

# WESTPORT BUSINESS PARK

**FOR LEASE**  
Flex Office/Warehouse Space  
From  $\pm 4,752$  to  $\pm 25,525$  SF

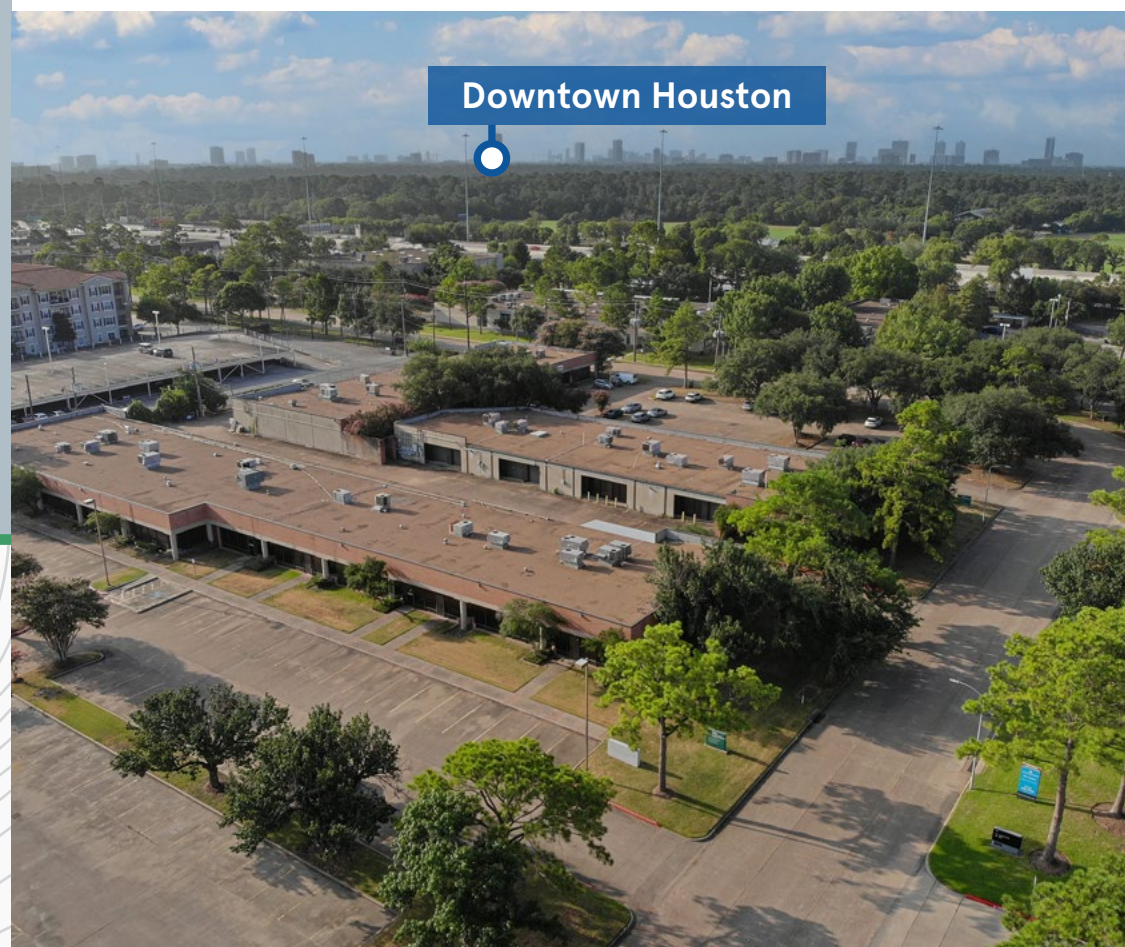
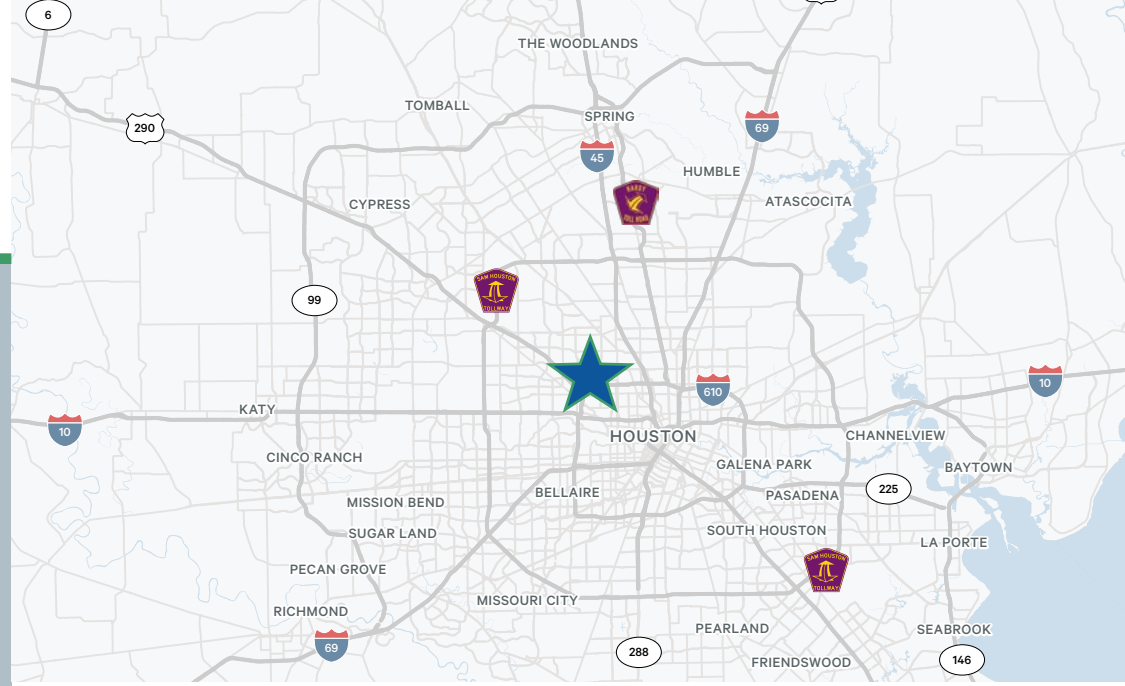


