

# CITYWESTPLACE A NEW WAY TO OFFICE

## BUILDING 4



INNOVATIVE  
SPACIOUS  
GREEN  
ONSITE SERVICES  
FLEXIBLE  
COLLABORATIVE  
LUSH  
SUSTAINABLE  
RECREATIONAL  
CONVENIENT



CityWestPlace is an innovative, master-planned Class A office complex that offers not only a superior location but an unusually broad spectrum of amenities including indoor and outdoor recreation facilities, restaurants and services. The four office buildings within the complex range from six stories to 21 stories and in aggregate comprise 1,500,000 rentable square feet. On-site parking is available in four structured parking garages which currently offer over 3,900 spaces. CityWestPlace is located just 12 miles west of downtown, providing convenient access to the region's popular residential areas, Houston's major transportation corridors including the Sam Houston Tollway, Interstate 10 and US Highway 59, and both the George Bush Intercontinental and William P. Hobby airports.

# CITYWESTPLACE

## BUILDING 4

2103 CityWest Boulevard, Houston, TX 77042



### BUILDING PROFILE

BUILDING WEBSITE AND CAMPUS VIDEO	Click Here or Scan QR Code to Visit Building's Website
CAMPUS SIZE	1,510,418 Rentable Square Feet (RSF)
BUILDING SIZE	546,955 Rentable Square Feet (RSF)
MINIMUM LEASE TERM	5 Years
QUOTED RATE	\$35.00 RSF/NNN
ANNUAL ESCALATIONS	3%
2024 OpEx (Estimated)	\$19.03
AVG. ADD ON FACTOR	Single: 9.91% - Multi: 19.43%
PARKING RATIO	3.5 unreserved permits per 1,000 RSF leased
PARKING RATE	Unreserved: \$60.00 - Reserved: \$100.00
TELECOM PROVIDER	Electra Link/Phonoscope/AT&T/Above Net



### AMENITIES

- 2 Fitness Centers with Locker Rooms
- 3 Full Service Cafeteria Style Restaurants
- ATM Machine
- Auto Repair & Detailing
- Catering
- Collaborative Work and Meeting Spaces
- Dry Cleaner
- Hair Salon
- LEED Gold Certified
- On-site Management
- Outdoor Seating & Meeting Areas
- Needlepoint Bipolar Ionization
- Security Personnel
- Starbucks
- Touchless Entry
- Track and Field
- UVC Sanitizers in High Traffic Areas
- Volleyball, Basketball & Bocce Ball Courts
- WiredScore

