

Clay Crossing Business Center

4321 W. SAM HOUSTON PKWY N., SUITE 170
HOUSTON, TX 77043



- AVAILABLE FOR LEASE -

9,675 SF | CLASS A DISTRIBUTION SPACE



TRANSWESTERN



AERIAL MAP

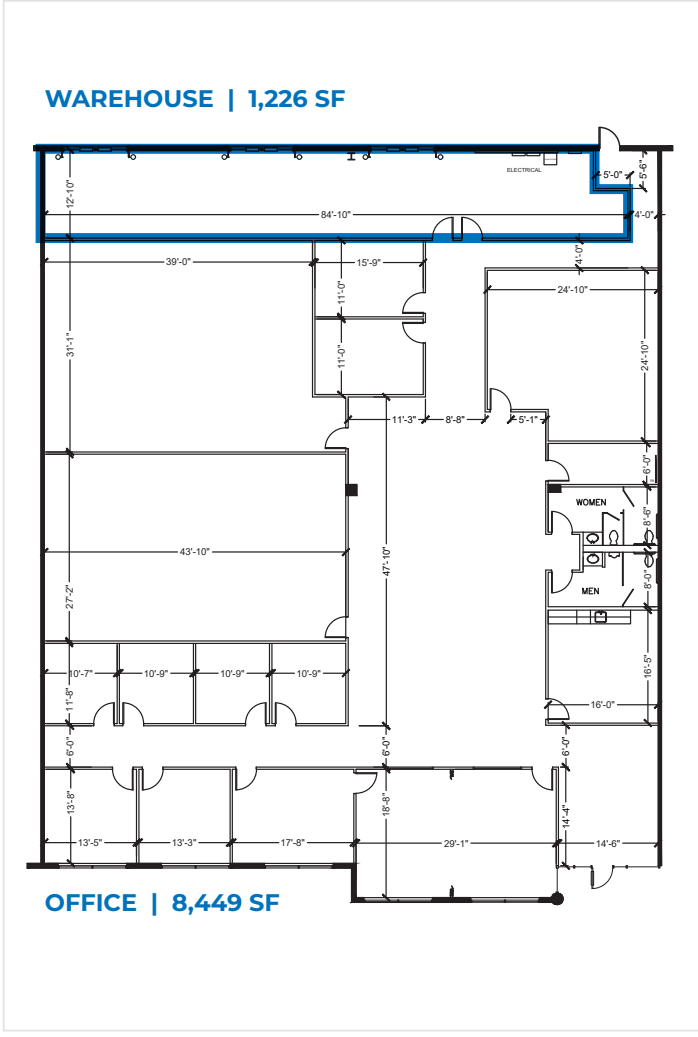


FLOOR PLAN & FEATURES

- Master planned environment
- Outstanding visibility and corporate identity
- Excellent accessibility
- Tilt-up concrete construction
- All concrete paving
- Cost effective alternative to full gross office space with no add on factor
- Productive and exclusive working environment with ability to control HVAC and electrical usage
- 24/7 Access



SUITE	170
SQ FT	9,675 SF
OFFICE SPACE	8,449 SF
WAREHOUSE	1,226 SF



Two (2) Semi-Dock Loading Door



One (1) Truck Well



16' Average Clear Height



Master Planned Environment



Abundant Parking



Fully Fire Sprinkler

LOCAL AMENITIES

RESTAURANTS

- 1 Pappas BBQ
- 2 Pappadeaux Seafood
- 3 James Coney Island
- 4 Rudy's Bar-BQ
- 5 Taco Cabana
- 6 McDonald's
- 7 Starbucks
- 8 Chick-Fil-A
- 9 Niko Niko'shen
- 10 Kirby Ice House

