

# 4900 WOODWAY



SIDRA  
REAL ESTATE



TRANSWESTERN  
REAL ESTATE  
SERVICES





# 4900 WOODWAY

# WHY

## 4900 WOODWAY

### **BOUTIQUE OFFICE BUILDING**

**360° VIEWS OF MEMORIAL PARK,  
DOWNTOWN HOUSTON AND GALLERIA**

**EFFICIENT 15,000 RSF FLOOR PLATES**

Podium Style Office Building

Exceptional Visibility

Newly Renovated Lobby

On-Site Security

Access to High-Performance Fitness Center

Ideal Access + Prominent Location

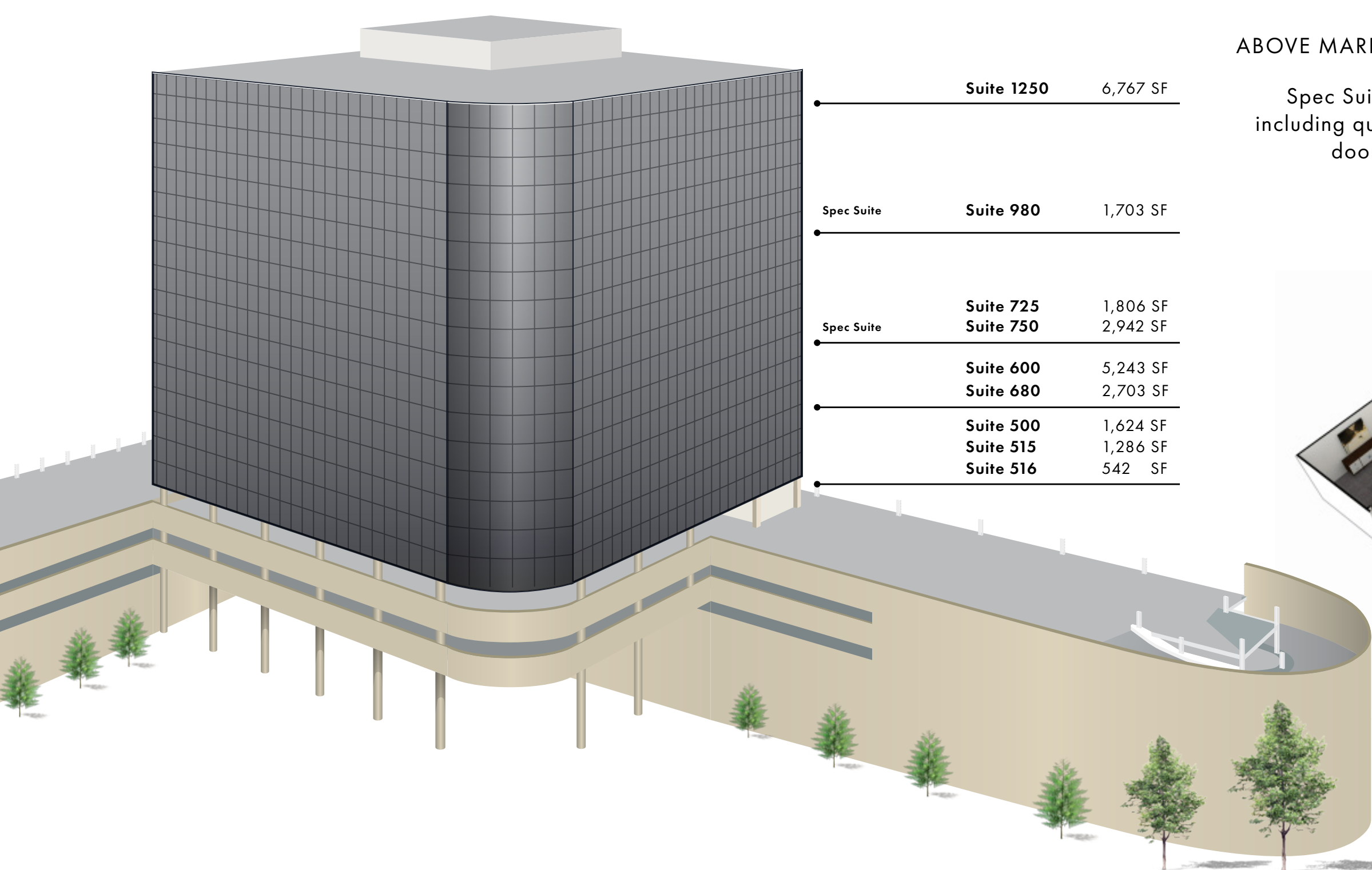
Abundant Amenities in the Immediate Area

