

CONCOURSE

— AT WESTWAY —

4700 WEST SAM HOUSTON PARKWAY NORTH



PROPERTY OVERVIEW AND HIGHLIGHTS

This 130,223 square foot, Class A office building is situated on 11 acres within the beautifully planned and landscaped office environment of Westway Park. The low-rise brick structure features 65,000 square foot floor plates with minimal columns for maximum floor planning flexibility and efficiency. The location is centered between I-10 West and US 290, just north of Clay Road with convenient access to all areas of Houston.

Address

4700 West Sam Houston Pkwy N

Ownership

Owned and managed by
Griffin Partners

Total SF

130,223 SF

Parking

5.5:1000

Building Specs

2 passenger and 1 freight elevator
15' deck-to-deck height

Year Built

2000

Security

24/7 key card access
Officer on-site



Reputable, local ownership
– Griffin Partners, Inc.



Beltway frontage with easy
ingress/egress



WiFi-equipped tenant lounge
and Canteen



Roof and all HVAC replaced
2015 or more recent



High parking ratio



Convenient to Memorial
City, City Centre, and Town
& Country



Conference Center



WELCOMING INSPIRATION

Newly revitalized lobby with modern, sleek furniture and light colors welcomes visitors and livens every workday. Connect, collaborate and get inspired by beautifully landscaped outdoor seating areas, on-site grab-n-go deli and common areas with pops of energizing color.



 Tour the Lobby ▶



 Tour the Canteen ▶



 Tour the Tenant Lounge ▶

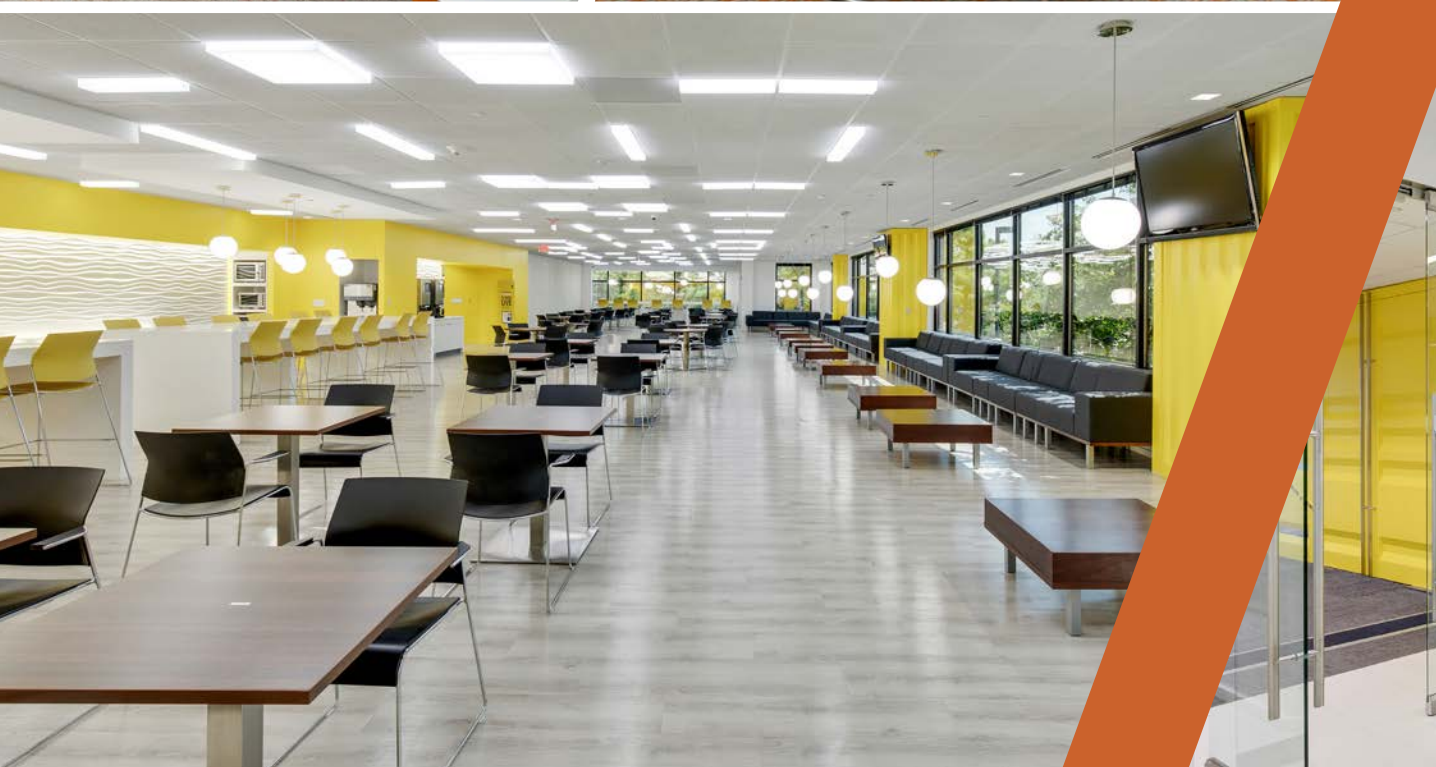
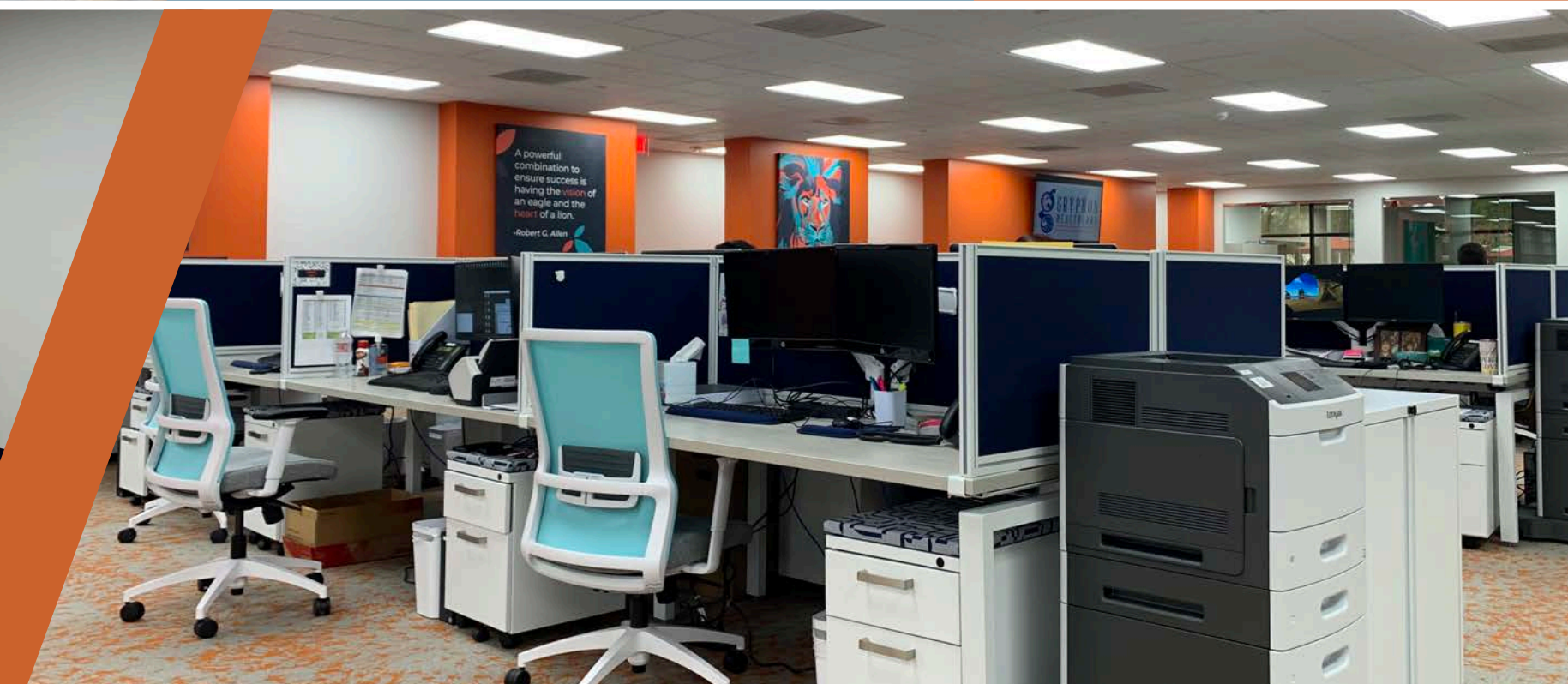


