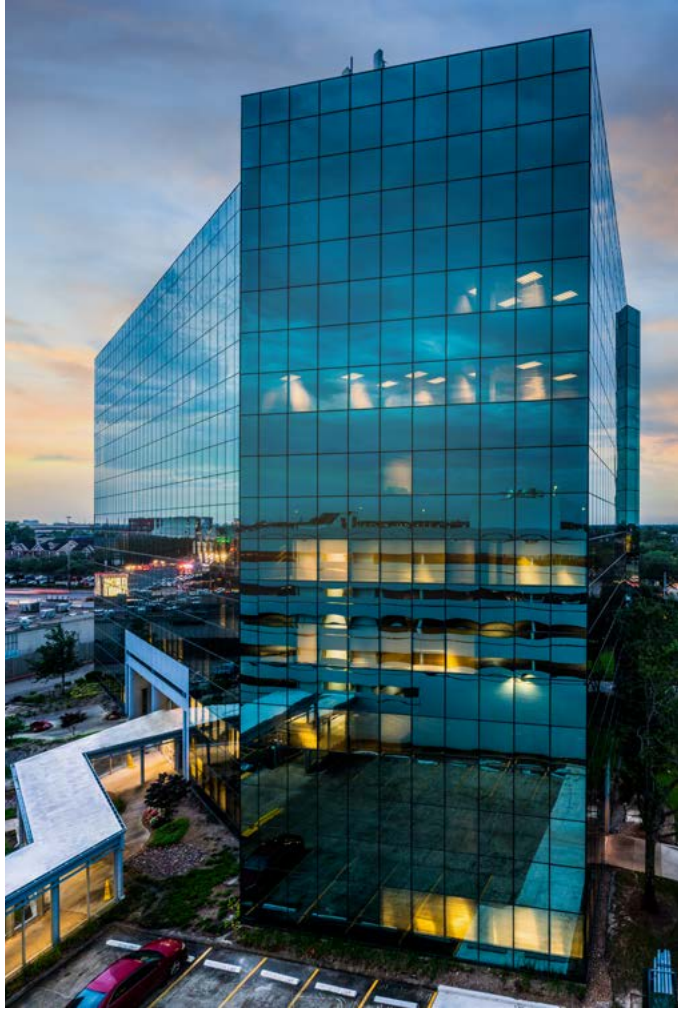
ROYAL OAKS

11490 WESTHEIMER RD

OVER 150,000 SF OF CLASS A OFFICE AVAILABLE FOR LEASE



ROYAL OAKS CENTRE
11490 WESTHEIMER
ROUNDTABLE MEDICAL CONSULTANTS
CRUM & FORSTER
TEXAS TRAINING & CONFERENCE CENTERS
CDM SMITH
ADVANCE ENERGY PARTNERS

ROYAL OAKS

WELCOME
TO ROYAL OAKS CENTRE

NEW ATTENTIVE OWNERSHIP AND ON-SITE MANAGEMENT

RECENTLY REMODELED LOBBY, COMMON AREAS, & RESTROOMS

232,018 RSF Class A Office in Westchase District

Move-in ready suites

On-site conference and training center seating 40

Putting green

3.67/1,000 Structured and gated parking

Card-key access

Monument signage available

24/7 on-site building and garage security

Walkable amenities and restaurants

Quick access to Beltway 8, Westpark Tollway, I-10 and US 59

CONVENIENCE

LOCATED IN THE HEART OF WESTCHASE DISTRICT

DRIVE TIMES

CITY CENTRE / MEMORIAL CITY
13 minutes (5.5 miles)

SUGAR LAND
18 minutes (12.5 miles)

KATY
20 minutes (11.5 miles)

