



TOWERS
AT WESTCHASE

10350 & 10370 RICHMOND AVENUE, HOUSTON, TX 77042

The award-winning, Class A Towers I was constructed in 1983 and renovated in 2008 with more than \$1.4 million in capital improvements, while Class AA Towers II was built in 2008. Both buildings have been meticulously maintained and the property's green space finely manicured and abundantly landscaped. The drive-up appeal of Towers at Westchase creates a truly superior first impression for employees and visiting clients.





PROPERTY FEATURES

- *On-site Management and Building Engineer*
- *After-hours Cardkey Access*
- *24 hour On-site Uniformed Security*
- *Day Porter*
- *Building Conference Room*
- *On-site Deli, Restaurant and Catering*
- *Complimentary Fitness Center*
- *Easy Access to Beltway 8 and Westpark Tollway*
- *Numerous Area Restaurants and Hotels*
- *LEED Certification*



Towers at Westchase is advantageously situated in the heart of Houston's Westchase District, and serves as a preferred destination for tenants' full employee base. Towers at Westchase's Beltway 8 location provides superior ingress/egress, exceptional regional access and convenience to a host of world-class amenities. The unique design, superior visibility and irreplaceable location of Towers at Westchase assure its long-term prominence and landmark status.





With a commitment to energy efficiency and environmental conservation, these two buildings have each attained the prestigious LEED EB Silver Certification from the U.S. Green Building Council. In recognition of their superior operating efficiencies, both buildings have received the U.S. Environmental Protection Agency's prestigious ENERGY STAR designation. Towers at Westchase provides an environmentally responsible, productive and healthy workplace for its tenants.



TOWERS I

BUILDING SIZE: 310,555 SF

CLASS: A

YEAR BUILT: 1983

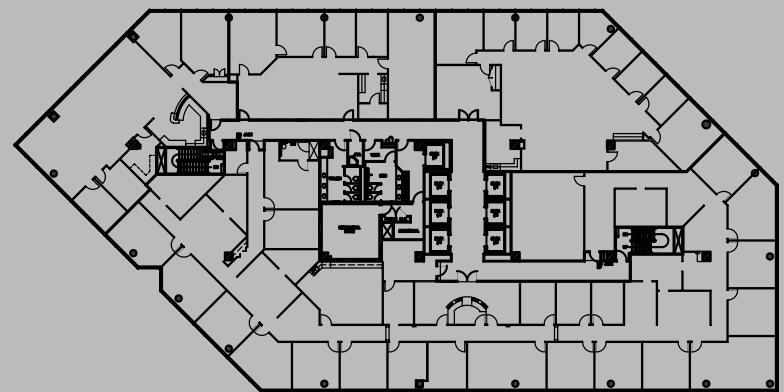
PARKING: 3.4/1,000

AWARDS:

- LEED EB Silver Certified*
- Energy Star Award Winner*
- BOMA 360 Performance*
- CEL "A-List Award" Winner*



