



TWO WESTLAKE

“Where Amenitized Office
Meets Nature”

580 Westlake Park Boulevard | Houston, TX | 77079



TWO WESTLAKE, IN HOUSTON'S ENERGY CORRIDOR, LOCATED AT 580 WESTLAKE PARK BOULEVARD, IS A **17-STORY CLASS A AMENITIZED OFFICE BUILDING** WITHIN A PRESTIGIOUS CORPORATE CAMPUS AT WESTLAKE PARK.

On-site management 24/7

Self-serve coffee bar with grab & go

New fitness center with classes, yoga room, locker and shower rooms

Highly configurable conference center

First floor tenant lounge with a variety of games and entertainment

Concierge services

Deli cafe onsite

WiFi enabled greenspace & outdoor areas overlooking pond

Signage opportunities

Variety of tenant discounts to the Younan Collection, including high-end cigars, 5-star hotels, fine French wines, golf courses, design support and upscale restaurants

Adjacent to serene water feature for a peaceful and natural setting

Adjacent to One Westlake Food Hall

Westlake Child Development Center

Westlake Health and Wellness Center

454,843 SF

CLASS A OFFICE SPACE

22,500 SF

AVERAGE FLOOR SIZE

10,450+

ACRES OF NEARBY PARKS

60 SEAT

CONFERENCE CENTER

17

STORIES

21

MILES OF HIKING & BIKE TRAILS

5.4

ACRES

NEW FITNESS CENTER
WITH LOCKERS AND
SHOWERS

NEW TENANT
LOUNGE

NEW ONSITE CAFE

**FEATURES &
FACTS**



Interior renovations at Two Westlake include a modern tenant lounge with upscale finishes, updated lobby featuring self-serve coffee bar and grab & go vending machines, state-of-the-art conferencing facilities, and an upgraded fitness center complete with a separate yoga and meditation studio. Overall, Two Westlake offers a contemporary workplace tailored to meet the needs of the most discerning tenants.