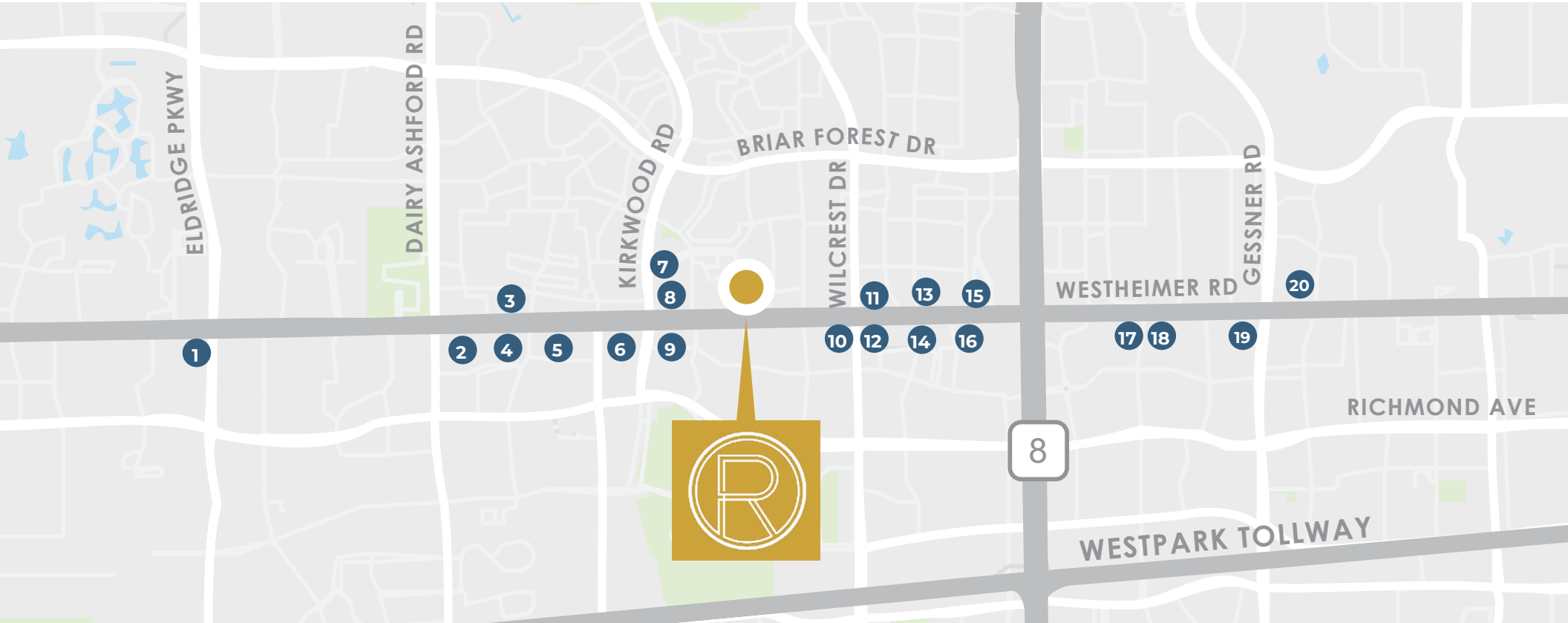
GALLERIA
20 minutes (9.5 miles)

DOWNTOWN
25 minutes (16 miles)

CYPRESS
28 minutes (22 miles)

HOBBY AIRPORT
32 minutes (23.5 miles)

BUSH AIRPORT
35 minutes (31.5 miles)



