

# 4900 WOODWAY



  
SIDRA  
REAL ESTATE

  
TRANSWESTERN  
REAL ESTATE  
SERVICES



4900  
WOODWAY

WHY  
4900 WOODWAY

**BOUTIQUE OFFICE BUILDING**

**360° VIEWS OF MEMORIAL PARK,  
DOWNTOWN HOUSTON AND GALLERIA**

**EFFICIENT 15,000 RSF FLOOR PLATES**

Podium Style Office Building

Exceptional Visibility

On-Site Security

Access to High-Performance Fitness Center

Ideal Access + Prominent Location

Abundant Amenities in the Immediate Area

Institutional Ownership

Garage Parking with Direct Access to  
Building

Renovated Main Lobby

# LOBBY RENOVATIONS

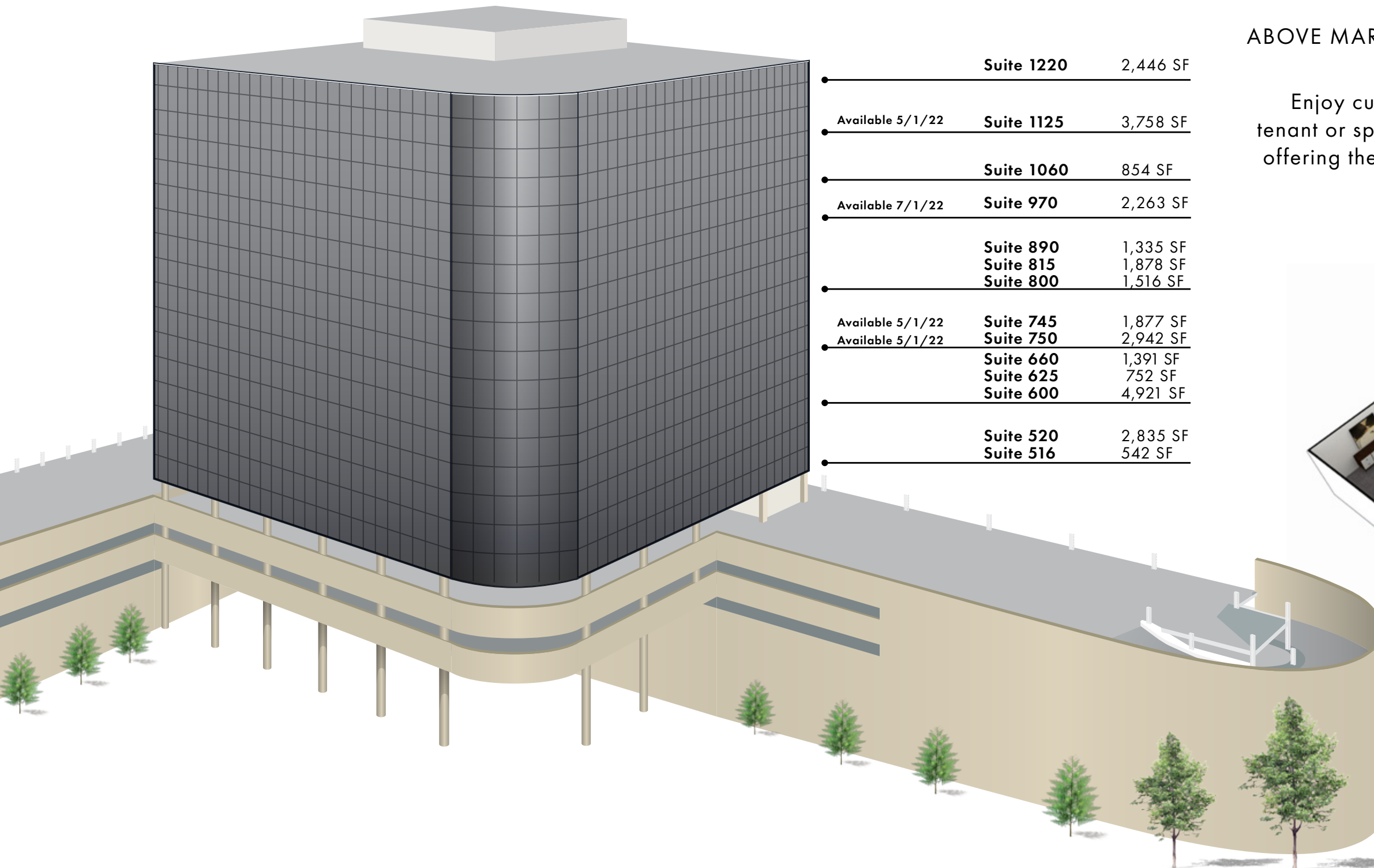


ULTRA-MODERN FINISHES



REDESIGNED ELEVATOR LOBBY & CABS

# AVAILABILITIES

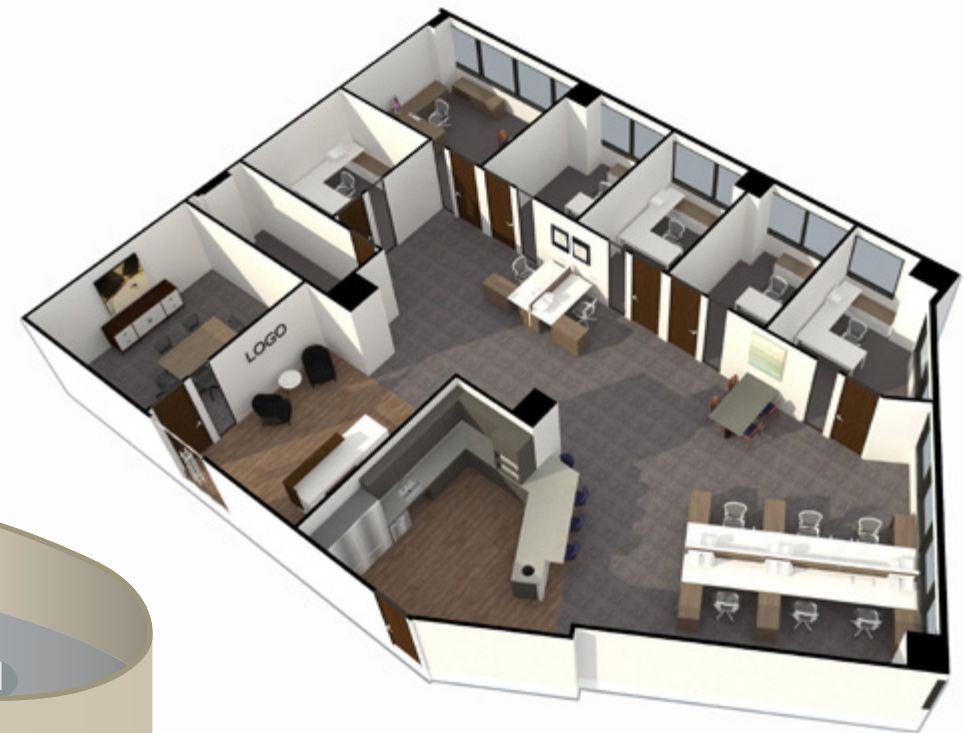


	<b>Suite 1220</b>	2,446 SF
Available 5/1/22	<b>Suite 1125</b>	3,758 SF
	<b>Suite 1060</b>	854 SF
Available 7/1/22	<b>Suite 970</b>	2,263 SF
	<b>Suite 890</b>	1,335 SF
	<b>Suite 815</b>	1,878 SF
	<b>Suite 800</b>	1,516 SF
Available 5/1/22	<b>Suite 745</b>	1,877 SF
Available 5/1/22	<b>Suite 750</b>	2,942 SF
	<b>Suite 660</b>	1,391 SF
	<b>Suite 625</b>	752 SF
	<b>Suite 600</b>	4,921 SF
	<b>Suite 520</b>	2,835 SF
	<b>Suite 516</b>	542 SF

## ABOVE MARKET SPEC SUITES WITH HIGH-END FINISHES

Enjoy customizable creative open layouts for a large tenant or space saving inventive designs for a smaller suite, offering the same high-end finishes and amenities to each.

### Hypothetical Spec Suite



# PRIME LOCATION

WHERE YOU CAN HAVE IT ALL

## BUSINESS + PLEASURE

CENTER OF YOUNG PROFESSIONAL WORKFORCE

Within a 3 mile radius, the city's best and brightest live, work and play.

