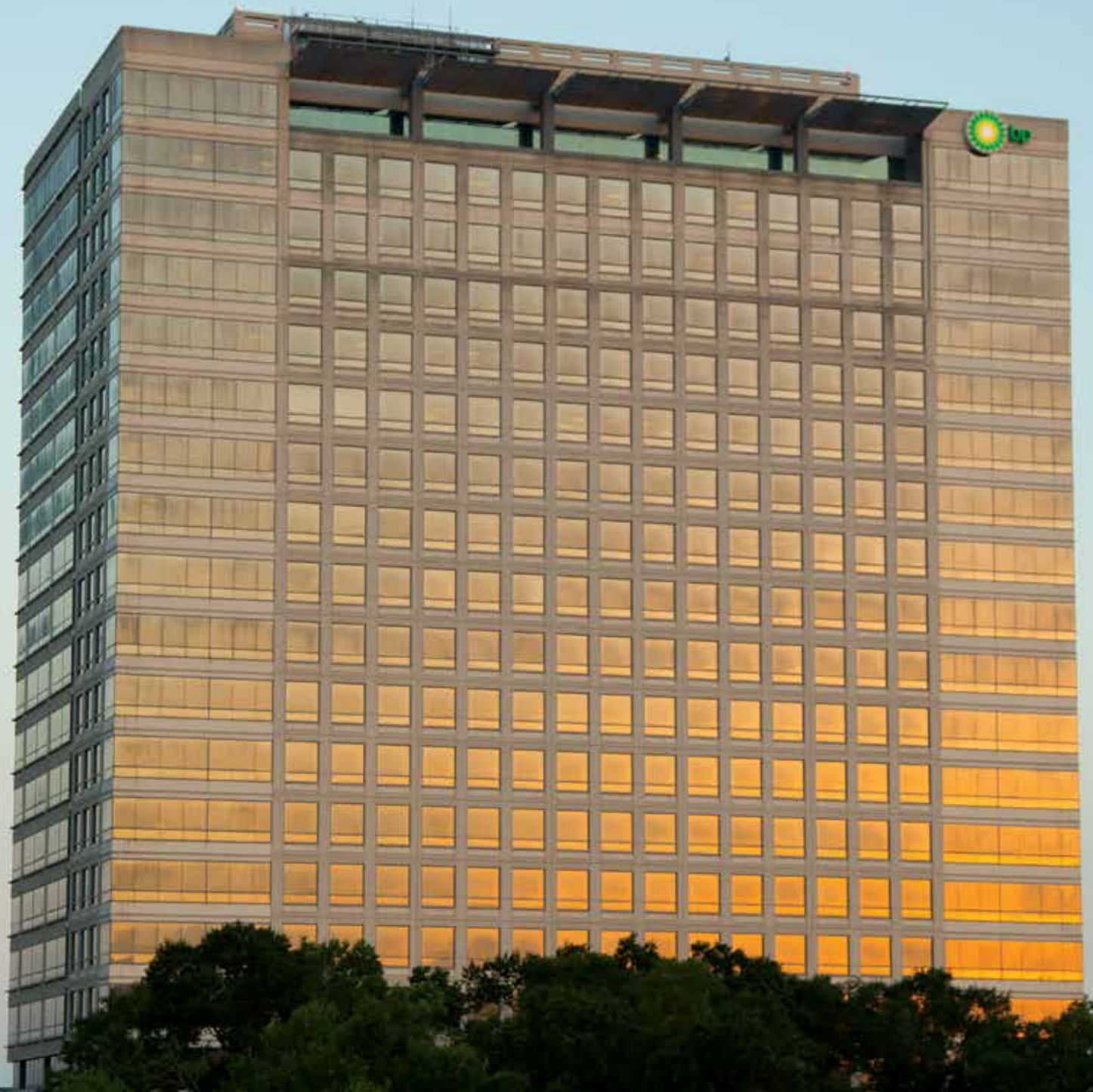
