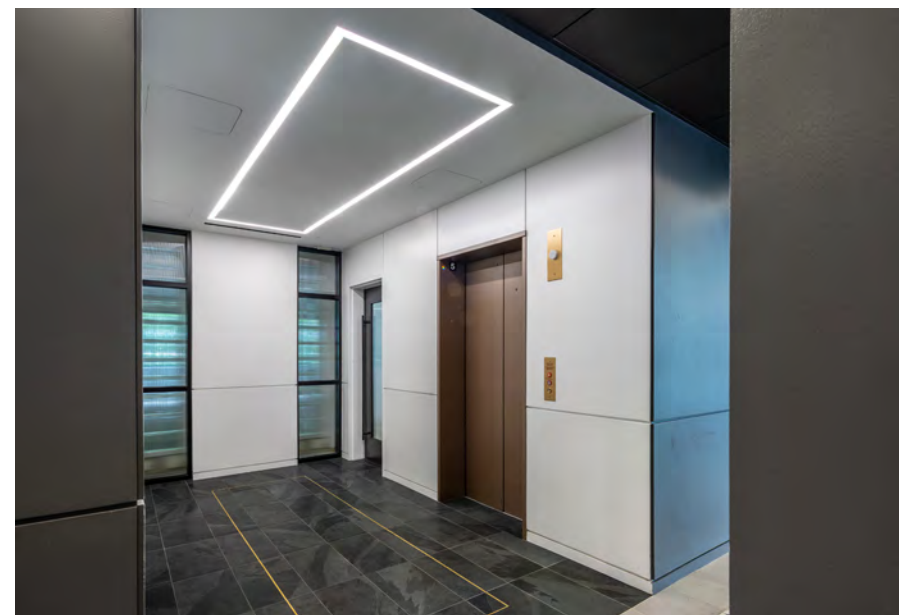


4900 WOODWAY




SIDRA
REAL ESTATE


TRANSWESTERN
REAL ESTATE
SERVICES



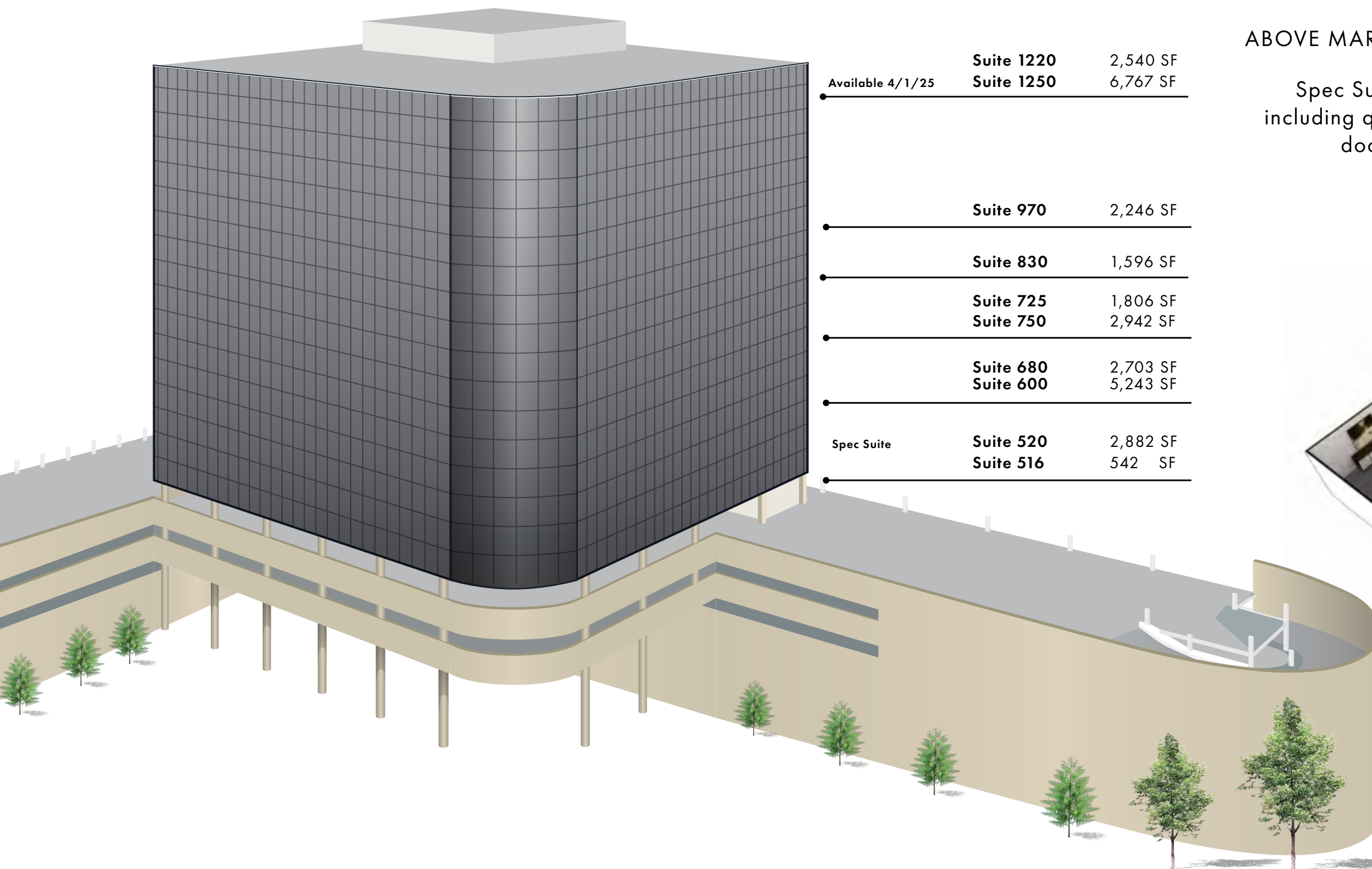
4900
WOODWAY

WHY
4900 WOODWAY

BOUTIQUE OFFICE BUILDING
**360° VIEWS OF MEMORIAL PARK,
DOWNTOWN HOUSTON AND GALLERIA**
EFFICIENT 15,000 RSF FLOOR PLATES

Podium Style Office Building
Exceptional Visibility
Newly Renovated Lobby
On-Site Security
Access to High-Performance Fitness Center
Ideal Access + Prominent Location
Abundant Amenities in the Immediate Area
Institutional Ownership
Garage Parking with Direct Access to Building
Move-In Ready Spec Suites

AVAILABILITIES



Available 4/1/25	Suite 1220	2,540 SF
	Suite 1250	6,767 SF
	Suite 970	2,246 SF
	Suite 830	1,596 SF
	Suite 725	1,806 SF
	Suite 750	2,942 SF
	Suite 680	2,703 SF
	Suite 600	5,243 SF
Spec Suite	Suite 520	2,882 SF
	Suite 516	542 SF

ABOVE MARKET SPEC SUITES WITH HIGH-END FINISHES

Spec Suites feature above market designer finishes, including quartz countertops, tile back splash, glass entry doors, conference rooms and office fronts.

Hypothetical Spec Suite



PRIME LOCATION

WHERE YOU CAN HAVE IT ALL

BUSINESS + PLEASURE

CENTER OF YOUNG PROFESSIONAL WORKFORCE

Within a 3 mile radius, the city's best and brightest live, work and play.

36
median age

41%
millennials

ABUNDANT AREA AMENITIES

Improve workforce productivity and happiness.



