

# Clay Crossing Business Center

4321 W. SAM HOUSTON PKWY N., SUITE 190  
HOUSTON, TX 77043



- AVAILABLE FOR LEASE -

**8,250 SF | CLASS A PRIME END-CAP SPACE**

 TRANSWESTERN

 **HPI**  
HOLDINGS



# AERIAL MAP



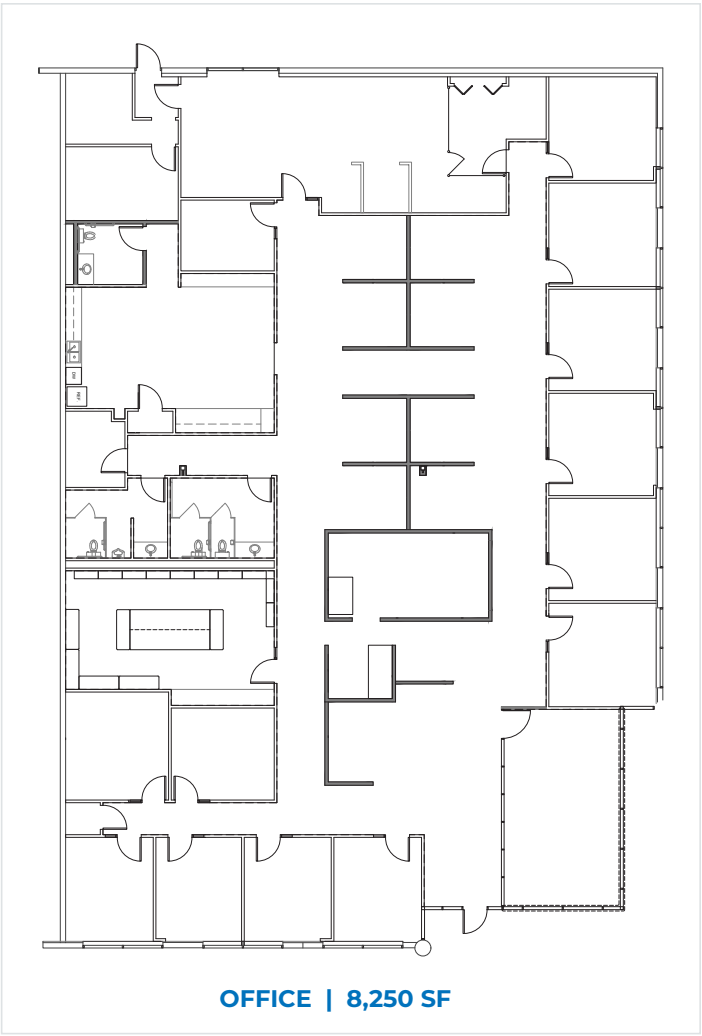


# FLOOR PLAN & FEATURES

- Master planned environment
- Outstanding visibility and corporate identity
- Excellent accessibility
- Tilt-up concrete construction
- All concrete paving
- Cost effective alternative to full gross office space with no add on factor
- Productive and exclusive working environment with ability to control HVAC and electrical usage
- 24/7 Access



SUITE	190
SQ FT	8,250 SF
OFFICE SPACE	100% CLASS A
WAREHOUSE	0 SF



100% Office Space



Private Offices



Freeway Frontage Visibility



Corner Space with Abundant Glass



Abundant Parking



Fully Fire Sprinkler

# LOCAL AMENITIES

## RESTAURANTS

- 1 Pappas BBQ
- 2 Pappadeaux Seafood
- 3 James Coney Island
- 4 Rudy's Bar-BQ
- 5 Taco Cabana
- 6 McDonald's
- 7 Starbucks
- 8 Chick-Fil-A
- 9 Niko Niko'shen
- 10 Kirby Ice House

