



ONE WESTCHASE CENTER

10777 WESTHEIMER
A NITYA CAPITAL ASSET

10777 WESTHEIMER ROAD | HOUSTON, TEXAS 77042





building HIGHLIGHTS

- Prime 12-story building located in the Westchase District.
- Availabilities ranging from 600 - 15,000 SF.
- Abundance of dining and retail amenities within walking 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.



WALKABLE amenities

One Westchase Center has an abundance of walkable amenities that are unmatched in the Westchase submarket.

- 1 Becks Prime
- 2 Manena's Pastry Shop
- 3 Veegos
- 4 Office Depot
- 5 Firehouse Subs
- 6 Salata
- 7 Krab Queenz
- 8 Saldivia's South American Grill
- 9 Jason's Deli
- 10 Taco Cabana
- 11 Dimassi's
- 12 Avesta Persian Grill
- 13 Torchy's Tacos
- 14 Whole Foods
- 15 Caesars Nails & Spa
- 16 Petco
- 17 Golf Galaxy
- 18 Target
- 19 Starbucks
- 20 Wendy's
- 21 Mister Car Wash
- 22 Discount Tire
- 23 Phillips 66
- 24 Smoothie King
- 25 MOD Pizza
- 26 Tropical Smoothie Café
- 27 Yogurtland
- 28 Zoe's Kitchen
- 29 24 Hour Fitness
- 30 Lucky Village
- 31 Dunkin' Donuts
- 32 Brookstreet BBQ
- 33 McDonald's
- 34 Taco Bell
- 35 Pizza Hut
- 36 Kolache Factory
- 37 Jimmy John's



NEARBY amenities

Best Western | T-Mobile | BBVA | WELLS FARGO

X FITNESS CONNECTION | SPROUTS FARMERS MARKET | POLESTAR FITNESS

Jack in the box | CRAFTY CRAB | SANGAM CHETTINAD | POPEYES

CHRONIC | WAFFLE HOUSE | BR baskin robbins | HALF PRICE BOOKS

MATTRESS FIRM | Bank of America

CANDLEWOOD SUITES | POTBELLY | CHASE | CVS pharmacy

TEXAS TRAINING AND CONFERENCE CENTERS

TARKA | McDonald's | Yogurtland | Wendy's

extended STAY AMERICA | MOD | 6

BROOK STREET BAR-B-Q | TACO BELL | HOMEWOOD SUITES | KOLACHE FACTORY

FAIRFIELD INN | tropical SMOOTHIE CAFE | 24 HOUR FITNESS

Panera Bread | SMOOTHIE KING | WHATABURGER

CHASE | DISCOUNT TIRE | JIMMY JOHN'S

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HCC HOUSTON COMMUNITY COLLEGE | CAOBao | P.F. CHANG'S | at&t | T-Mobile | GameStop

NTB | Capital One | KOHL'S | FedEx | HEB | ROCKFISH | Walmart

WOODFOREST | TRADER JOE'S | Chick-fil-e | BUFFALO WILD WINGS | Fish Market | LOTUS | Holiday Inn Express | Lowe's

WELLS FARGO | FIREHOUSE SUBS | WHOLE FOODS | TACO CABANA

Jason's deli | Sola | Starbucks | The UPS Store | UPS

FedEx | GOLF GALAXY | ROSS | Dimassi's | Local Poke

HOD MooDaDak | petco | CORA | CANTINA LAREDO | Molly's | TORCHINO TACOS | VCCGOS



Westchase District offers an attractive suburban lifestyle in one of Houston's largest, most dynamic urban centers. The unique character of the District has made it a magnet for corporate headquarters from around the world. As a result, tens of thousands of highly paid professionals and their families have moved here, too. They enjoy great neighborhoods, highly rated schools, a wealth of amenities, Houston's best mobility, and attractive housing – all within minutes of work. Westchase District staff helps enhance property values for owners, investors and other stakeholders by keeping the area safe, mobile and attractive. Explore everything that Westchase District has to offer.



amenities

Westchase District restaurants and retail mean neighborhood conveniences are close at hand. Enjoy area trails, parks and golfing. Retail areas like CityCentre, Memorial City and The Galleria are just minutes away.



safety

With dedicated patrol officers and innovative safety programs, Westchase District is one of the safest areas in Houston. You'll see our officers patrolling in vehicles, on foot, and on bicycles.



mobility

Westchase District is located at the intersection of several major roadways, including West Sam Houston Tollway, Westpark Tollway, and Westheimer. Travel to your Westchase office or a client meeting anywhere in Houston with ease and convenience.



beauty

Landscaped esplanades and seasonal plantings keep the area looking new and attractive. Boundary markers and customized street signs help you find your way. Our attention to detail contributes to high property values.



vision

Westchase District's long-range vision helps guide development. It ensures that the area remains economically vibrant today, and will continue growing far into the future.

