

WESTCHASE CORPORATE PARK



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11311 Richmond Ave | Houston, TX 77082

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corporate park AMENITIES

Welcome to Westchase Corporate Park, conveniently located in the heart of the Westchase District on Richmond Avenue. The corporate park is a 177,000 square-foot office and industrial campus offering tenants immediate access to Beltway 8 and Westpark Tollway. The property includes thirteen separate buildings with various flexible office layouts and expansion opportunities.

- Boutique, flexible suites for both corporate office and industrial warehouse users
- Office park environment surrounded by green space
- Attractive and economic rental opportunities
- Surface level parking
- Parking Ratio: 3.4 per thousand square feet
- Tenant controlled HVAC and heating
- Locally owned and managed property with long-term focus



district AMENITIES

Westchase Corporate Park's prime location offers tenants convenient access to a mix of popular restaurants, shops, green space and a weekly farmer's market

- Located within 15 minutes of a vast array of dining, shopping and entertainment options, including: CITYCENTRE, Town & Country Village, Memorial City Mall and throughout the Westchase District
- Within 2 miles of the weekly Westchase Farmer's Market featuring high quality, locally-grown seasonal fresh foods
- Westchase Corporate Park is adjacent to both the Library Loop hike and bike trail, and the district's newly proposed 3+ acre park. It is also within close proximity to Mike Driscoll Park, Terry Hershey Park and George Bush Park
- The property is approximately 30 minutes away from any major destination within Houston including both major airports, Katy, Sugar Land, Memorial, River Oaks, Bellaire, Downtown, the Galleria and Greenway Plaza



ideal LOCATION

Westchase Corporate Park is ideally located on Richmond Avenue, just west of Wilcrest. The property features direct access from Westpark Toll Road, I-10 and Beltway 8. In addition, I-10 to the north and US 59 to the south give commuters access to more major highways than any other part of Houston.

More than half a million people live within five miles of the Westchase District, offering close proximity to work and shorter commute times.

drive times

7 minutes
to Beltway 8

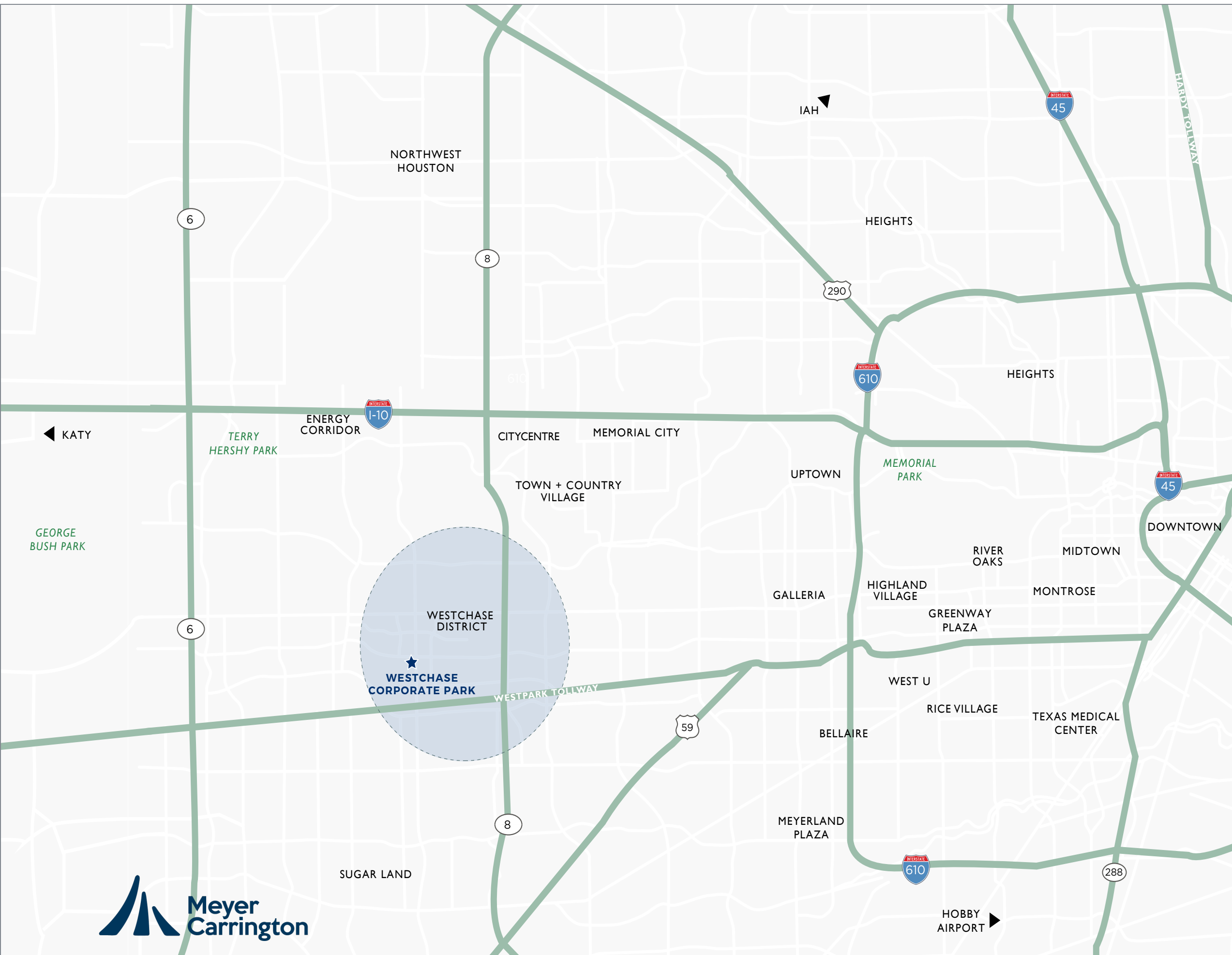
8 minutes
to Westpark Tollway

11 minutes
to I-10

alternate transportation

Westchase District offers access to various transportation options within the area for those looking for commuting alternatives.

2 Park & Ride centers
10 METRO bus routes
METRO'S Van Pool program





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