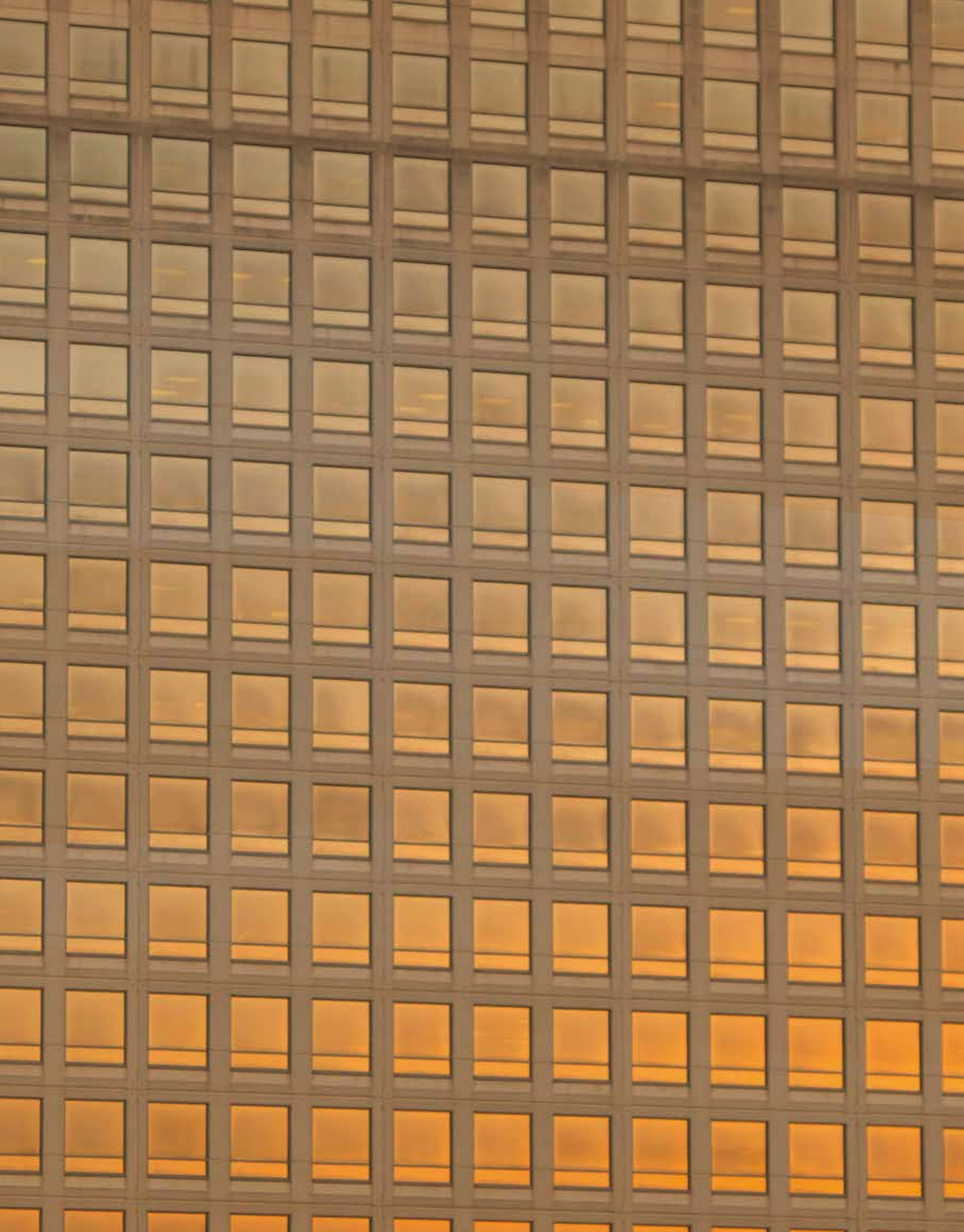