6970 - 6990 Portwest Drive | Houston, TX

**CBRE**

# Property Highlights

- Ideal location for retail showroom, boutique services, or office space
- Potential to build out spaces to accommodate tenant's floorplan preference
- Convenient and ample surface parking with 24 hour access to suites
- Individually air conditioned and metered for electrical
- Ability to add additional grade-level doors if needed
- Several floorplan options available. Please contact broker for details





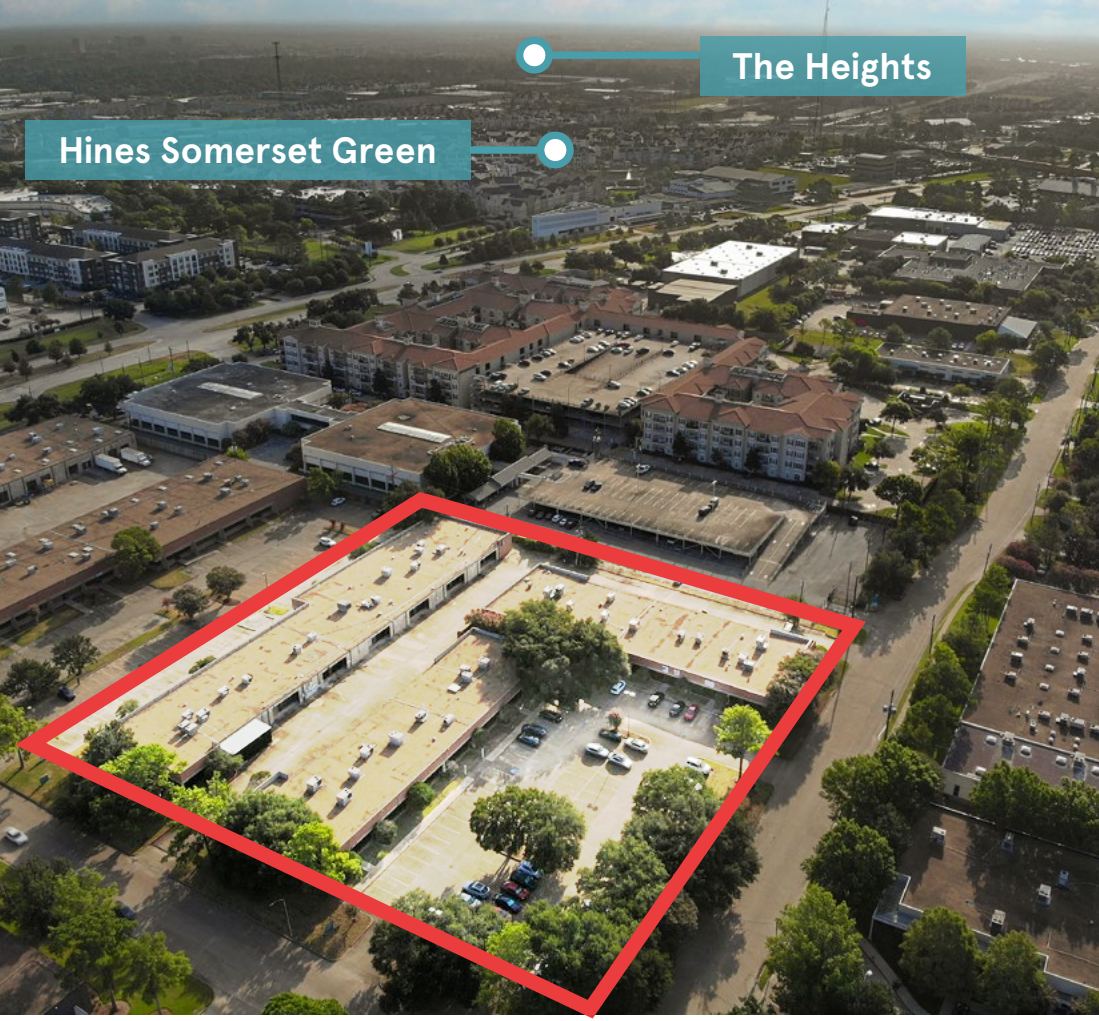
# Property Details

Address	6970-6990 Portwest Dr, Houston TX
Submarket	Northwest
Rentable SF	6970 Portwest Dr, Ste 100: 13,440 SF 6990 Portwest Dr, Ste 100: 20,733 SF 6990 Portwest Dr, Ste 190: 4,792 SF
Availability	Immediately
Construction	Tiltwall/Brick
TI Allowance	Negotiable
Suite Features	Glass Doors, Sensor Lights, Ability to add grade level doors
Loading Type	Grade Level
Parking	Surface Parking; 2.8-3.4/1000 SF
Building Height	17.3'
Clear Height	8.5' - 10.5'
Sprinklered	No
Other Terms	Suites can be subdivided to 5,000 SF Subject to lease term and use



## The Heights

### Hines Somerset Green



## The Location

- Westport Business Park is a well-maintained business park located within the prestigious inner loop and NW submarket
- The location provides tenant's excellent access to Memorial Villages, River Oaks, Tanglewood, and Sherwood Forest
- Proximity to I-10, Loop 610 West, Old Katy Rd, and Hwy 290 would greatly benefit flex office/warehouse tenants



