



# 100 WAUGH

AT BUFFALO HEIGHTS



LEASED BY:



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100 Waugh is situated in the center of the city's greatest urban parks. Surrounded by a transforming Buffalo Bayou, an attractive and inviting gateway into downtown.

- » 20,254 RSF available on the 5th floor April 2022 or earlier
- » Efficient floor plates
- » Notable skyline views with 9' floor to ceiling windows
- » On-site security
- » Grab-N-Go Market and outdoor patio seating
- » Covered parking available at a 3.4/1000 parking ratio
- » Landlord has installed covered carports on the upper deck of the garage
- » Excellent location near Midtown convenient to many hotels, restaurants, shopping and premier residential neighborhoods.



# AVAILABLE SPACE | 5TH FLOOR | 20,254 RSF

RARE FULL FLOOR VACANCY | FLEXIBLE WORKSTATION AREAS | HIGH-END FINISHES  
MIX OF OPEN AND CLOSED CONCEPT | 5 CONFERENCE/HUDDLE ROOMS

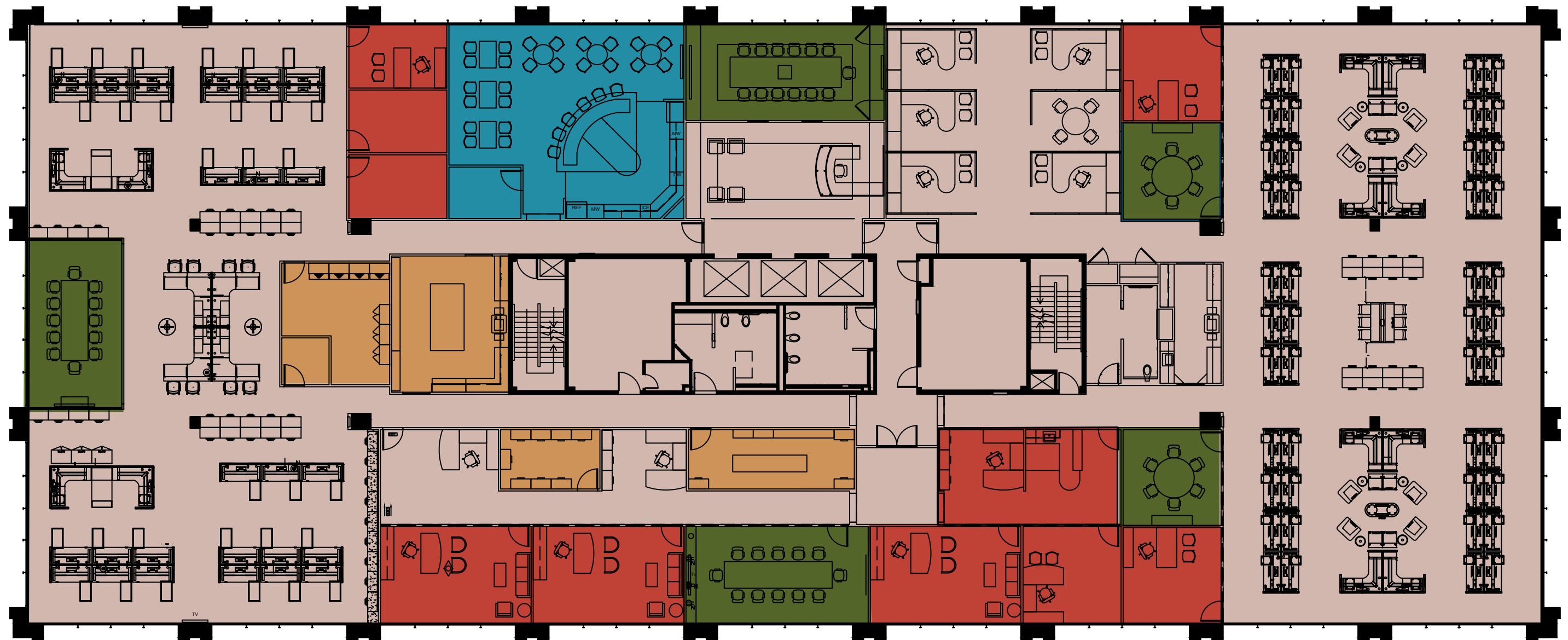
11 OFFICES

WORKSTATIONS

5 CONFERENCE ROOMS

4 COPY/FACILITIES

1 BREAK ROOM





## LOCATION

Situated in the center of the city's greatest urban parks. Surrounded by a transforming Buffalo Bayou, an attractive and inviting gateway into downtown. With views of beautiful green scenery and the Houston skyline.