TYPICAL FLOORPLATE

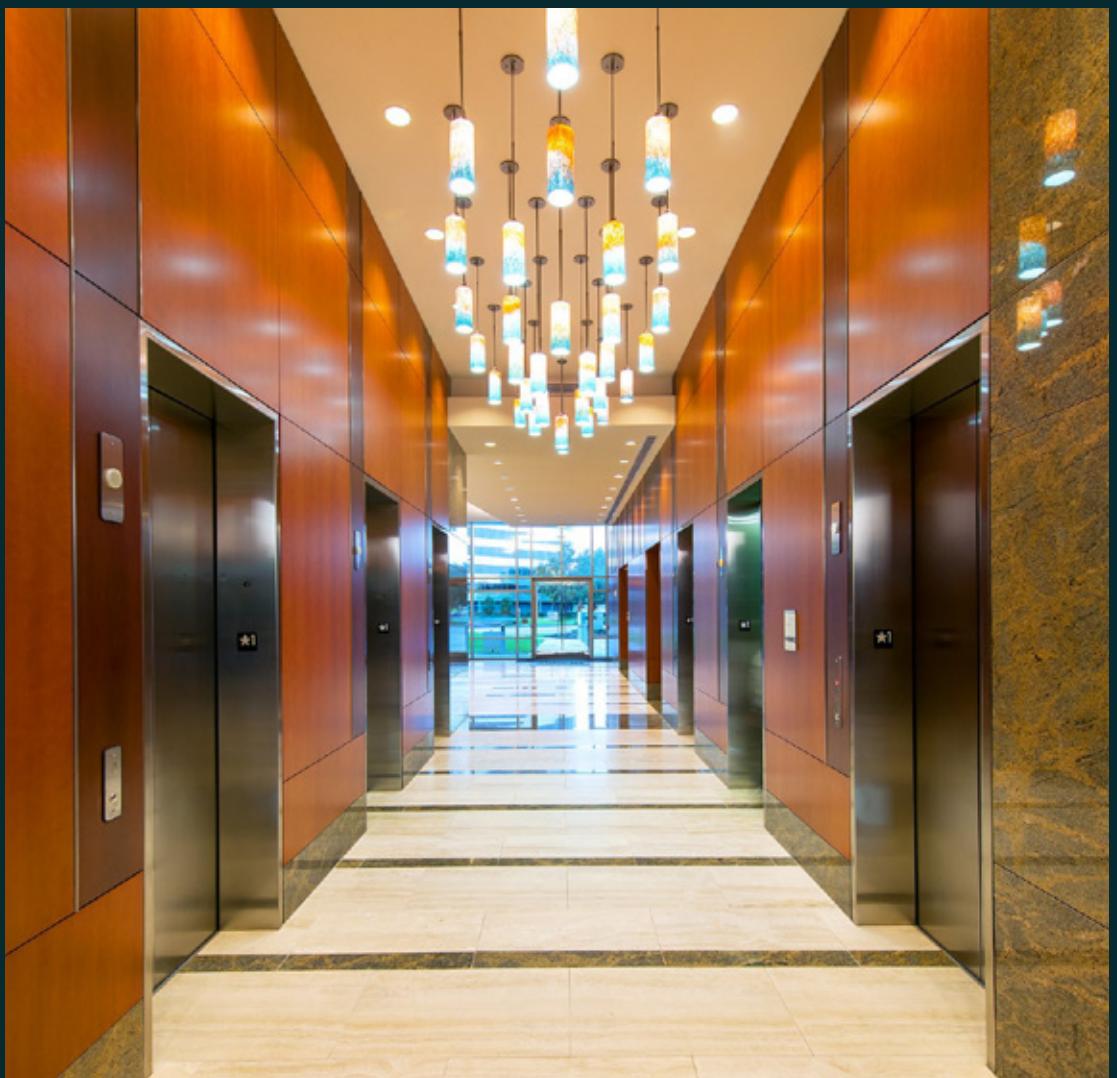
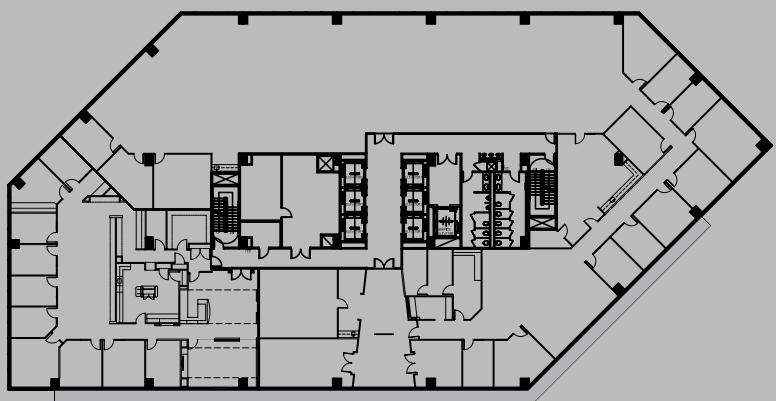






Towers at Westchase's architecturally distinct exteriors are complemented by expansive lobbies that are well-appointed with modern finishes. Tenant suites have large expanses of windows and the efficient floor plate design allows for a variety of tenant layouts. Additionally, tenant suites on the upper levels enjoy unobstructed views of the Galleria and downtown Houston skylines.

