

**55 - WAUGH DRIVE**  
HOUSTON, TEXAS 77007

## **BUILDING SUMMARY**

**Floors:** 12

### **Net Rentable Area**

246,574 Square Feet

### **Construction**

- > Poured in-place concrete
- > Reflective glass
- > Glassweld insulated panels

### **Parking Garage**

- > 750 spaces
- > Contract, Visitor, & Disabled

### **Elevator Service**

- > 5 in office tower
- > 2 in parking garage

### **Safety Features**

- > On-site security guard – 24hrs
- > Card Key security access system
- > Video Cam security monitors
- > Emergency Power Support System
- > Pressurized, smoke free stairwells
- > Comprehensive sprinkler system



**55 Waugh** is a Class A, 12 story office building, just north of the intersection of Waugh Drive and Memorial Drive. 55 Waugh overlooks the beautiful stretch of Buffalo Bayou between River Oaks and downtown Houston.

Downtown is less than five minutes away via Allen Parkway or Memorial Drive, both providing easy access to I-45 North and South. Memorial Drive provides easy access to the West Loop, the Galleria area business district, and the executive neighborhoods of Memorial and Tanglewood. Interstate 10 is less than a mile to the north, and nearby Shepherd Drive is a direct route to U.S. 59 (Southwest Freeway).

### **Building Amenities**

- > **Fitness Center**
- > **Full Service Banking (Prosperity Bank)**
- > **Midtown Deli**
- > **Great Views of Downtown**

#### **For leasing/management information, contact:**

Jo Nell Smith, Holmes Investments Inc.  
55 Waugh Drive, Suite 1111  
Houston, TX 77007 713-862-1133  
[55waugh@holmesinvestments.net](mailto:55waugh@holmesinvestments.net)