IN GOOD COMPANY

**CURRENTLY
AVAILABLE**

Work around and nearby like minded, successful companies that value a community-like office environment and creating a thriving culture. Our two-story building allows tenants to truly integrate but also creates safe environments to spread out.

First Floor: 14,983 SF
5,265 SF



DISCOVER YOUR DAY

CITYCENTRE

CITY CENTRE features over 20 retailers and lifestyle services, over 25 dining options, 5 hotels and high-end apartments.



MEMORIAL CITY

MEMORIAL CITY features over 100 retailers and lifestyle services, over 50 dining options, 2 hotels and high-end apartments. More info on the current Area Amenities pages in existing brochure



CONVENIENT CONNECTION

Surrounded by hundreds of convenient amenities with a 10 mile radius to inspire creativity and community engagement. Tenants have access to the retail, dining and lifestyle meccas of Memorial City, CityCentre and the Energy Corridor.



Area Attractions

Memorial City Mall

- Dillards, JCPenney, Macy's, Sears and Target
- 25 food & restaurant options
- 80+ retail options
- 6 types of entertainment

CityCentre / Town & Country Village

- 35+ food & restaurant options
- 55+ retail options
- 6 types of entertainment
- 20+ lifestyle service options

Accommodations

- 1 Hotel Zaza
- 2 Home 2
- 3 Staybridge Suites
- 4 Residence Inn
- 5 La Quinta
- 6 Holiday Inn
- 7 Comfort Suites

Dining Options North of I-10

- 1 Subway
- 2 Sonic
- 3 Chick-fil-a
- 4 Torchy's Tacos
- 5 Kirby Ice House
- 6 El Gallo Mexican
- 7 Niko Nikos
- 8 Mia's
- 9 Whataburger
- 10 Leibman's Deli

Hospitals/Medical Providers

- 1 Memorial Hermann
Memorial City Medical Center

Financial Services

- 1 Comerica Bank
- 2 JPMorgan Chase Bank
- 3 Bank of America
- 4 JPMorgan Chase Bank

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For leasing information, contact:

Chrissy Wilson
713.888.4062
chrissy.wilson@jll.com

Jack A. Russo
713.425.1808
jack.russo@jll.com

Timidi Amaso
713.425.1830
timidi.amaso@jll.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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