



WESTCHASE OAKS







10111 Richmond



grow with us

Westchase Oaks is a premier boutique office building with exceptional hospitality from the leasing and management team, Stream Realty Partners. Providing full-service from the start, your office experience will be enjoyable and beneficial.

Located just east of Beltway 8 on Richmond Avenue, with convenient access to Westpark Tollway and I-10, Westchase Oaks presents an outstanding opportunity to lease Class A office space within the highly desirable Westchase Business District. The perfect space to grow your business.





details & amenities

building size **184,259 SF**
floors **six**
parking options **4/1000 RSF covered**
\$45 unreserved
\$75 covered reserved

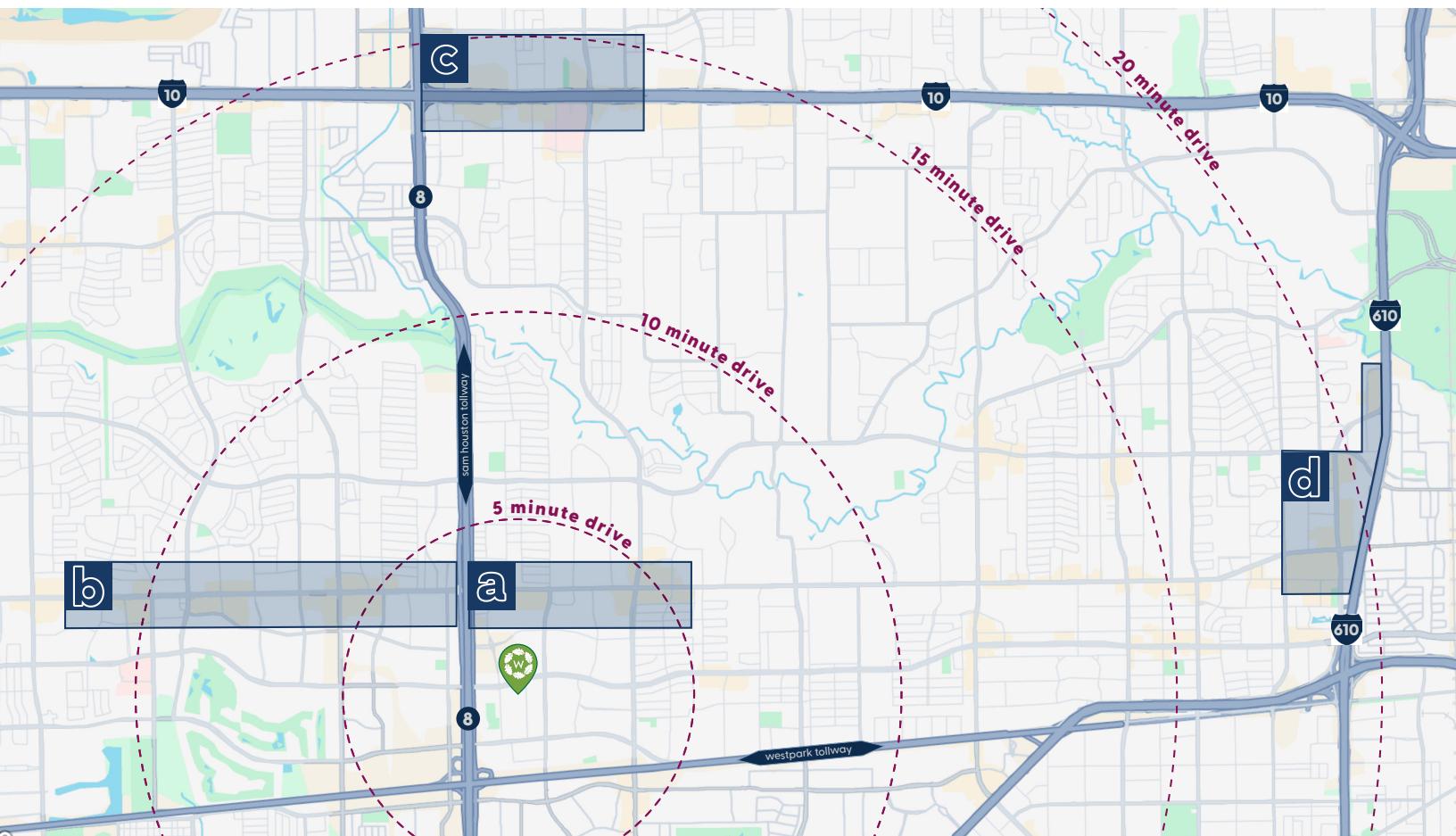


- On-site property management
- On-site security guard
- Key-card access after hours
- Covered and reserved parking
- Campus-setting with an outdoor tenant area
- Building signage opportunity