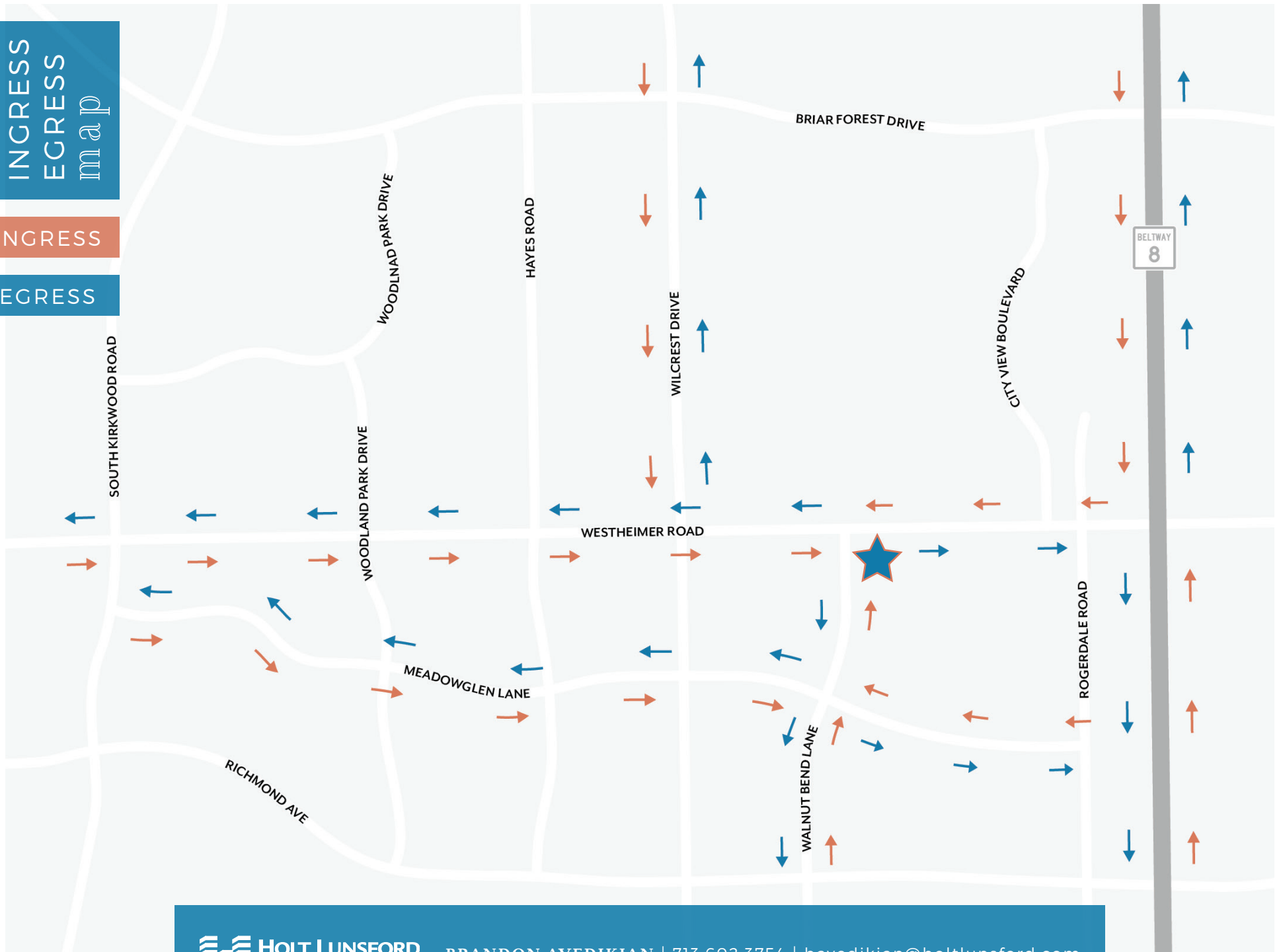


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INGRESS

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RENOVATED CORRIDORS



PRIME LOCATION



CONFERENCE FACILITY



ELEVATOR LOBBY





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PHOTOS BY COSTAR

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date