walkable amenities =
less time away from desk

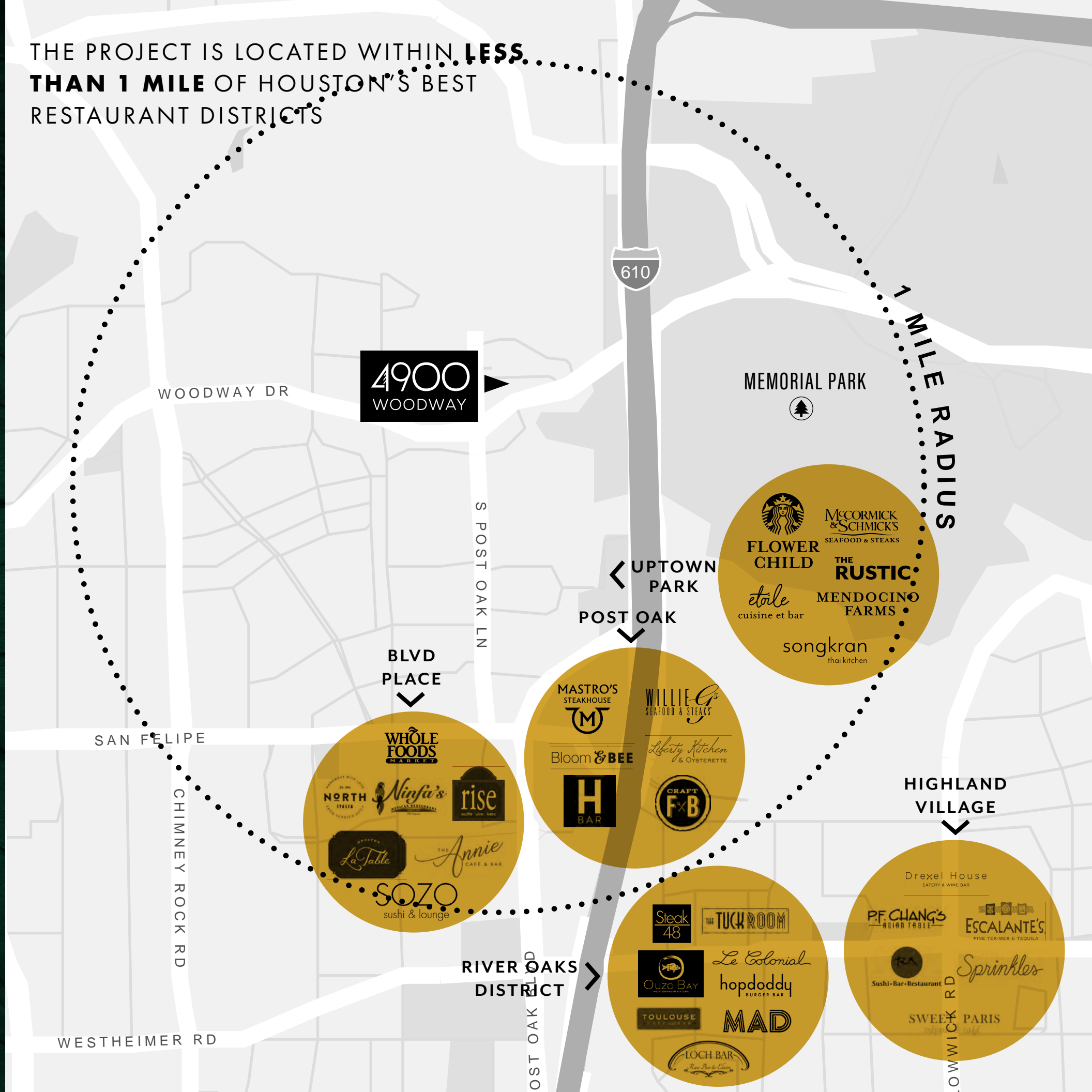


employees have limitless
options for quick lunches



prime location near residential
and commercial hotspots

THE PROJECT IS LOCATED WITHIN **LESS THAN 1 MILE** OF HOUSTON'S BEST RESTAURANT DISTRICTS



SUPERIOR ACCESS



EXPLORE THE NEIGHBORHOOD

JUST MINUTES AWAY

With retail, dining, residential and office so close, you'll never want to leave.

