



## Building Features

- 57,226 SF renovated 2-story Class B atrium office building
- Located in prestigious Westchase District one block north of Westheimer Rd
- Easy access to Sam Houston Tollway, Westpark Tollway and Interstate 10
- Parking: Ratio of 5+/-1,000 RSF - can accommodate dense user; unreserved surface spaces at no charge; limited garage reserved parking is also available
- On-site owner and property manager
- Remodeled entrance, atrium and restrooms
- Card key access after hours
- Randalls shopping center with restaurants, drug store, gas station, event center, Metro bus stop, etc. within walking distance
- Aggressive Rental Rates and New Lease Incentives
- Negotiable Space Improvements/Modifications
- Local private owner who also owns adjacent event center and retail center





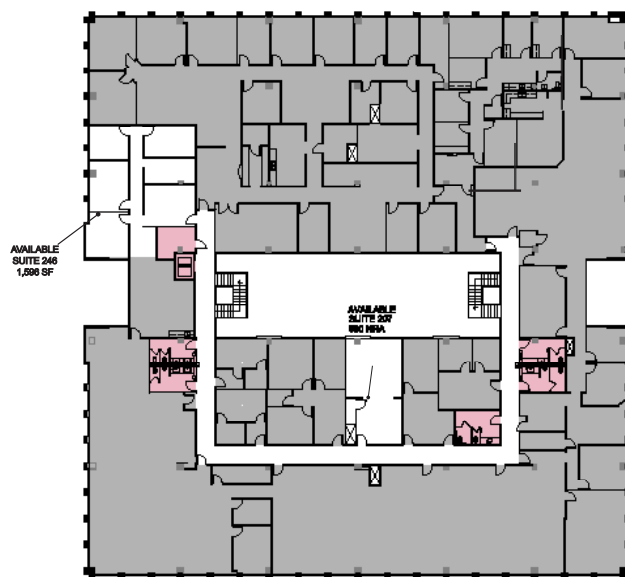
### Available Spaces

- **4,453 SF - Suites 103, 104 & 107**
  - Combination of 3 contiguous suites
  - Reception, 8 privates, conference room, 2 break rooms, storage room and 3 open areas
  - Divisible to suit
  - Available Now
- **3,654 SF - Suites 103, 104**
  - Combination of 2 contiguous suites
  - Reception, 8 privates, conference room, 2 break rooms and storage room
  - Divisible to suit
  - Available Now
- **3,646 SF - Suites 207, 246**
  - Combination of 2 contiguous suites
  - Reception, 4 privates, conference room, break room, storage room and large open area
  - Divisible to suit
  - Available Now
- **2,558 SF - Suites 104, 107**
  - Combination of 2 contiguous suites
  - Reception, 4 privates, conference room, break room, and large open area
  - Divisible to suit
  - Available Now
- **2,165 SF - Suite 120**
  - Open floor plan, 1 private, conference room, break room and reception area
  - Available Now
- **2,050 SF - Suite 207**
  - Large open area and large break room
  - Available Now
- **1,895 SF - Suite 103**
  - Reception, 5 offices, break room, open area and storage room
  - Available Now
- **1,759 SF - Suite 104**
  - Reception, conference room, 4 offices and break room
  - Available Now
- **1,596 SF - Suite 246**
  - Reception, conference room, 4 privates, storage room, break sink
  - Available Now
- **1,262 SF - Suite 126**
  - Open area, 3 large privates and break room
  - Available Now
- **1,216 SF - Suite 116**
  - Reception and 3 large privates
  - Available Now
- **1,188 SF - Suite 129**
  - Large open area, 3 offices and break room
  - Available Now
- **799 SF - Suite 107**
  - Large open area
  - Available Now
- **690 SF - Suite 207**
  - Large open area and IT closet
  - Available Now
- **276 SF - Suite 102**
  - One Private office with windows looking into the building atrium
  - Available Now

**1st Floor**



**2nd Floor**





**WESTCHASE DISTRICT  
OFFICE FOR LEASE**  
**276 SF - 4,453 SF AVAILABLE**  
**2537 S. Gessner, Houston, Texas 77063**

