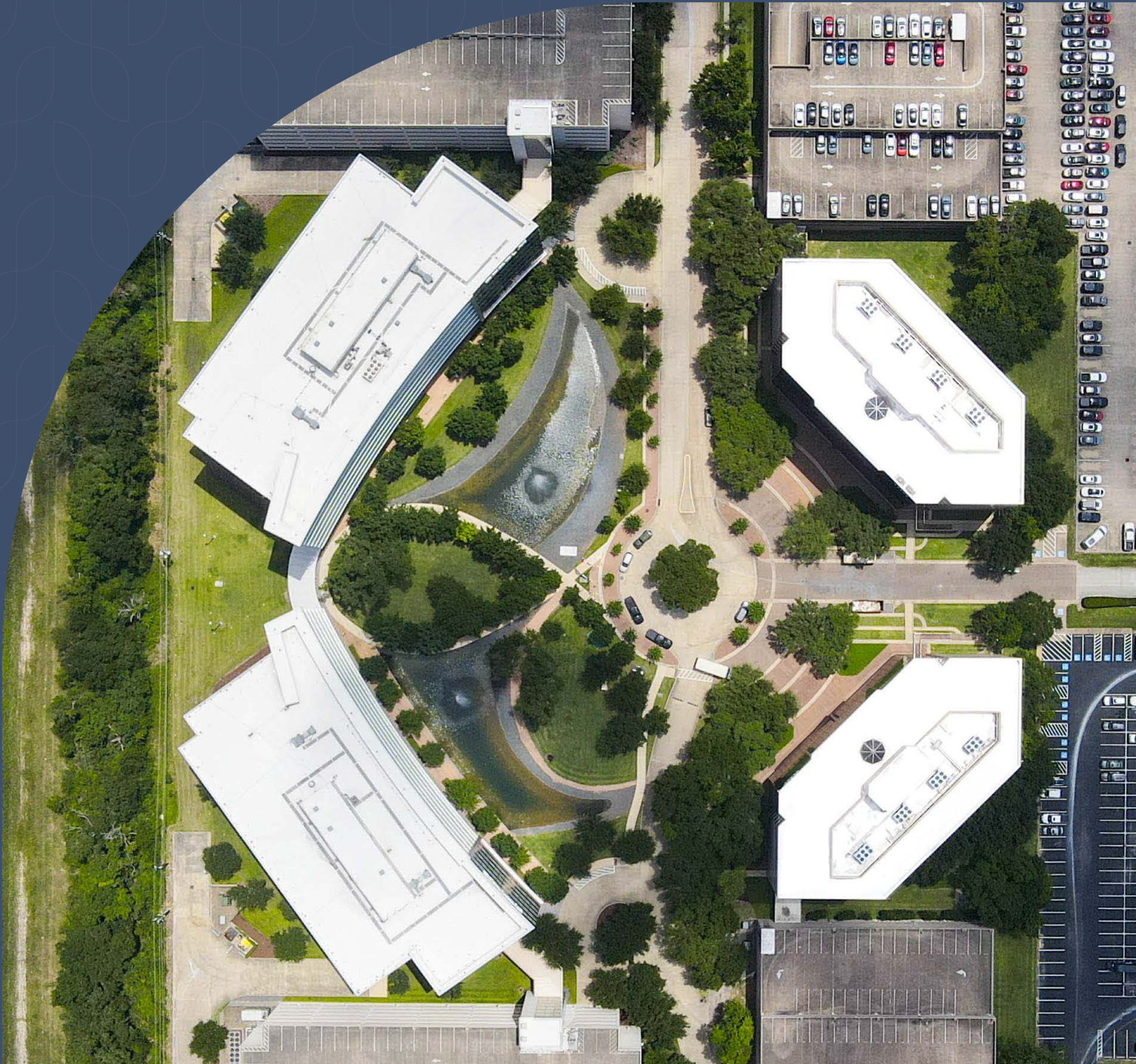


wood
branch
PLAZA

Connected by Design








 **Stena Real Estate**

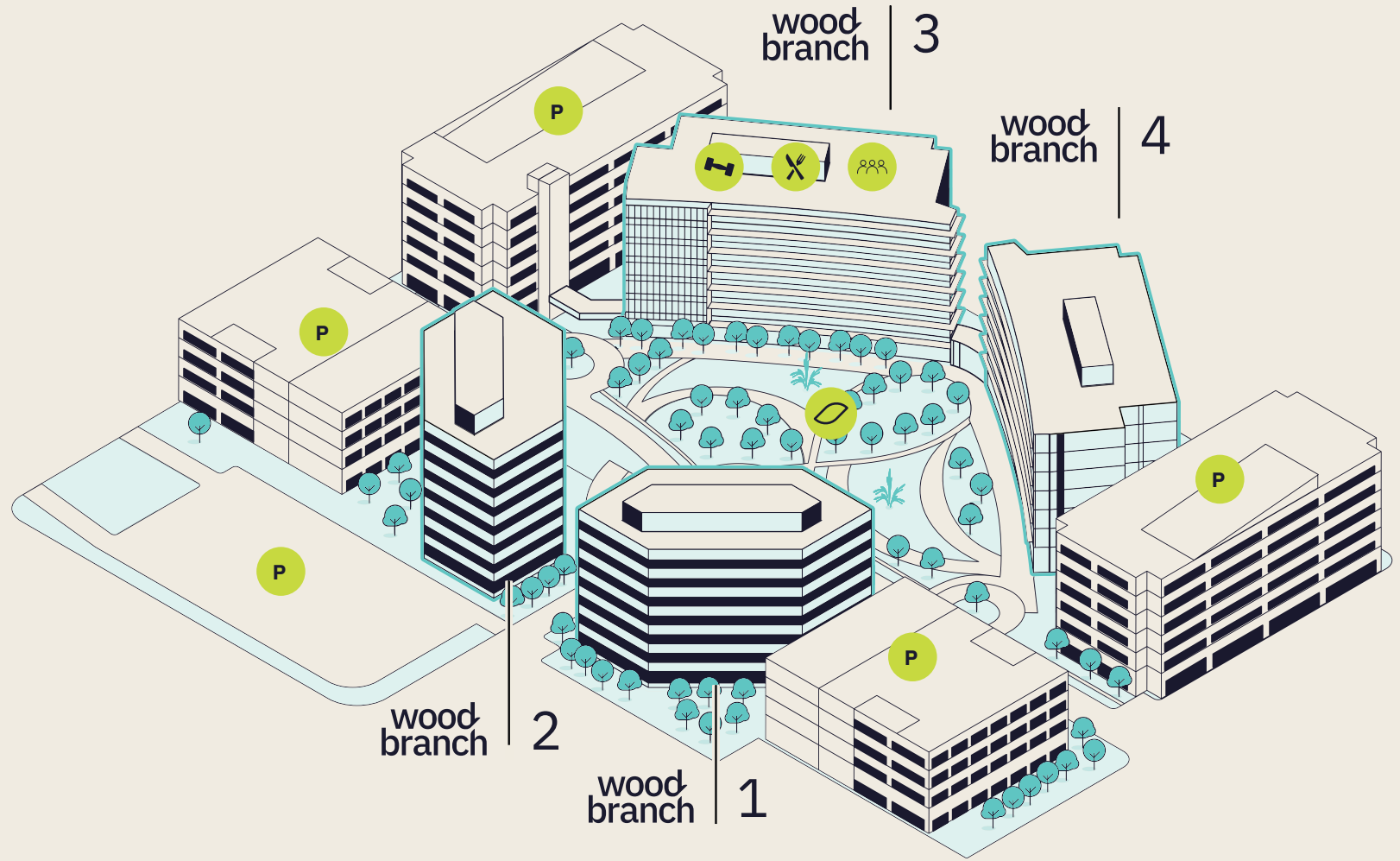
 **Transwestern**

A Campus Designed Around How Teams Work Today

Woodbranch Plaza brings together four office buildings into one campus environment through connected through shared amenities, greenspace and workplace experiences.