Institutional Ownership

Garage Parking with Direct Access to  
Building

Move-In Ready Spec Suites



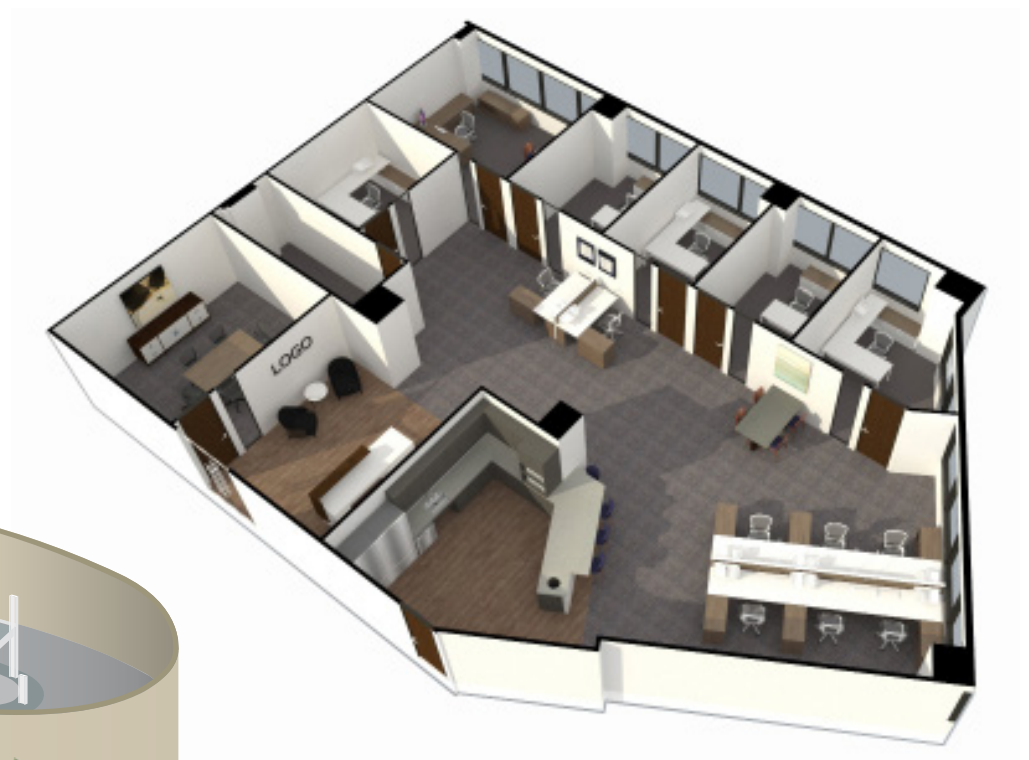


	Suite 1250	6,767 SF
Spec Suite	Suite 980	1,703 SF
Spec Suite	Suite 725 Suite 750	1,806 SF 2,942 SF
	Suite 600 Suite 680	5,243 SF 2,703 SF
	Suite 500 Suite 515 Suite 516	1,624 SF 1,286 SF 542 SF

ABOVE MARKET SPEC SUITES WITH HIGH-END FINISHES

Spec Suites feature above market designer finishes, including quartz countertops, tile back splash, glass entry doors, conference rooms and office fronts.

Hypothetical Spec Suite





# PRIME LOCATION

WHERE YOU CAN HAVE IT ALL

## BUSINESS + PLEASURE

CENTER OF YOUNG PROFESSIONAL  
WORKFORCE

Within a 3 mile radius, the city's best and  
brightest live, work and play.