TYPICAL FLOORPLATE



TOWERS II

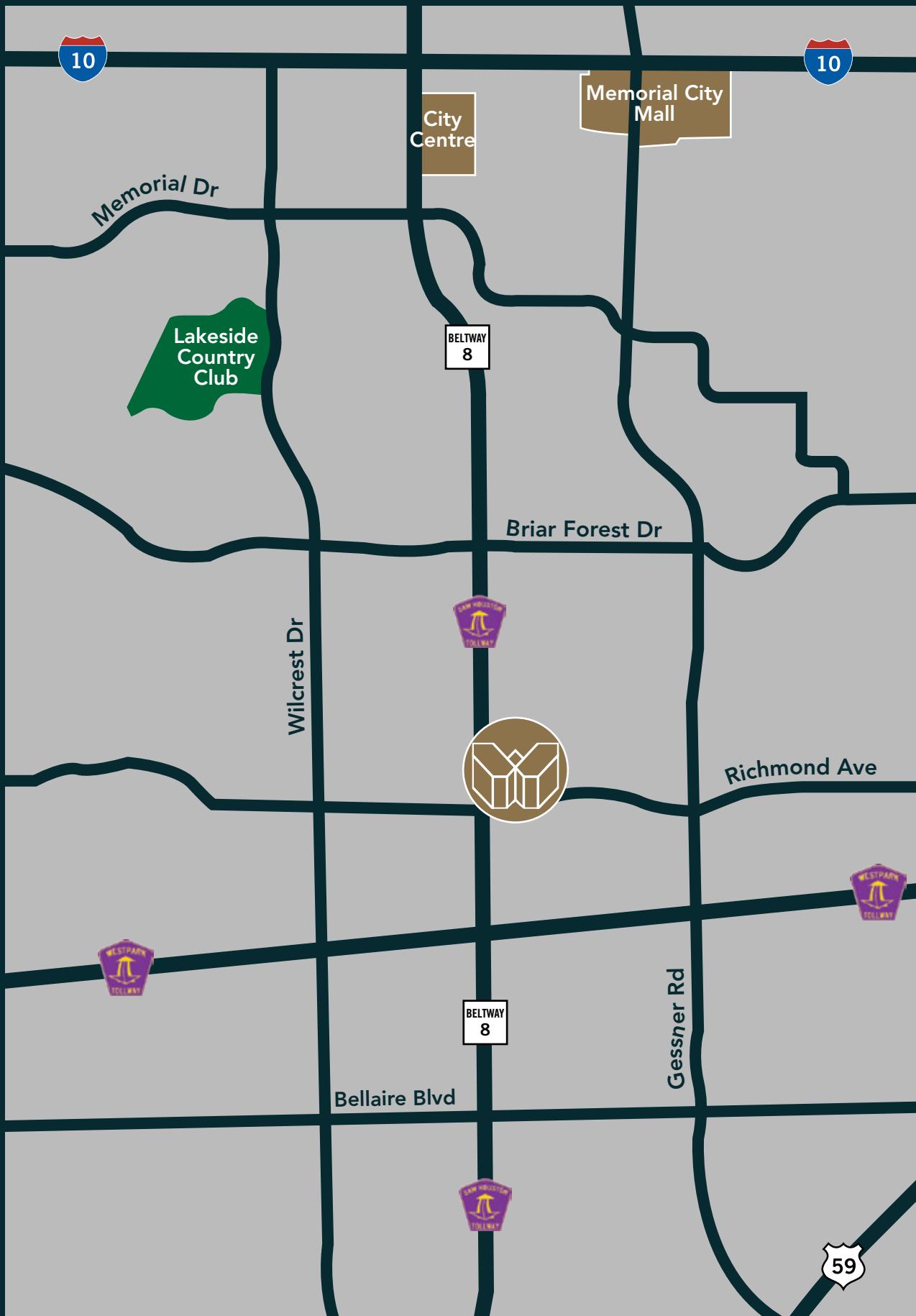
BUILDING SIZE: 318,467 SF

CLASS: AA

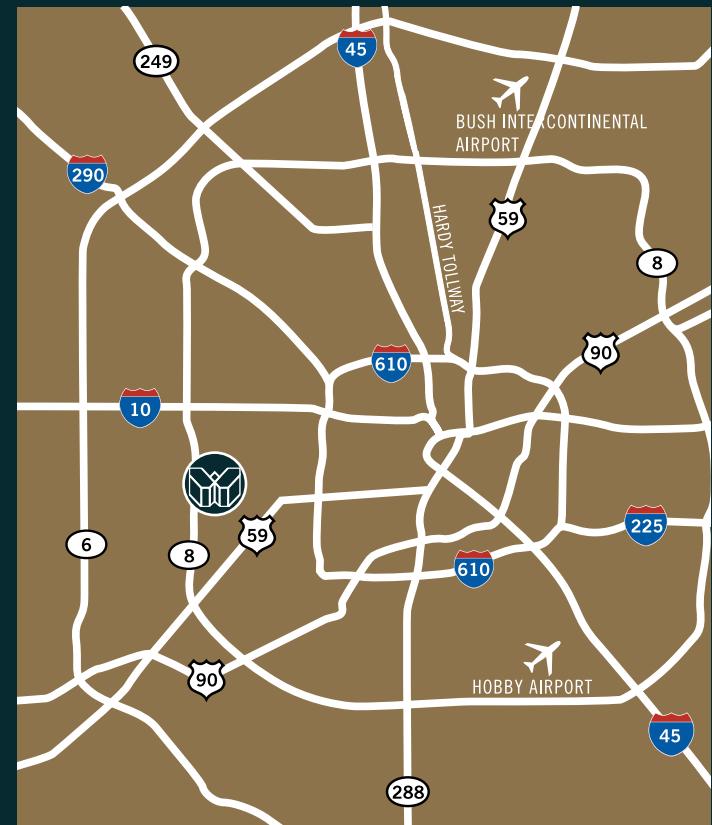
YEAR BUILT: 2008

PARKING: 3.3/1,000

AWARDS: LEED EB Silver Certified
Energy Star Award Winner
BOMA 360 Performance



PRESTIGIOUS LOCATION



AREA AMENITIES

A-1 Cleaners
Anthony's Famous Po Boys
Avis Westchase
Beck's Prime
Benihana Restaurant
Big Lots
Churrascos Restaurant
Domino's Pizza
Firestone Tire
Five Guys Burgers & Fries
General Joe's Chopstix
Golfsmith International
Houston Shoe Hospital
Jiffy Lube
Kolache Factory
La Madeleine
LePeep
Mail Center
Office Depot
Pilgrim Cleaners
Pizza Hut
Quiznos Subs
Ragin' Cajun
Subway
Supercuts
The UPS Store
Tom's Tailor Shop
Village Cleaners



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