

# GW

GRANDWAY  
W•E•S•T



**URBAN CONSTRUCTION SOUTHWEST, INC.**  
DESIGN ▲ DEVELOPMENT ▲ CONSTRUCTION

**INSITE**

**TRANSWESTERN** REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- 40 acre office development fronting the Grand Parkway
- Located one mile North of I-10
- 4 buildings totaling approximately 400,000 RSF
- Ability to park up to 6/1,000 SF
- Unparalleled ingress and egress
- Building signage opportunities

**BUILDING 1**  
**1904 GRAND PARKWAY N**  
**100% LEASED**

**BUILDING 2**  
**2002 W GRAND PARKWAY N**  
**100% LEASED**

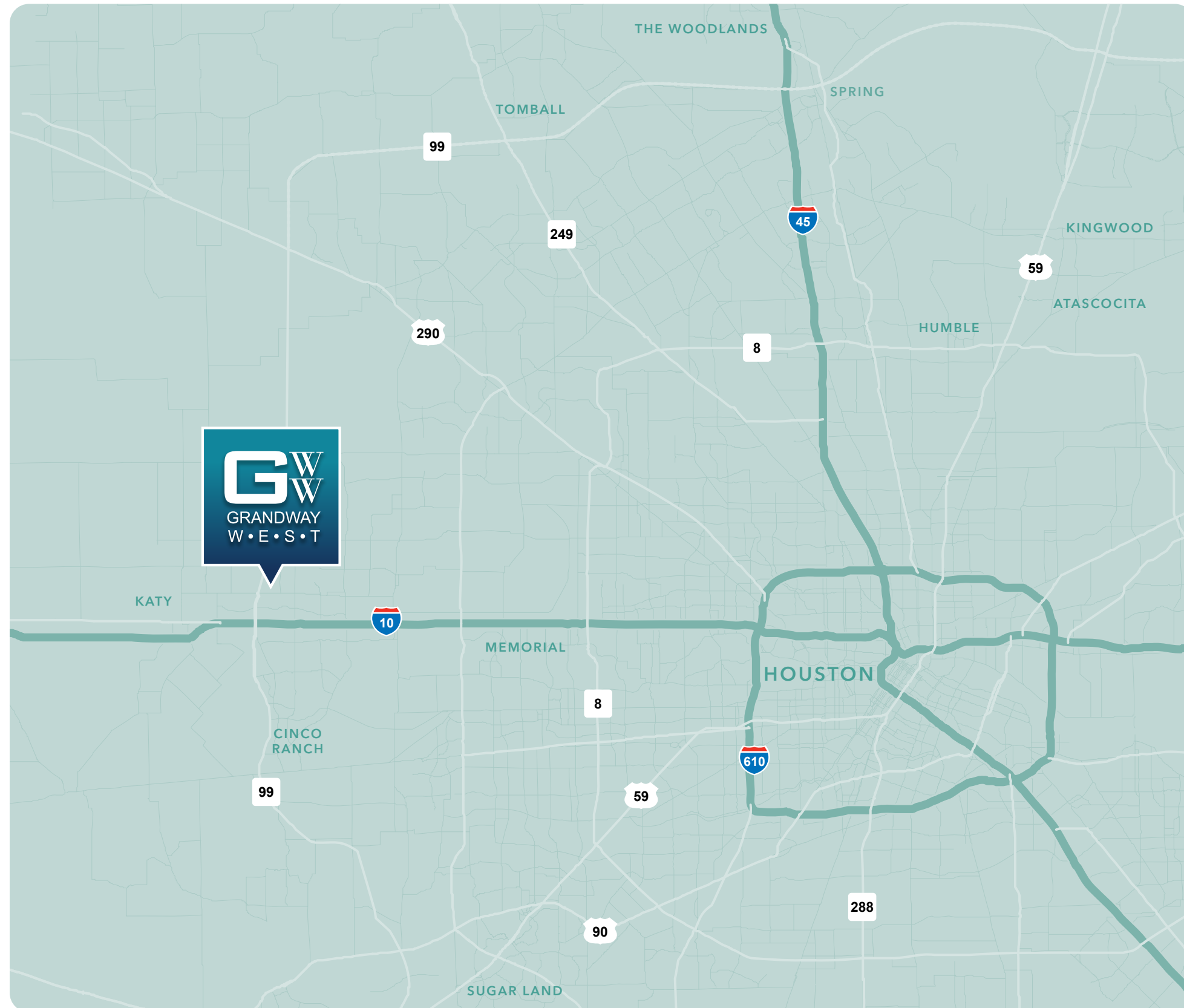
**FUTURE BUILDING 3**  
**125,000 SF AVAILABLE**

**BUILDING 4**  
**2322 W GRAND PKWY N**  
**100% LEASED**





# LOCATION



Grandway West is conveniently located on the Grand Parkway, 1 mile to the north of Interstate 10.