**36**  
median age

**41%**  
millennials

## ABUNDANT AREA AMENITIES

Improve workforce productivity and happiness.



walkable amenities =  
less time away from desk

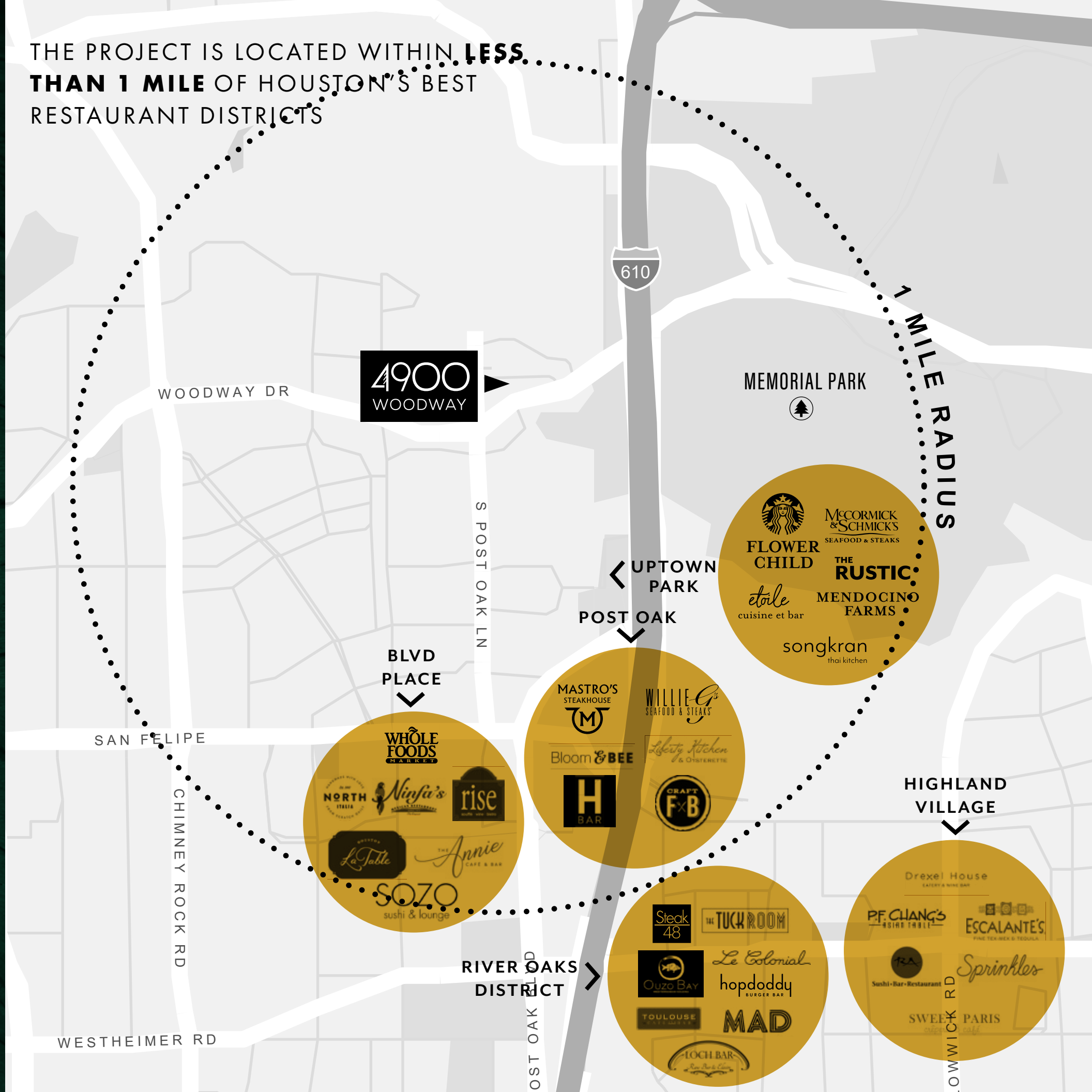


employees have limitless  
options for quick lunches

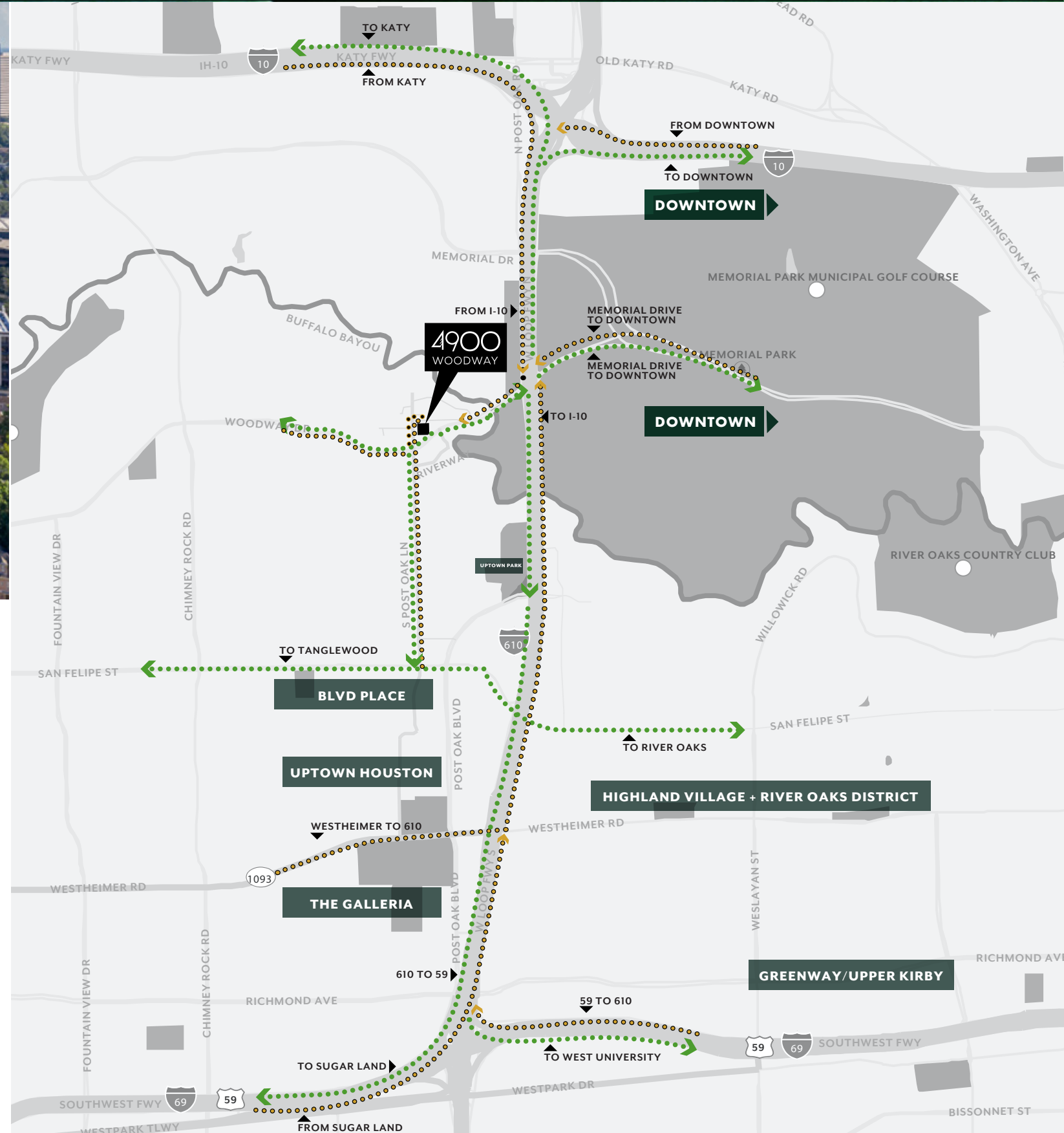


prime location near residential  
and commercial hotspots

THE PROJECT IS LOCATED WITHIN **LESS...**  
**THAN 1 MILE** OF HOUSTON'S BEST  
RESTAURANT DISTRICTS



# SUPERIOR ACCESS



## EXPLORE THE NEIGHBORHOOD

JUST MINUTES AWAY

With retail, dining, residential and office so close, you'll never want to leave.