AT A GLANCE

-  Cafè
-  Central Park
-  Conference Center
-  Fitness Center
-  Parking



PLAZA HIGHLIGHTS:

4
Buildings

20
Acres

580K
SF Total Campus

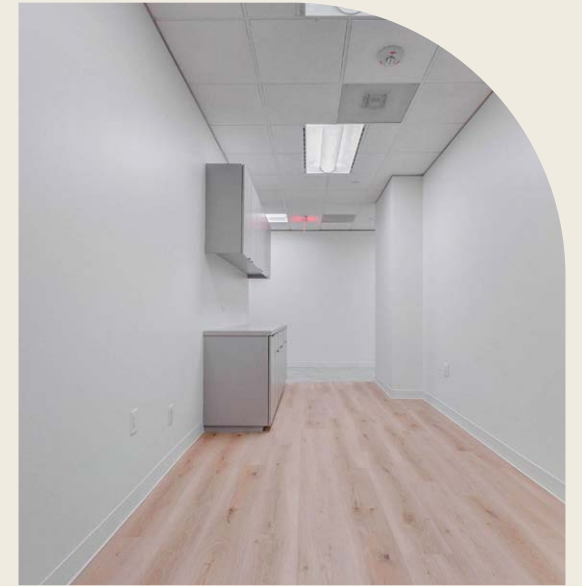
5
Onsite Parking Facilities

4/1,000
Parking ratio

Built for Opportunity

Recent improvements throughout the campus reflect an ongoing commitment to tenant experience.