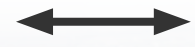


# ACCESS

*Unparalleled access from every direction*



Ingress



Egress

1

East bound access from I-10, the Grand Parkway (Hwy 99) Exit

2

West bound access from I-10, the Grand Parkway (Hwy 99) Exit

3

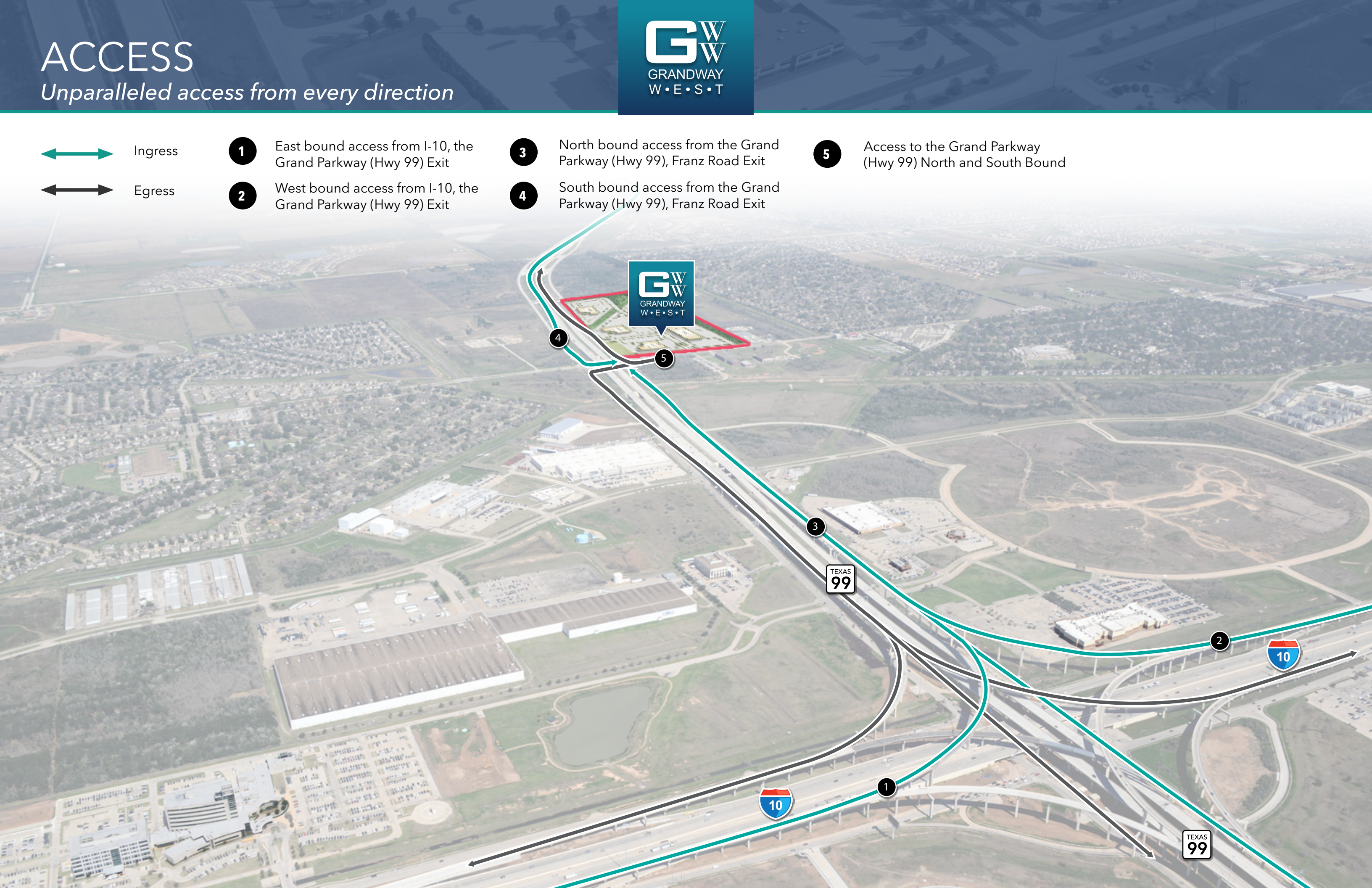
North bound access from the Grand Parkway (Hwy 99), Franz Road Exit