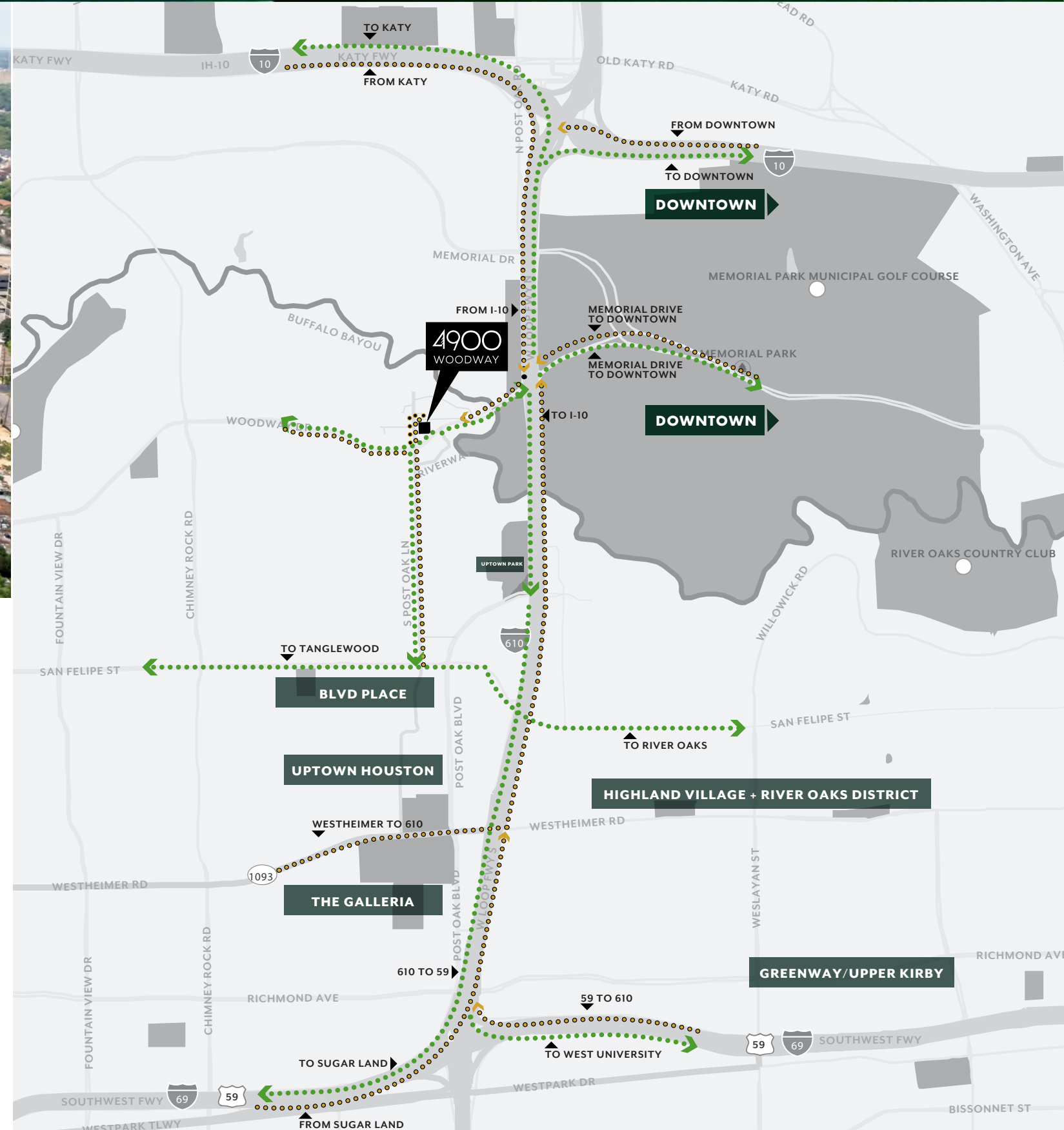
3
minute drive to
MEMORIAL PARK

4
minute drive to
UPTOWN PARK

5
minute drive to
BLVD PLACE

6
minute drive to
**RIVER OAKS
DISTRICT**

8
minute drive to
THE GALLERIA



MEMORIAL PARK

URBAN WILDERNESS

ADVENTURE AWAITS



DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



FOR LEASING INFORMATION

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