



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.

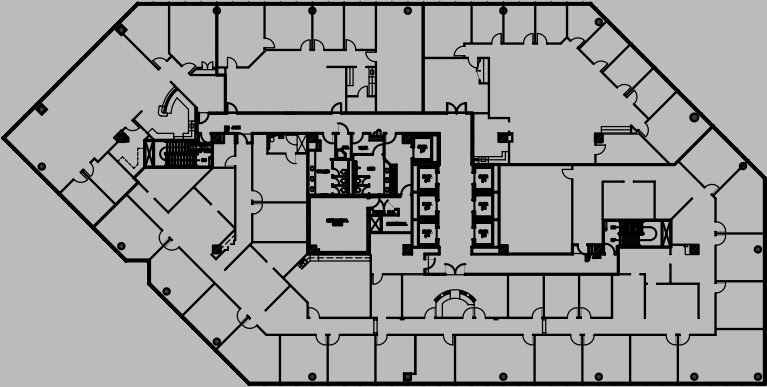


TOWERS I

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

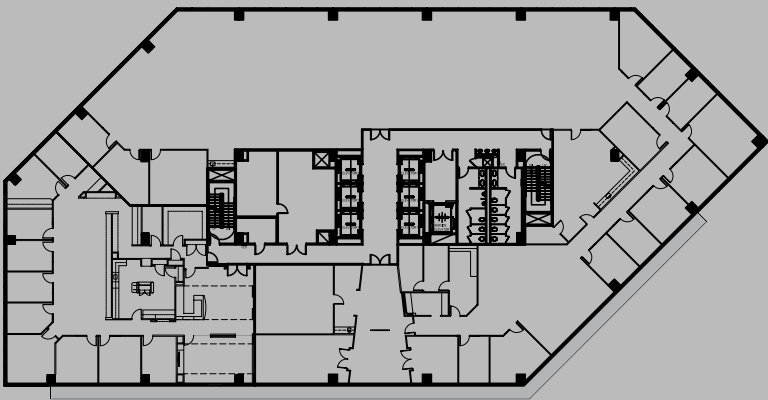






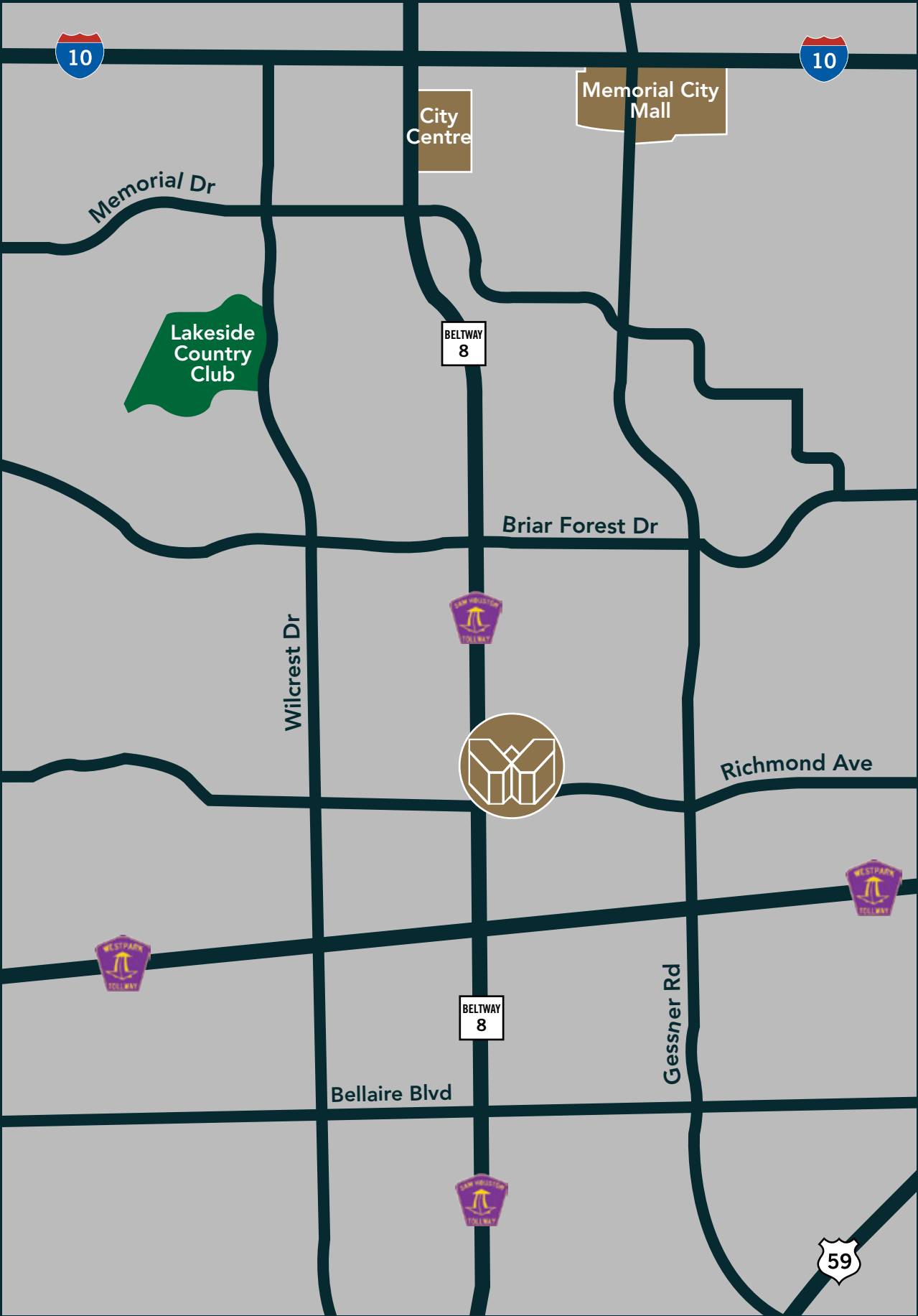
Towers at Westchase's architecturally distinct exteriors are complemented by expansive lobbies that are well-appointed with modern finishes. Tenant suites have large expanses of windows and the efficient floor plate design allows for a variety of tenant layouts. Additionally, tenant suites on the upper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



FOR LEASING INFORMATION, CALL 713.300.0300 OR VISIT WWW.STREAMREALTY.COM



A PROPERTY OF FRANKLIN STREET PROPERTIES CORP.
PROFESSIONALLY LEASED AND MANAGED BY STREAM