4

South bound access from the Grand Parkway (Hwy 99), Franz Road Exit

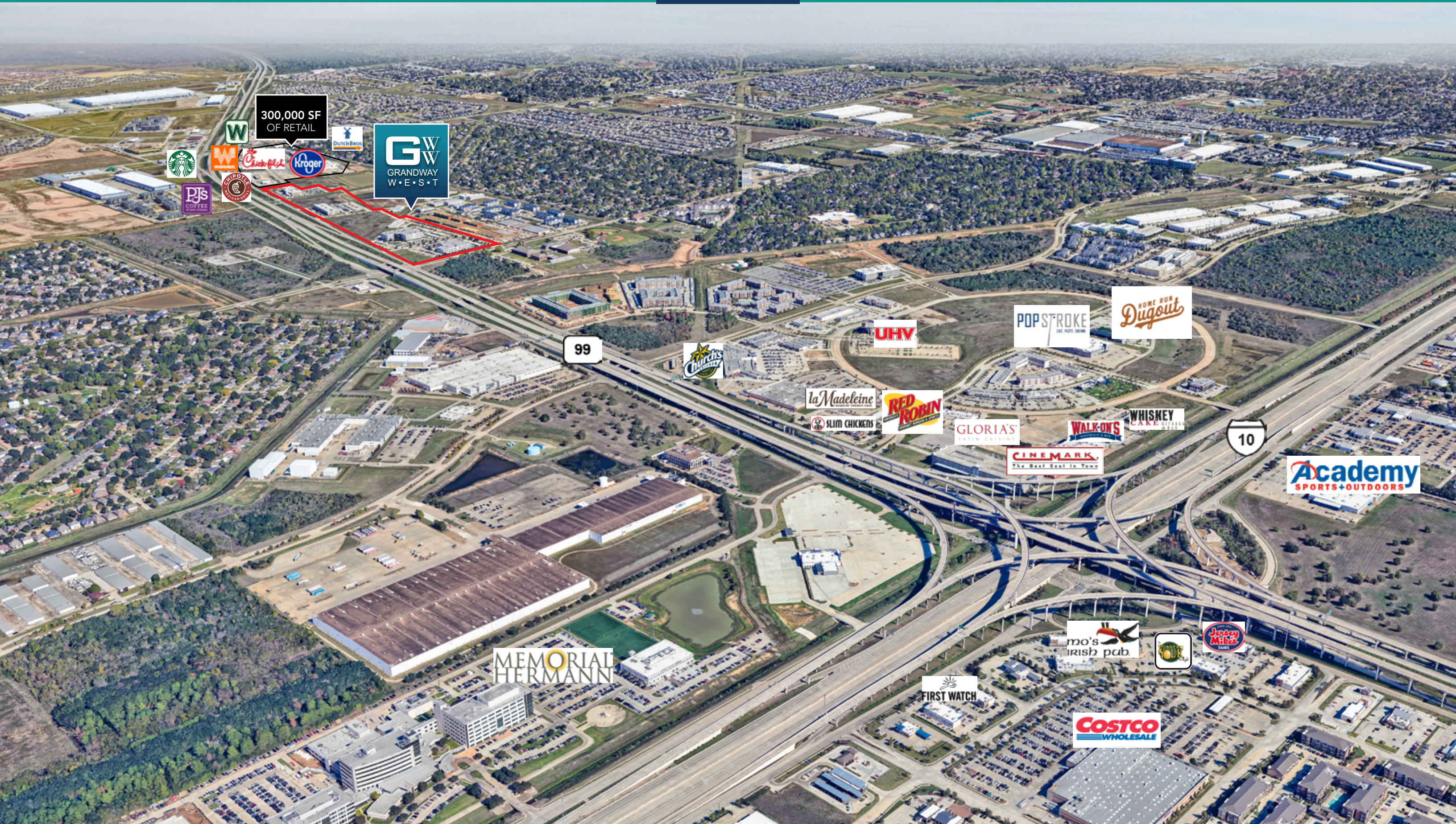
5

Access to the Grand Parkway (Hwy 99) North and South Bound





