

FOR LEASE
704 - 17,661 SF

Market at Westchase

11103-11199 Westheimer Rd
Houston, TX 77042



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ASSET MANAGEMENT

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AVAILABILITIES

- » 704 - 17,661 SF in-line space available

PROPERTY HIGHLIGHTS

- » Adjacent to Whole Foods and Target anchored Center located in the dynamic Westchase neighborhood with an immense daytime population
- » Large corporate clientele base with 18.3 million SF of office space in Westchase, the 4th largest office submarket in Houston
- » Incomparable exposure and visibility on the heavily trafficked and desirable Westheimer Road
- » Neighborhood with a high daytime population and high number of nearby offices
- » Located less than 1 Mile from Sam Houston Tollway
- » Close proximity to the Energy Corridor, CITYCENTRE and Chinatown, plus desirable residential areas such as Briargrove Park, Spring Branch and west Memorial



TRAFFIC COUNTS

- » 66,091 AADT on Westheimer Rd
- » 22,840 AADT on Wilcrest Rd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	27,682	200,962	530,702
Households	11,093	75,628	175,610
Average HH Income	\$76,164	\$86,223	\$84,921
Daytime Population	39,089	210,501	578,000

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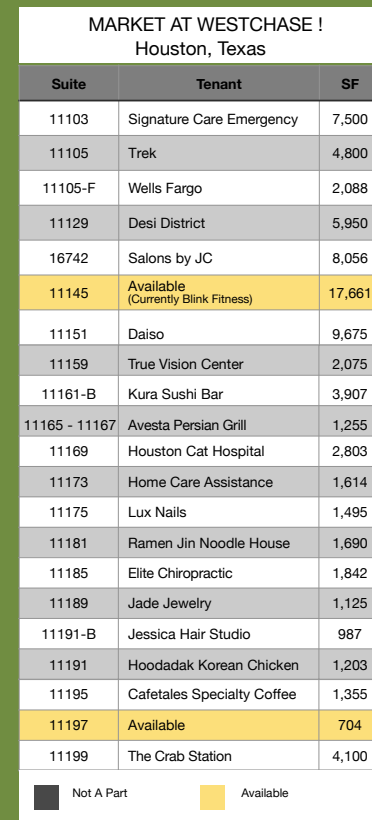
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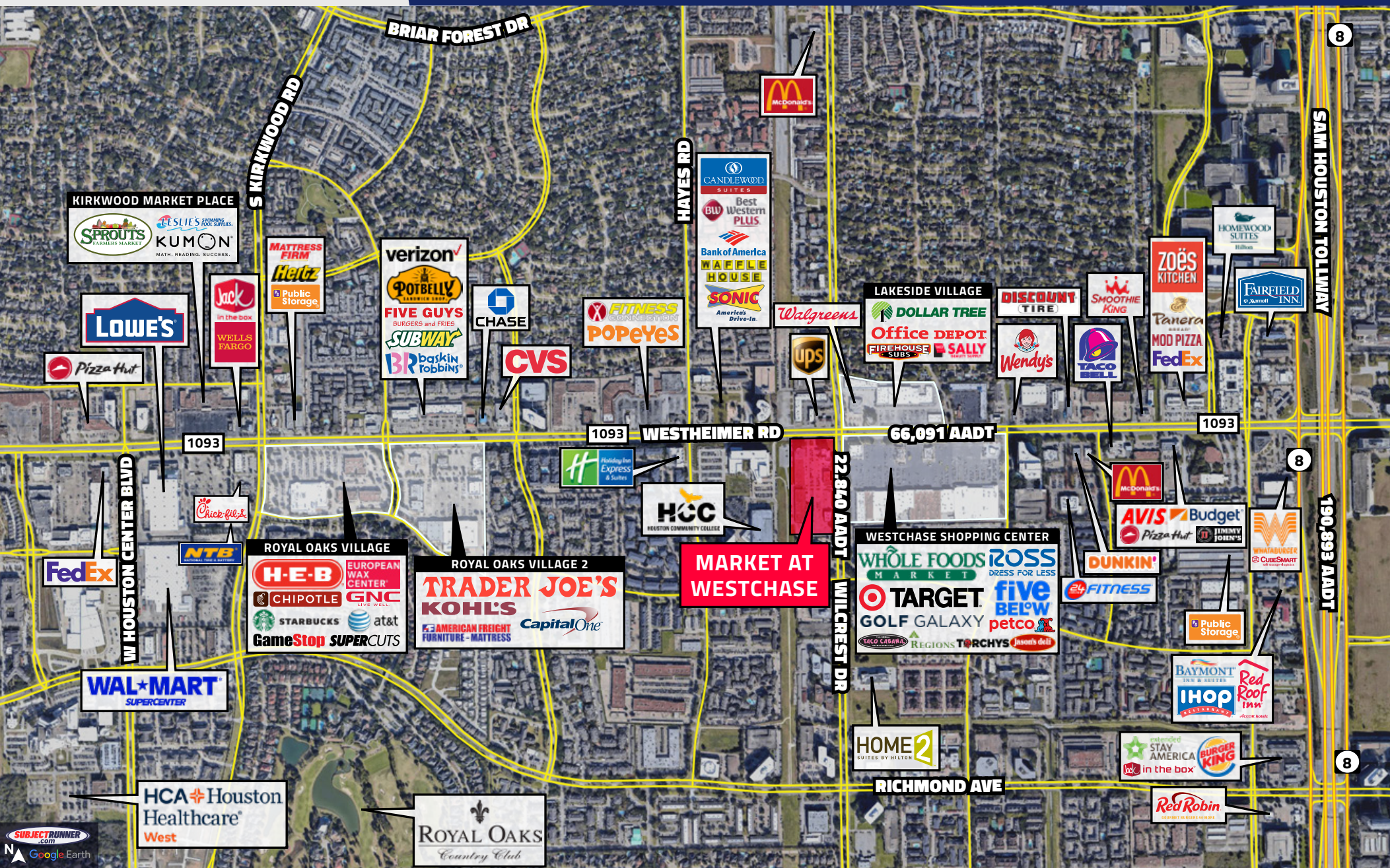
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