FOUR

WESTLAKE





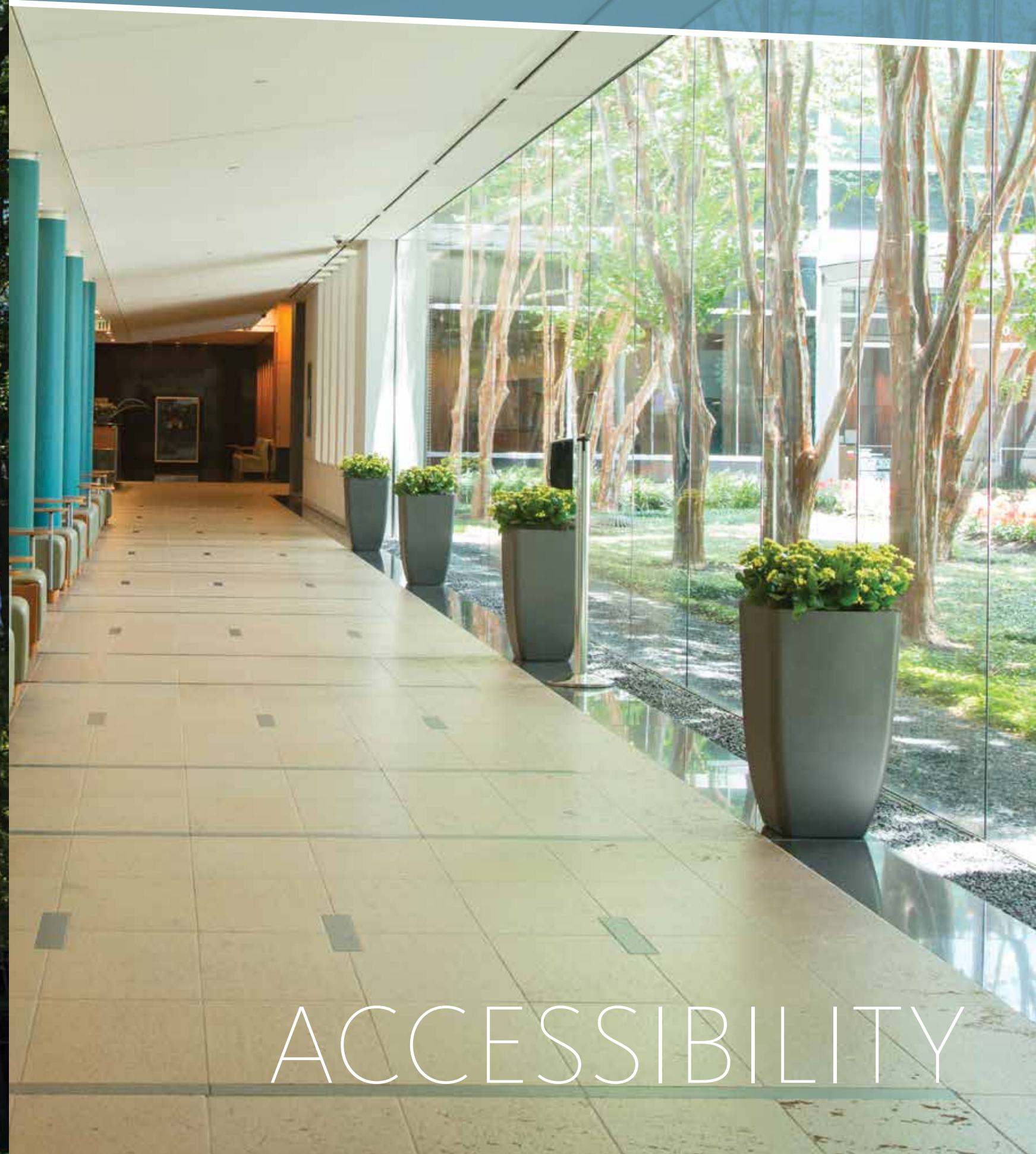
FOUR WESTLAKE IS AN OPPORTUNITY UNLIKE ANY OTHER. LOCATED IN WESTLAKE PARK, WEST HOUSTON'S FIRST HIGH-QUALITY, DEED-RESTRICTED CORPORATE OFFICE PARK, FOUR WESTLAKE OFFERS A UNIQUE AND DISTINCT COMBINATION OF PROMINENT LOCATION, MARKET-LEADING VALUE AND READY-TO-OCCUPY CORPORATE-STYLE OFFICE SPACE. CONVENIENT ACCESSIBILITY AND EXCELLENT VISIBILITY LOCATED IN THE HEART OF HOUSTON'S ENERGY CORRIDOR. FOUR WESTLAKE PROVIDES IMMEDIATE ACCESS TO MAJOR TRANSPORTATION ARTERIES INCLUDING I-10, HIGHWAY 6, ELDRIDGE ROAD AND MEMORIAL DRIVE.