RECENT IMPROVEMENTS



COFFEE BAR



LOUNGE & RECREATION CENTER



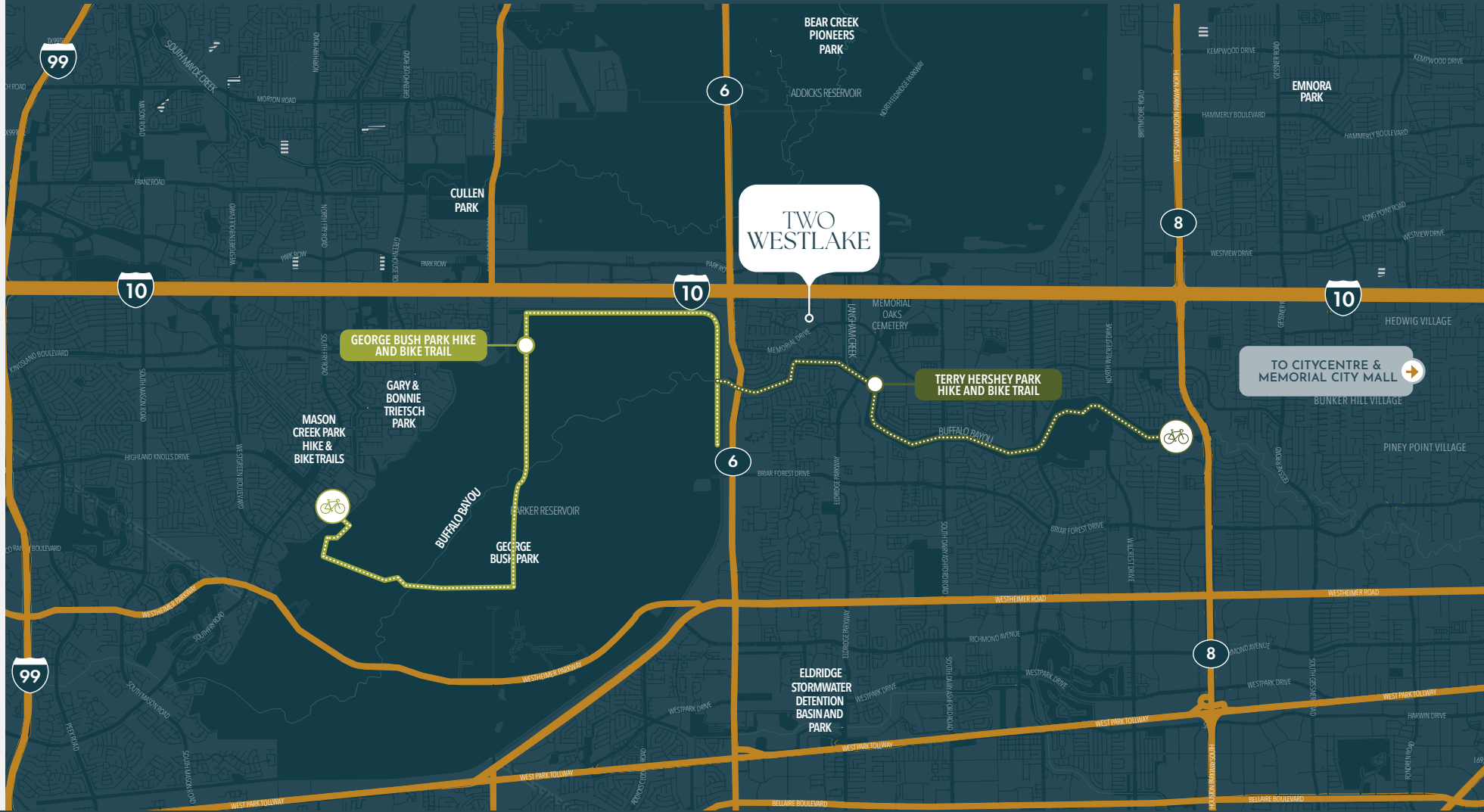
GRAB-N-GO



LOBBY



DRIVE TIMES



CITYCENTRE
7 MINUTES | 5 MILES

KATY
10 MINUTES | 6 MILES

MEMORIAL CITY MALL
10 MINUTES | 6.5 MILES

GALLERIA
18 MINUTES | 6.5 MILES



RESTAURANTS & AMENITIES | 5 MILE RADIUS

AMENITIES

WESTLAKE HEALTH AND WELLNESS CENTER

WESTLAKE CHILD DEVELOPMENT CENTER

TERRY HERSHEY PARK

WALGREENS

EMBASSY SUITES

KROGER

HYATT REGENCY

WYNDHAM

PNC BANK

LA FITNESS

TOPGOLF

FROST BANK

ORANGE THEORY

RESTAURANTS

ONE WESTLAKE FOOD HALL

NORTH CHINA

CAFE BENEDICT

DISTRIC 7 GRILL

PASTA LAMONTES

PECAN CREEK GRILLE

CARRABA'S ITALIAN GRILL

AKA JAPANESE CUISINE

POTBELLY SANDWICH

SALATA

WATSON'S HOUSE OF ALES

NINFA'S ON MEMORIAL

CHIPOTLE MEXICAN GRILL

ROUGE WINE BAR

BACARO KITCHEN

SALATA

STARBUCKS

LUPE TORTILLA

MATSU SUSHI BAR



CHRIS LEWIS, SIOR | Managing Principal
713.744.7441
clewis@lee-associates.com

WADE BOWLIN | Executive Vice President
713.744.7460
wbowlin@lee-associates.com

BILL INSULL | Principal
713.744.7463
binsull@lee-associates.com

BLAKE VIRGILIO | Principal
713.744.7465
bvirgilio@lee-associates.com

713.744.7400
lee-associates.com/houston
10497 Town and Country Way | Suite 700
Houston, TX 77024

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DFW Lee & Associates LLC - Houston Office, RS	9012596	contacthouston@lee-associates.com	(713)744-7400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493296	contacthouston@lee-associates.com	(713)744-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Mike Spears, SIOR, CCIM	493296	contacthouston@lee-associates.com	(713)744-7400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Wade Bowlin	413050	wbowlin@lee-associates.com	(713)744-7460
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

DFW Lee & Associates LLC- Houston Office, RS - Corporate, 10497 Town & Country Way, Suite 700 Houston, TX 77024

Phone: 7137447400

Fax:

IABS - No Agent

Mike Spears, SIOR, CCIM

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com