**3**  
minute drive to  
**MEMORIAL PARK**

**4**  
minute drive to  
**UPTOWN PARK**

**5**  
minute drive to  
**BLVD PLACE**

**6**  
minute drive to  
**RIVER OAKS  
DISTRICT**

**8**  
minute drive to  
**THE GALLERIA**

# MEMORIAL PARK

## URBAN WILDERNESS

### ADVENTURE AWAITS



DIRECT ACCESS TO MEMORIAL PARK

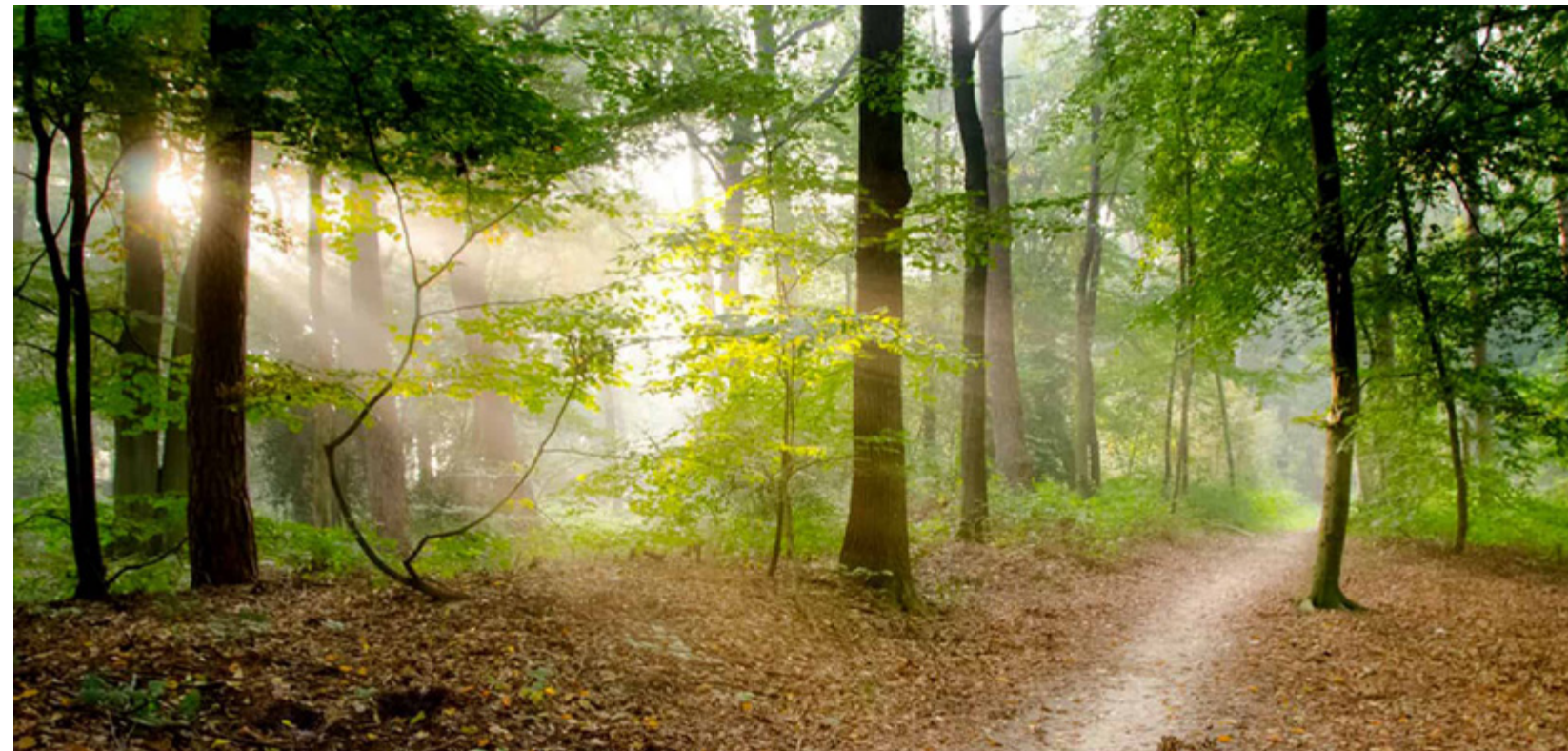
Lush green views of the 1,500 acre park.

### 10 YEAR MASTER PLAN



### Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.



**FOR LEASING INFORMATION**

**LOUANN PEREIRA**

713.272.1267

[louann.pereira@transwestern.com](mailto:louann.pereira@transwestern.com)

**DOUG LITTLE**

713.272.1284

[doug.little@transwestern.com](mailto:doug.little@transwestern.com)

**MATTHEW SELIGER**

713.231.1583

[matthew.seliger@transwestern.com](mailto:matthew.seliger@transwestern.com)