**36**  
median age

**41%**  
millennials

## ABUNDANT AREA AMENITIES

Improve workforce productivity and happiness.



walkable amenities =  
less time away from desk

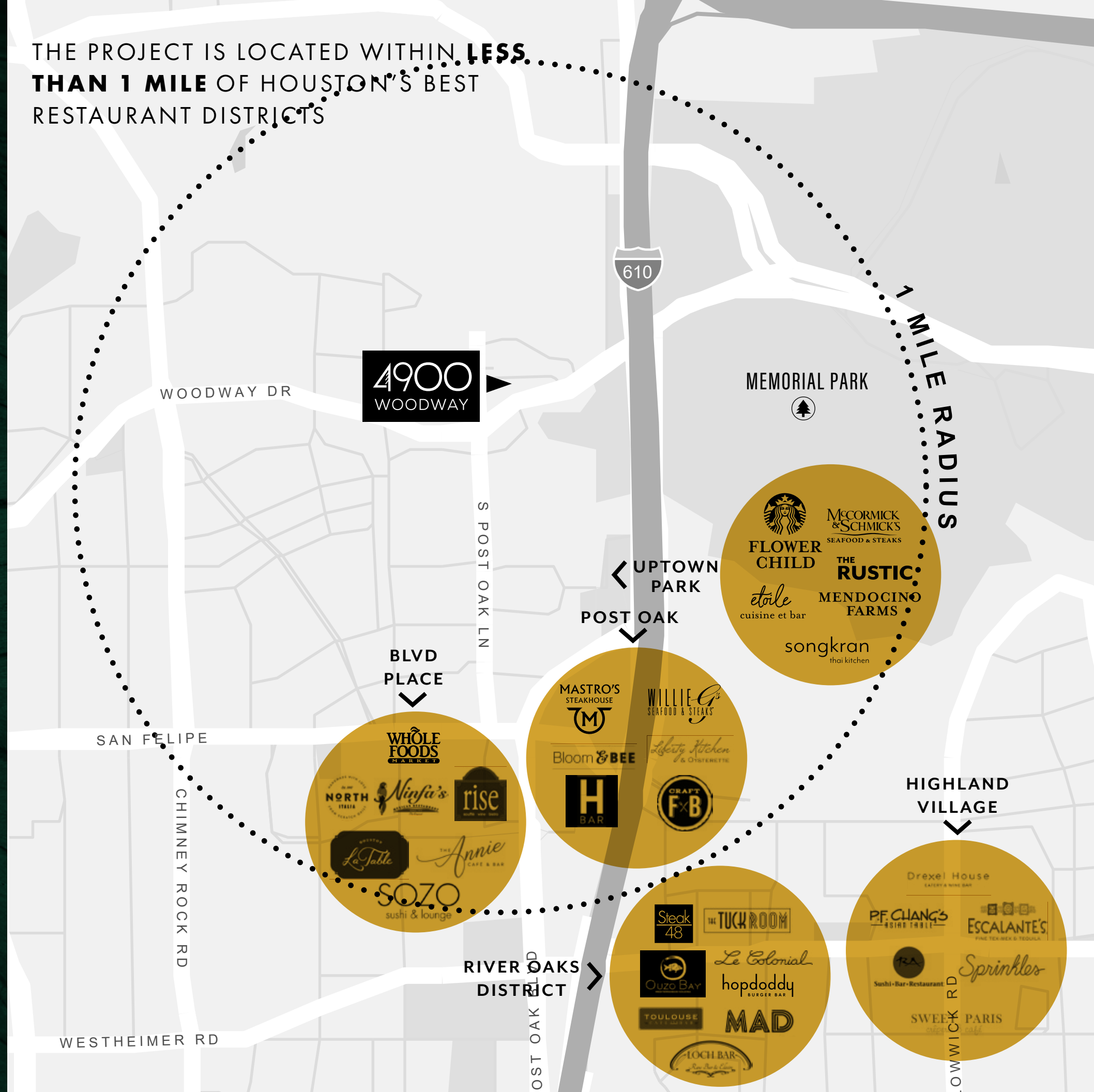


employees have limitless  
options for quick lunches



prime location near residential  
and commercial hotspots

THE PROJECT IS LOCATED WITHIN **LESS**...  
**THAN 1 MILE** OF HOUSTON'S BEST  
RESTAURANT DISTRICTS





# SUPERIOR ACCESS



## EXPLORE THE NEIGHBORHOOD

JUST MINUTES AWAY

With retail, dining, residential and office so close, you'll never want to leave.