**Incredible views**  
OF CBD, MEDICAL CENTER,  
GREENWAY AND GALLERIA



PROXIMITY TO  
**Houston's**  
**finest parks**



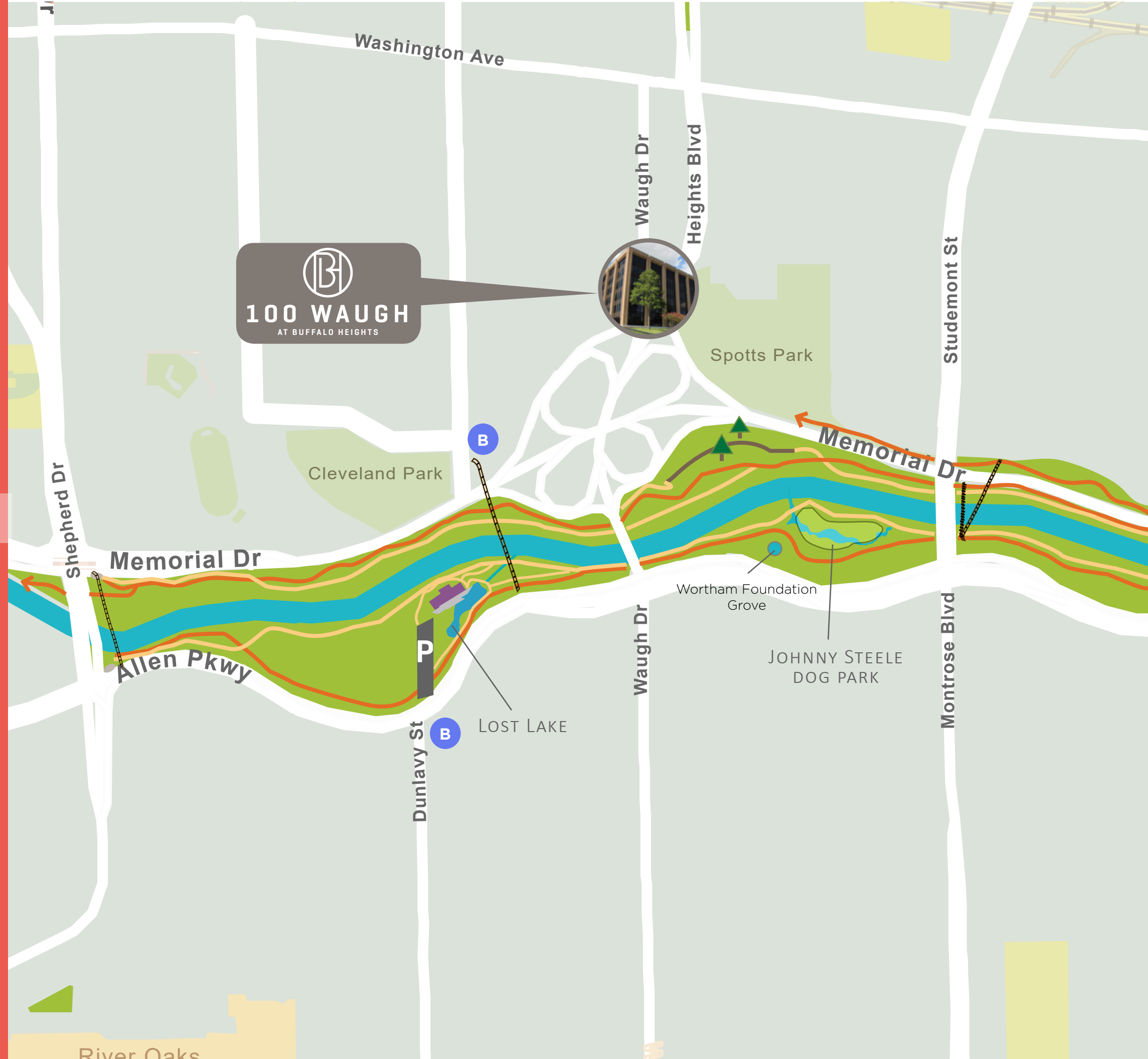
**5+ Miles**  
SANDY REED MEMORIAL  
HIKE/BIKE TRAIL

# BUFFALO BAYOU PARK

Only a 10-minute walk from 100 Waugh, enjoy breathtaking views from the 160-acre Buffalo Bayou Park where you can walk, run, cycle, paddle and visit any of the historic sites Buffalo Bayou has to offer.

## LEGEND

- HIKE AND BIKE TRAIL
- WALKING PATH
- GREEN TREE NATURE AREA
- PEDESTRIAN BRIDGE
- P PARKING
- B B-CYCLE STATION



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# AMENITIES

100 Waugh is within close proximity to Washington/Heights, Downtown and the Inner Loop's fine restaurants and offers some of the city's local boutique hotels.

**Within a Five-Minute  
Drivetime**

**306**  
RESTAURANTS/BAR

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**50**  
HOTELS/ACCOMODATIONS

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**267**  
RETAIL STORES



# WASHINGTON AVE RESTAURANTS



Cloud 10 Creamery,  
Melange Creperie,  
Local Foods, Postino  
Wine Cafe

White Oak Dr

7 Minute  
Drive Time

9 Minute  
Drive Time



7 Minute  
Drive Time

6 Minute  
Drive Time

5 Minute  
Drive Time

2 Minute  
Drive Time

4 Minute  
Drive Time

5 Minute  
Drive Time

**100 WAUGH**  
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2 Minute  
Drive Time





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FOR LEASING INFORMATION, CONTACT:

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LEASED BY:

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