

# 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

Newly Renovated Lobby

On-Site Security

Access to High-Performance Fitness Center

Ideal Access + Prominent Location

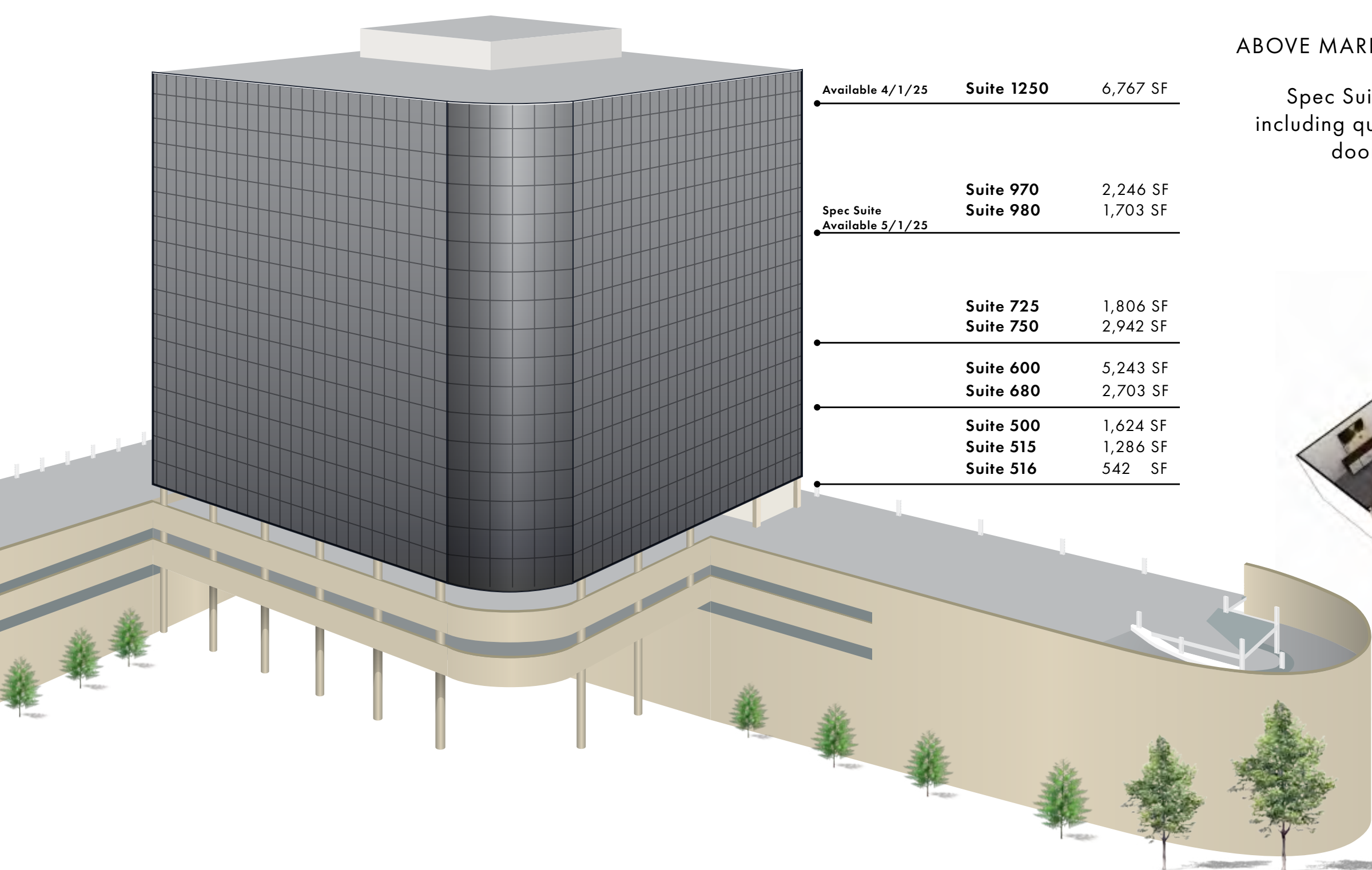
Abundant Amenities in the Immediate Area

Institutional Ownership

Garage Parking with Direct Access to  
Building

Move-In Ready Spec Suites





Available 4/1/25	Suite 1250	6,767 SF
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Spec Suite Available 5/1/25	Suite 970	2,246 SF
	Suite 980	1,703 SF
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	Suite 725	1,806 SF
	Suite 750	2,942 SF
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	Suite 600	5,243 SF
	Suite 680	2,703 SF
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	Suite 500	1,624 SF
	Suite 515	1,286 SF
	Suite 516	542 SF

ABOVE MARKET SPEC SUITES WITH HIGH-END FINISHES

Spec Suites feature above market designer finishes, including quartz countertops, tile back splash, glass entry doors, conference rooms and office fronts.

