



**OVER 454,000 SF OF CLASS A OFFICE FOR LEASE**





**TWO WESTLAKE**, located at 580 Westlake Park Blvd, is a 17-story Class A office building located in a deed-restricted campus in the Energy Corridor in Houston, Texas.

## FEATURES

- Newly renovated
- Over 400,000 SF of Class A office available
- Full service deli
- Self-serve coffee bar with grab & go vending
- Upgraded fitness center with classes, yoga/meditation room, locker & showers
- Conference facilities
- Tenant lounge
- WiFi enabled greenspace & outdoor areas overlooking pond
- Signage opportunities
- EV charging stations in garage
- Covered walkway to garage
- Additional 2 floors located above garage totaling over 74,000 SF of autonomous space with new restrooms and new HVAC that tenants can control
- On-site management by owner
- 24/7 on-site guard/concierge service
- New residential high-rise redevelopment next door at 3 Westlake
- Tenant discounts to the Younan Collection, including high-end cigars, 5-star hotels, fine French wines, golf courses, design support and upscale restaurants

## TWO WESTLAKE BY THE NUMBERS



**454,843 SF**  
Class A Office Space



**10,000+ SF**  
Model Suites



**26,755 SF**  
Typical Floor Size



**60-SEAT**  
Conference Center



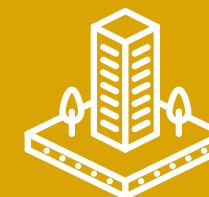
**17**  
Stories



**4/1000**  
Parking Ratio



**10**  
Elevators



**5.4**  
Acre Site



# THE VISUAL ZONE



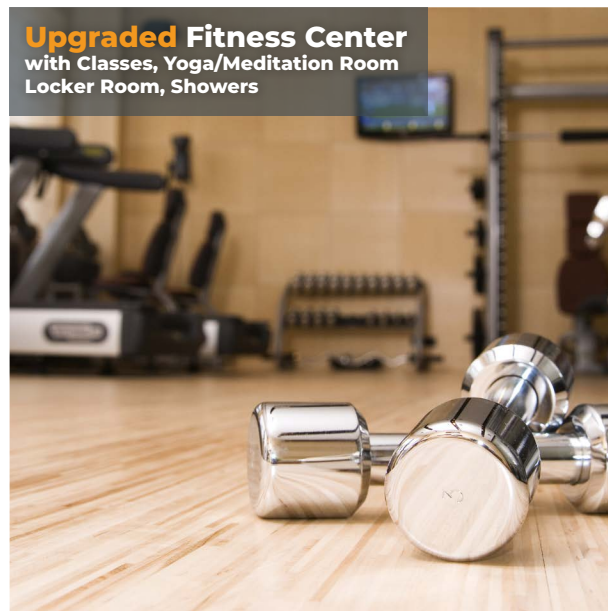
**New Ownership & Renovations Complete**  
Over 450,000 SF of Class A Office Available For Lease  
Amenity-rich Campus Environment  
On-site Management & Guard Service



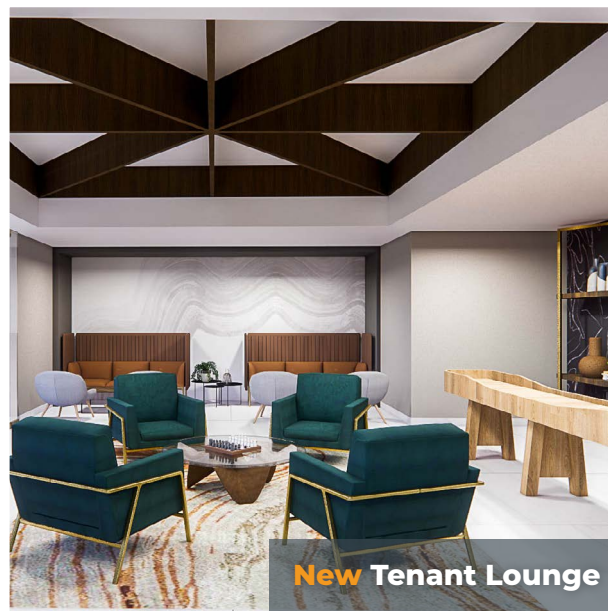
**Garage Updates including**  
EV Charging Station and  
**Upgraded & Enhanced**  
Elevators



**Upgraded** Finishes in 1st  
Floor Lobby & Elevators  
**Upgraded & Enhanced**  
Building Entrances



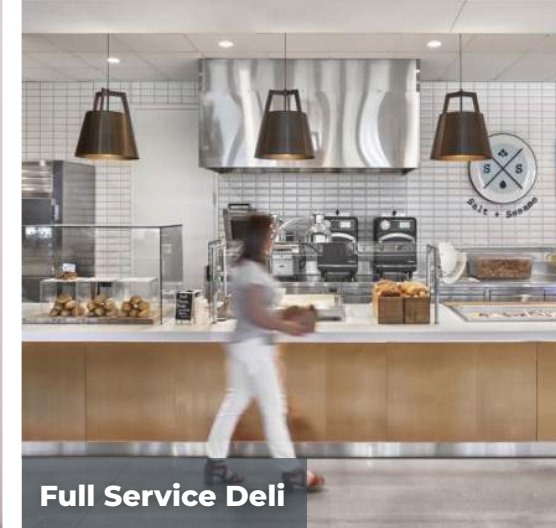
**Upgraded** Fitness Center  
with Classes, Yoga/Meditation Room  
Locker Room, Showers



**New** Tenant Lounge



**New** Coffee Bar and Self-Serve Grab & Go Vending



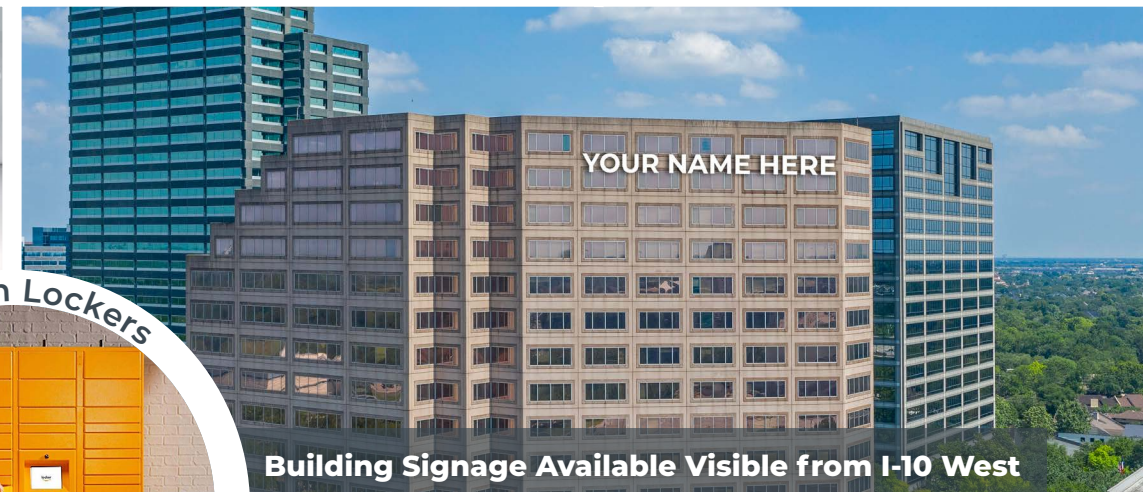
**Full Service** Deli



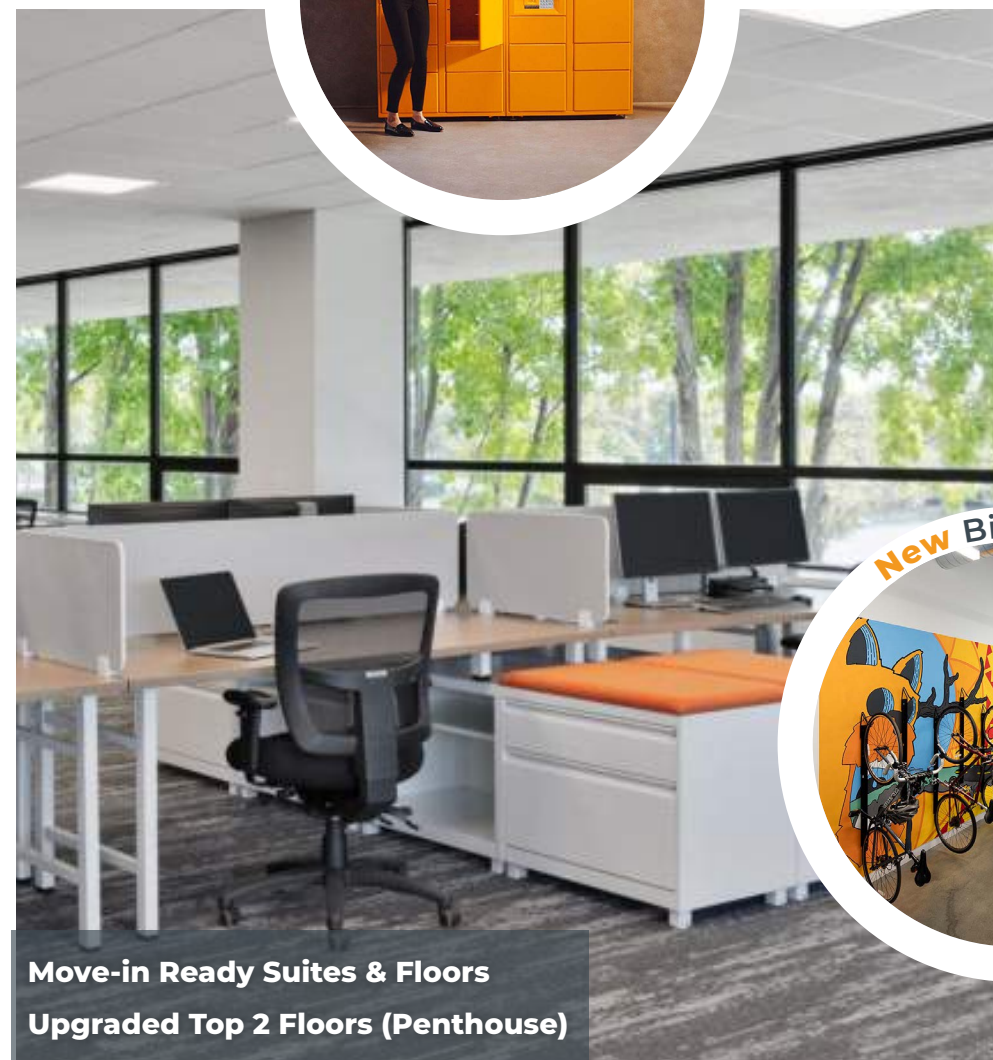
**Conference** Facilities



**Amazon** Lockers



**Building** Signage Available Visible from I-10 West



**Move-in Ready** Suites & Floors  
**Upgraded** Top 2 Floors (Penthouse)



**WiFi Enabled** Greenspace  
+ Outdoor Areas  
**Biking** Distance to Terry Hershey  
Park & Hike/Bike Trail



**New** Bike Room

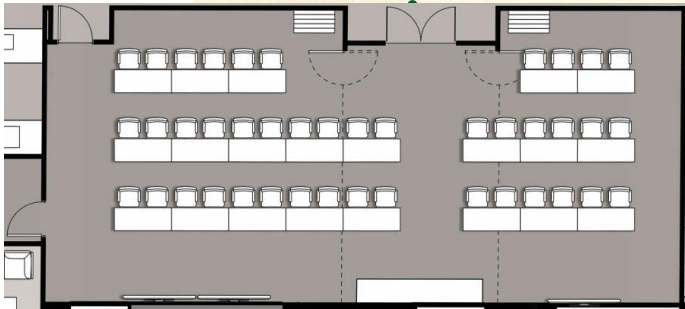
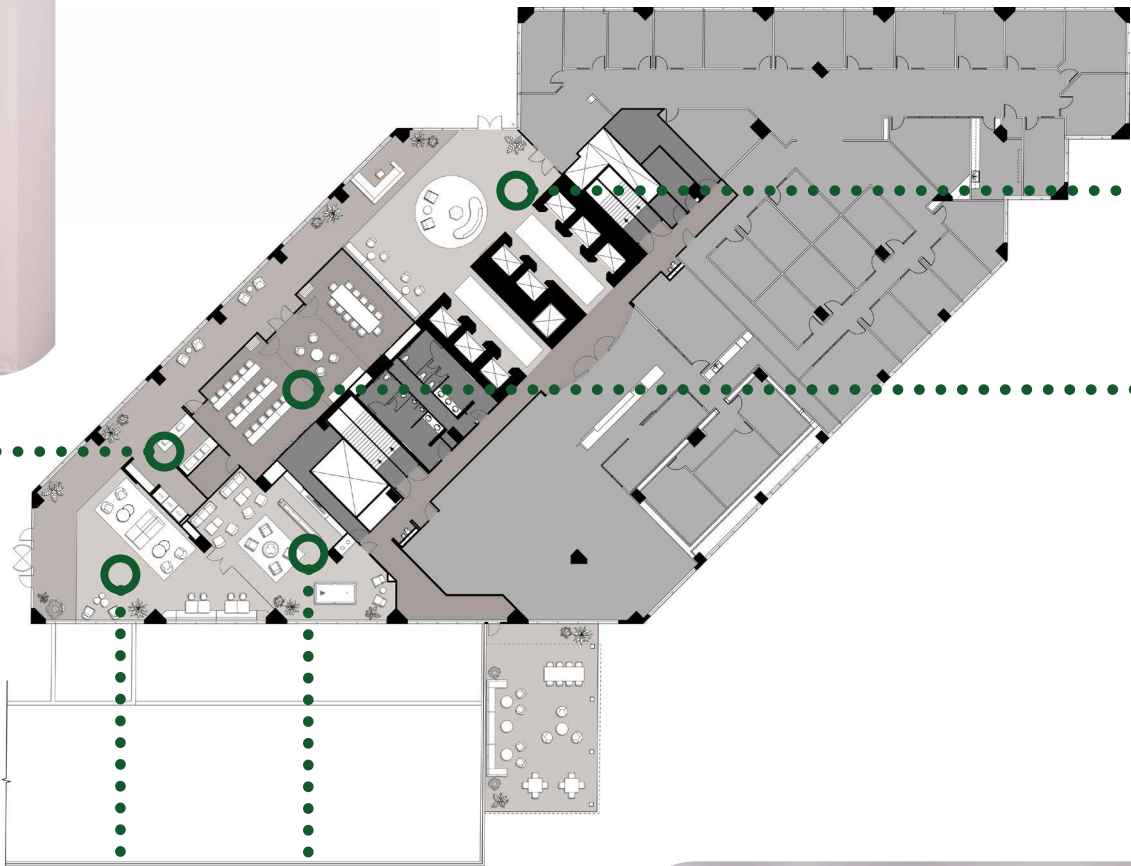