# Market Overview

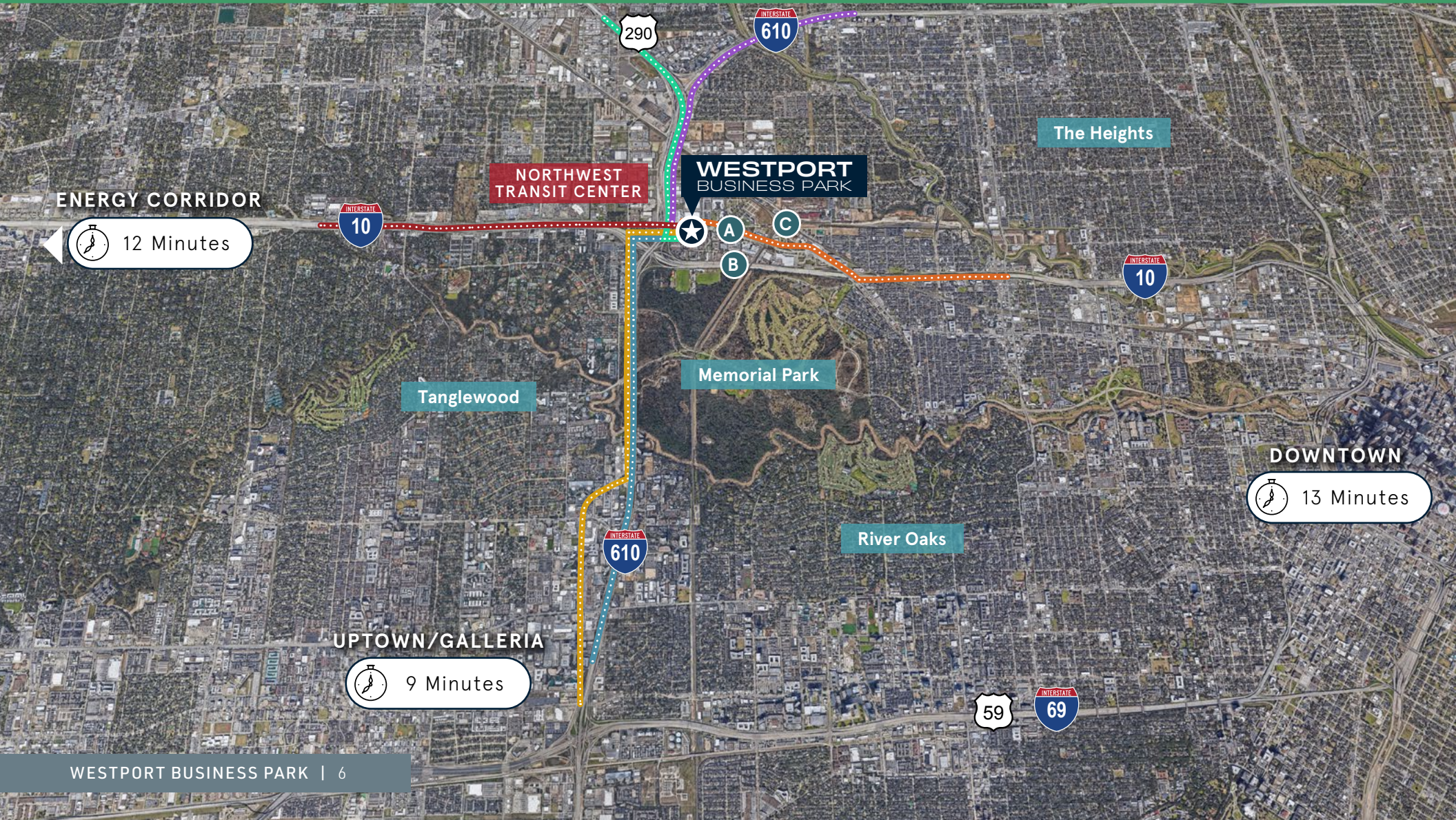


# Easy Access In Every Direction

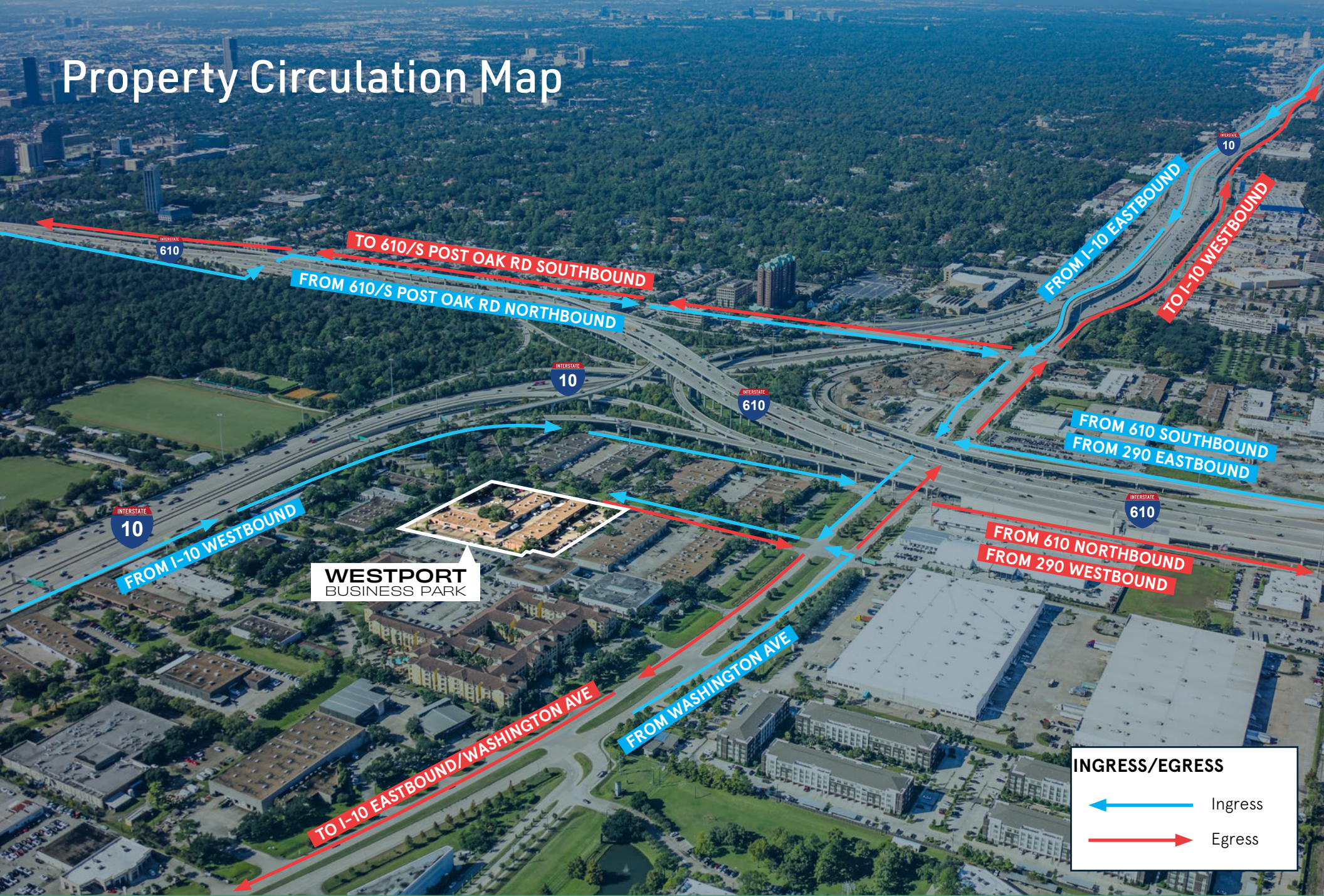
- I-10/HOV Westbound Access
- Downtown Access via I-10
- 290 South Access
- 610 North Access
- Post Oak Rd Access
- 610 South Access