OPPORTUNITY



With its strategic position along I-10, Four Westlake offers identity opportunities for major tenants, including top-of-building and exterior monument signage. Designed by Gensler,

and built in 1992 encompassing 20 stories of 560,000 square feet, Four Westlake prominently welcomes tenants with its energy-efficient construction and forward-thinking design.



ACCESSIBILITY

Four Westlake's spacious lobby greets visitors with floor-to-ceiling windows offering the perfect spot to collaborate over a cup of coffee at the coffee shop and juice bar. The building lobby

also provides assistance to visitors with a visitor reception console which directs and oversees building security.

WELCOMING

AMENITIES



Tenants can enjoy the convenience of Four Westlake's on-site dining options, which include a full-service cafeteria with indoor and outdoor seating.

For visitors and tenants wanting to leave campus for lunch, there is a complimentary trolley service to and from nearby restaurants.



The first three floors contain expansive conference and town hall space to meet all meeting needs. Because of the unique infrastructure, column-free design and modular partitions, the space can be configured to accommodate up to 300 people.



MODULAR

The 5' window mullion spacing provides excellent design flexibility and allows for natural light from the building's unencumbered views to work its way through the entire space on each floor. The office space was custom designed and planned to provide efficient, collaborative and productive workspaces for corporate and professional firms focused on recruitment

and retention. Floors 4-20 are approximately 25,000 square feet, rectangular-shaped and column-free, providing maximum design flexibility for both open and closed office configurations. Currently, the floors are open plan with abundant conference, collaborative and support areas. Conference rooms are powered with state-of-art audio/visual equipment and white boards.

MODERN DESIGN



The office space is fully furnished with Herman Miller furniture systems that are ready for occupancy or can be reconfigured to each user's needs. These ergonomic and flexible work stations provide a generous amount of power and work surfaces. Natural lighting is abundant, and artificial lighting is modern

and well designed. A café-style kitchen area is located immediately off the elevator lobby on each floor, providing ample space for employees to connect and collaborate on their way to their desks.



NATURAL LIGHT





The 12,000-square-foot fitness center overlooks the lush campus, allowing tenants a welcome distraction and easy access to the campus hike and bike trails leading to Terry Hershey Park.

The center offers locker rooms, group exercise rooms and laundry service, if needed.

