go Café at 10900 Corporate Centre and 4920 Westway Park
- Tenant Lounge
- Pickleball courts
- Rotating food trucks

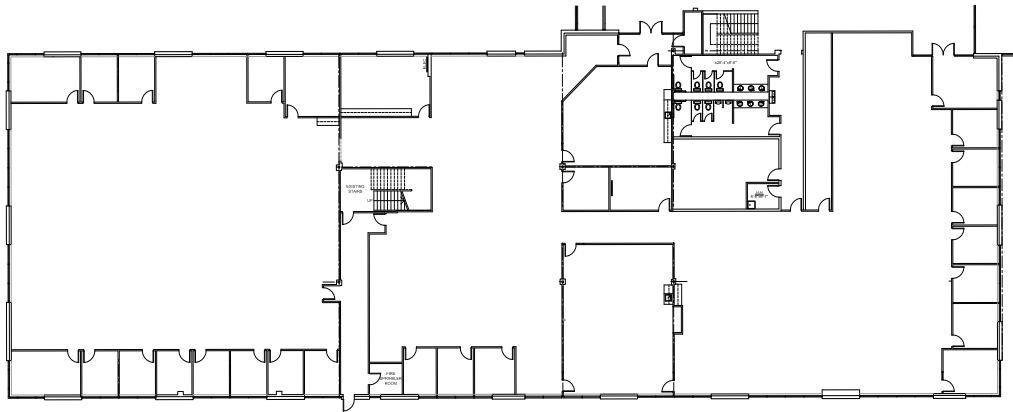
## Amenities Nearby

- LA Fitness within 5 minutes
- Three (3) Banks within 5 minutes
- Six (6) Daycares within 2 minutes
- Restaurants options within 5 minutes:  
Starbucks, Chic Fil A, Taco Cabana, Backyard Café and Grill, Escalante's, la Madeleine, Brio, Cyclone Anaya's, Eddie V's, Grimaldi's, Chipotle, Niko Niko's, Murphy's Deli, Pappadeaux's, Rudy's BBQ

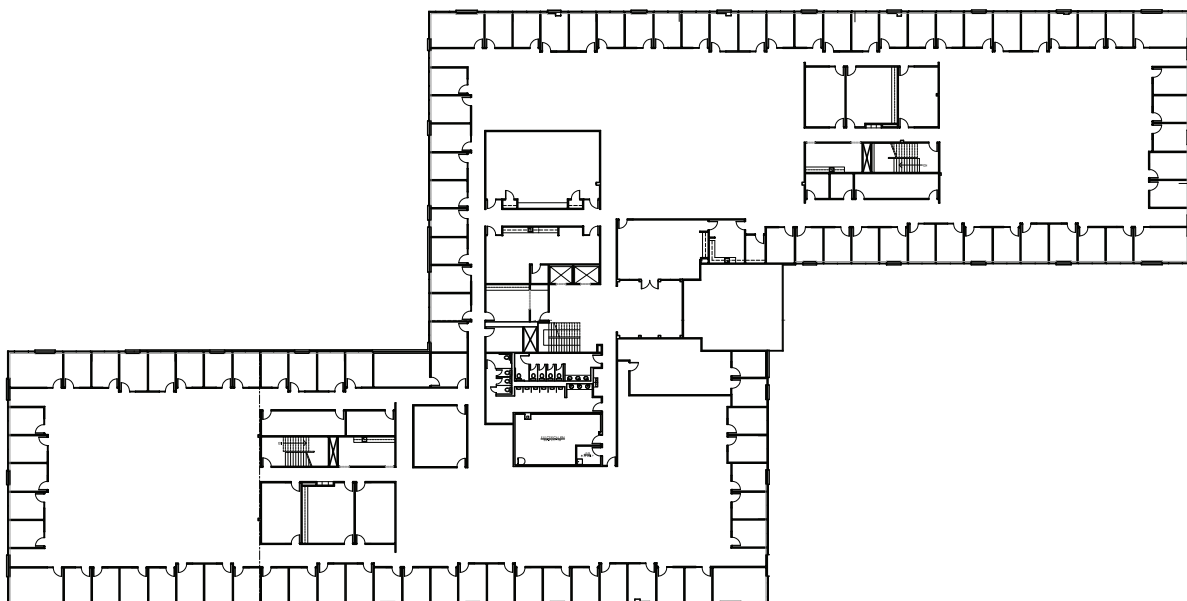
## SUITE 100 & 150 □ 25,329 RSF Available