**TRAFFIC COUNTS**

- A** Old Katy Road: 10,528 VPD
- B** I-10: 273,454 VPD
- C** Washington Avenue: 14,160 VPD



# Property Circulation Map





W LOOP N FWY

# Site Plan

KATY FWY

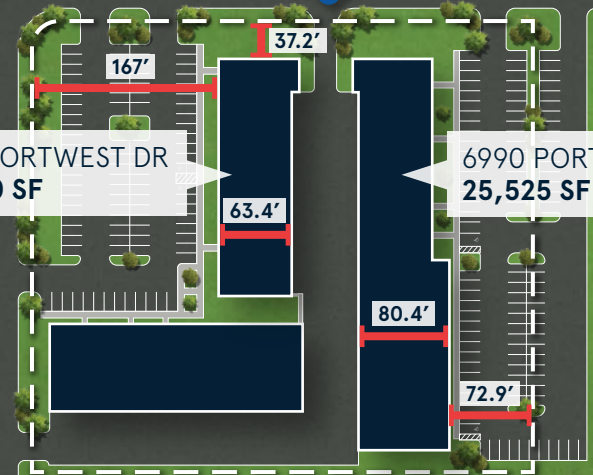


**WESTPORT**  
BUSINESS PARK  
TOTAL SIZE: 38,965 SF

PORTWEST DR

6970 PORTWEST DR  
13,440 SF

6990 PORTWEST DR  
25,525 SF