# RENOVATIONS COMPLETE

COFFEE BAR



LOBBY

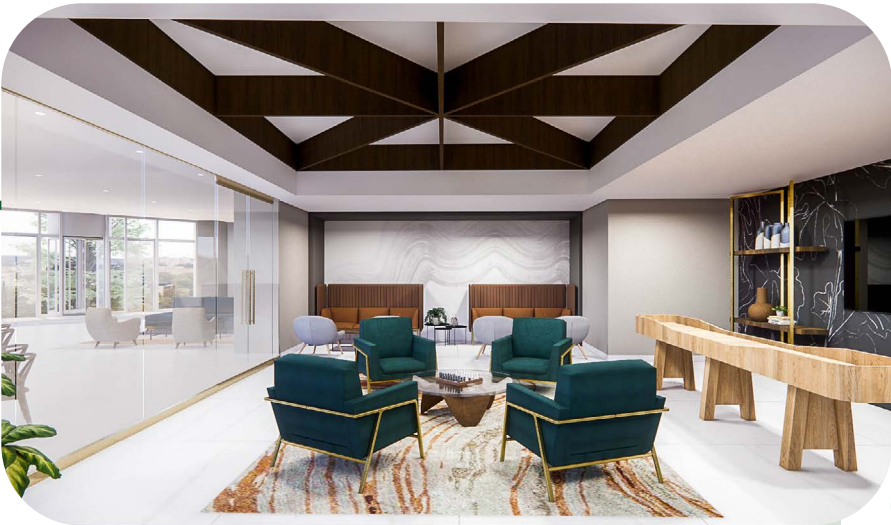


Alternate open layout in conference center

TENANT LOUNGE



TENANT LOUNGE



WEST LAKE



CONVENIENTLY LOCATED  
IN THE HEART OF ENERGY CORRIDOR

DRIVE TIMES

CITY CENTRE

10 minutes (5 miles)

KATY

10 minutes (6 miles)

MEMORIAL CITY

12 minutes (6.5 miles)

DOWNTOWN

18 minutes (17 miles)

GALLERIA

18 minutes (15 miles)

SUGAR LAND

20 minutes (19 miles)

CYPRESS

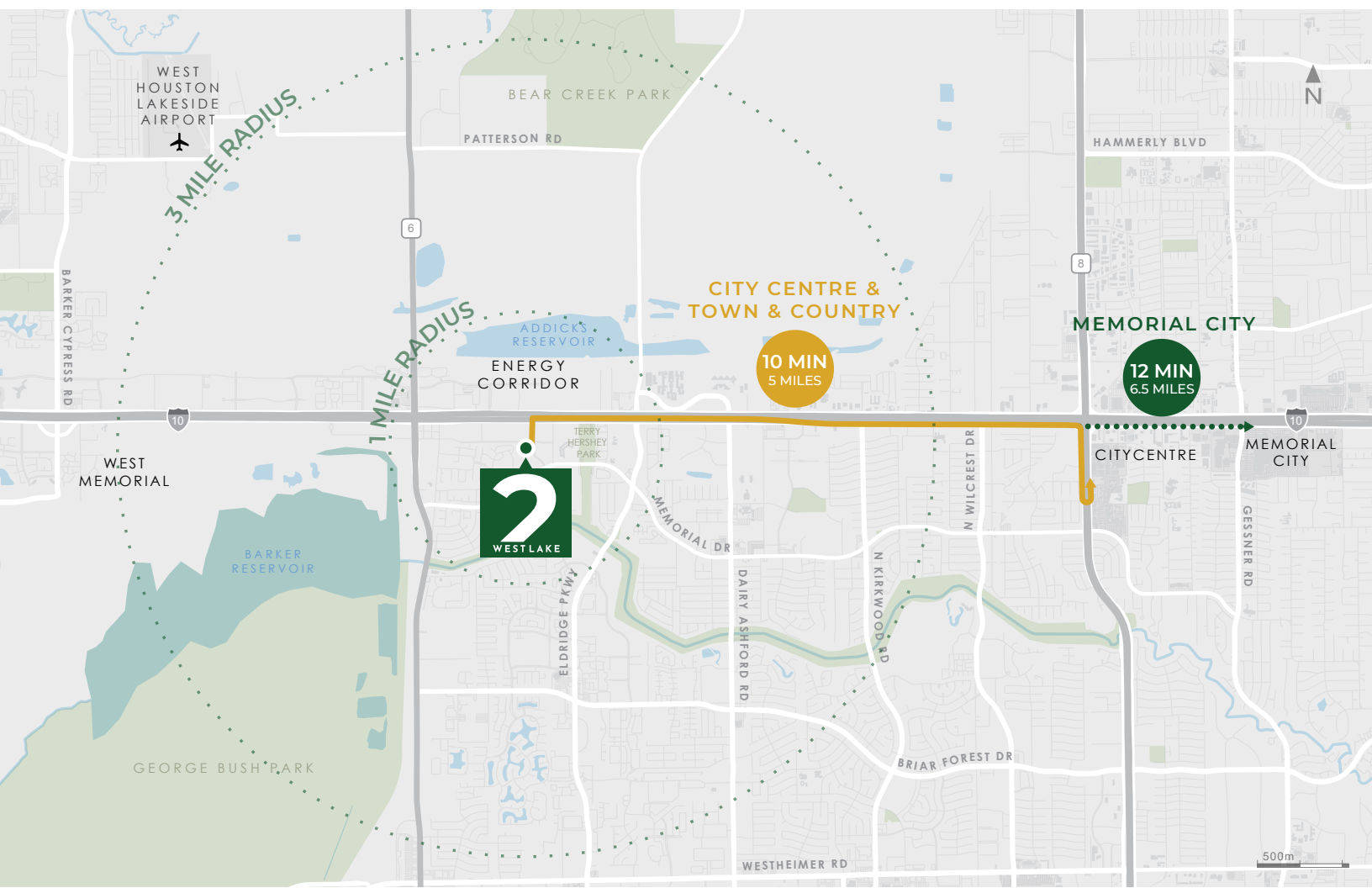
25 minutes (18 miles)

BUSH AIRPORT

32 minutes (31 miles)

HOBBY AIRPORT

33 minutes (28.5 miles)



DINING ON-SITE

Full-service deli

Grab & go self-serve vending

SELECT AMENITIES WITHIN 1 MILE RADIUS



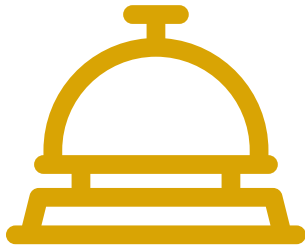
SELECT AMENITIES WITHIN 3 MILE RADIUS



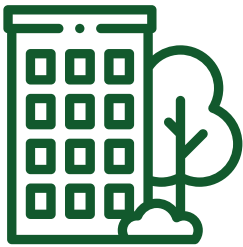


CLOSE TO COMFORT

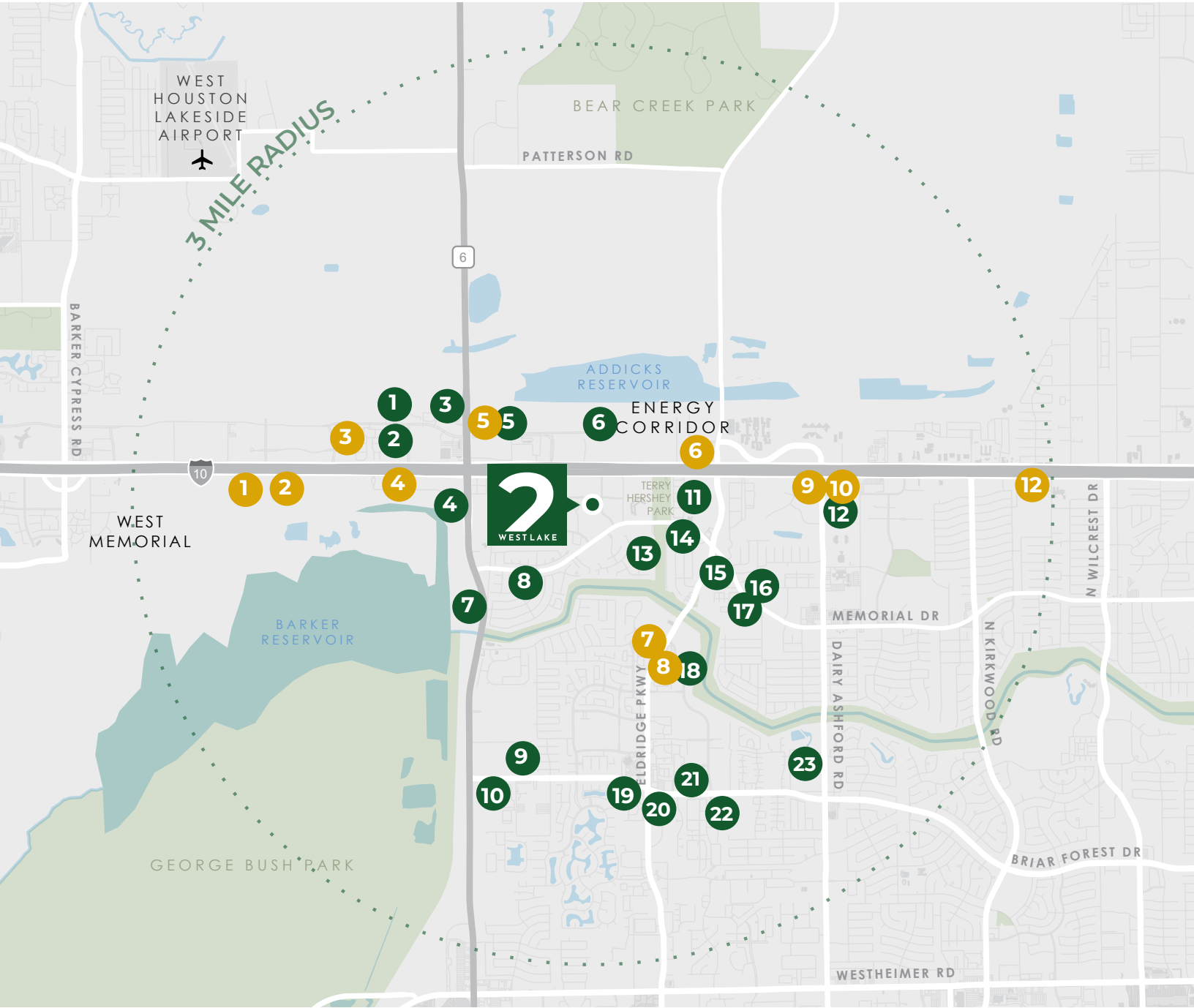
NEARBY HOTELS & APARTMENTS



17+  
Hotels



30+  
Apartment  
Complexes



HOTELS WITHIN 3 MILE RADIUS

- 1 Embassy Suites  
2.4 miles away
- 2 Houston Marriott Energy Corridor  
2.2 miles away
- 3 SpringHill Suites  
2.3 miles away
- 4 Hyatt House  
Extended Stay America  
La Quinta Inn & Suites  
Fairfield Inn & Suites  
1.4-1.7 miles away
- 5 Homewood Suites  
1.8 miles away
- 6 Omni Houston  
1.7 miles away
- 7 Holiday Inn  
Residence Inn  
1.8 miles away
- 8 Staybridge Suites  
1.9 miles away
- 9 Courtyard by Marriott  
1.8 miles away
- 10 Comfort Inn & Suites  
Hilton Garden Inn  
2.0 miles away
- 11 Embassy Suites  
3.1 miles away
- 12 Hampton Inn  
3.4 miles away

