SUBLEASE

ONE WESTCHASE CENTER

10777 WESTHEIMER ROAD

HOUSTON, TX 77042

CUSHMAN & WAKEFIELD

LEASING COMPANY
Cushman and Wakefield

PROPERTY MANAGEMENT
Karya Property Management

ARCHITECT
CDI Douglass Pye

ONE WESTCHASE CENTER

10777 Westheimer Road, Houston, Texas 77042

RENTABLE BUILDING AREA	466,025 SF
COMMON AREA FACTOR	15%
YEAR BUILT/ RENOVATED	1982 / 2018
STORIES	12
STANDARD FLOORPLATE	38,835 SF
FIBER	AT&T, Logix, Comcast, Zayo
BUILDING HOURS	Mon-Fri 7:00am - 6:00pm Sat 7:00am - 2:00pm
HVAC	Mon-Fri 7:00am - 6:00pm Sat 7:00am - 2:00pm
SECURITY	24/7
PARKING RATIO	3.50 / 1,000 RSF

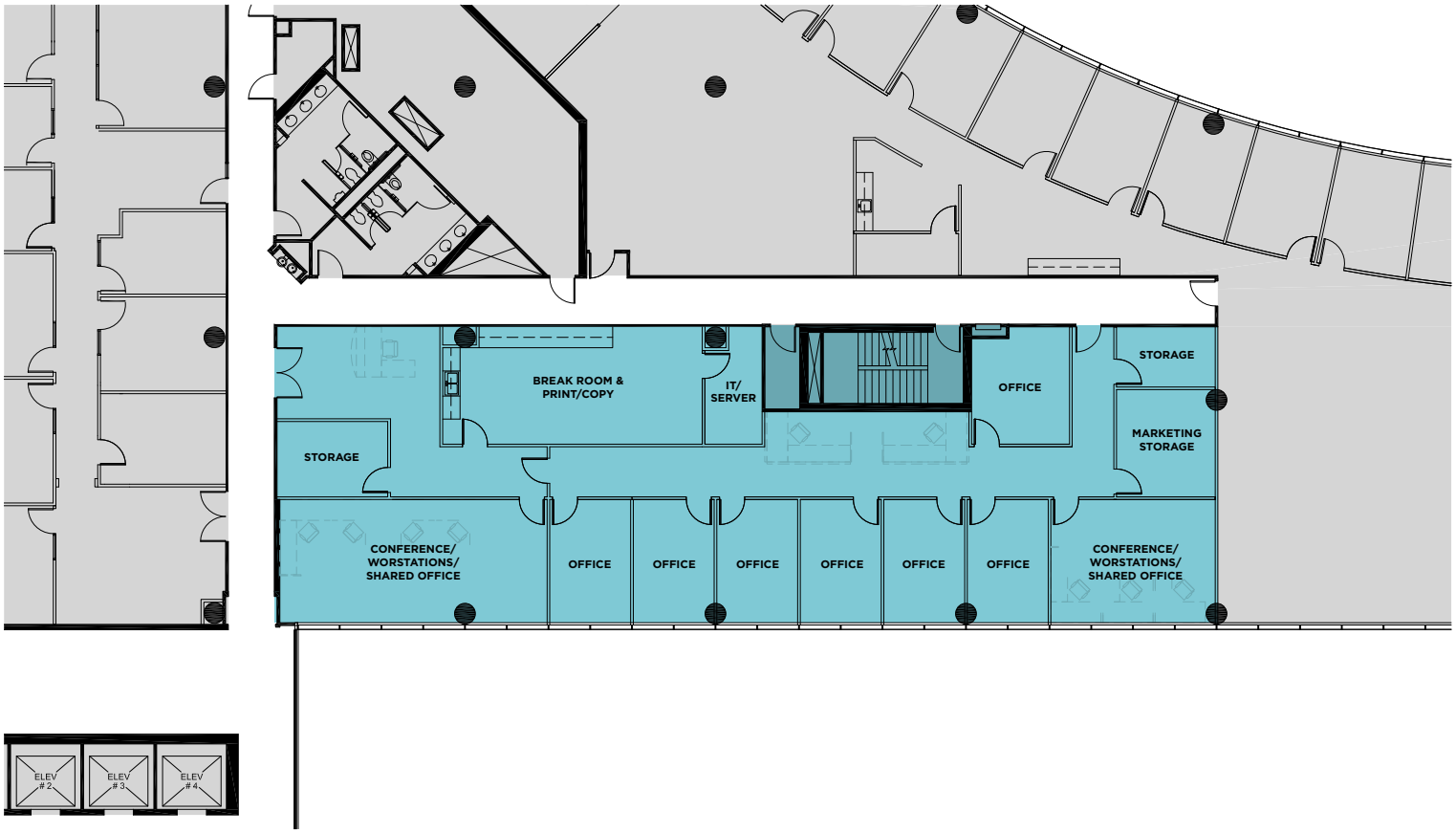
SUBLEASE TERMS

TERM	EXPIRES 1/31/2028
PREMISES	SUITE 210
OCCUPANCY	IMMEDIATELY
RENTAL RATE	NEGOTIABLE
OPERATING EXPENSES (2024)	$12.42/RSF (2025 estimated)
PARKING	UNRESERVED - $35.00/mo. RESERVED - $75.00/mo.