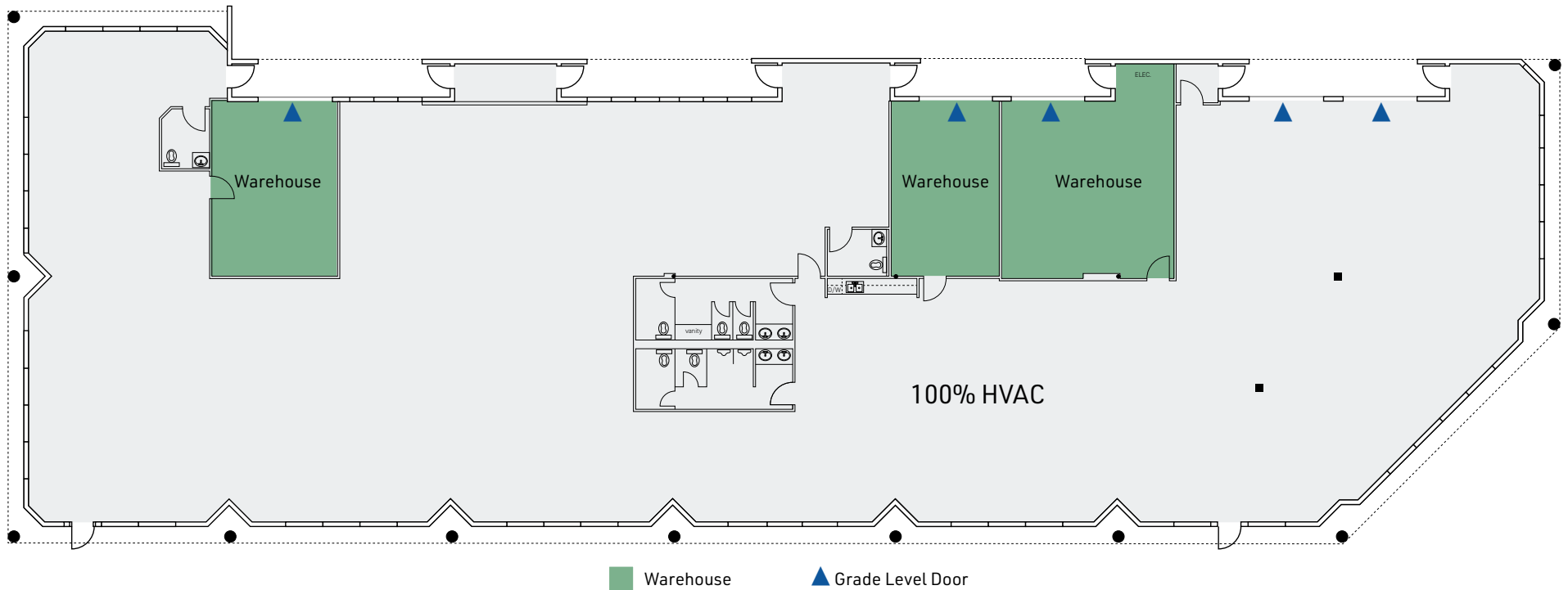
OLD KATY RD





# Floor Plan

6970 Portwest Dr - Suite 100



## BUILDING SPECS

Total Size	13,440 SF
Office SF	12,000 SF
Warehouse SF	1,440 SF
Restrooms	4
Kitchenette	Yes

## CONSTRUCTION

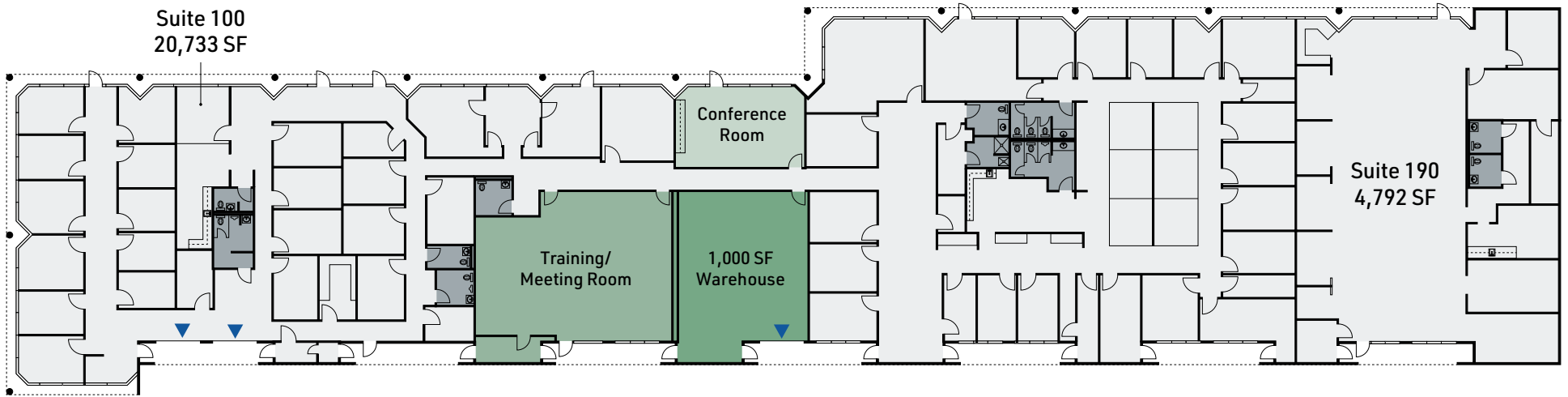
Construction	Tiltwall/Brick
Building Height	17.3'
Clear Height	10'-10.5'
Year Built	1984
Year Renovated	2000