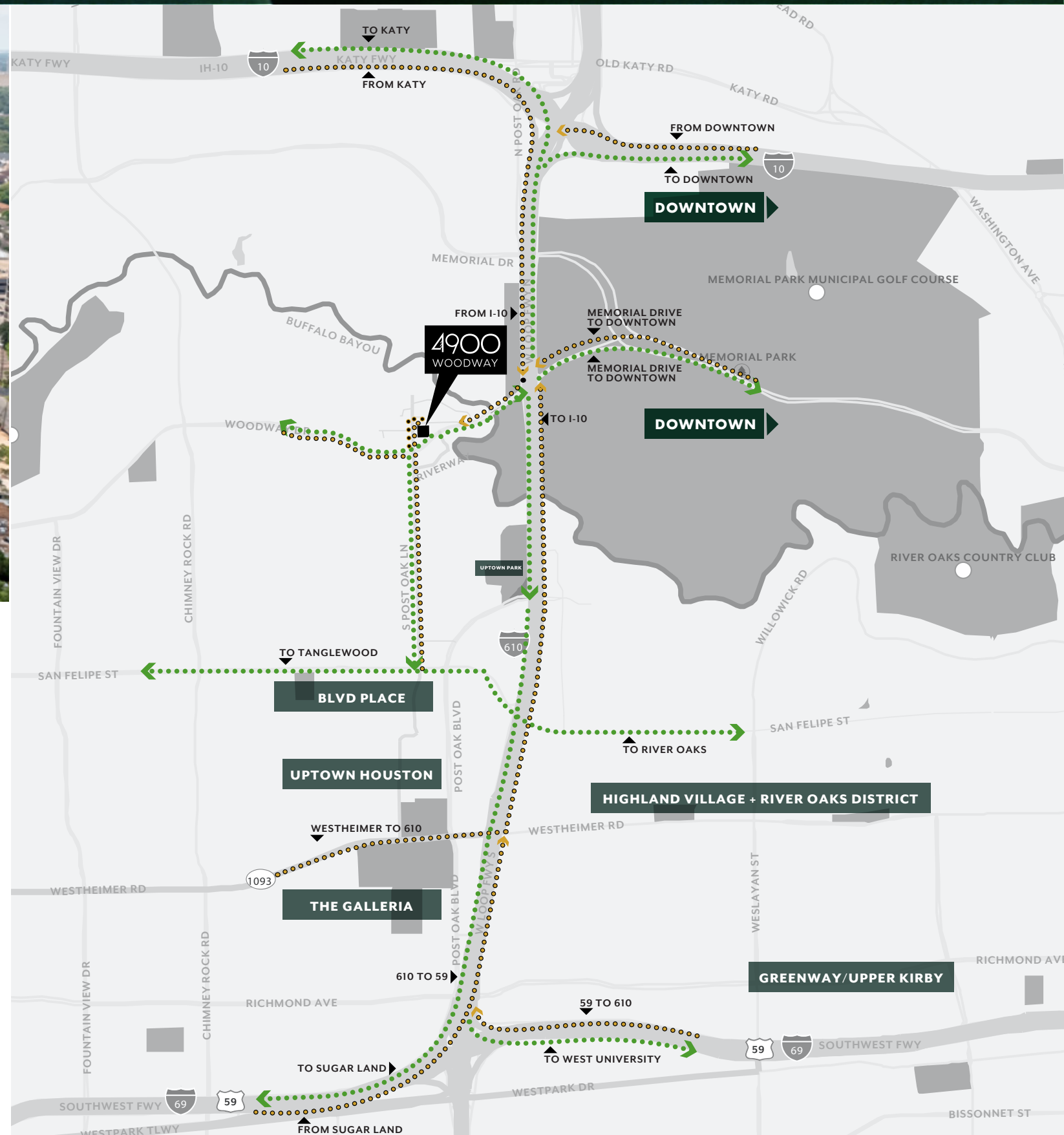
**3**  
minute drive to  
**MEMORIAL PARK**