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

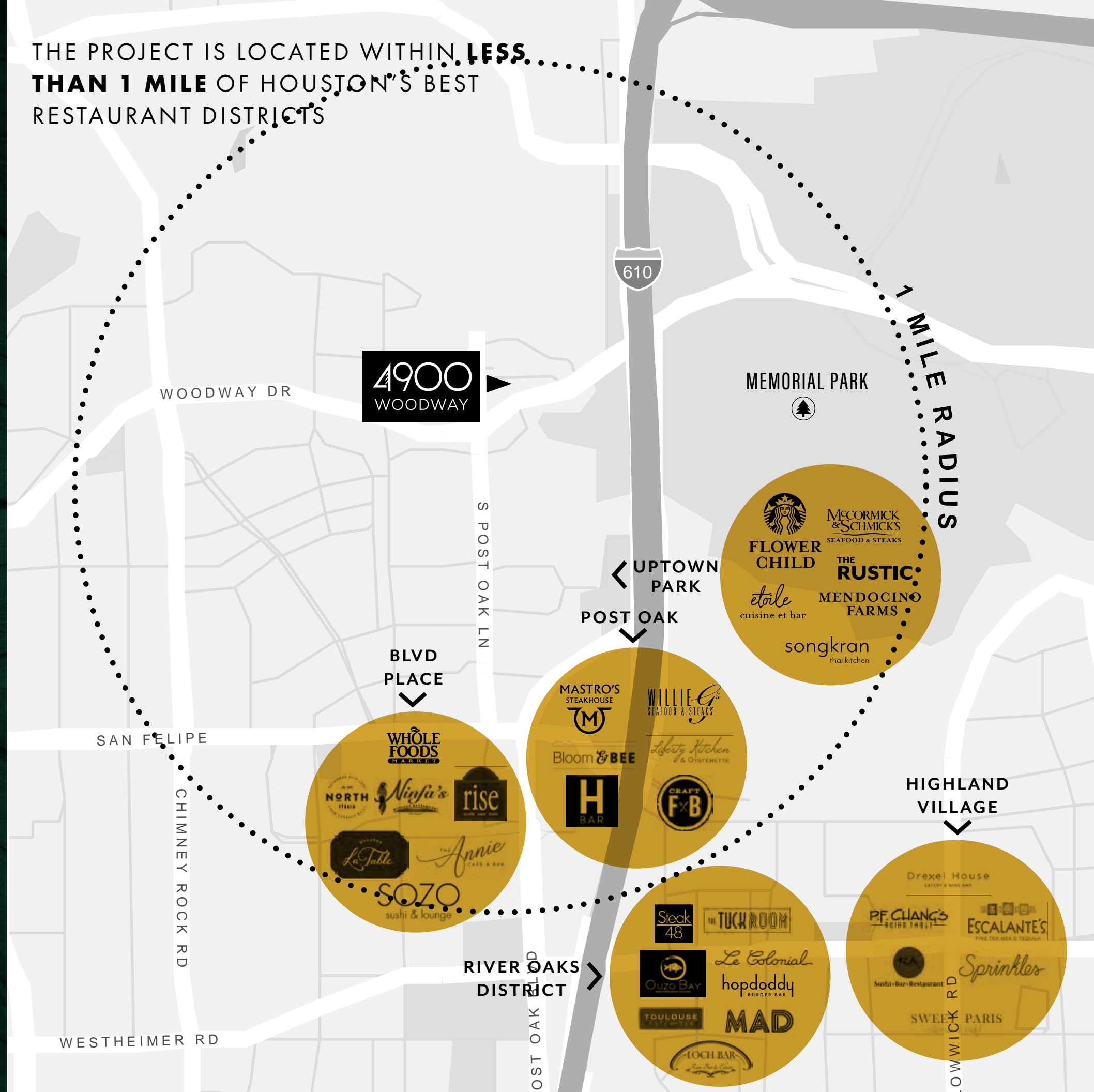


employees have limitless  
options for quick lunches



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.

