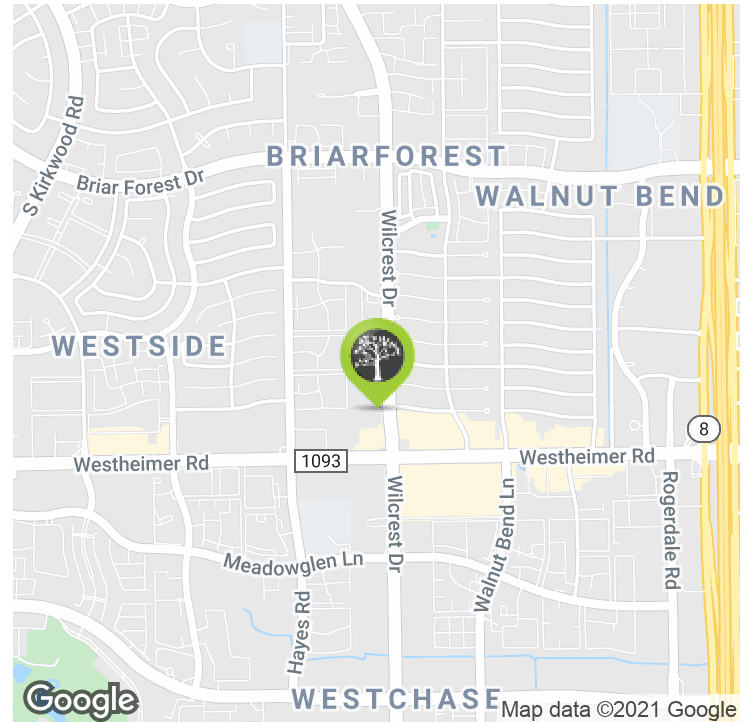


FOR LEASE | OFFICE | 2500 WILCREST DRIVE



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PROPERTY OVERVIEW

Conveniently located in the center of Westchase district, north of Westheimer on the west side of Wilcrest, just minutes from the Galleria, and Downtown business district. Easy access to I-10, US 59, Loop 610, Sam Houston Tollway, and Westpark Tollway. New ownership with on-site responsive management and leasing. Garage, open surfaced, and covered parking available.

Flexible leases available. Great restaurants and many fast food locations nearby. Please call for more information or to schedule your tour.

PROPERTY HIGHLIGHTS

- Six Story Building
- Over 109,000 sf of office space
- Garage, Covered, and Open Surface Parking Available
- Controlled Heating Per Floor
- On-site Management & Leasing
- 24 Hour Controlled Access On-Site Security

PROPERTY SUMMARY

Available SF:	429 - 14,199 SF
Lease Rat:	\$17.50 SF/yr (Full S
Lot Size:	2.45 Acres
Building Size:	109,793 SF
Market:	Westchase