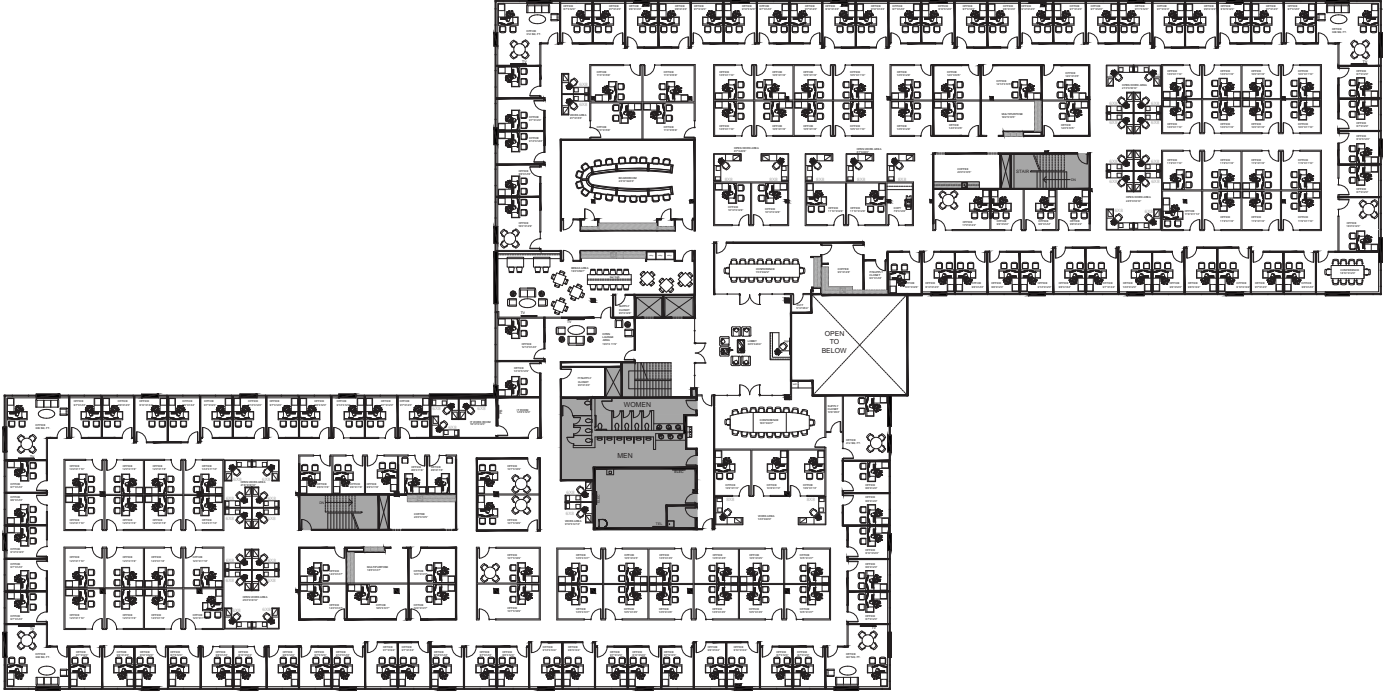
## SUITE 125 □ 24,341 RSF Available



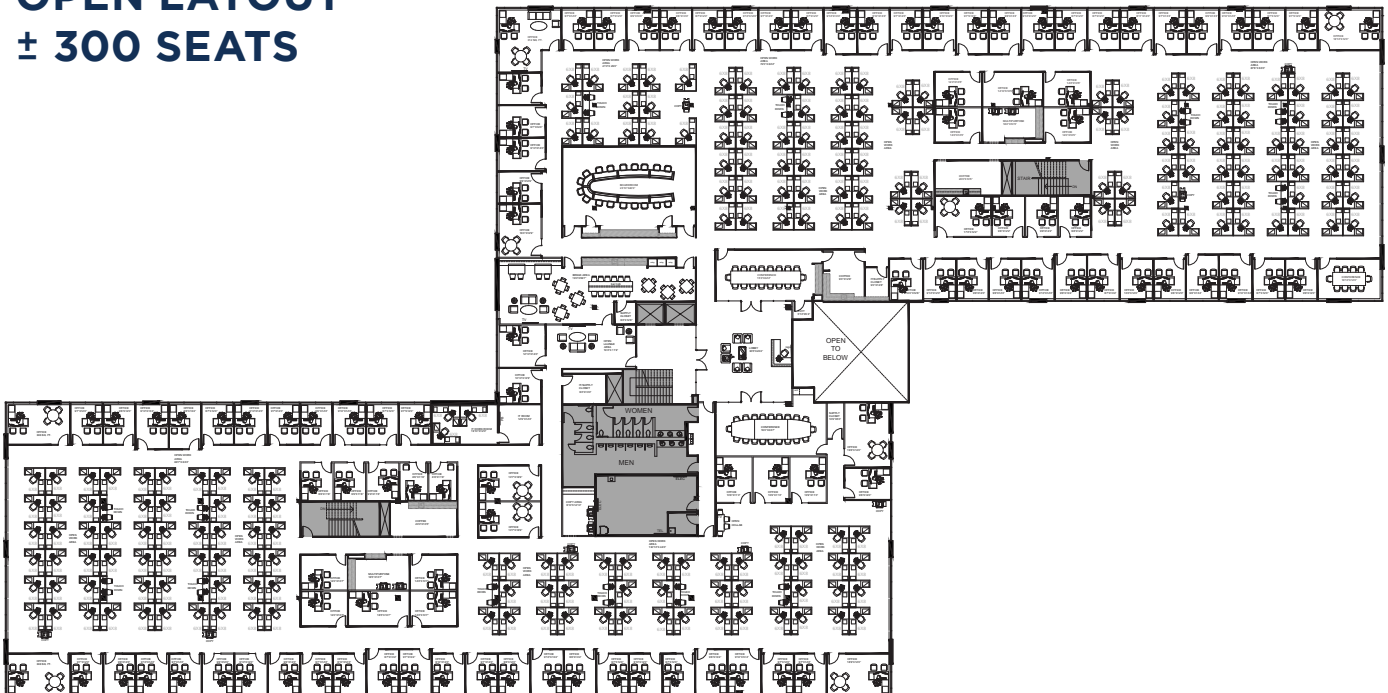