GREEN SPACE

CAMPUS

Map of Westlake Campus, parking, ingress and egress

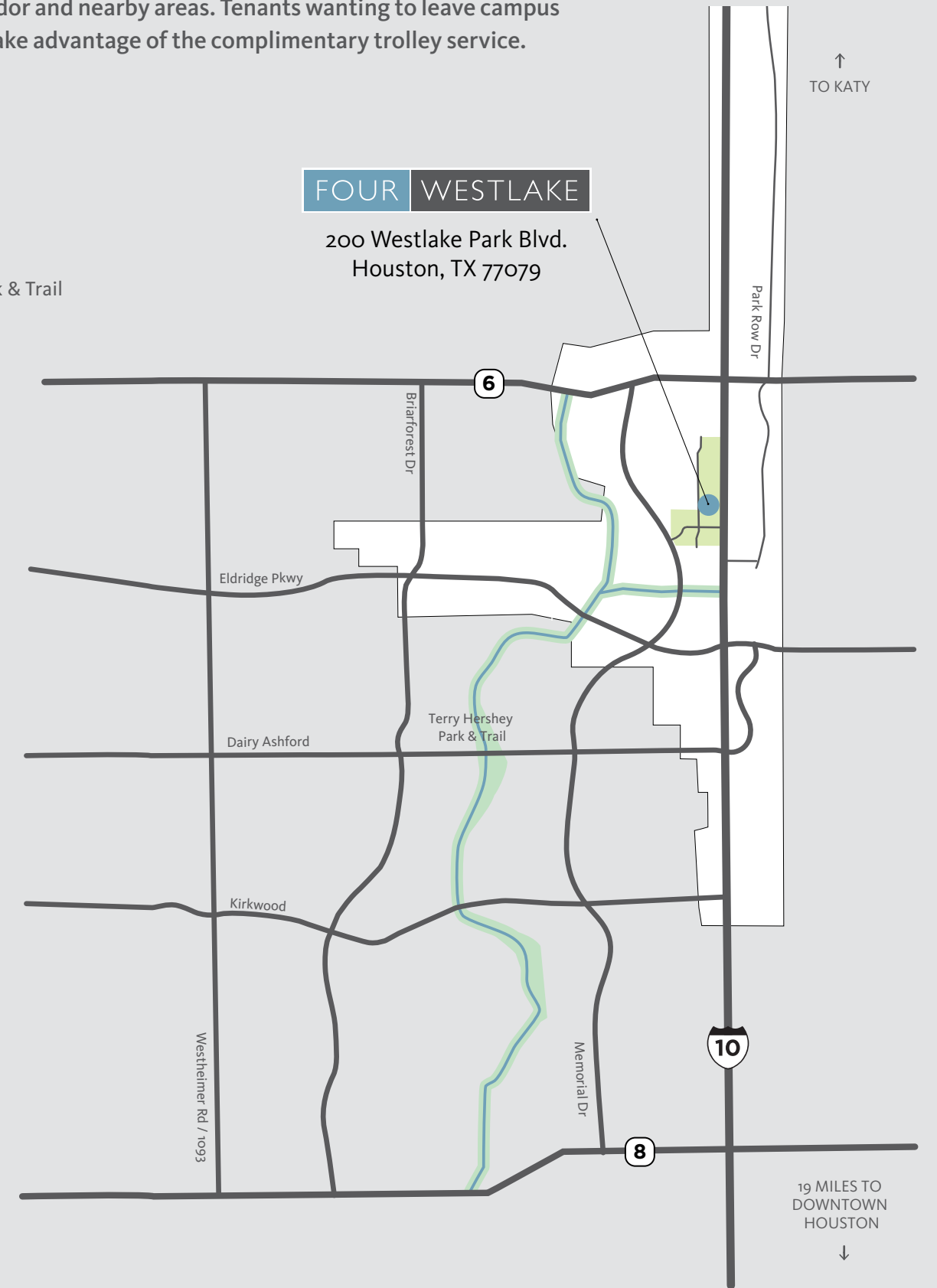
- Four Westlake
- Westlake Campus
- Westlake Buildings
- Future Development
- P Parking
- Ingress
- Egress