APARTMENTS WITHIN 3 MILE RADIUS

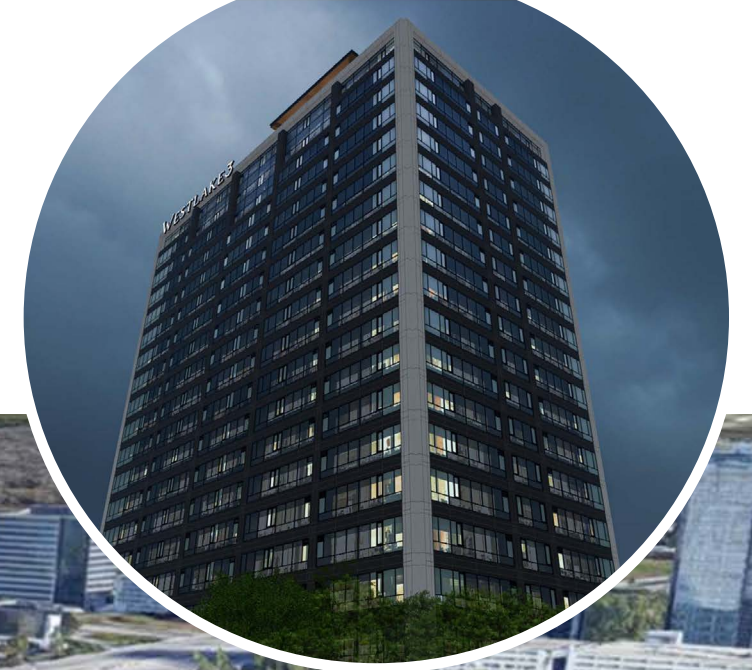
- 1 Park Place Houston  
2.0 miles away
- 2 Marquis on Park Row  
Sevona Park Row  
1.8-2.1 miles away
- 3 The Legend at Park Ten Apartments  
1.7 miles away
- 4 H6 Apartments  
0.9 miles away
- 5 The Fuse at Park Row  
1.8 miles away
- 6 The Heights at Park Row  
2.0 miles away
- 7 Broadstone Energy Park  
1.4 miles away
- 8 Marquis on Memorial  
1.0 miles away
- 9 The Villages of Briar Forest  
3.0 miles away
- 10 Halcyon West  
Aventura on Briar Forest  
2.9-3.0 miles away
- 11 Village on Memorial  
0.8 miles away
- 12 Ashford Apartments  
2.0 miles away
- 13 Parkside at Memorial Luxury Apartments  
0.7 miles away
- 14 The Grand on Memorial Apartments  
0.8 miles away
- 15 7 Seventy Apartments  
1.1 miles away
- 16 Memorial West Apartments  
Domain Memorial Apartments  
1.3-1.6 miles away
- 17 The Park on Memorial  
1.3 miles away
- 18 Sun Paloma Apartments  
1.9 miles away
- 19 The Dawson  
San Montego Apartments  
2.8 miles away
- 20 Eclipse Apartments  
2.8 miles away
- 21 Briar Forest Lofts  
2.9 miles away
- 22 Hayden at Enclave  
2.8 miles away
- 23 Ashford Lakes  
Lexington Apartments  
Silverado Apartments  
Aventura 1414  
2.6-3.2 miles away



# UP & COMING CAMPUS HIGH-RISE LIVING



COMING SOON!  
**WESTLAKE3**  
19-STORY RESIDENTIAL  
HIGH-RISE



Westlake Park Blvd

Memorial Dr

Gracie Ln



## WITH A FOCUS ON HEALTH & WELLNESS

### ON-SITE



#### FITNESS CENTER

featuring classes, yoga/  
meditation room, locker room  
& showers



#### BIKE ROOM

1/2  
mile away



#### TERRY HERSHEY PARK

500-acre park with fishing, canoeing,  
gardens, playgrounds, picnic areas  
and trails

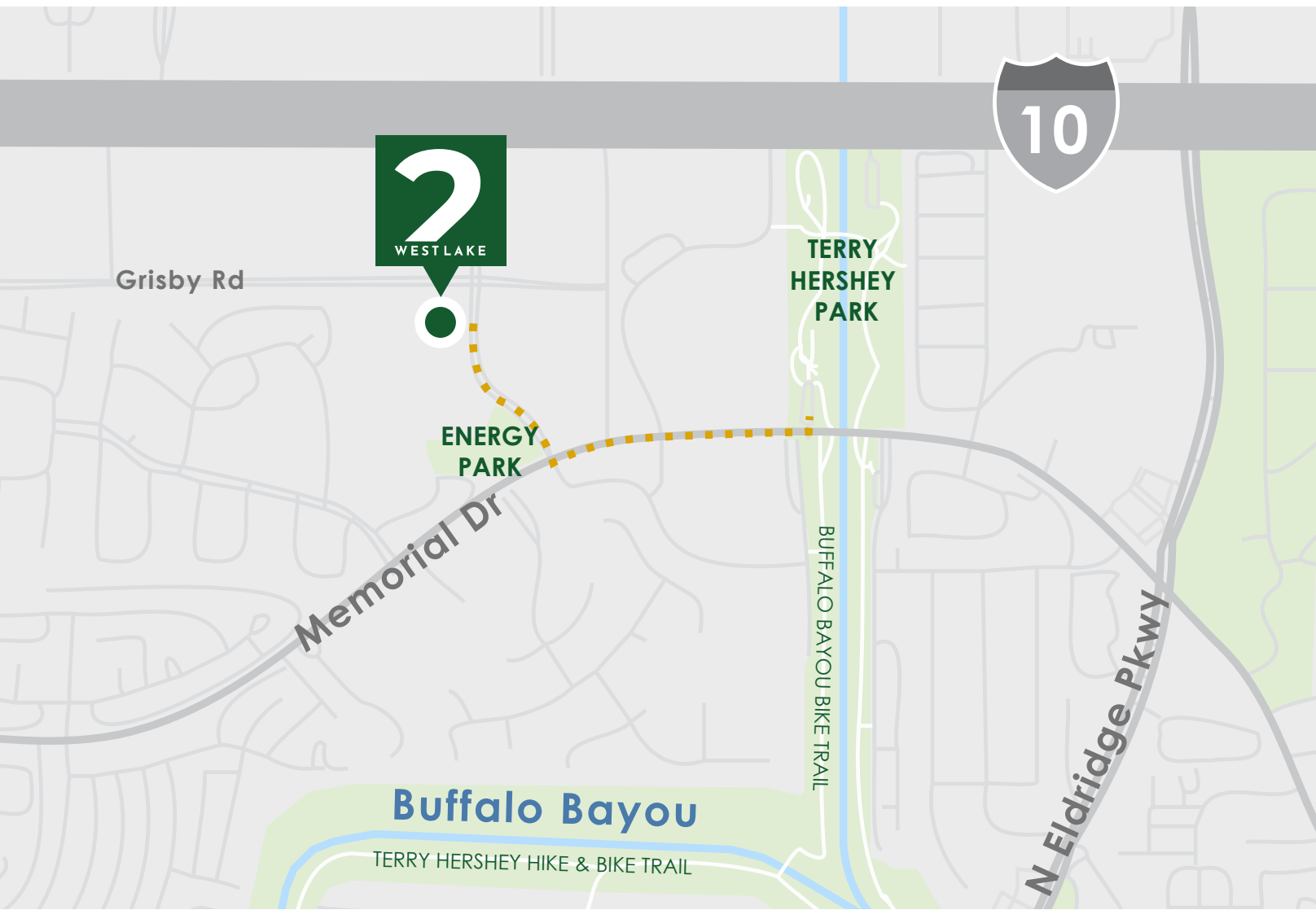
600'  
away



#### ENERGY PARK

Community park with basketball court,  
soccer field and walking paths

PLUS miles of connecting hike & bike trails nearby...



# COVID-19 HEALTH & SAFETY UPDATES

The following improvements have been implemented at  
2 Westlake to help protect our tenants and guests:

### AIR QUALITY

Filters updated from MERV-8 to MERV-13

Outdoor air intake set to allow for as much outdoor  
air as the HVAC system allows while maintaining ideal  
indoor air conditions

### LOBBY & COMMON AREAS

Hand sanitizing stations in place

Signage regarding social distancing protocols in place

### ELEVATORS

Exhaust and ventilation running continuously to remove  
contaminants

### RESTROOMS

Exhaust and ventilation running continuously to remove  
contaminants

Auto flush and auto faucets

No touch hand towel dispensers and trash cans



# STACKING PLAN



## AVAILABILITIES

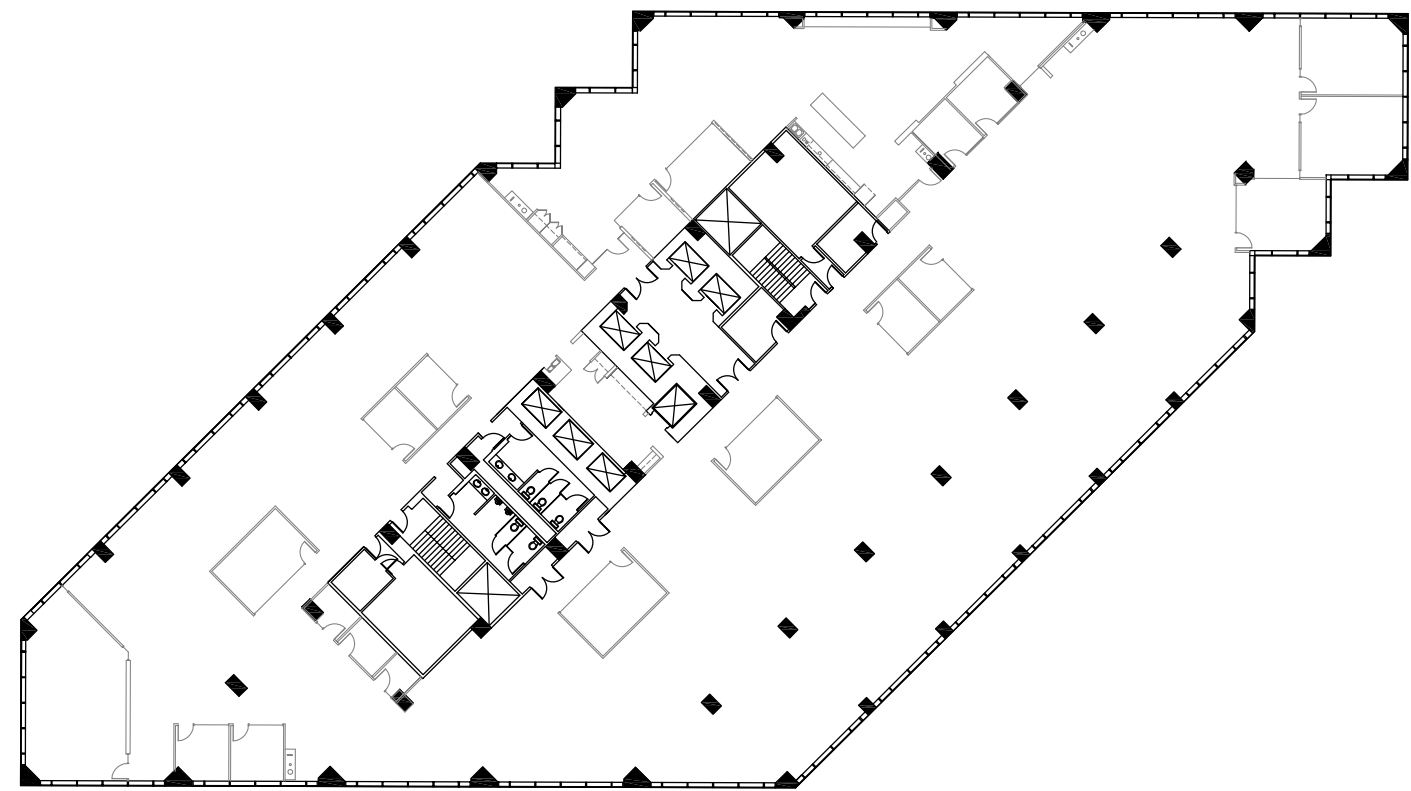
- 17<sup>TH</sup> FLOOR: 17,910 SF
- 16<sup>TH</sup> FLOOR: 19,692 SF
- 15<sup>TH</sup> FLOOR: 20,581 SF
- 14<sup>TH</sup> FLOOR: 21,515 SF
- 13<sup>TH</sup> FLOOR: 22,230 SF
- 12<sup>TH</sup> FLOOR: 21,165 SF
- 11<sup>TH</sup> FLOOR: 21,273 SF
- 10<sup>TH</sup> FLOOR: 21,586 SF
- 9<sup>TH</sup> FLOOR: 21,720 SF
- 8<sup>TH</sup> FLOOR: 21,570 SF
- 7<sup>TH</sup> FLOOR: 21,338 SF
- 6<sup>TH</sup> FLOOR: 21,278 SF
- 5<sup>TH</sup> FLOOR: 21,449 SF
- 4<sup>TH</sup> FLOOR: 21,794 SF
- 3<sup>RD</sup> FLOOR: 21,834 SF
- 2<sup>ND</sup> FLOOR: 27,044 SF
- 1<sup>ST</sup> FLOOR: 5,703 SF