Move-in-ready suites and a range of available spaces provide flexibility for organizations of varying sizes and stages.



1,390 SF -
15,660 SF
NEWLY DELIVERED
SPEC SUITES



Built on
Connection.
Powered by
Opportunity.

Located in Houston's Energy Corridor, Woodbranch Plaza offers access to one of Houston's most established business districts, known for its employers, skilled workforce, and connectivity.

ENERGY CORRIDOR'S LARGEST EMPLOYERS:

API (American Petroleum Institute)
BP
Baker Hughes
CITGO
ConocoPhillips
MD Anderson Cancer Center
Enbridge
PGS
Fluor
Shell
Kiewit
McDermott

1.3M

EMPLOYEES

43%

BUSINESS &
TECH TALENT

39%

HOUSTON'S HOUSEHOLDS

400K

DAYTIME POPULATION

2.6M

RESIDENTS

Convenient Access. Connected Location.

With direct access to I-10 and proximity to Beltway 8, Woodbranch Plaza offers efficient connectivity across Houston's west side and major commuter corridors.

DRIVE TIMES

5 mins

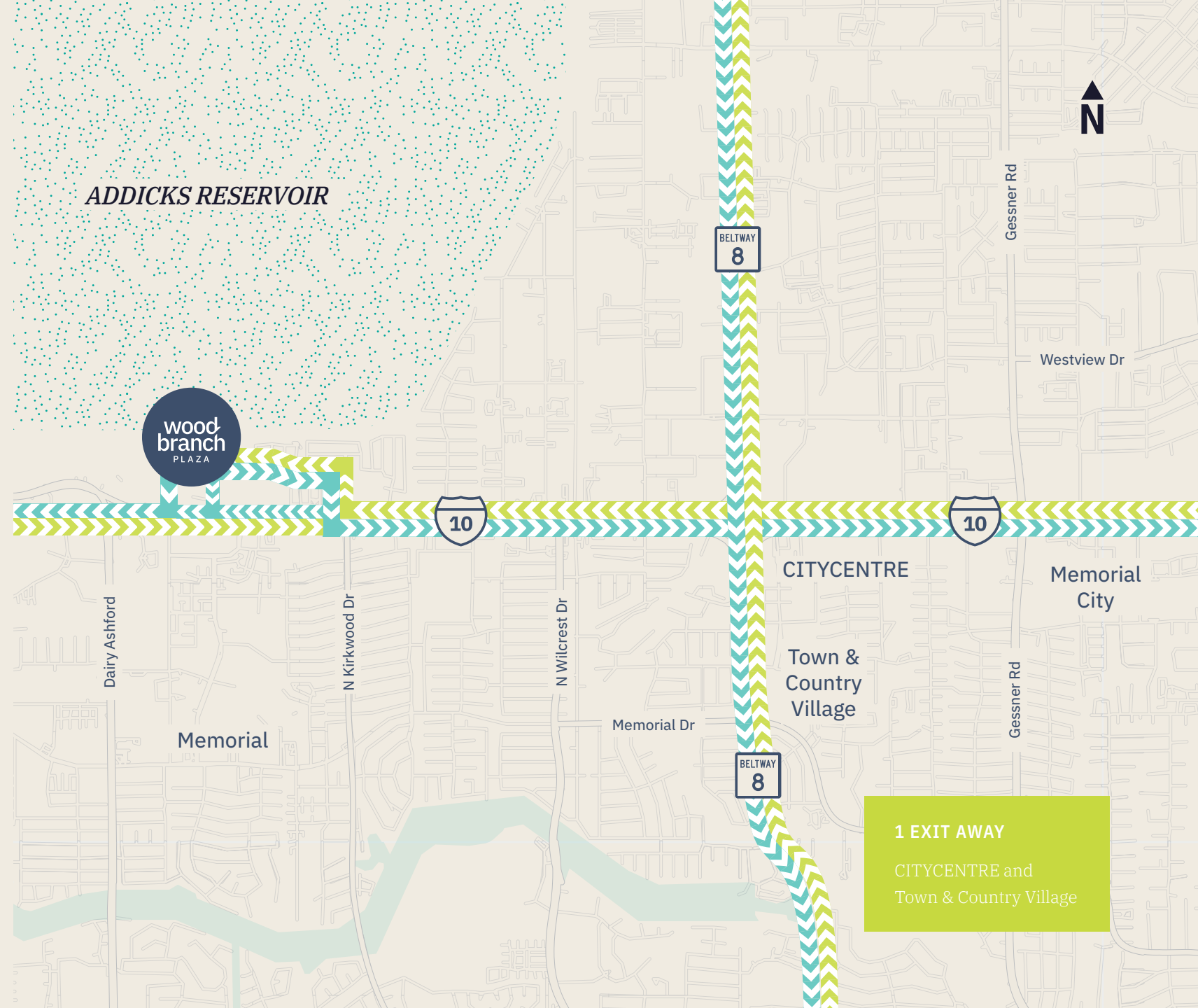
CITYCENTRE
TOWN & COUNTRY VILLAGE
MEMORIAL CITY