## LOADING

Loading Type	Grade-Level
Grade Level Doors	5
Car Parking	3.4/1000 SF

# Floor Plan

6990 Portwest Dr - Suites 100 & 190

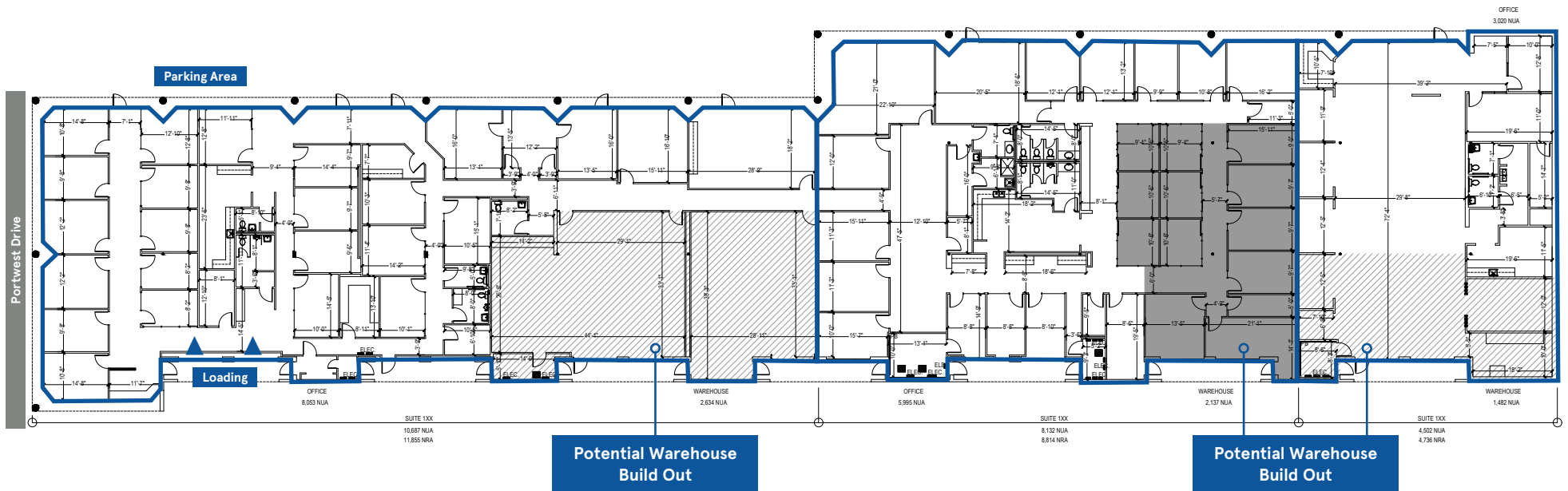


■ Warehouse    
 ▼ Grade Level Door    
 ■ Training/Meeting Room    
 ■ Conference Room

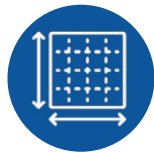
BUILDING SPECS	SUITE 100	SUITE 190	CONSTRUCTION	SUITE 100	SUITE 190	LOADING	SUITE 100	SUITE 190
Total Size	20,733 SF	4,792 SF	Construction	Tiltwall/Brick	Tiltwall/Brick	Loading Type	Grade Level	N/A
Office	19,733 SF	4,792 SF	Building Height	17.3'	17.3'	Doors	1	N/A
Warehouse	1,000 SF	N/A	Clear Height	10'-10.5'	N/A	Car Parking	2.8/1000 SF	2.8/1000 SF
Restrooms	8	2	Year Built	1984	1984			
Kitchenette	Yes	Yes	Year Renovated	2000	2000			

# Subdivision Options

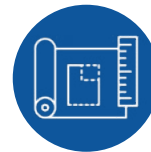
6990 Portwest Dr - Suites 100 & 190



6990 Portwest is  
±25,525 SF and can be  
subdivided



Can be divided for  
tenants needing more  
warehouse space



Option to add additional  
grade level doors



Landlord is flexible  
on floorplan possibilities

Please contact broker for further details

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**Flex Office/Warehouse Space**  
**From ±4,752 to ±25,525 SF**

**FOR MORE INFORMATION, PLEASE CONTACT**

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