## SUITE 200 □ 53,645 RSF Available



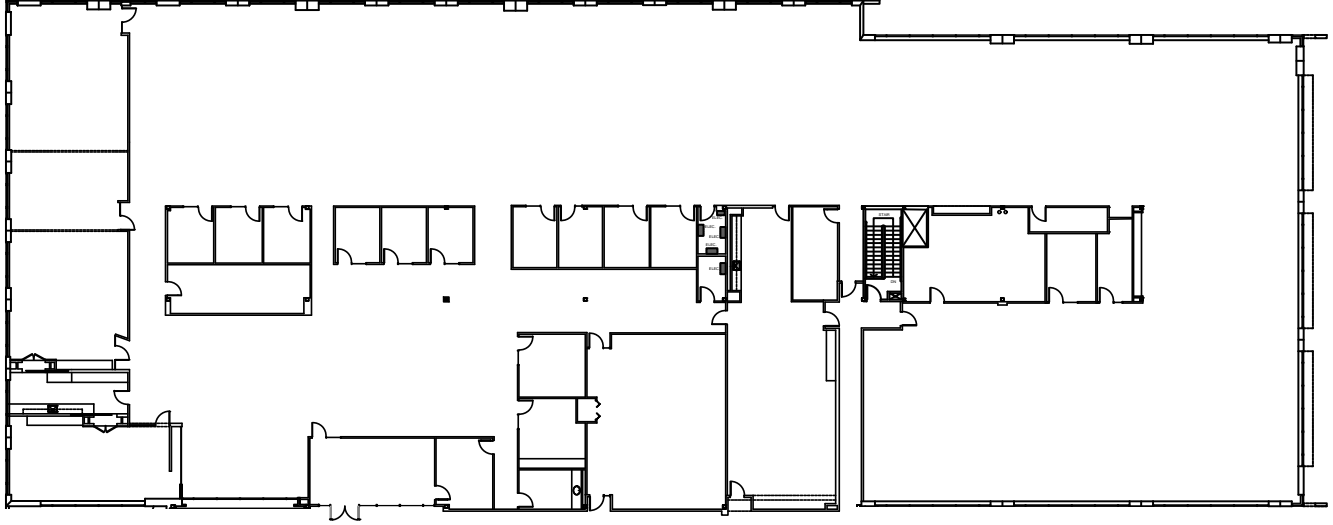
**STE.200** □ **53,645 RSF**  
**CLOSED LAYOUT**  
**± 225 SEATS**