SELECT AMENITIES WITHIN 3 MILE RADIUS

1 FIRST WATCH THE DAYTIME CAFE, menchie's frozen yogurt, Michaels, TJ maxx HomeGoods, ULTA BEAUTY

2 24 HOUR FITNESS

3 FADI'S

4 SHIPLEY DO-NUTS MAKE LIFE DELICIOUS, WHATABURGER

5 PAPPADEAUX SEAFOOD KITCHEN, Phoenicia Specialty Foods

6 Chick-fil-A

7 WING STOP

8 FIVE GUYS, THE HALAL GUYS GYRO AND CHICKEN, SUBWAY

9 BUFFALO WILD WINGS, CHIPOTLE MEXICAN GRILL, H-E-B, Starbucks

10 KURA REVOLVING SUSHI BAR

11 BECK'S PRIME Restaurant

12 SMOOSH, TORCHYS

13 FIREHOUSE SUBS, salata salad kitchen

14 GOLF GALAXY, THE ORIGINAL TACO CABANA MEXICAN PATIO CAFE, target

15 MOD, Panera BREAD, SMOOTHIE KING

16 DUNKIN' DONUTS, JIMMY JOHN'S Since 1983 GOURMET SANDWICHES

17 MARRIOTT, OUTBACK STEAKHOUSE

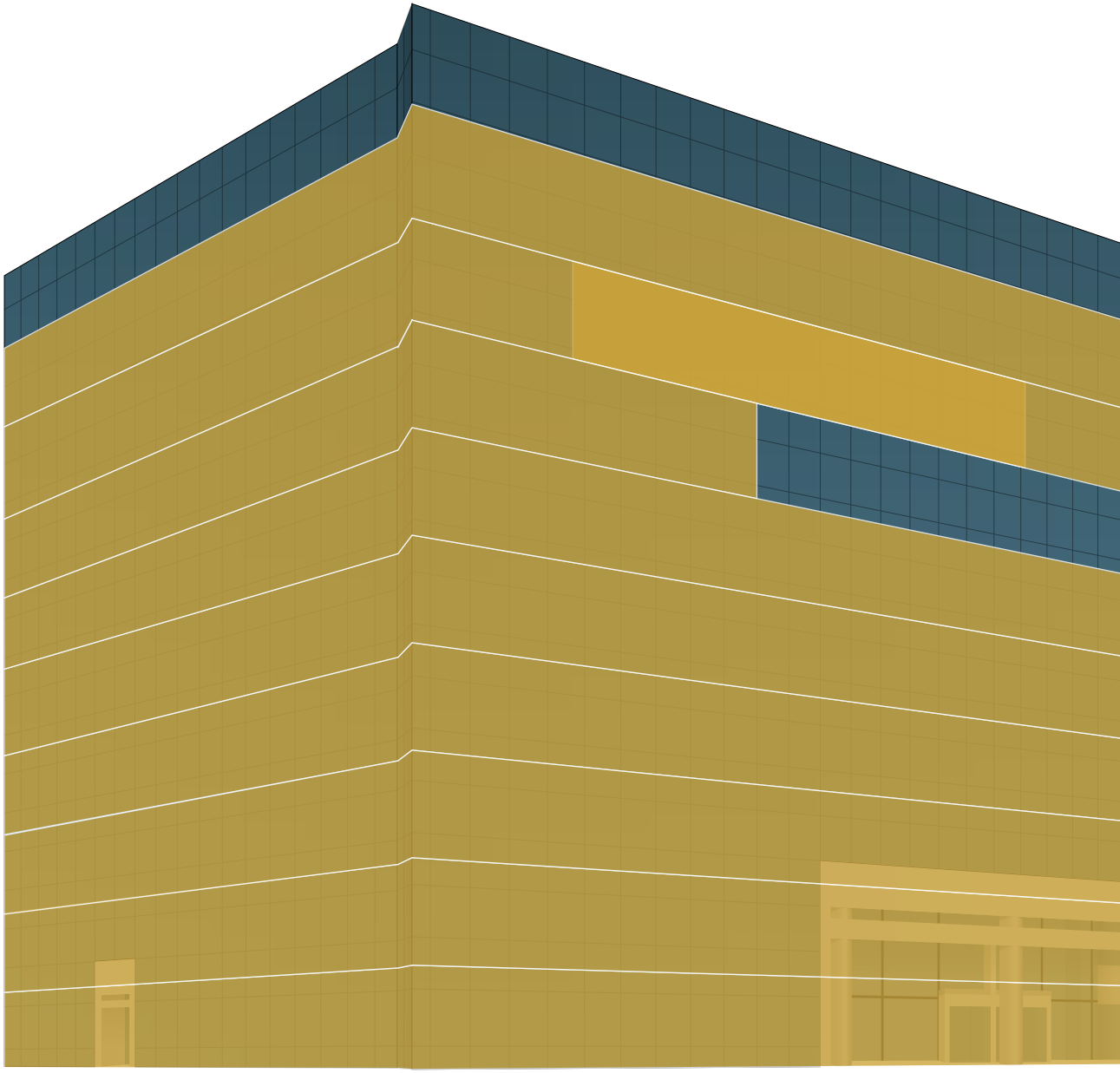
18 Hilton, Kroger

19 BENIHANA

20 BLAZE PIZZA, Lauren's El Tiempo Cantina

AVAILABILITIES

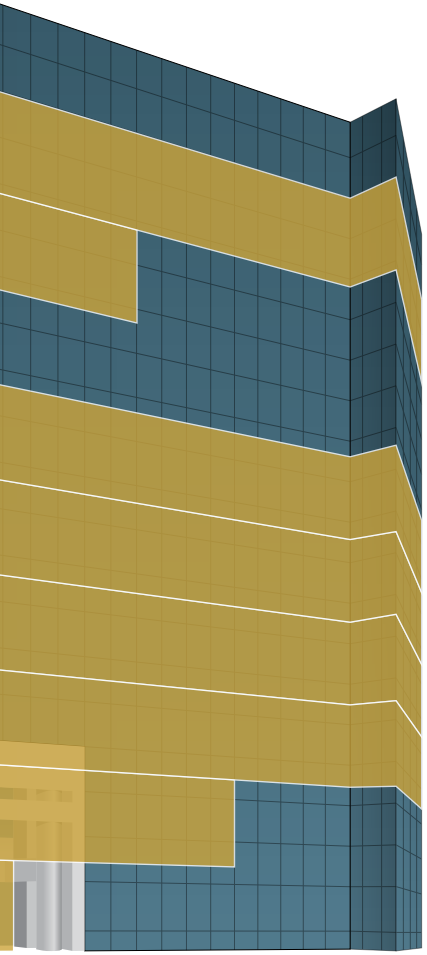
Suite 925	4,264 RSF	Available Sept 2023
Suite 935	6,056 RSF	24,137 SF contig.
Suite 950	13,817 RSF	Available Aug 2023
Suite 815	4,133 RSF	9,013 RSF contig.
Suite 825	4,880 RSF	9,013 RSF contig.
Suite 875	7,065 RSF	
Suite 700A	514 RSF	
Suite 720	4,524 RSF	7,456 RSF contig.
Suite 740 360°	2,932 RSF	7,456 RSF contig.
Suite 600 360°	23,882 RSF	95,794 RSF contig.
Suite 500	24,128 RSF	95,794 RSF contig.
Suite 400 360°	23,893 RSF	95,794 RSF contig.
Suite 300 360°	23,891 RSF	95,794 RSF contig.
Suite 200 9,166 RSF **Suite 240** 2,252 RSF **Suite 260** 1,996 RSF **Suite 280** 2,589 RSF		Move-in ready
Suite 100	2,580 RSF	Move-in ready
Suite 112	1,493 RSF	
Suite 150	10,697 RSF	

