



Building Features

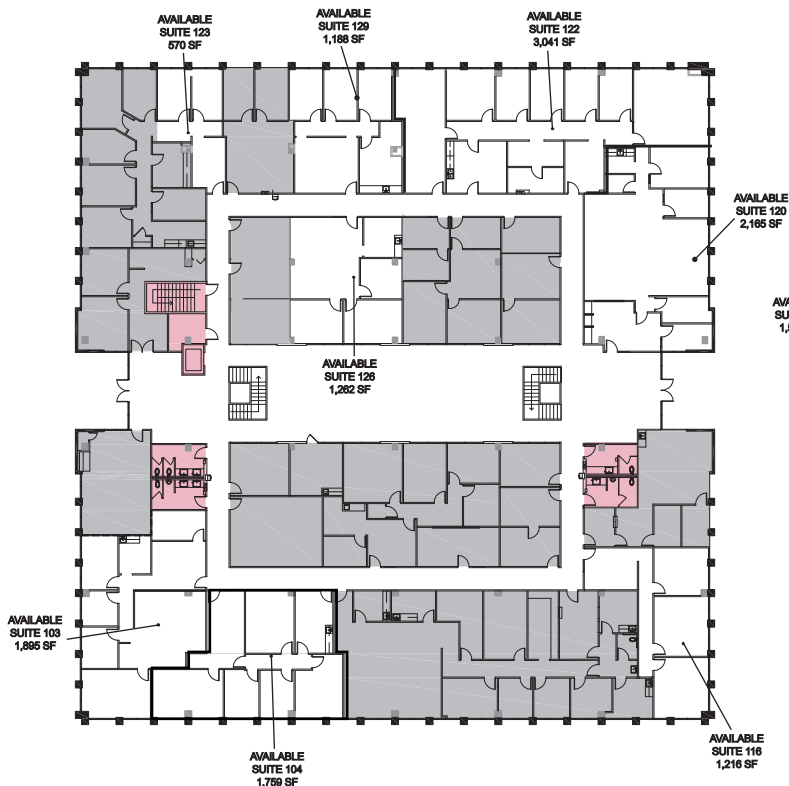
- 57,226 SF renovated 2-story Class B atrium office building
- Located in prestigious Westchase District one block north of Westheimer Rd
- Easy access to Sam Houston Tollway, Westpark Tollway and Interstate 10
- Parking: Ratio of 5+/-1,000 RSF - can accommodate dense user; unreserved surface spaces at no charge; limited garage reserved parking is also available
- On-site owner and property manager
- Remodeled entrance, atrium and restrooms
- Card key access after hours
- Randalls shopping center with restaurants, drug store, gas station, event center, Metro bus stop, etc. within walking distance
- Aggressive Rental Rates and New Lease Incentives
- Negotiable Space Improvements/Modifications
- Local private owner who also owns adjacent event center and retail center



Available Spaces

- **6,394 SF - Suites 120, 122 & 129**
 - Combination of 3 suites
 - Divisible to suit
 - Available in 30 days
- **5,206 SF - Suites 120 & 122**
 - Combination of 2 suites
 - Divisible to suit
 - Available in 30 days
- **4,229 SF - Suites 122 & 129**
 - Combination of 2 suites
 - Divisible to suit
 - Available in 30 days
- **3,654 SF - Suites 103 & 104**
 - Combination of 2 suites
 - Divisible to suit
 - Available Now
- **3,041 SF - Suite 122**
 - 3 privates, open area and break room
 - Available in 30 days
- **2,165 SF - Suite 120**
 - Open floor plan, 1 private office, conference room, break room and reception area
 - Available Now
- **1,895 SF - Suite 103**
 - Reception, 5 offices, break room, open area and storage room
 - Available Now
- **1,759 SF - Suite 104**
 - Reception, conference room, 4 offices and break room
 - Available Now
- **1,596 SF - Suite 246**
 - Reception, conference room, 4 privates, storage room, break sink
 - Available Now
- **1,262 SF - Suite 126**
 - Open area, 3 large privates and break room
 - Available Now
- **1,216 SF - Suite 116**
 - Reception and 3 large privates
 - Available Now
- **1,188 SF - Suite 129**
 - Large open area, 3 offices and break room
 - Can be modified to suit
 - Available Now
- **690 SF - Suite 207**
 - Large open area and IT closet
 - Available Now
- **570 SF - Suite 123**
 - Two offices and reception
 - Available Now

1st Floor



2nd Floor



**WESTCHASE DISTRICT
OFFICE FOR LEASE
570 SF - 6,394 SF AVAILABLE
2537 S. Gessner, Houston, Texas 77063**

