



WESTLAKE

WELCOME

Located at 580 Westlake Park Boulevard, Two Westlake is a 17-story Class A office building in a deed-restricted campus in Houston's Energy Corridor.



BUILDING FEATURES

- On-site management by owner
- 24/7 on-site guard & concierge service
- New residential high-rise redevelopment next door at 3 Westlake
- Self-serve coffee bar with grab & go vending machines
- Upgraded fitness center with classes, yoga/meditation room, locker and shower rooms
- Adaptable conference facilities
- Tenant lounge
- WiFi enabled greenspace & outdoor areas overlooking pond
- Signage opportunities
- Covered walkway to garage
- Additional 2 floors located above garage totaling over 74,000 SF of autonomous space with new restrooms and new HVAC that tenants can control
- Tenant discounts to the Younan Collection, including high-end cigars, 5-star hotels, fine French wines, golf courses, design support and upscale restaurants

FACTS & FIGURES

454,843 SF
Class A Office Space

60 Seat
Conference Center

4/1000
Parking Ratio

22,500 SF
Average Floor Size

17
Stories

5.4
Acre Site

10,450+
Acres of Nearby Parks

1
Fitness Center

1
Yoga Room

RECENT IMPROVEMENTS

Interior renovations at Two Westlake include a modern tenant lounge with upscale finishes, updated lobby featuring self-serve coffee bar and grab & go vending machines, state-of-the-art conferencing facilities, and an upgraded fitness center complete with a separate yoga and meditation studio. Overall, Two Westlake offers a contemporary workplace tailored to meet the needs of the most discerning tenants.



IN THE HEART OF ENERGY CORRIDOR

WITHIN A 3 MILE RADIUS

EATERIES

- Aka Japanese Cuisine
- Bacaro Kitchen & Wine
- Carrabba's Italian Grill
- Chipotle Mexican Grill
- La Madeleine
- Lupe Tortilla
- Matsu Sushi Bar
- Ninfa's on Memorial
- Pecan Creek Grille
- Potbelly Sandwich
- Rouge Wine Bar
- Salata
- Starbucks
- Watson's House of Ales

