



SILVER STAR — PROPERTIES —



WESTHEIMER

11200 Westheimer Road | Houston, TX 77042

YEAR BUILT	1982
FLOORS	10
ELEVATORS	4
PARKING	3:1,000; Surface and Covered Parking Spaces Reserved Parking at \$50/month

 713.467.2222

 leasing@hi-reit.com

 www.hi-reit.com

COMMON AREA FACTOR

16%

BUILDING AREA

182,506 SF

FLOOR PLATE

18,974 SF

BUILDING HOURS

M - F: 6a - 6p | Sat: 7a - 3p

SECURITY HOURS

M - F: 6a - 6p | Sat: 7a - 3p

AFTER HOURS HVAC

\$40 per hour

2023 ESTIMATED EXPENSES

CAM = \$7.35 | TI = \$3.21 | Total OPEX = \$10.56

DATA PROVIDER

Comcast, Logix, AT&T Building has Fiber and lit by Logix

LANDLORD

Silver Star Properties REIT, Inc.

BUILDING AMENITIES

- Move-in Ready Suites
- On-site Professional Management and Leasing
- After-hours Controlled Access
- 24-hour Monitored Surveillance
- Free Garage Parking with Reserved Options Available
- On-site Conference Facility
- Tenant Lounge with Parks Pantry Market
- On-site Courtesy Guard

CLOSE PROXIMITY TO

- Westchase District
- Beltway 8
- Westheimer Rd
- Westpark Tollway