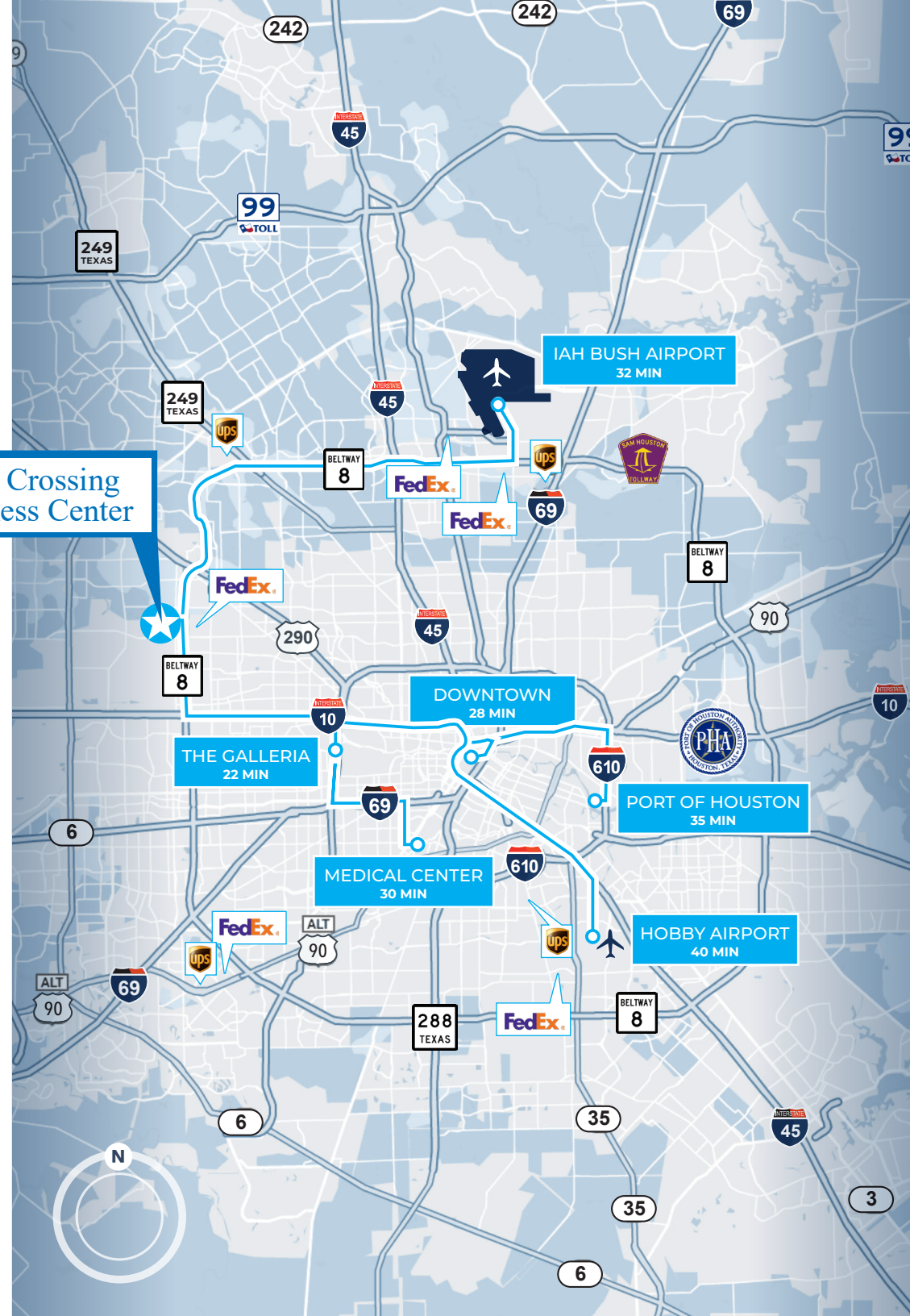
## HOTELS

- 11 Residence Inn by Marriott
- 12 Four Points by Sheraton
- 13 Comfort Suites
- 14 Staybridge Suites
- 15 The Westin Houston

## SERVICES/RETAIL

- 16 Clay Road YMCA
- 17 Memorial City Mall
- 18 Life Time Fitness
- 19 CITYCENTRE
- 20 Town & Country Village
- 21 FedEx

## Clay Crossing Business Center







# HPI HOLDINGS



 **TRANSWESTERN**  
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