



10497  
TOWN &  
COUNTRY







Exceeds  
Expectations





## OVERVIEW

9-story 148,936 square foot office building

Multi-level parking garage with covered walk-way; 3.5/1,000 parking ratio

Ample surface visitor parking

On-site deli, conference room, security guard, property management and building engineer

Card access security system

Mail service with FedEx, US Postal and UPS drop boxes

&accommodating





#### SHOP

Anthropologie  
Elaine Turner  
Free People  
H & M  
J. Crew  
Kendra Scott  
Lululemon Athletica  
Sur la Table  
Urban Outfitters  
West Elm  
Z Gallerie

#### DINE

Bellagreen  
Cyclone Anaya's  
Eddie V's  
Grimaldi's  
Monnalisa  
RA Sushi  
Seasons 52  
Texas de Brazil  
The Capital Grille  
The General Public  
Yard House

#### LIFESTYLE

Bowl & Barrel  
LifeTime Athletic  
Life Spa & Salon  
The Escape Game  
Studio Movie Grill

**and more.**

#### AMENITY RICH

Nestled on Town & Country Way, 10497 Town & Country provides over 20 dining options and convenient amenities within walking distance. Memorial City Mall is located one mile east of the property. CityCentre has over 400,000 square feet of dining, shopping and entertainment space, a 150,000 square foot Lifetime Fitness facility, and over 500 hotel rooms.

**&adventure**





### **BUILDING EXTERIOR & ENTRY**

Enhanced lobby design with new building entry, glass system and inlay walk-off mats

New building exterior paint for a brighter drop-off area

Upgraded LED lighting throughout exterior plaza

Premier landscaping throughout the property



### **RESTROOMS**

New solid surface countertops, floor tiling and woodgrain finishes

New ceiling grid, tile and LED light fixtures

New hands-free plumbing fixture package



### **BOUTIQUE FEEL**

10497 Town & Country recently completed significant renovations throughout the building's common areas. These capital improvements enhance the building's quality and image, while elevating the experience for tenants and visitors alike.



### STRATEGIC LOCATION

The existing amenity package, surrounding affluent neighborhoods and unmatched access make 10497 Town & Country a truly unique opportunity to office in the heart of one of the most active commercial centers in the city.

- .25 miles** CityCentre, I-10 and Beltway 8
- 1 mile** Memorial City Mall, Memorial Hermann Memorial City Medical Center and Village Plaza at Bunker Hill
- 3 miles** Westchase, Lakeside Country Club, Voss Road and I-10
- 5 miles** Energy Corridor, Houston Country Club, Westpark Tollway and Beltway 8

**&accessible**



FOR LEASING INFORMATION CONTACT

**MATTHEW ASVESTAS**

713.332.3378 | [matthew.asvestas@streamrealty.com](mailto:matthew.asvestas@streamrealty.com)

**BRAD FRICKS**

713.300.0307 | [bfricks@streamrealty.com](mailto:bfricks@streamrealty.com)