AREA MAP

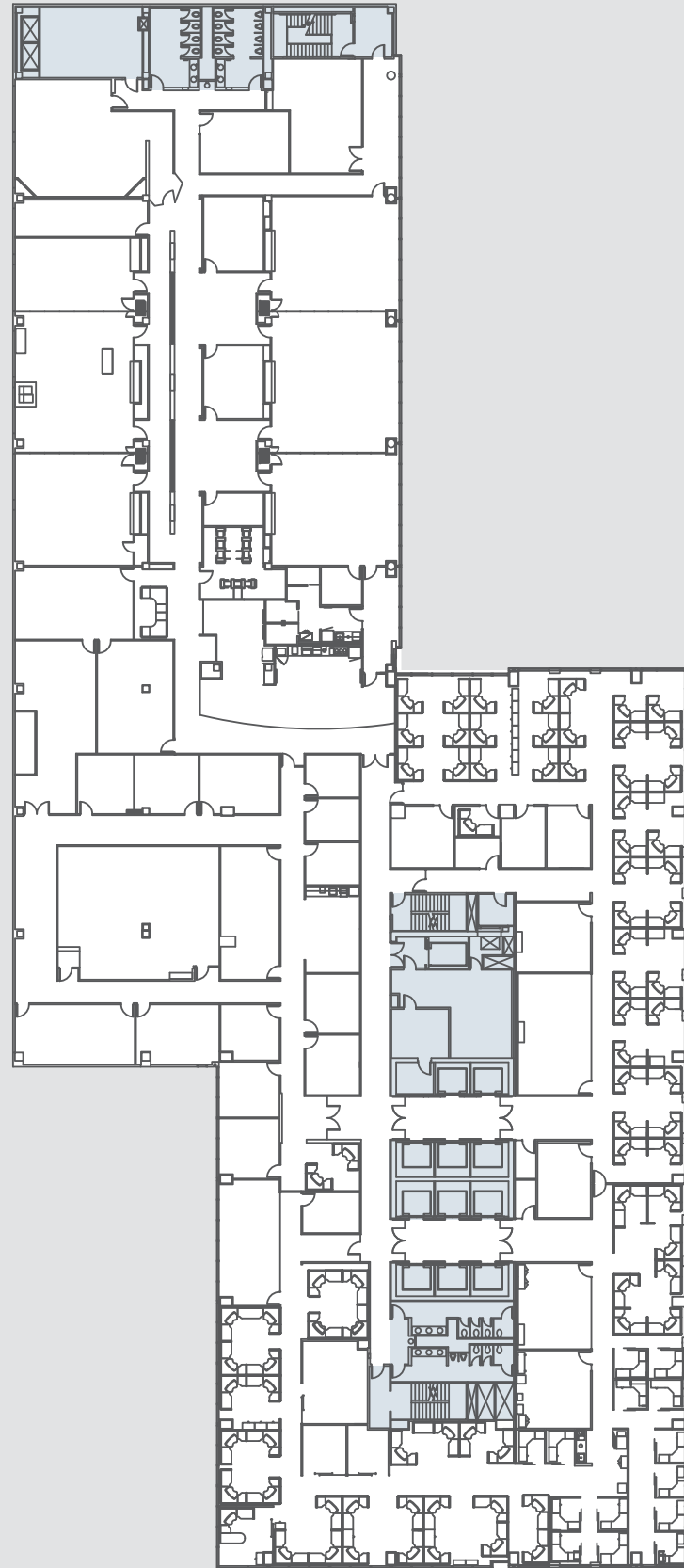
Map of Energy Corridor and nearby areas. Tenants wanting to leave campus for lunch, they can take advantage of the complimentary trolley service.