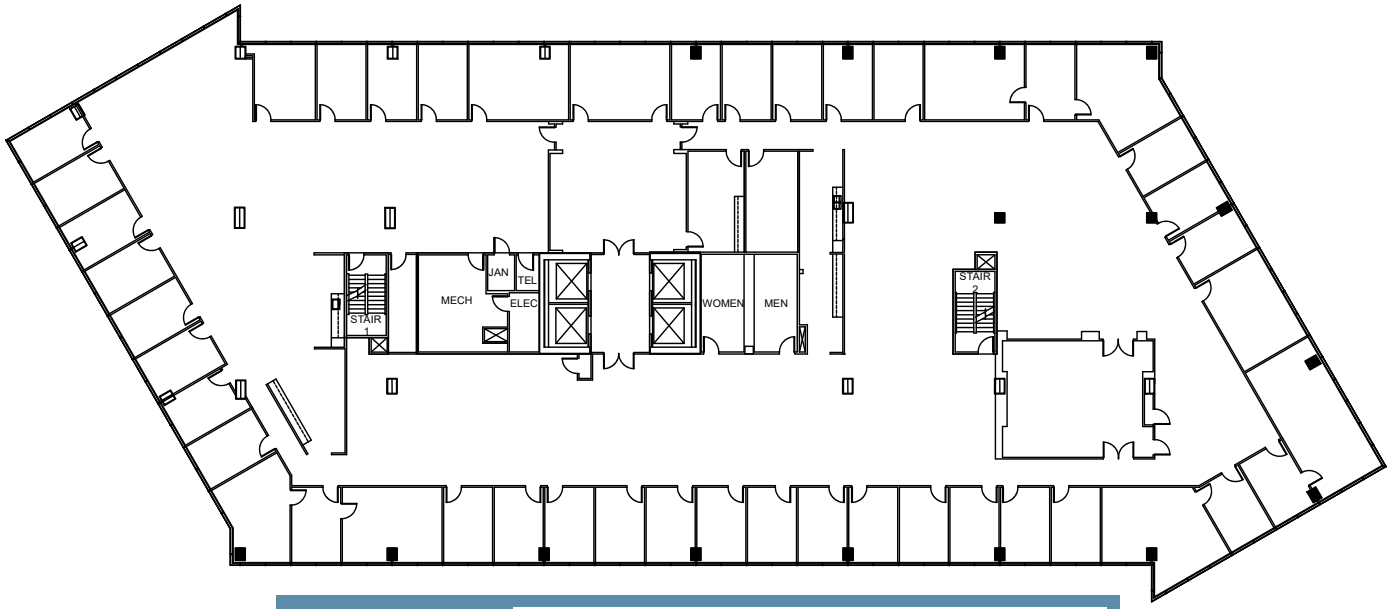


2,500+ SF
Model Suites

23,201 SF
Typical Floor Size

10
Stories





Full Floor Example

4th Floor - 23,893 RSF

COVID-19
HEALTH & SAFETY UPDATES

The following improvements have been implemented at Royal Oaks Centre 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 lobby

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

Touch-less hand sanitizers in each restroom on every floor

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

"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

"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

"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

"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

5555 Garden Grove Blvd, Westminster, CA

21900 Burbank Blvd, Woodland Hills, CA

4041 N Central Ave, Phoenix, AZ

11490 Westheimer Rd Houston, TX

650 N Sam Houston Pkwy E, Houston, TX

2 Westlake, Houston, TX

ROYAL
OAKS

11490 Westheimer Rd
Houston, TX 77077

FOR LEASING INFORMATION

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