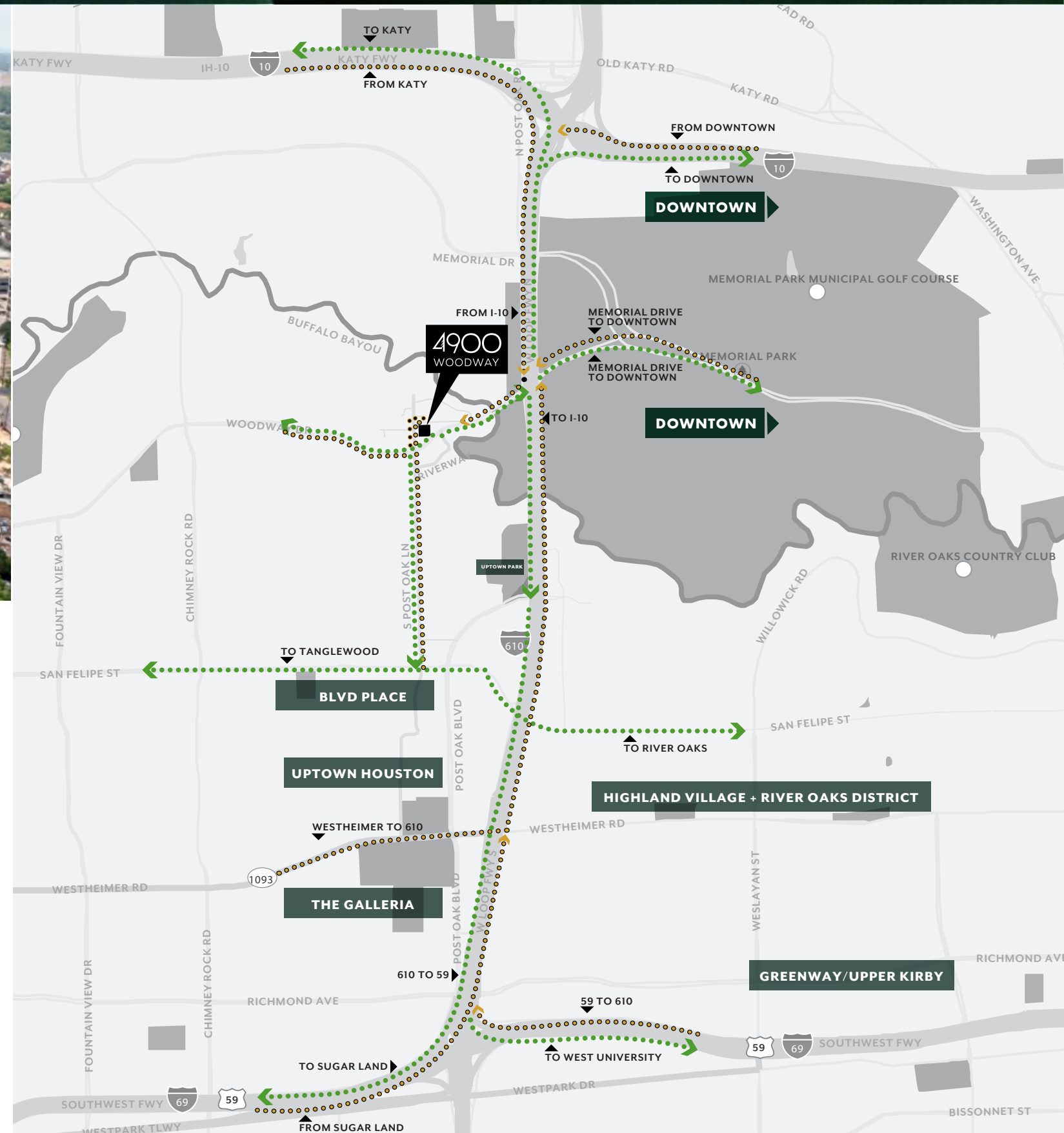
**3**  
minute drive to  
**MEMORIAL PARK**

**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**

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