YOUR WORK SPACE  
**BUILT AROUND YOUR NEEDS**

**OPEN CONCEPT EXAMPLE**

2nd Floor - 27,044 RSF



**CLOSED CONCEPT EXAMPLE**

5th Floor - 21,449 RSF





# MEET YOUR LANDLORD YOUNAN PROPERTIES

*"We have enjoyed our tenancy here for the past several years. Any issues have been handled in a prompt and professional manner. Our lease space has had no major issues to speak of. We also appreciate the updates given by yourself and your staff, regarding anything that affects your tenants here at Greenbriar Place."*

**Steve Brewer**  
Securecomm Technologies  
650 N Sam Houston Pkwy E, Houston, TX

*"So far it has been a great experience here, everyone loves the new office. All the staff in the building is nice and very helpful. The few issues in the suite we've had have been quickly resolved."*

**Jose Rivera**  
Labor Force  
650 N Sam Houston Pkwy E, Houston, TX

*"The service we've received over the years has been excellent. Anytime there has been a question or if there was some work that was needed, you've always been there and quickly. Thank you for being a valued partner!"*

**Brett Herring**  
De-Well Group  
650 N Sam Houston Pkwy E, Houston, TX

*"Thank you for your preparation and your continued guidance in helping this company with our transition to this beautiful building. The upkeep and continued service from the building's Chief Engineer has been one of the greatest experiences I've had in my career during this transition. Thank you for making it easy and for the consistent delivery of an extremely clean and professional property!"*

**Eric Booth**  
Next Level Vitality  
Arizona

*"I just wanted to take a minute and thank you for your hard work and dedication. I haven't told you in a long time how awesome you and your team are! You all are patient, kind, and incredibly responsive. I immediately get answers and things get resolved quickly and easily. We all work well together, and I appreciate you."*

**Susan Levy**  
Native Health  
4041 N Central Ave, Phoenix, AZ

*"My tenure at Younan Properties in Woodland Hills, California has been excellent. The building staff and owners are approachable and receptive. Repairs are dealt with timely. The building is a safe environment with good security and plenty of parking. Clients are impressed by the building and access is easy for them. I would definitely recommend exploring a tenant relationship with Younan Properties."*

**Anthony D. Zinnanti, Esq.**  
Law Office of Anthony D. Zinnanti  
21900 Burbank Blvd, Woodland Hills, CA

*"Our experience as a tenant of Younan Properties has been exceptional. The campus is always well maintained and a place to be proud to have clients visit. The exterior is always kept clean and the landscaping is fresh and attractive. The campus security is always active and patrolling the facility, which gives tenants and employees a good sense of security for their property and vehicles. Property management communicates in such an effective manner and quickly responds to any questions or needs that are brought to their attention. We are very satisfied with conducting our business here at The Merge, a Younan Property."*

**Greg Loubet**  
CAM Commerce Solutions  
5555 Garden Grove Blvd, Westminster, CA



**YOUNAN PROPERTIES** is a fully integrated, self-administered and self-managed commercial property management company that owns and manages Class A office properties located in five major U.S. office markets: Dallas-Fort Worth, Chicago, Houston, Phoenix and Los Angeles.







## **WESTLAKE**

580 Westlake Park Blvd  
Houston, TX 77079

### **FOR LEASING INFORMATION**

**Michelle Wogan**

michelle.wogan@transwestern.com  
713.270.3348

**Evelyn Ward, CCIM**

evelyn.ward@transwestern.com  
713.270.3352



YOUR NAME HERE


## 2 WESTLAKE


580 Westlake Park Blvd | Houston, TX 77079

### AVAILABILITIES


SUITE	RSF
110	5,703
200	27,044
300	21,834
400	21,794
550	12,427
600	21,278
700	21,338
800	21,570
900	21,720
1000	21,586
1100	21,273
1200	21,165
1300	22,230
1400	21,515
1500	20,581
1600	19,692
1700	17,910
Garage Level 6	37,365
Garage Level 7	37,365

 Virtual Tour [1](#) | [2](#)

 Virtual Tour [1](#)

 Virtual Tour [1](#) | [2](#)

 Virtual Tour [1](#)

 Virtual Tour [1](#)

<b>OWNER</b>	Two Westlake Park Owner, LLC
<b>TOTAL NRA</b>	454,843 RSF
<b>YEAR BUILT</b>	1982
<b>AVERAGE FLOOR PLATE</b>	26,755 RSF
<b>SMALLEST CONTIGUOUS</b>	5,703 RSF
<b>LARGEST CONTIGUOUS</b>	415,390 RSF
<b>NET RENTAL RATE</b>	\$18.00/SF NNN start rate
<b>PARKING RATIO &amp; RATE</b>	4/1,000 Reserved - \$95/mo/space; Unreserved - \$45/mo/space
<b>T.I. ALLOWANCE</b>	Negotiable
<b>ADD-ON FACTOR</b>	18% MT / 11% ST
<b>OPEX</b>	2023 Estimated \$10.00
<b>BUILDING HOURS</b>	8 am - 6 pm Monday - Friday 9 am - 1 pm Saturday (Exclusive of holidays)
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>Renovations complete</li> <li>Move-in ready suites &amp; floors</li> <li>Top 2 floors (penthouse) upgraded for new tenant</li> <li>Full-service deli</li> <li>New coffee bar and self-serve grab &amp; go vending</li> <li>Upgraded fitness center with classes, yoga/meditation room, locker room and showers</li> <li>Conference facilities</li> <li>New tenant lounge</li> <li>WiFi enabled greenspace and outdoor areas</li> <li>Signage opportunities available</li> <li>On-site management and guard service</li> <li>Upcoming residential high-rise redevelopment next door at 3 Westlake</li> <li>Hike and bike trails at Terry Hershey Park within walking distance of building</li> <li>Fiber Provider: AT&amp;T</li> </ul>

Click to view  
renovation video



TRANSWESTERN

REAL ESTATE  
SERVICES

MICHELLE WOGAN • 713.270.3348 • [michelle.wogan@transwestern.com](mailto:michelle.wogan@transwestern.com)

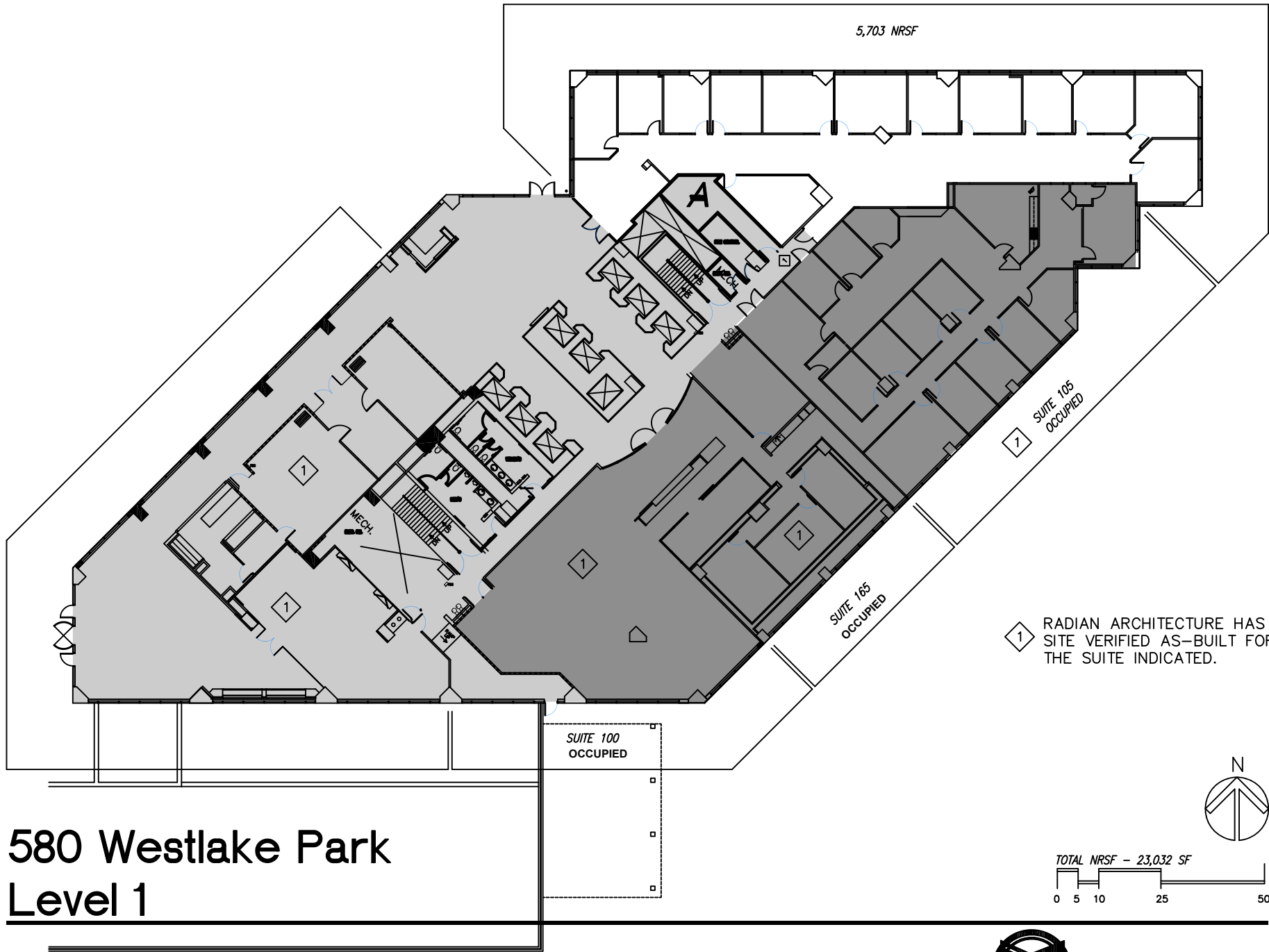
EVELYN WARD, CCIM • 713.270.3352 • [evelyn.ward@transwestern.com](mailto:evelyn.ward@transwestern.com)



SUITE 110  
AVAILABLE



5,703 NRSF



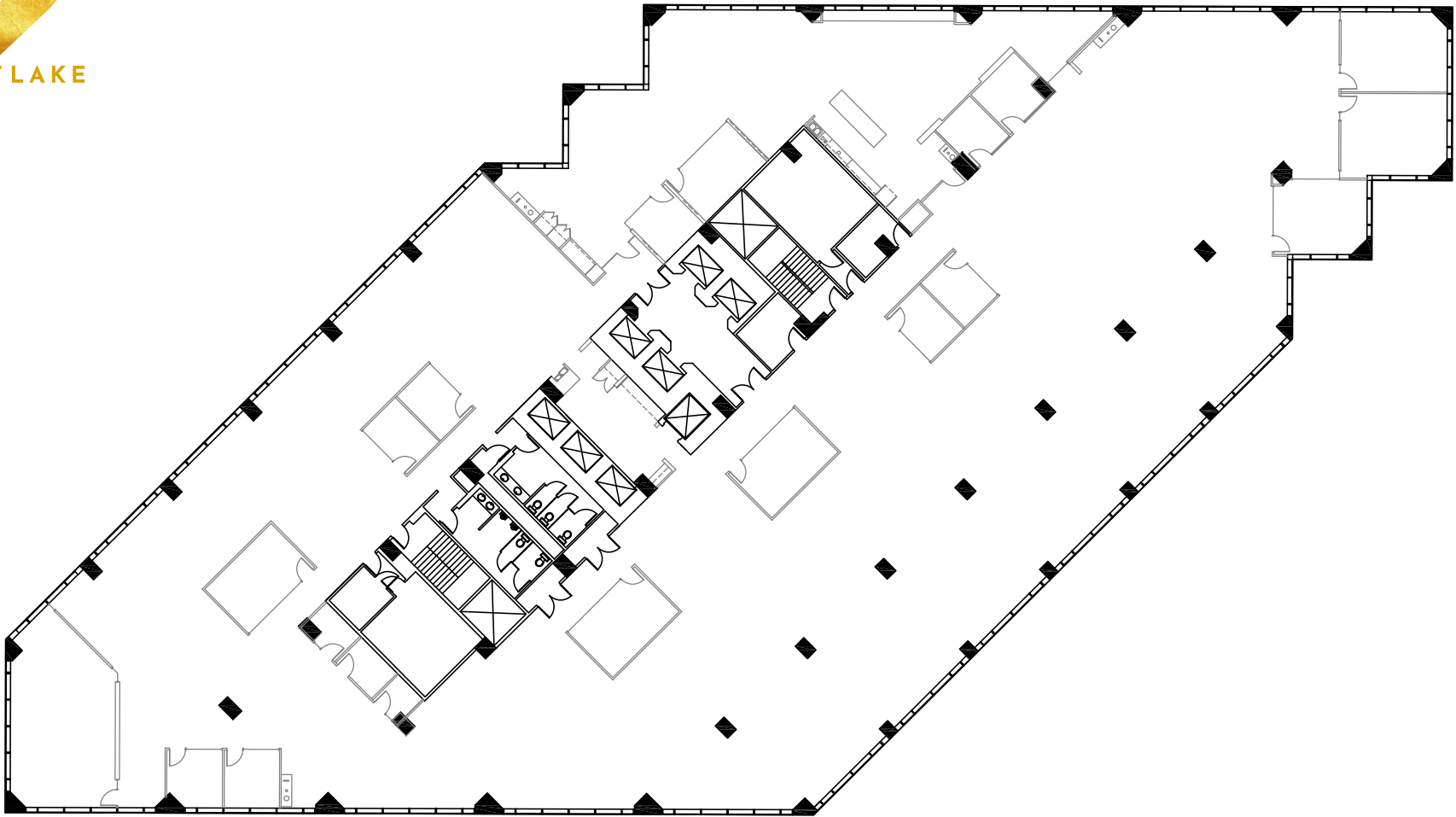
1 RADIAN ARCHITECTURE HAS NOT  
SITE VERIFIED AS-BUILT FOR  
THE SUITE INDICATED.