MATT EASTERLING
713.325.4112
measterling@landparkco.com

RYAN BURNAMAN
281.598.9867
rburnaman@landparkco.com

BILL MCGRATH, CCIM
281.598.9860
bmcgrath@landparkco.com

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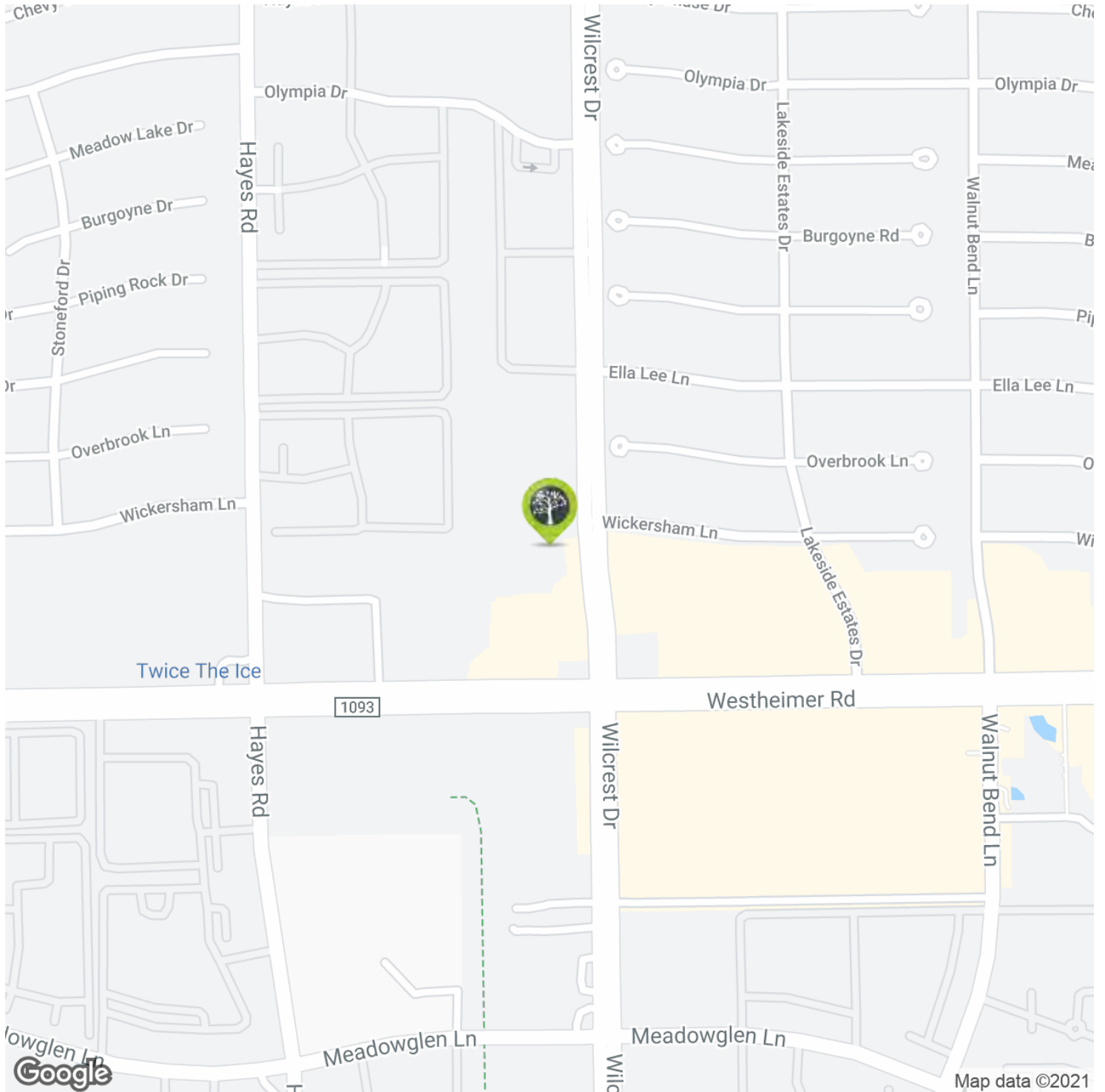
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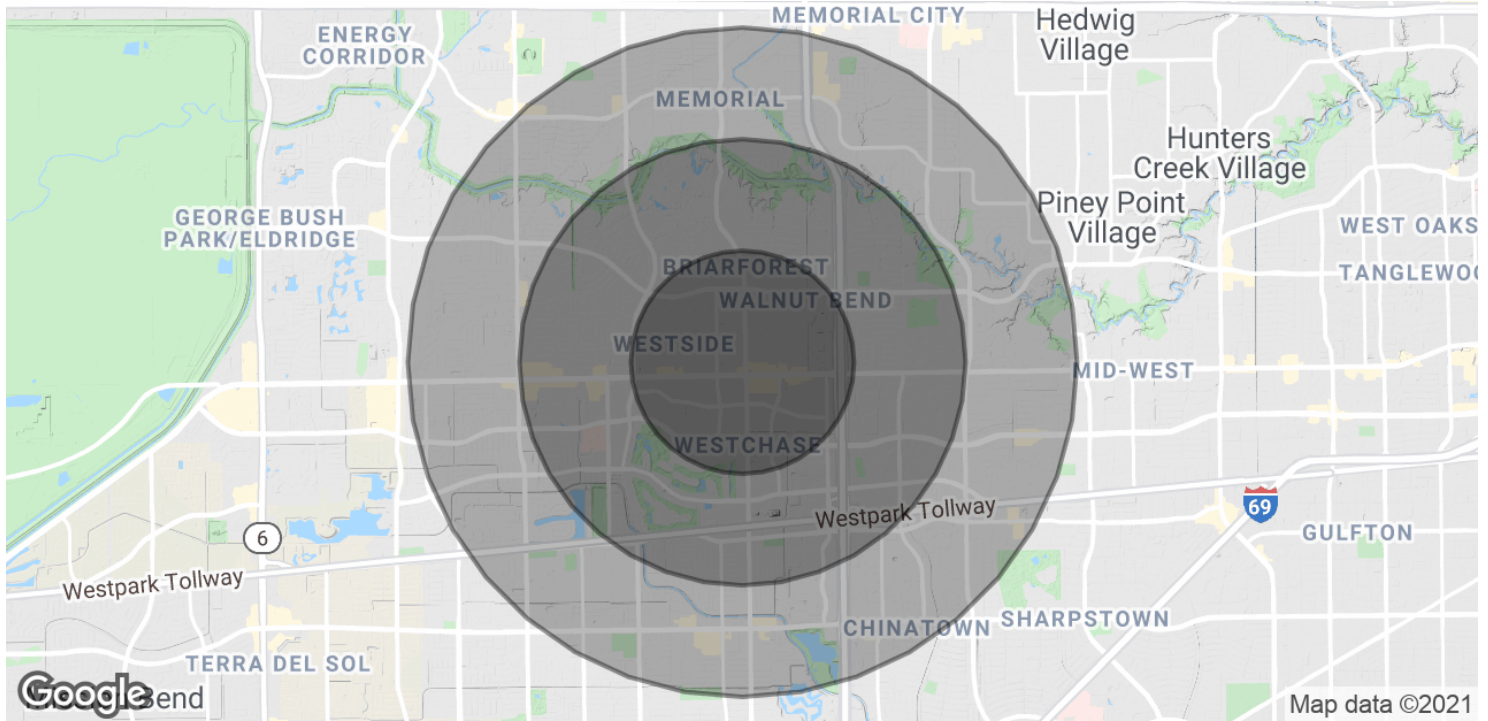
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,930	74,477	172,904
Average age	33.0	34.3	34.9
Average age (Male)	33.8	34.2	34.4
Average age (Female)	32.7	35.0	36.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,578	34,247	73,573
# of persons per HH	2.1	2.2	2.4
Average HH income	\$69,318	\$79,398	\$81,981
Average house value	\$314,667	\$299,244	\$318,316

* Demographic data derived from 2010 US Census

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