

# AVISON YOUNG

## West8 Tower

10205 Westheimer Rd  
Houston, TX 77042

### Class A office building in the heart of Westchase

- Structured garage parking with covered walkway to building; Ratio: 3.0/1,000 sf; \$35 Unreserved, \$75 Reserved
- On-site courtesy guard 24/7
- After-hours card key system to building and garage
- Integrated digital video monitoring
- On-site management
- Conference facility
- Close proximity to METRO bus lines
- Minutes to hotels, restaurants and retail shops
- Excellent location offering great visibility on the southeast corner of Westheimer and Sam Houston Toll Road



**Get more  
information**

**Brad Sinclair**

Principal

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### Summary

|                |                                     |
|----------------|-------------------------------------|
| Lease Rate:    | \$28.50 SF/yr (Gross; Full Service) |
| Building Size: | 261,471 SF                          |
| Available SF:  | 910 - 68,478 SF                     |
| Lot Size:      | 5.37 Acres                          |
| Year Built:    | 1979                                |

### Suites

### Lease Rate

### Sq. Ft./Contig.

|      |               |                    |
|------|---------------|--------------------|
| 100  | \$28.50 SF/yr | 8,909 SF           |
| 110  | \$28.50 SF/yr | 5,468 SF           |
| 200  | \$28.50 SF/yr | 22,901 - 68,478 SF |
| 300  | \$28.50 SF/yr | 22,901 - 68,478 SF |
| 400  | \$28.50 SF/yr | 12,477 - 68,478 SF |
| 450  | \$28.50 SF/yr | 1,851 - 68,478 SF  |
| 460  | \$28.50 SF/yr | 2,747 - 68,478 SF  |
| 490  | \$28.50 SF/yr | 5,601 - 68,478 SF  |
| 500  | \$28.50 SF/yr | 5,890 - 7,888 SF   |
| 525  | \$28.50 SF/yr | 1,998 - 7,888 SF   |
| 600  | \$28.50 SF/yr | 22,901 - 45,802 SF |
| 700  | \$28.50 SF/yr | 22,900 - 45,802 SF |
| 900  | \$28.50 SF/yr | 22,901 - 45,802 SF |
| 1000 | \$28.50 SF/yr | 22,901 - 45,802 SF |
| 1125 | \$28.50 SF/yr | 910 - 11,885 SF    |
| 1150 | \$28.50 SF/yr | 10,975 - 11,885 SF |

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