# 580 Westlake Park Level 1



YUNNAN PROPERTIES  
REAL ESTATE INVESTMENT GROUP





Suite 200  
27,044 RSF

DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES



**2**  
FLOOR





Suite 300  
21,834 RSF

DATE:  
02/20

Leased By:





Suite 400  
21,794 RSF

DATE:  
02/20

Leased By:



4

FLOOR





Lease Executed



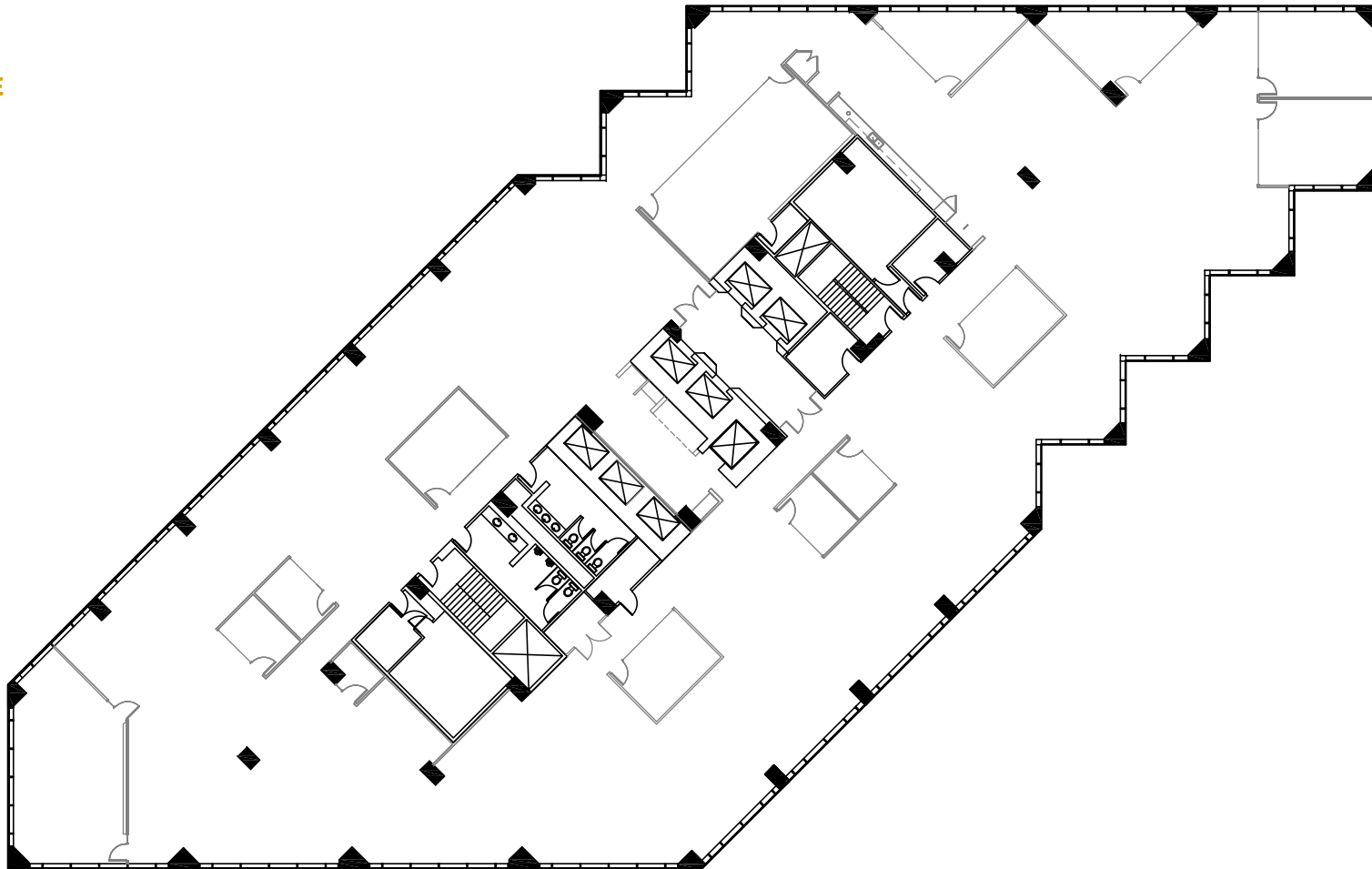
Available  
12,427 RSF

Suite 500  
21,449 RSF

Leased By:

DATE:  
02/20



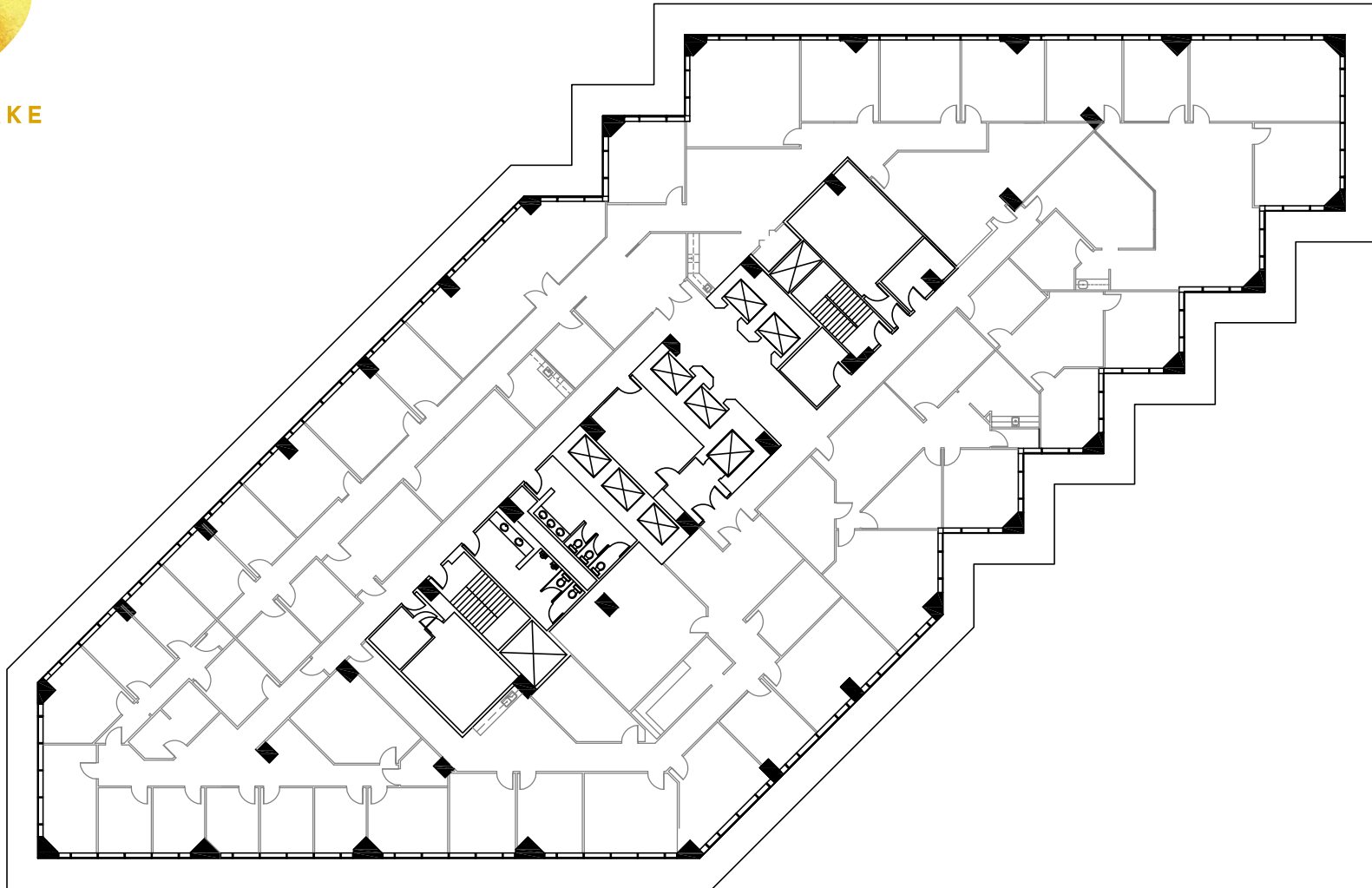


Suite 600  
21,278 RSF

DATE:  
02/20

Leased By:





Suite 700  
21,338 RSF

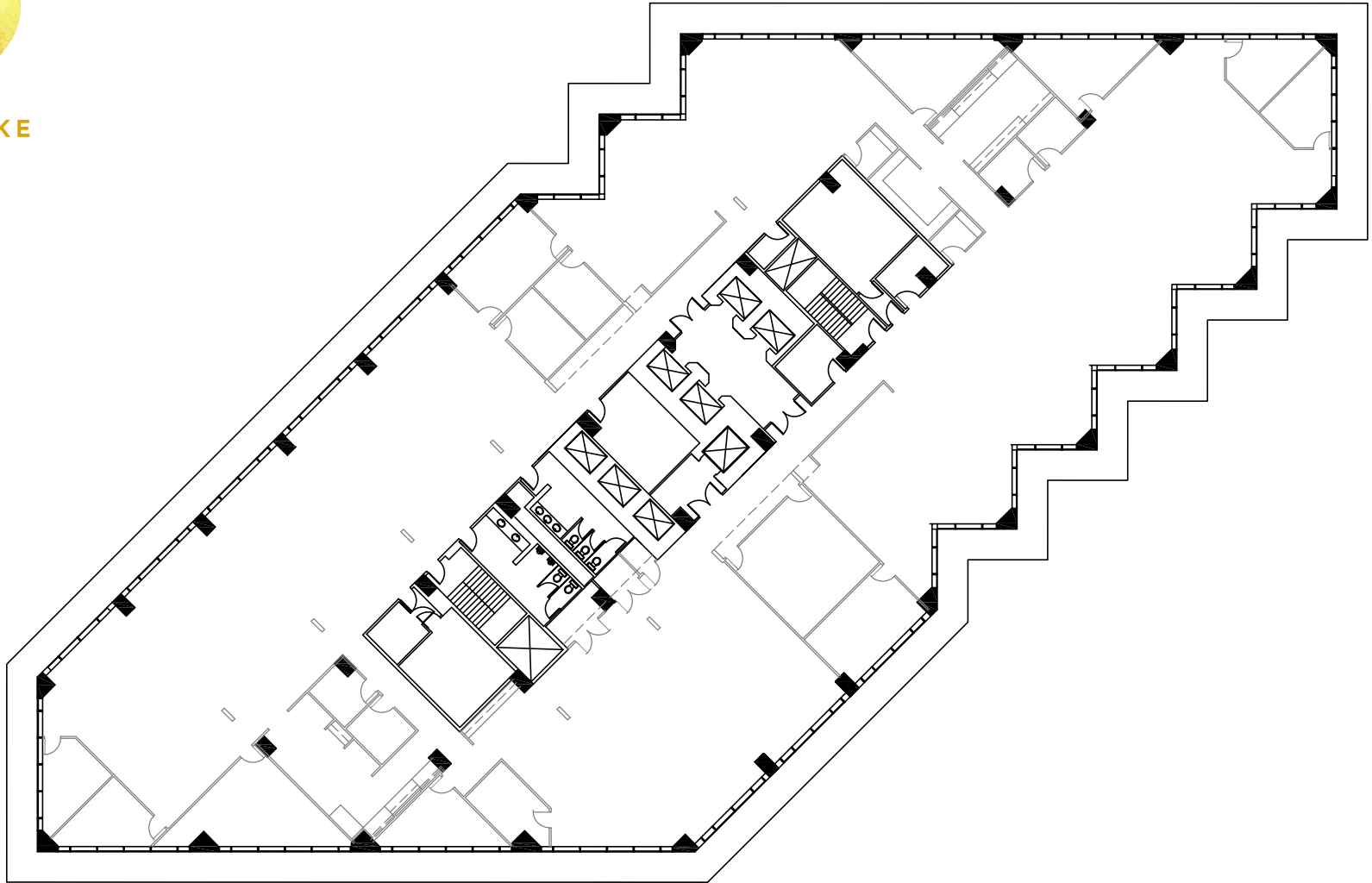
DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **7**  
FLOOR