- Four Westlake
- Westlake Campus
- Energy Corridor
- Terry Hershey Park & Trail



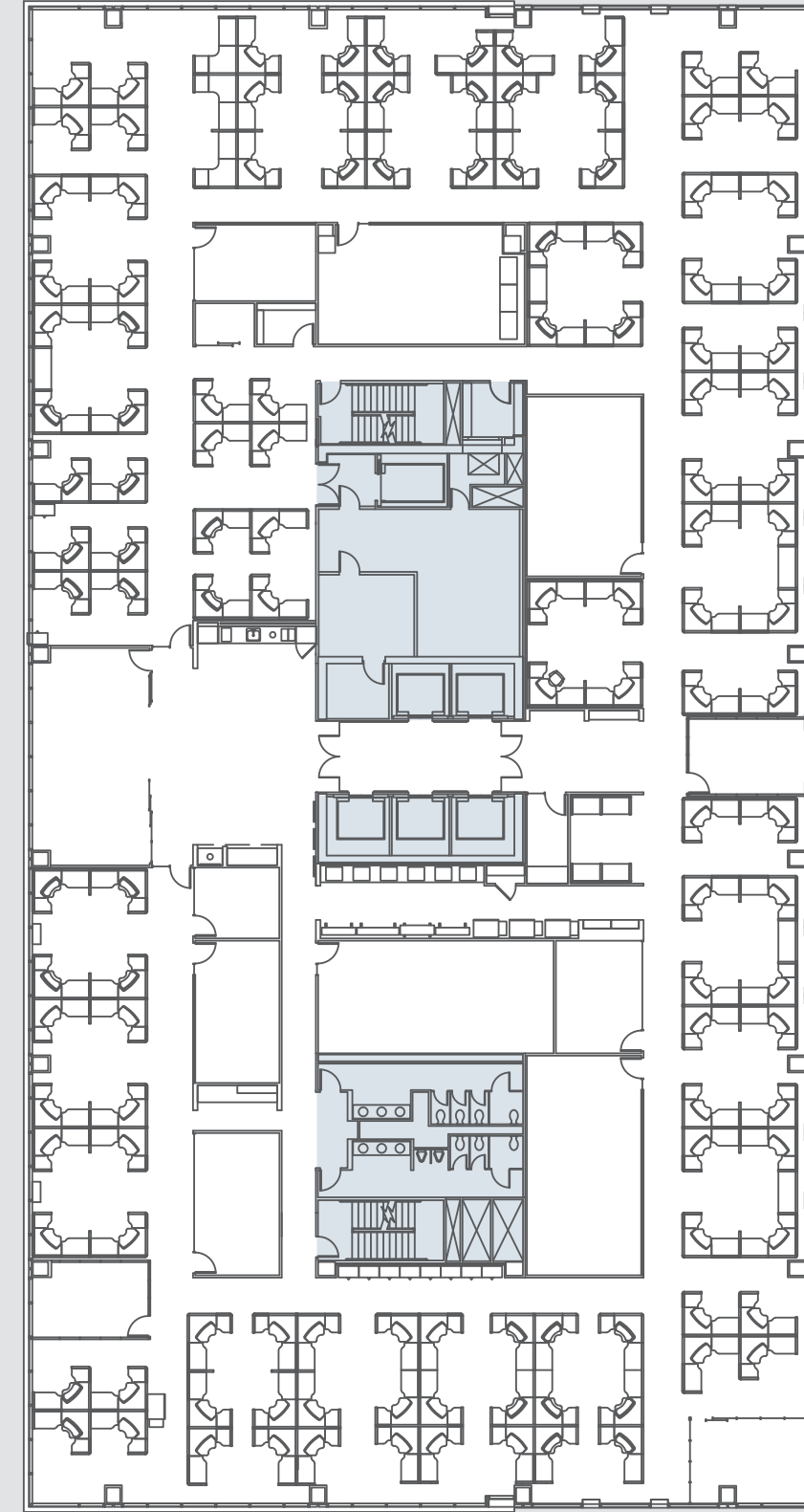
FLOOR 3

The size and footprint of Floor 3 is representative of Floors 2 and 3 which is approx. 45,000 RSF