AMENITIES

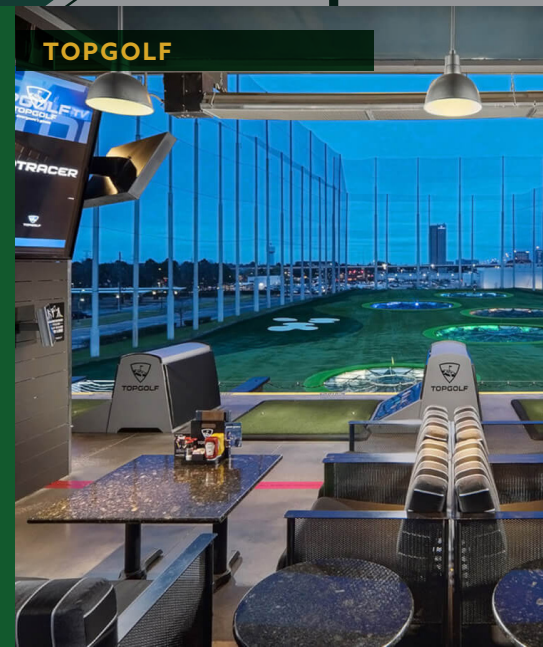
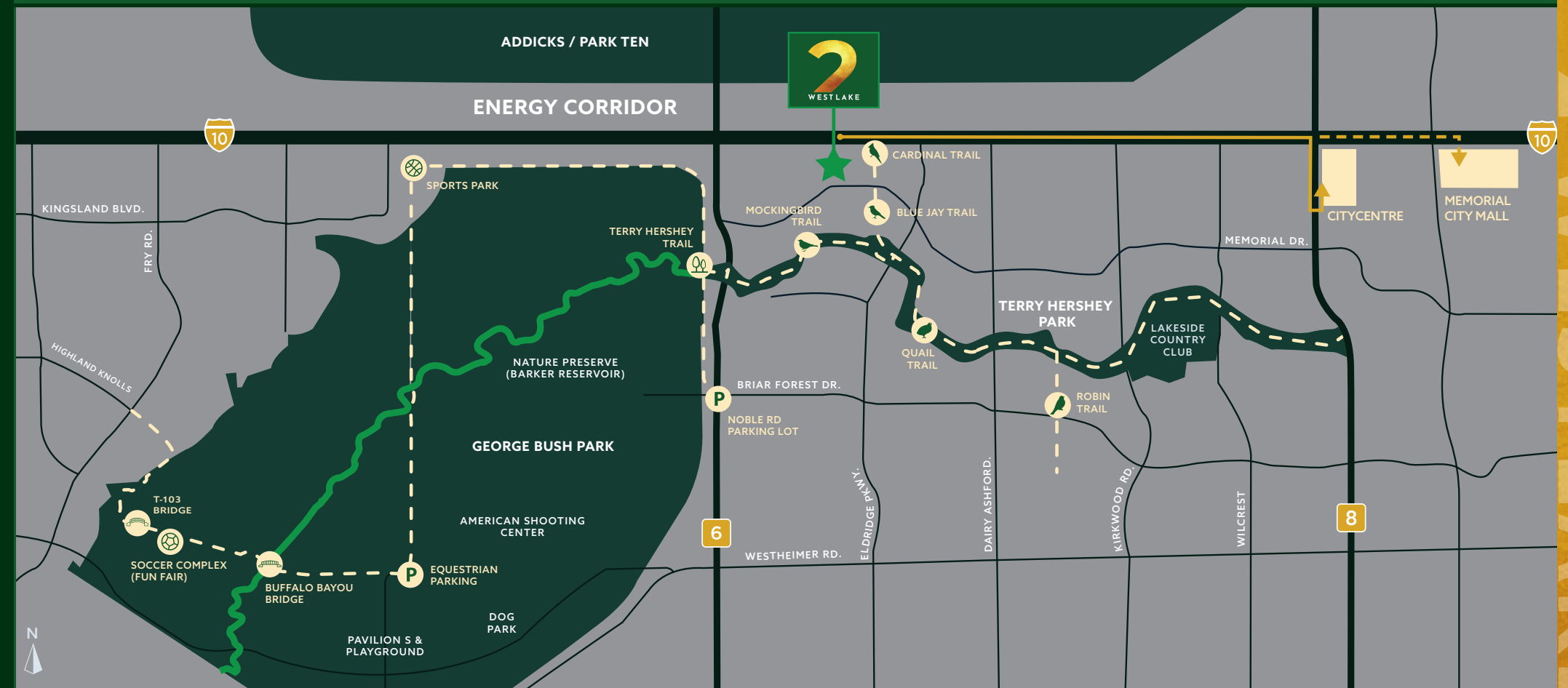
- PNC Bank
- Embassy Suites
- Frost Bank
- Kroger
- LA Fitness
- Hyatt Regency
- Topgolf
- Orangetheory Fitness
- Walgreens
- Wyndham

MAP LEGEND

- SHOPPING & RESTAURANTS
- CITY PARKS
- HIKE & BIKE TRAILS

DRIVE TIMES

CITYCENTRE 10 minutes (5 miles)	KATY 10 minutes (6 miles)	MEMORIAL CITY MALL 12 minutes (6.5 miles)	GALLERIA 18 minutes (15 miles)
DOWNTOWN 18 minutes (17 miles)	SUGAR LAND 20 minutes (19 miles)	BUSH AIRPORT 32 minutes (31 miles)	HOBBY AIRPORT 33 minutes (28.5 miles)



Owned and managed by:



YUNAN PROPERTIES
REAL ESTATE INVESTMENT GROUP



WEST LAKE



For leasing information, contact:
713.300.0300 | streamrealty.com