Suite 800  
21,570 RSF

DATE:  
02/20

Leased By:

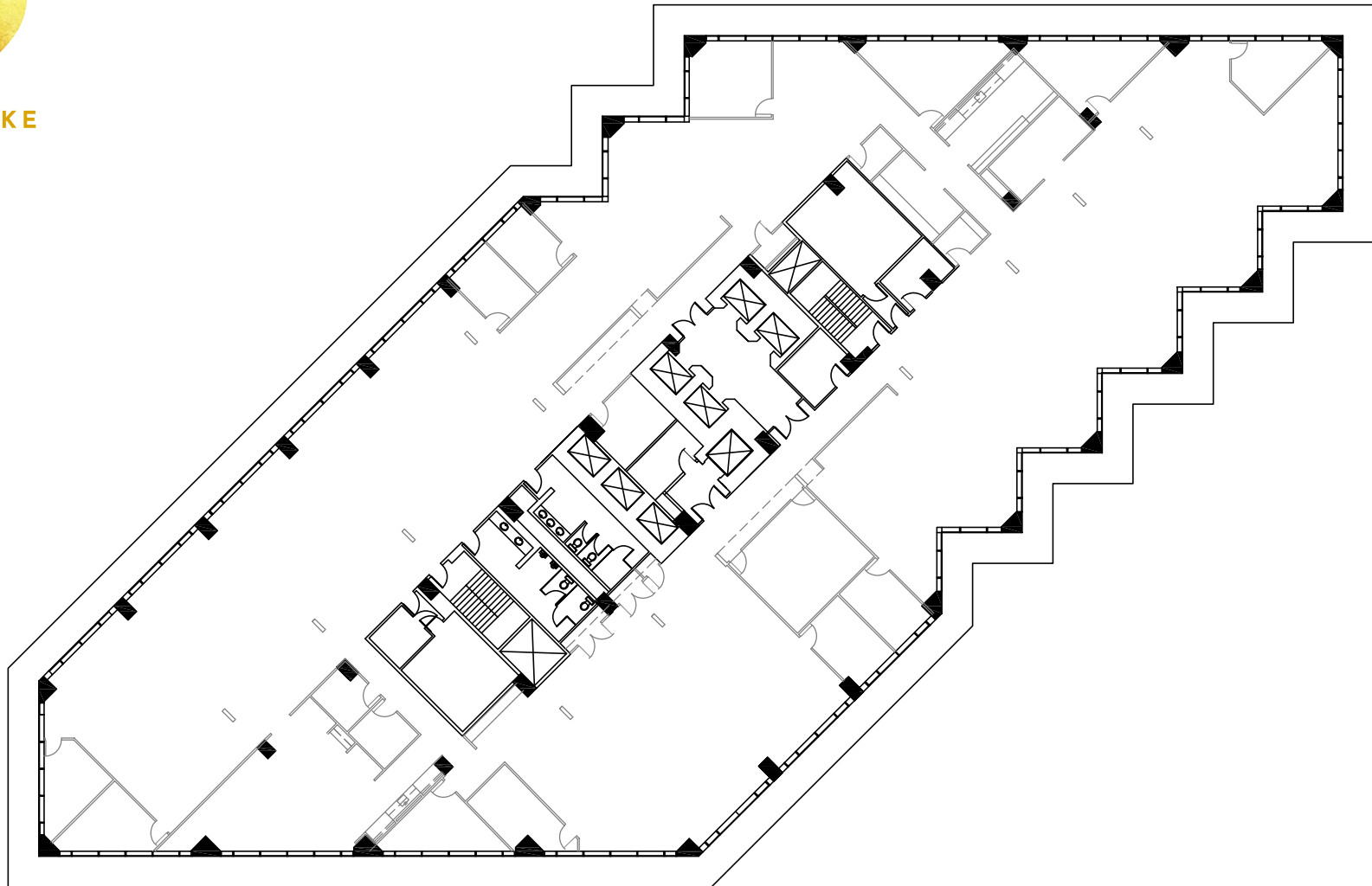
 **TRANSWESTERN** REAL ESTATE SERVICES



**8**

FLOOR





Suite 900  
21,720 RSF

DATE:  
02/20

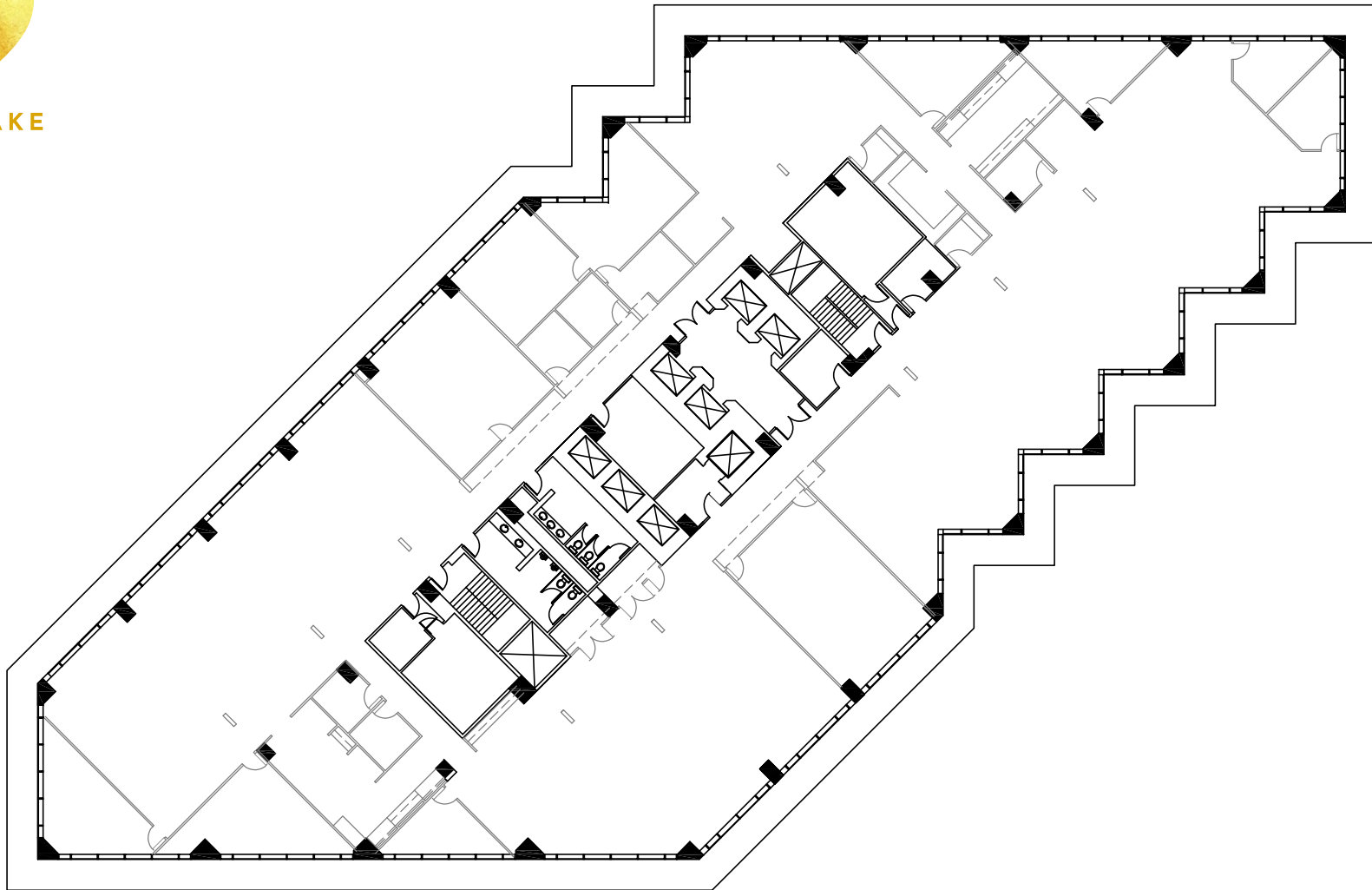
Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES



**9**  
FLOOR





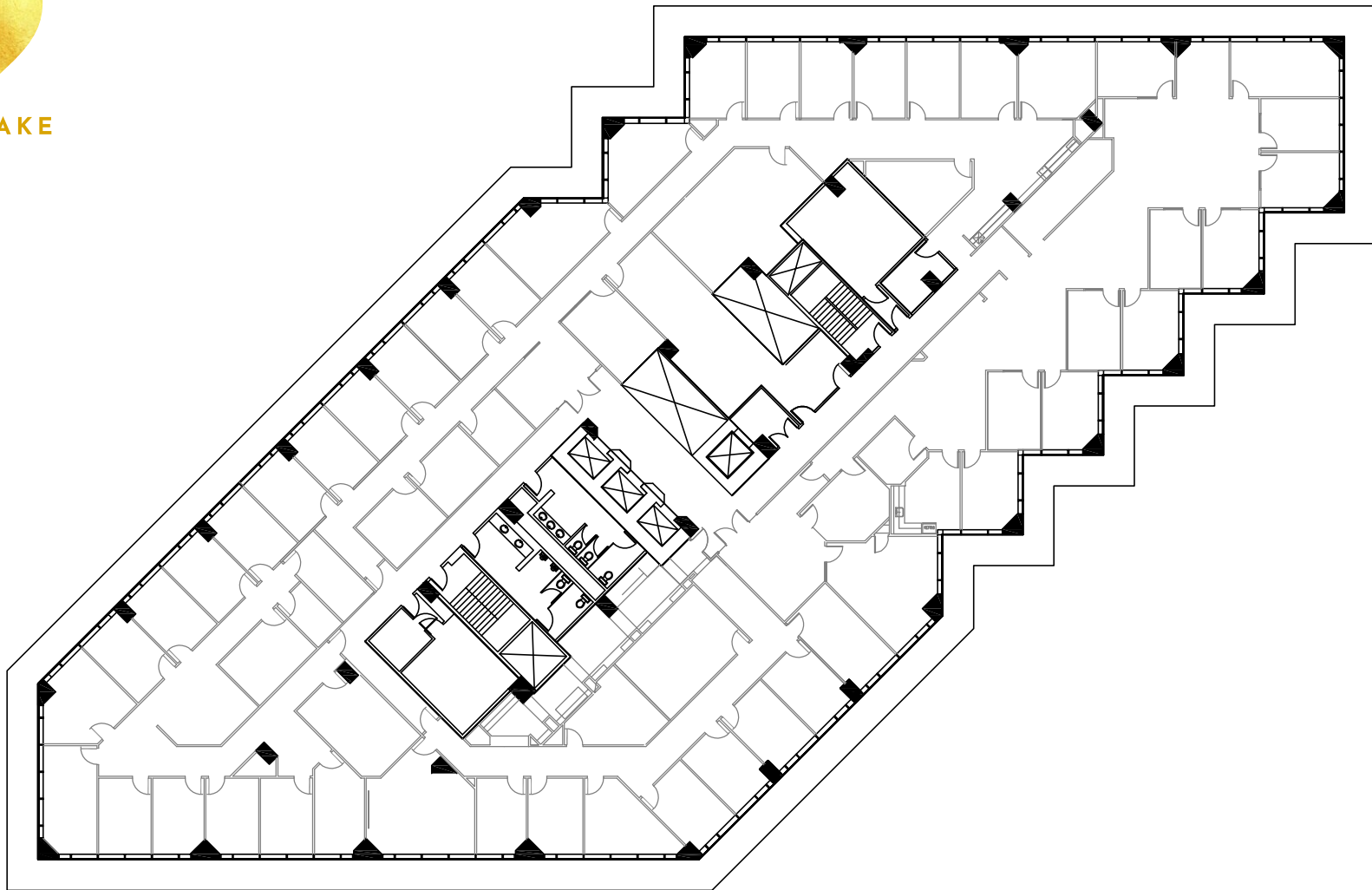
Suite 1000  
21,586 RSF

DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **10**  
FLOOR



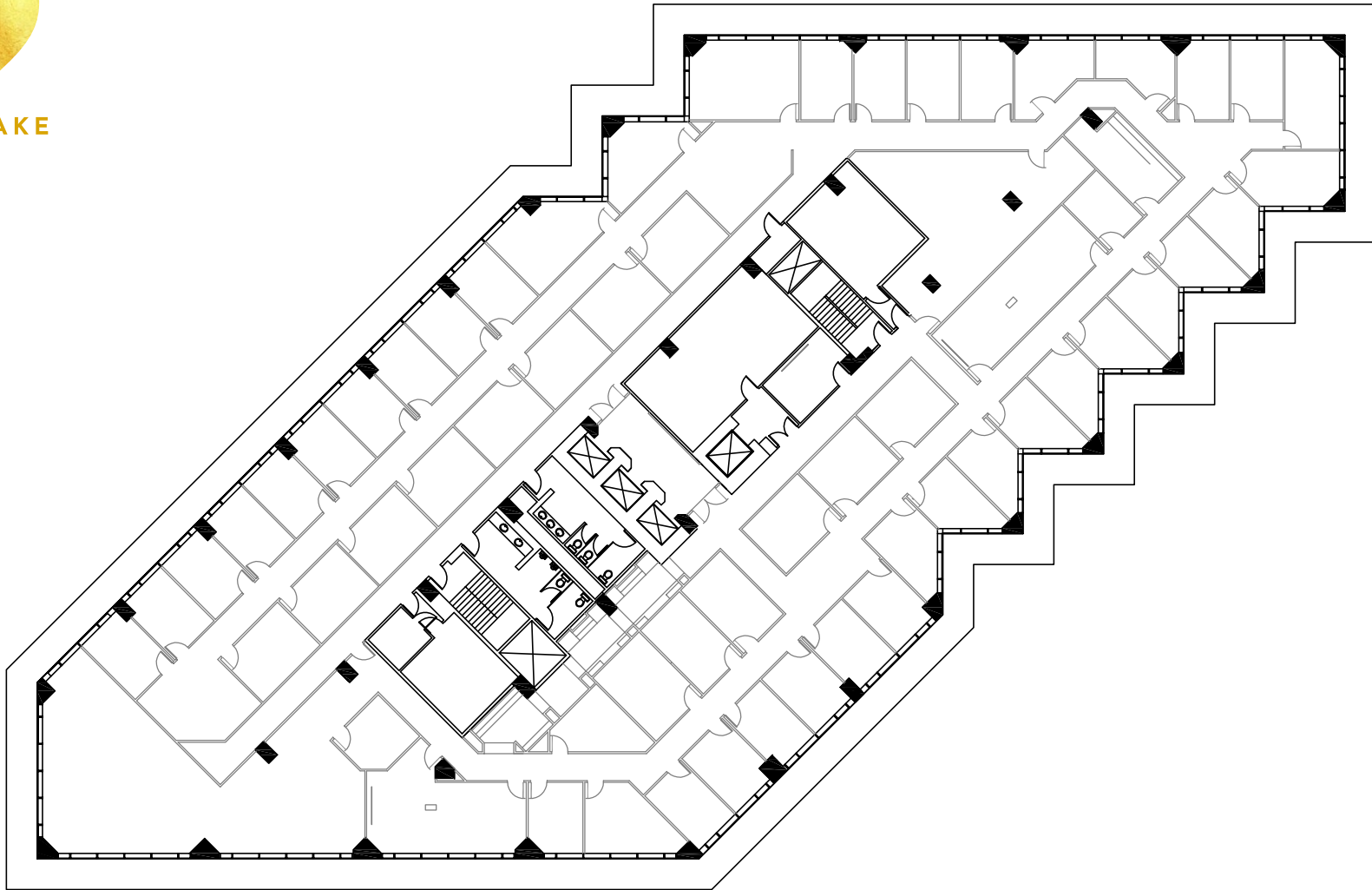
Suite 1100  
21,273 RSF

DATE:  
02/20

Leased By:







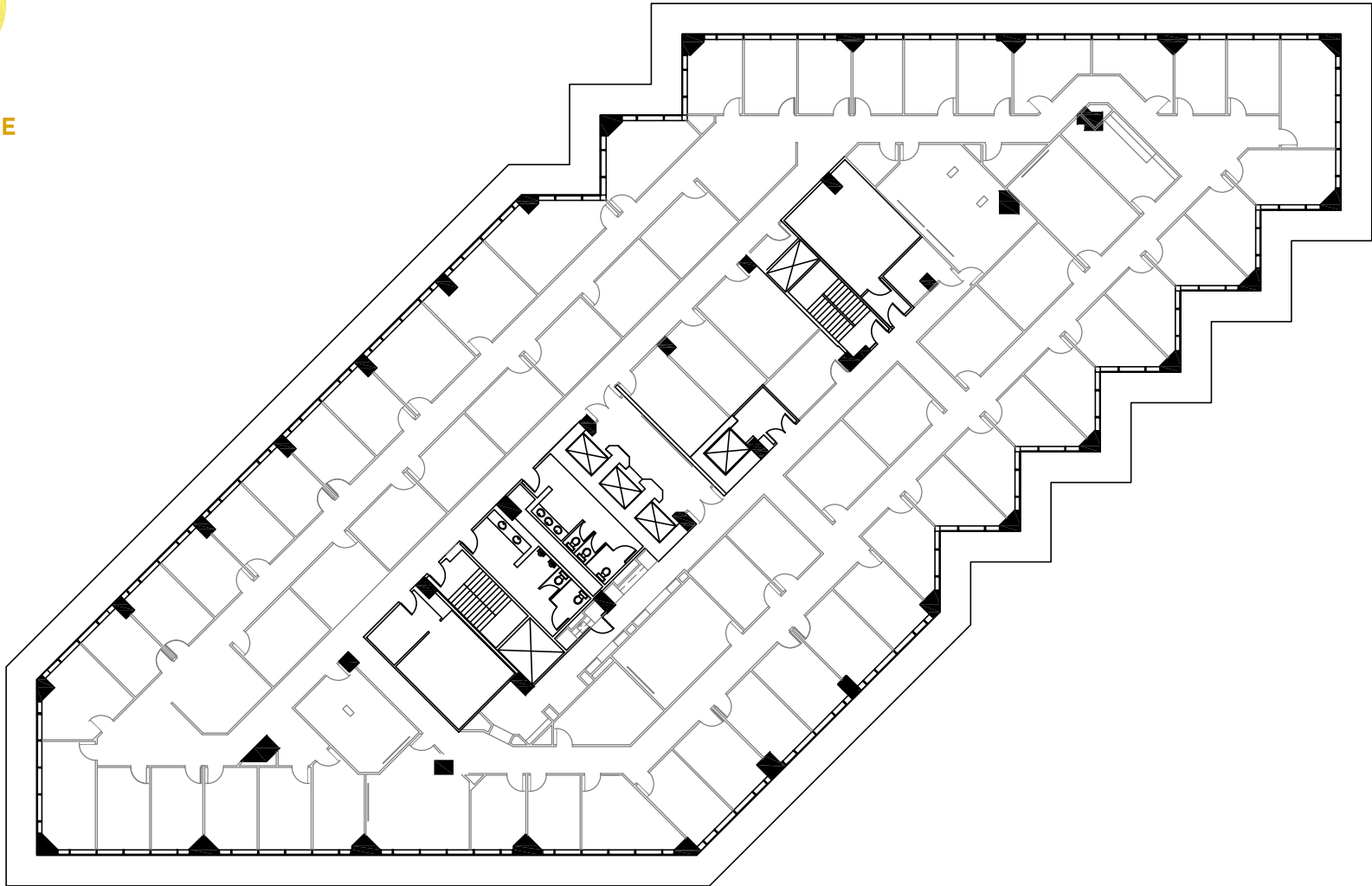
Suite 1200  
21,165 RSF

DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **12**  
FLOOR



Suite 1300  
22,230 RSF

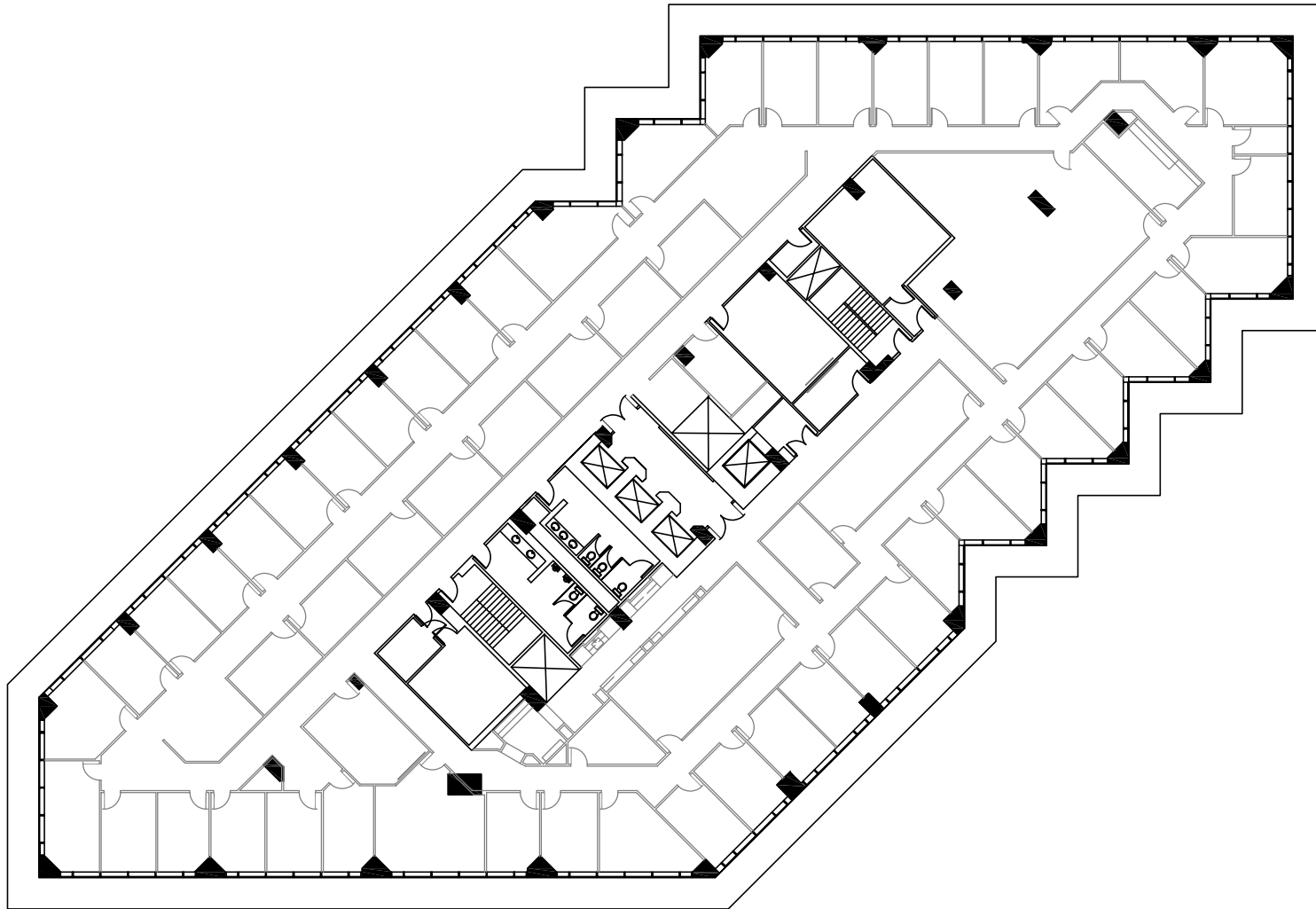
DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **13**  
FLOOR

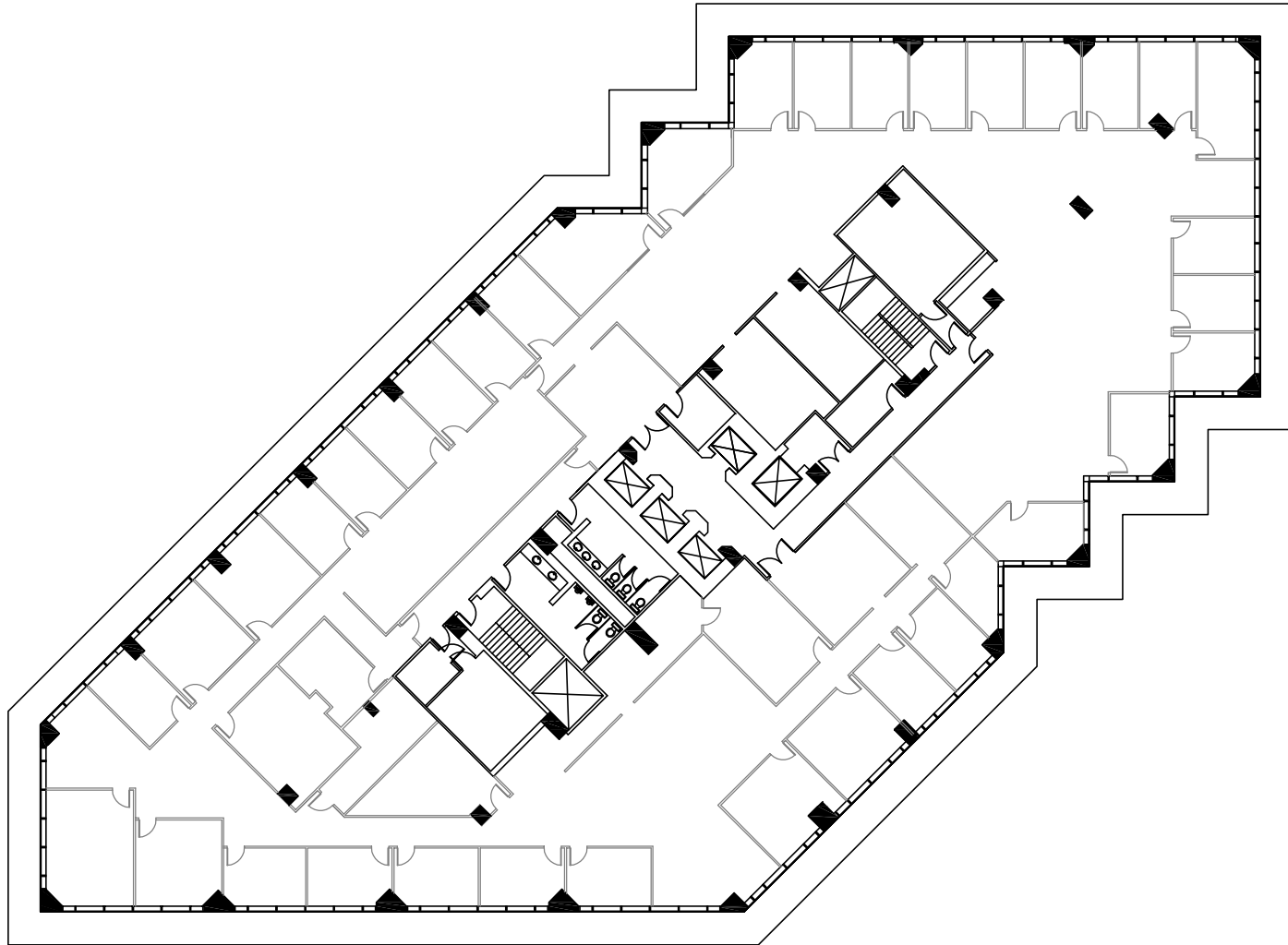




Suite 1400  
21,515 RSF

DATE:  
02/20

Leased By:



Suite 1500  
20,581 RSF

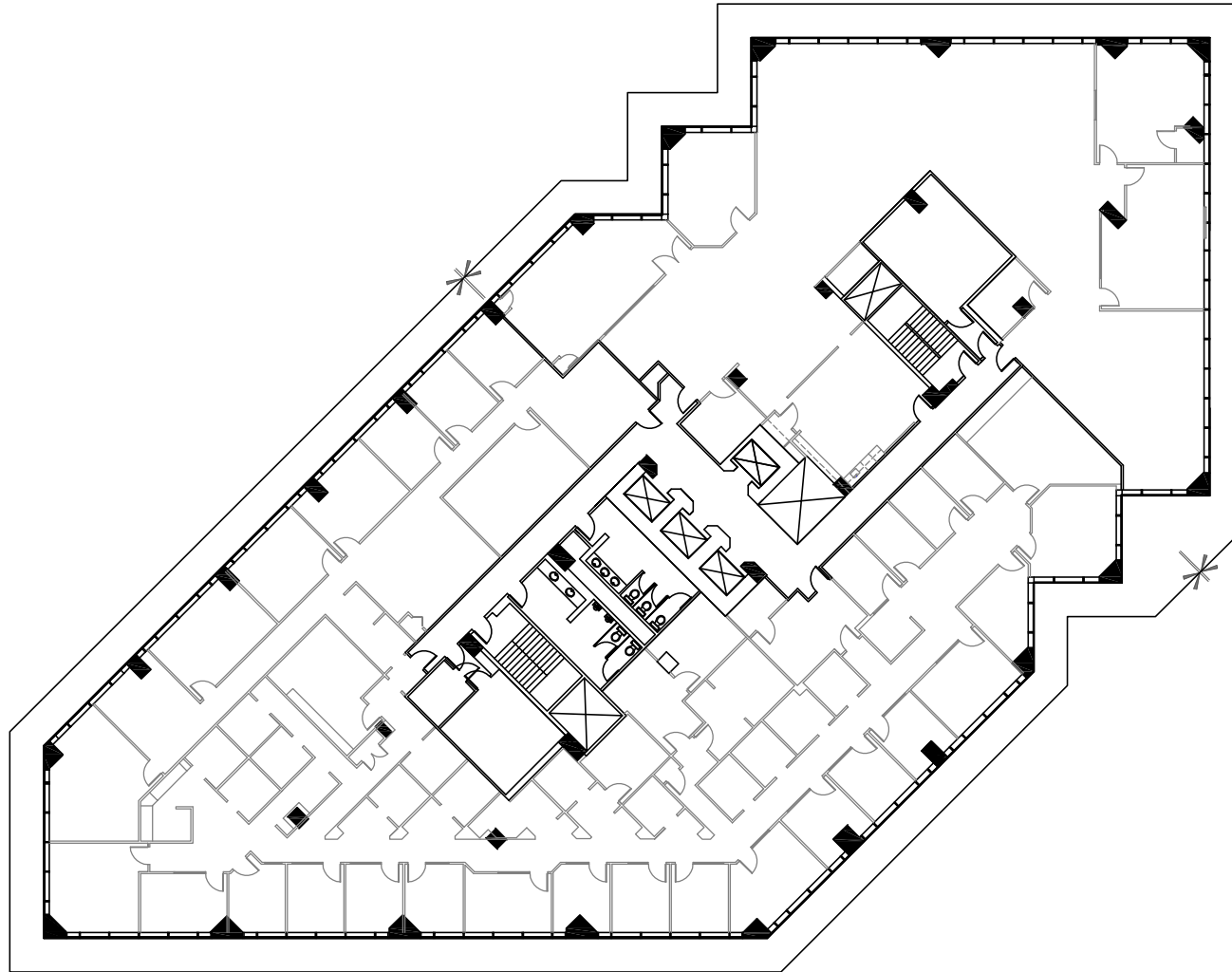
DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **15**  
FLOOR





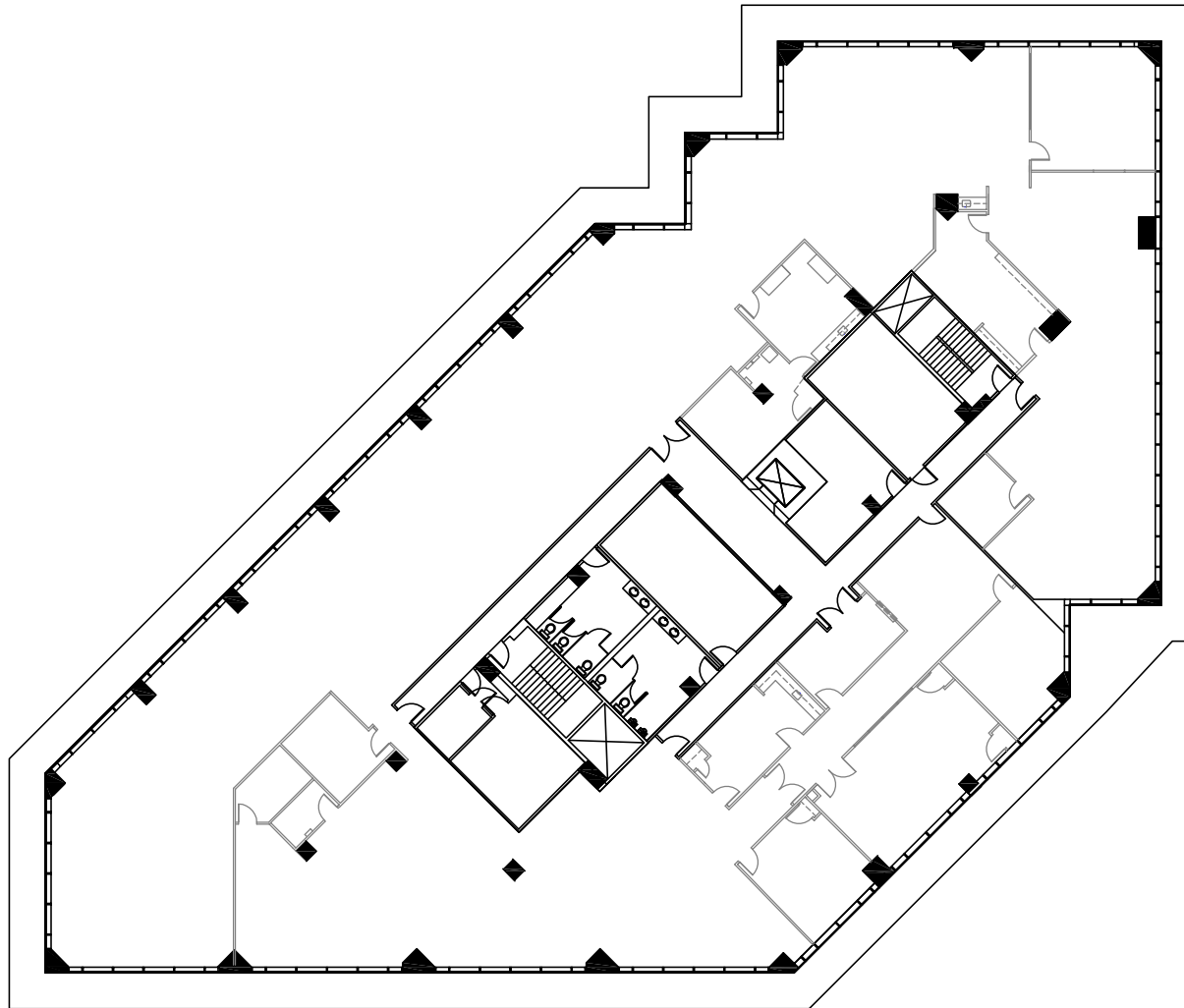
Suite 1600  
19,692 RSF

DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **16**  
FLOOR



Suite 1700  
17,910 RSF

DATE:  
02/20

Leased By:

 **TRANSWESTERN** REAL ESTATE SERVICES

 **17**  
PENTHOUSE  
FLOOR



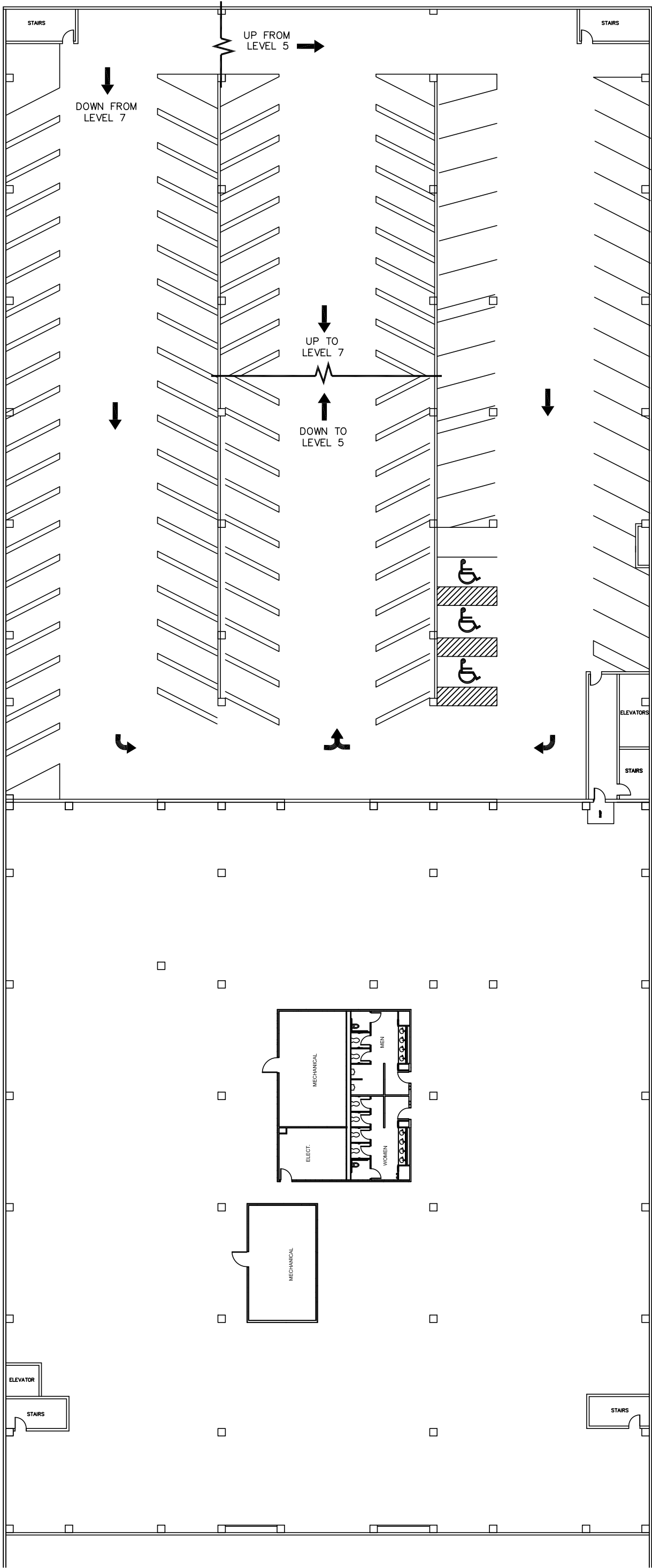
37,365 SF

TWO WESTLAKE GARAGE



LEVEL 6

04/10/14



37,365 SF

TWO WESTLAKE GARAGE



LEVEL 7

04/10/14