- 24/7 tenant lounge with:
 - Six TVs streaming daily
 - Comfortable seating areas
- Energy efficient motion sensor lights throughout the building

drive & thrive

Conveniently located with quick access to major thoroughfares, tenants can reach thousands of entertainment, lifestyle, and recreational destinations within a 20 minute drive.



rooted in community

key facts within a 10 minute radius

243,428
population

101,336
households

980
restaurants

151
grocery outlets

34.3
median age

52.7%
white collar

100
entertainment spots

24
playgrounds & parks

a

East of
Beltway 8

b

West of
Beltway 8

c

CityCentre
& Memorial

d

Galleria Mall
& Uptown Park

restaurants

- La Madeleine
- Thai Cottage Westheimer
- Urban Bir Hot Chicken
- Zalat Pizza
- Wingstop
- Starbucks
- Pappas Bar-B-Q
- El Tiempo Cantina

convenience

- LA Fitness
- Kroger
- Aldi
- Bank of America
- Wells Fargo

5 minute drive

restaurants

- Torchy's Tacos
- Salata
- CAVA
- Black Rock Coffee Bar
- Whataburger
- Crumbl
- Chick-fil-A

convenience

- Target
- Trader Joe's
- HEB
- Phoenicia Specialty Foods
- Whole Foods Market
- Petco

5 - 10 minute drive

restaurants

- Yard House
- Seasons 52
- Postino
- Hopdoddy Burger Bar
- bellagreen
- Pappasito's Cantina
- The Pit Room
- Brio Italian Grille

entertainment

- CityCentre Mall
- Memorial City Mall
- The Escape Game
- Star Cinema Grill
- Pickleball Social

10 - 15 minute drive

restaurants

- Adair Kitchen
- Los Tios
- North Italia
- True Food Kitchen
- Local Foods
- sweetgreen
- Flower Child
- Urbe
- Caracol
- The Original Ninfa's

entertainment

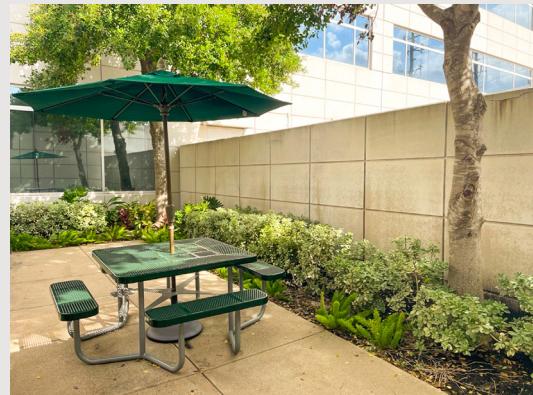
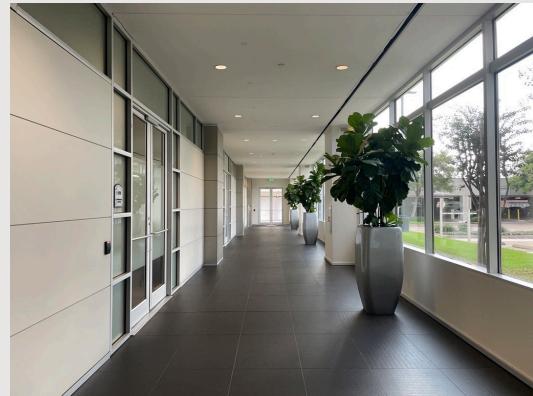
- The Galleria Mall
- Rooftop Cinema Club
- Water Wall

15 - 20 minute drive

seeded
of each



Westchase Oaks boasts a highly efficient rectangular floor plate with the ability to easily accommodate a wide range of tenants and accommodate tenants who foresee significant growth within their business. With current availabilities ranging from 2,000 SF to 32,000 SF, Westchase Oaks can provide tailored solutions to tenants of all sizes.



ange

The word 'ange' is written in a large, stylized font. The letters are filled with a collage of green and yellow foliage, and the outlines are a combination of blue and white.



WESTCHASE OAKS

10111 richmond avenue
houston, texas 77042

leased & managed by



713.300.0300
streamrealty.com