

4646

WEST SAM HOUSTON
HOUSTON, TX



CAPITAL
REALTY GROUP

THE PROPERTY

4646 West Sam Houston Parkway North is a premier, nine-story, 250,000-square-foot Class A office property located within the highly sought-after Spring Branch submarket of Houston. Positioned just minutes from CityCentre and the Energy Corridor, the building offers a strategic location within a professionally master-planned business park environment, surrounded by corporate users, hospitality, and dining amenities.

Situated within Westway Park, one of Houston's top-performing master-planned office parks encompassing approximately 3.0 million square feet, the property benefits from prominent Beltway 8 frontage and convenient proximity to major freeway systems including I-10, Highway 290, and Loop 610, providing seamless connectivity throughout the metro area. Modern renovations are underway to the entire first-floor common area, elevating the arrival experience with reimagined collaborative spaces and upgraded shared amenities. With an effective parking ratio of 3.8 per 1,000 square feet—supported by a structured garage and surface parking—highly efficient floor plates, and excellent commuter access from Houston, Tomball, The Woodlands, Cypress, Katy, and Sugar Land, 4646 West Sam Houston Parkway North offers a rare combination of scale, accessibility, and institutional-quality design within one of Houston's most established corporate corridors.

ADDRESS	4646 W Sam Houston Pkwy N
CITY, STATE	Houston, Texas 77040
COUNTY	Harris
RENTABLE SF	Approx. 219,784 rsf
YEAR BUILT	2001
PARKING	722 Total Spaces (536 Garage Spaces and 186 Surface Lot Spaces)
PARKING RATIO	722 Spaces: 3.8/1,000 SF
STORIES	9
LOT SIZE	6.68 Acres



LEASING OPPORTUNITY

— Building Naming Rights

— Exceptional Visibility and Access

— Conferencing Facilities with Town Hall

— Superior Demographics and Residential Base

— State-of-the-Art Fitness Center

— Modern Common Area Renovations

— Abundant Free Parking

BRANDING OPPORTUNITY

Situated in the West Belt submarket, 4646 West Sam Houston presents the opportunity for an irreplaceable location with frontage and visibility along Beltway 8, one of the most heavily traveled roadways in the Houston MSA with 160,000 views each day. This building is located in close proximity to over 238,000 residents while also being near one of the hottest leasing markets in the country. 4646 offers a great location with regional accessibility for tenants. Since the building's construction, the Property has been occupied by Cameron and Schlumberger. As a result, it has not been available for lease, until now.



MASTER-PLANNED BUSINESS PARK

The Property is located in Westway Park, a 150-acre, fully developed, master-planned business park located at the intersection of the West Sam Houston Parkway and Clay Road in West Houston. In Westway Park, every acre has been managed to create a high-quality environment that commands a premium in the marketplace. The development is aesthetically pleasing, with extensive landscaping and interesting architectural design elements, which have been created by world class architectural firms. As part of the development, Wolff Companies dedicated a three-acre park that boasts a trophy collection of old growth trees. Together, these elements create an environment that will maintain and grow in value for generations.



THE HOUSTON STORY

Leading Real Estate Market

Most active single-family residential market in the country for the past decade

Favorable Tax Climate

0% State & Local income tax

High-Quality of Life

Favorable year-round climate and traffic commute time

Global Trade City

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

2nd Fastest Growing U.S. Metro Area

Houston MSA's population grew by 140K people from July 2022 to July 2023

Critical Mass of HQs & Regional Offices

50+ corporate headquarters relocations since 2017

Magnet for Top Talent in the U.S.

Strong wages and low cost of living create an attractive employment base

Largest Medical Complex in the World

\$25B in local GDP | 8th largest business district in the U.S. | 10M patient encounters/year



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