FLOOR 16

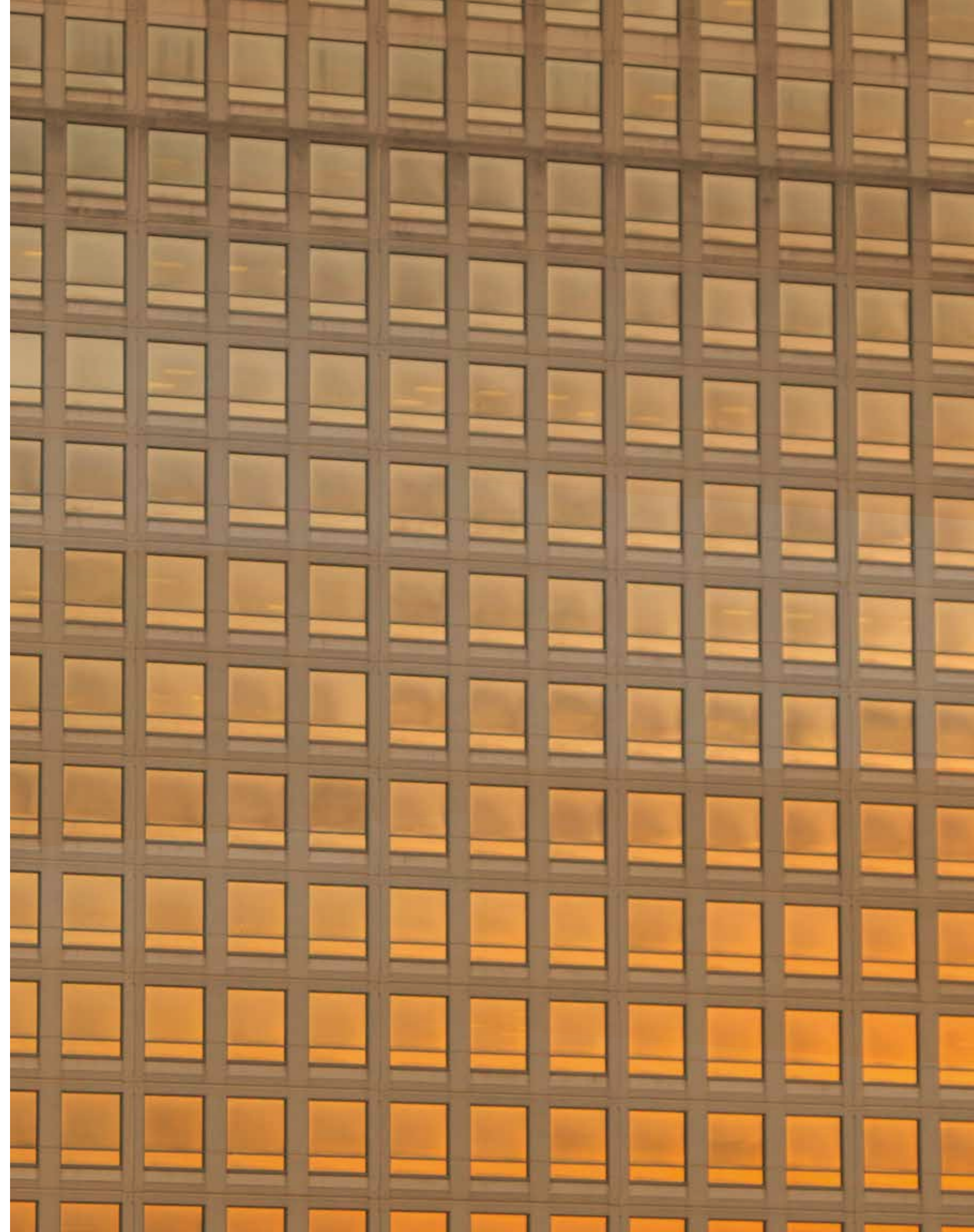
Floor 16 is representative of the floor size for floors 4-20 which are approx. 25,000 RSF



STACKING PLAN

Floor	Rentable Square Feet	Current Seat Count
20	24,394	49
19	25,477	142
18	25,477	148
17	25,557	118
16	25,557	134
15	25,557	137
14	24,593	144
13	25,006	139
12	24,854	79
11	24,996	150
10	24,804	135
9	24,844	139
8	24,844	135
7	24,996	141
6	24,996	139
5	24,996	142
4	24,578	153
3	45,633	98
2	45,796	205
Lobby/1	36,946	-
Basement	5,193	-
	559,216	2,527

Building Size: 561,065
Class/Year Built: A / 1992
Leasable Space: 559,216
Number of Floors: 20
Parking: 3.5/1,000



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FOUR WESTLAKE

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