- Prime 12-story building located in the Westchase District
- Availabilities ranging from 600 – 15,000 SF
- Abundance of dining and retail amenities withinwalking distance
- Covered tenant parking with access via covered walkway
- Monument and building signage available
- On-site deli, fitness center, conference facility and auto detail
- On-site property management and 24-hour security

PROPERTY HIGHLIGHTS

FLOOR PLAN


BREAK ROOM & PRINT/COPY
IT/ SERVER
OFFICE
STORAGE
MARKETING STORAGE
STORAGE
CONFERENCE/ WORSTATIONS/ SHARED OFFICE
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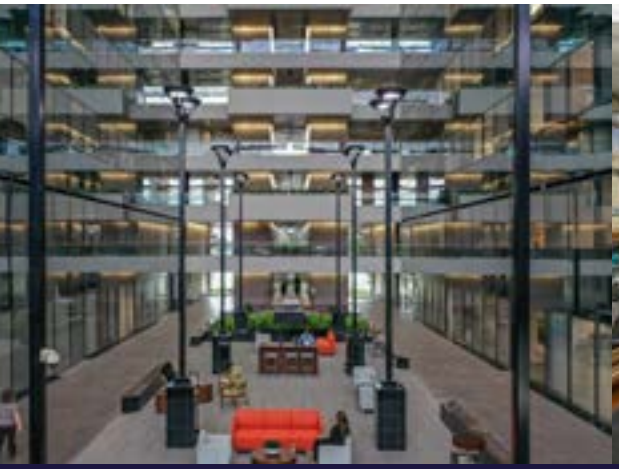
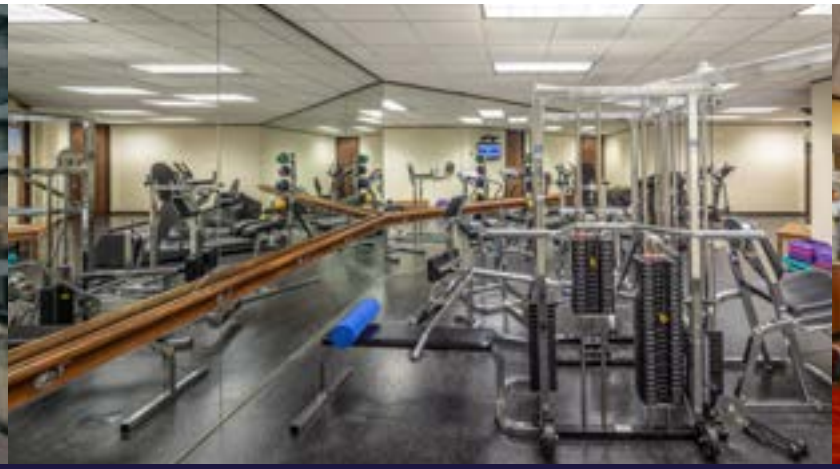
CONFERENCE/ WORSTATIONS/ SHARED OFFICE
ELEV #2
ELEV #3
ELEV #4





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