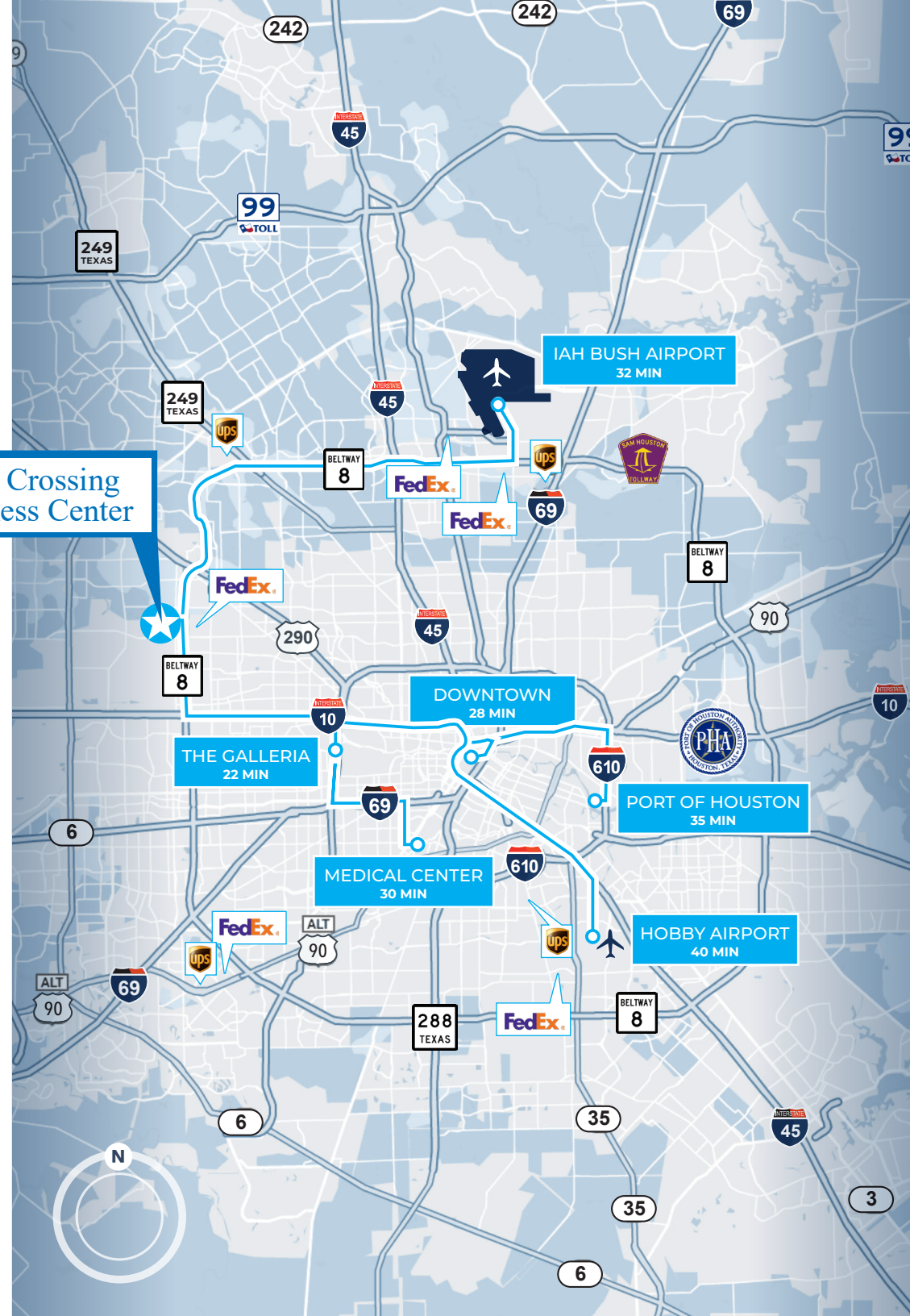
HOTELS

- 11 Residence Inn by Marriott
- 12 Four Points by Sheraton
- 13 Comfort Suites
- 14 Staybridge Suites
- 15 The Westin Houston

SERVICES/RETAIL

- 16 Clay Road YMCA
- 17 Memorial City Mall
- 18 Life Time Fitness
- 19 CITYCENTRE
- 20 Town & Country Village
- 21 FedEx

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HPI HOLDINGS



 **TRANSWESTERN**
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