# SURROUNDING AREA

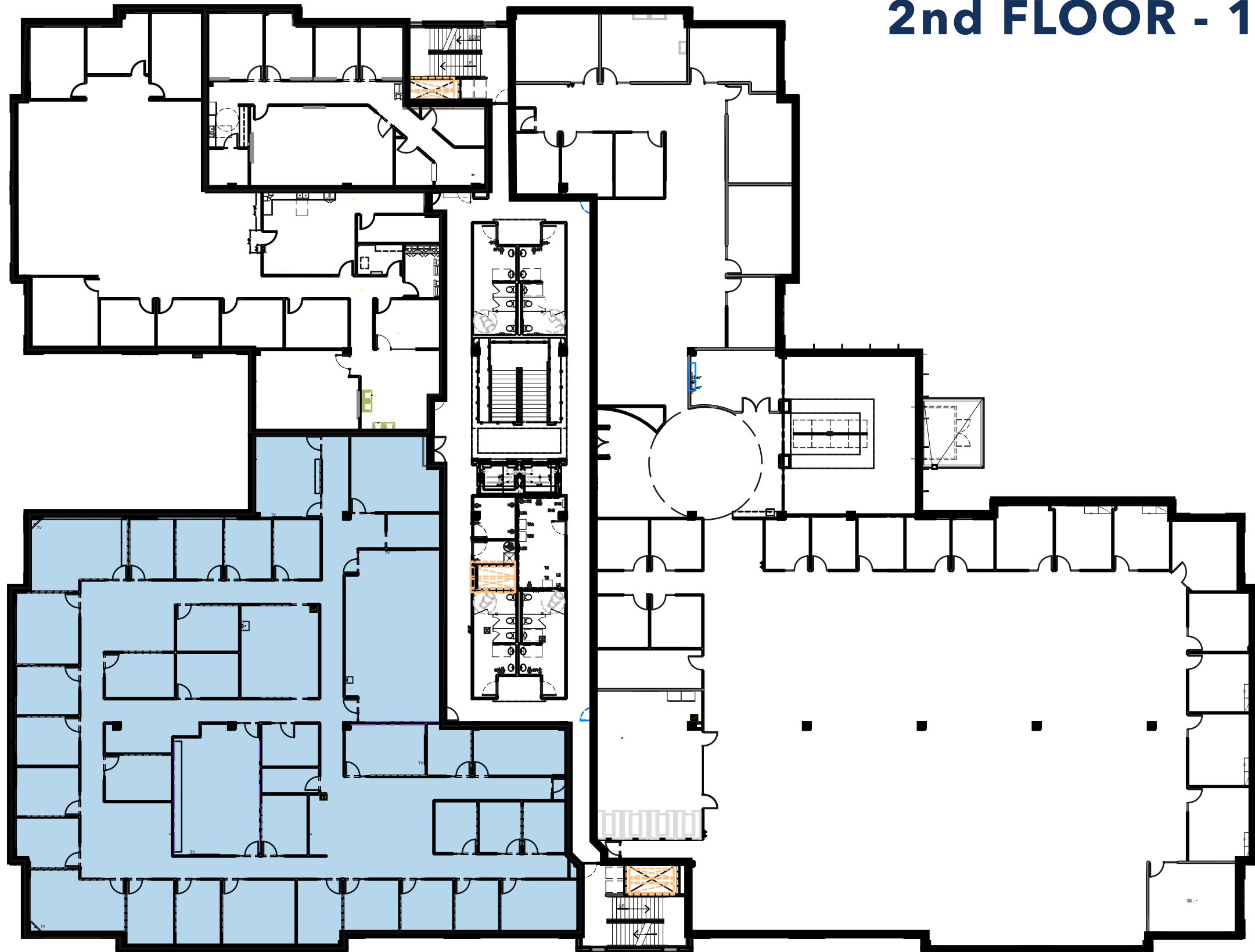




# AVAILABILITY - BUILDING II

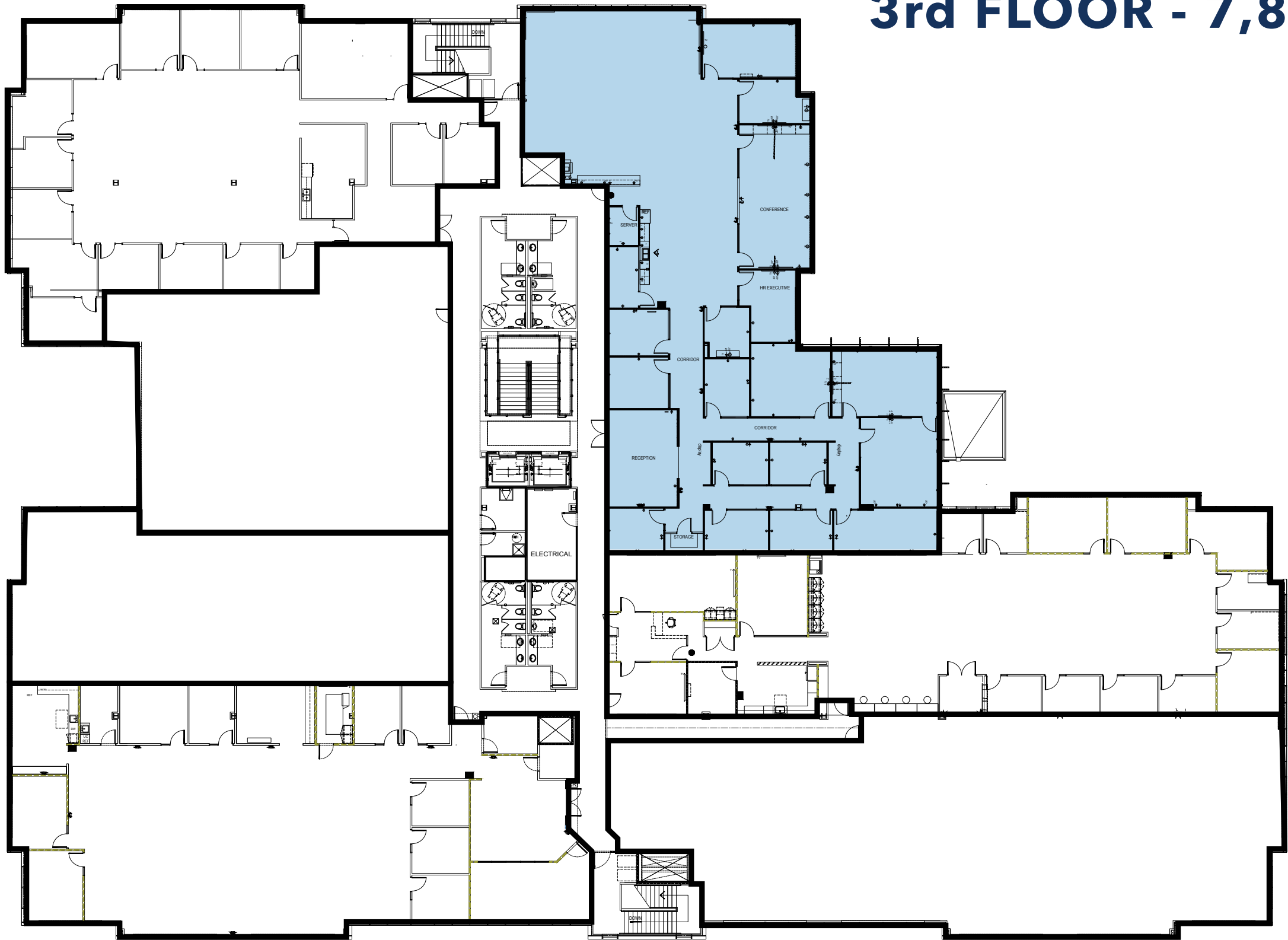


**2nd FLOOR - 11,984 RSF**





**3rd FLOOR - 7,860 RSF**





## FOR LEASING INFORMATION

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**TRANSWESTERN**

**REAL ESTATE SERVICES**