

# 5252 WESTCHESTER



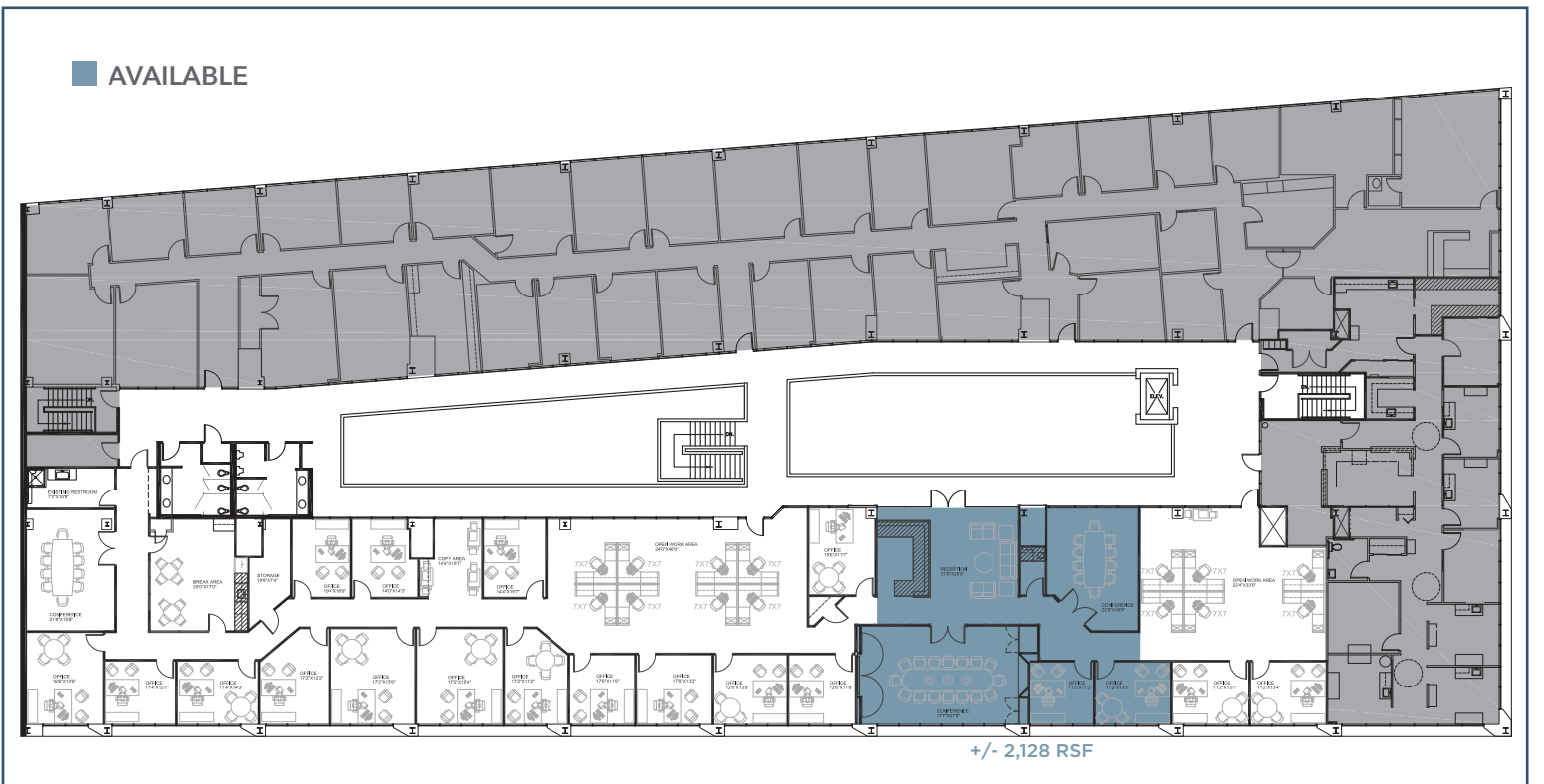
5252 Westchester is a two-story, 46,690-square-foot boutique office building conveniently situated in the heart of West University. Located just west of Buffalo Speedway and a half block north of Bissonnet, the property offers quick access to Highway 59 and an abundance of shopping and dining options.

- Centrally located in West University, the third wealthiest zip code in Houston
- Adjacent to numerous dining and shopping options, including: Kroger, H-E-B, Starbucks, Kenny & Ziggy's, Buca di Beppo, Chili's Grill & Bar, Water2Wine, Pei Wei & Smashburger
- 5252 Westchester is a short drive to the Greenway Plaza district, Levy Park, banks, fitness studios, and an abundance of eateries & shops
- Available space is move-in ready condition, with high-end finishes throughout
- Flexible office layouts available from 1,500 to 10,000 SF
- Upgraded restrooms throughout the building in 2017
- Improvements and refreshing finishes planned for the common areas
- Easily accessible property with on-site parking garage
- Locally owned and managed property with long-term focus





*+/- 2,100 to 10,000 SF available* | *3<sup>rd</sup> wealthiest zip code in Houston* | *common area upgrades in 2018*



5252 WESTCHESTER STREET | HOUSTON, TEXAS 77005

for more information, contact: DAN MEYER | danmeyer@mcmmanagement.com | 713.668.2369 | mcmmanagement.com