**STE.200** □ **53,645 RSF**  
**OPEN LAYOUT**  
**± 300 SEATS**



## SUITE 200 □ 32,884 RSF Available



- Can accommodate up to 250 seats
- 400 kVA generator in place



4920 Lobby



Conferencing Center



Grab N Go Café



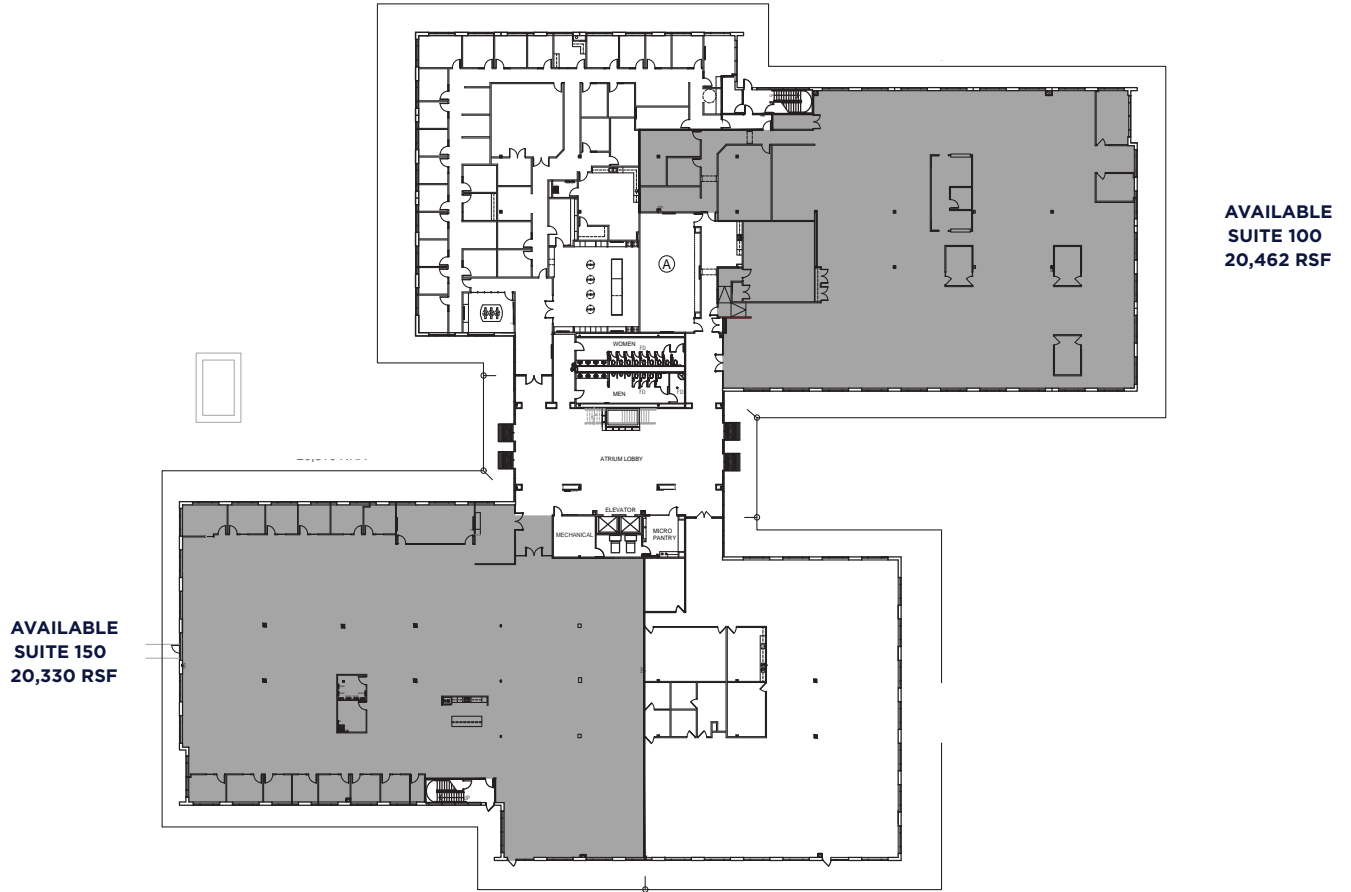
Pickleball courts coming soon



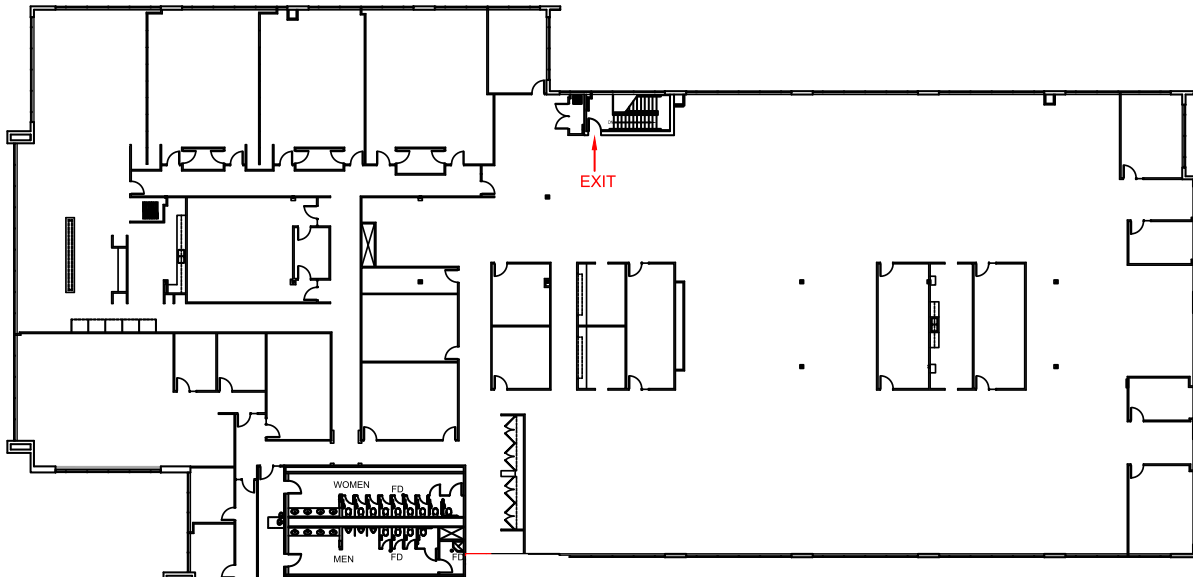
# AVAILABLE SPACE

**SUITE 100** □ 20,462 RSF Available

**SUITE 150** □ 20,330 RSF Available



**SUITE 200** □ 34,427 RSF Available



# DRIVE TIMES MAP



 **Ingress**  
 **Egress**

- 1** Direct access from Beltway 8
- 2** Access from Beltway 8 with Westway Park Blvd connection
- 3** Access from Beltway 8 and Clay Road with Westway Park Blvd connection



# AMENITIES MAP



## CORPORATE NEIGHBORS



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**AGELLAN**



**C II**  
11000  
CORPORATE CENTRE



**C III**  
10900  
CORPORATE CENTRE



**C IV**  
4920  
WESTWAY PARK