**4**  
minute drive to  
**UPTOWN PARK**

**5**  
minute drive to  
**BLVD PLACE**

**6**  
minute drive to  
**RIVER OAKS  
DISTRICT**

**8**  
minute drive to  
**THE GALLERIA**





# MEMORIAL PARK

## URBAN WILDERNESS

### ADVENTURE AWAITS



DIRECT ACCESS TO MEMORIAL PARK

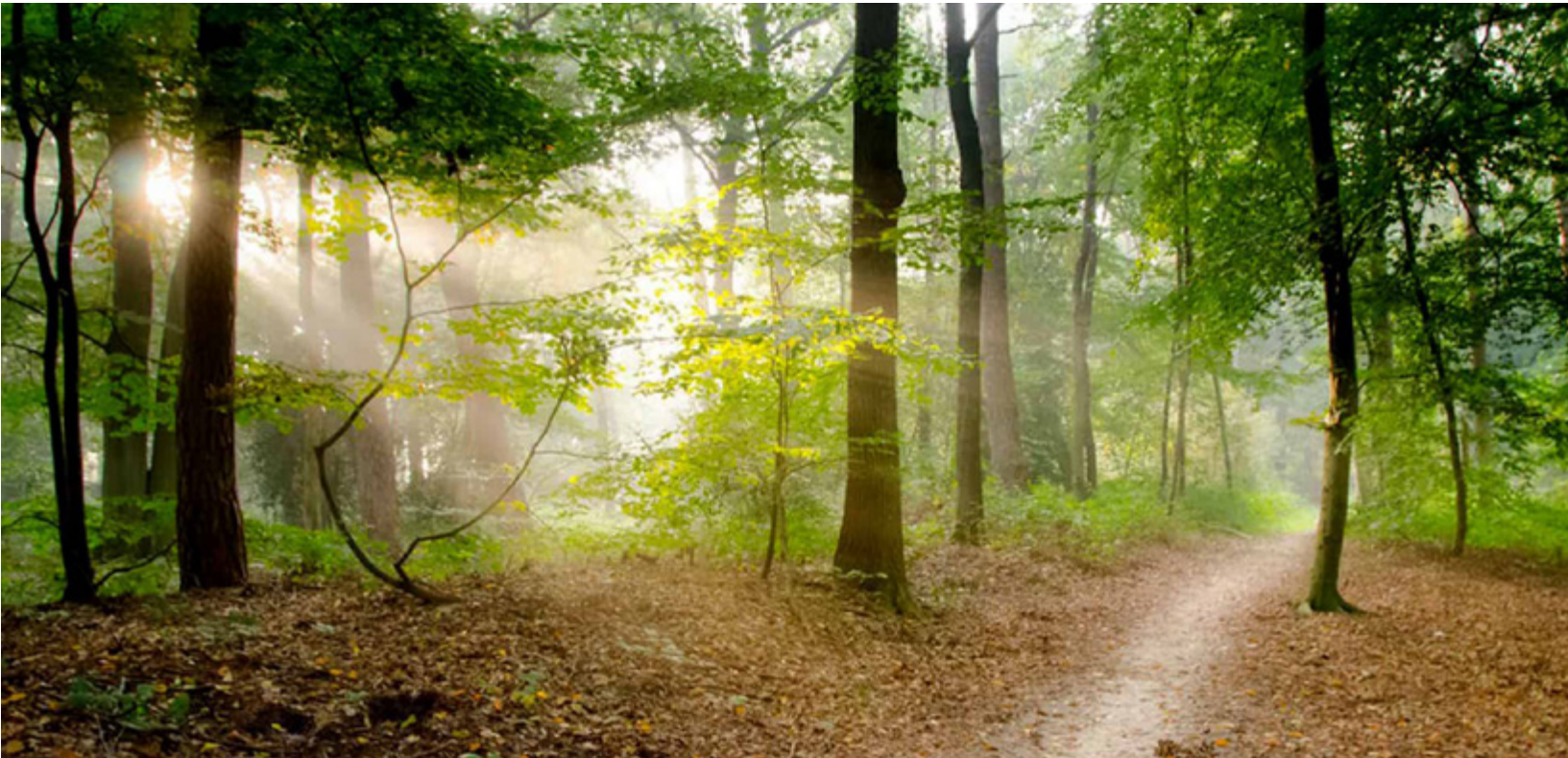
Lush green views of the 1,500 acre park.

### 10 YEAR MASTER PLAN



### Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.





**FOR LEASING INFORMATION**

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