20 mins

KATY
CINCO RANCH
GALLERIA/UPTOWN

30 mins

DOWNTOWN
GEORGE BUSH AIRPORT
HOBBY AIRPORT



Connected to Houston's West Side

From CITYCENTRE and Memorial City to nearby hospitality, retail, and dining destinations, Woodbranch Plaza sits within one of Houston's most connected environments.

CITYCENTRE

26 Restaurants | 24+ Retailers



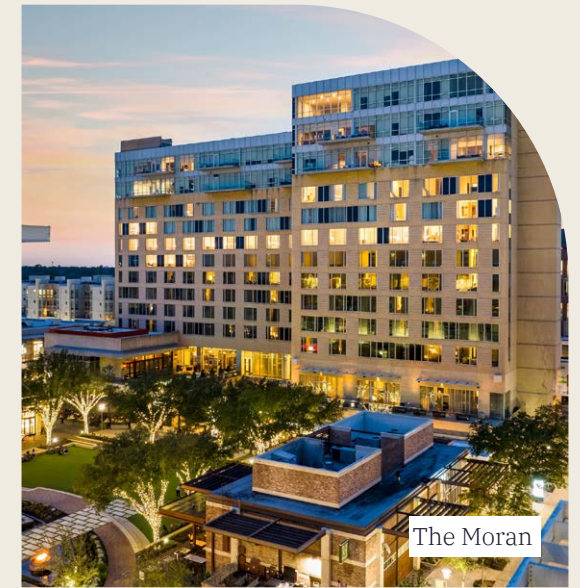
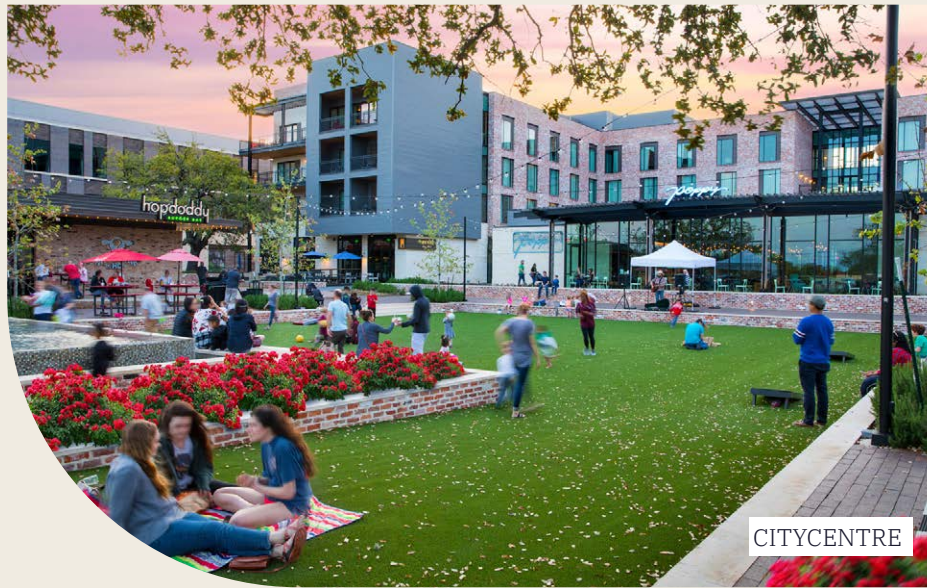
TOWN & COUNTRY VILLAGE

16 Restaurants | 34+ Retailers



MEMORIAL CITY

60 Restaurants | 135+ Retailers



Wellness Built into the Workday

Naturally lit locker rooms, modern equipment, and campus connectivity create a fitness experience designed to support healthier routines throughout the day.



Flexible Spaces for Collaboration and Presentation

Conference spaces designed to support everything from small team meetings to large-scale presentations, offering flexible, multi-purpose environments with a strong emphasis on training and classroom-style functionality.



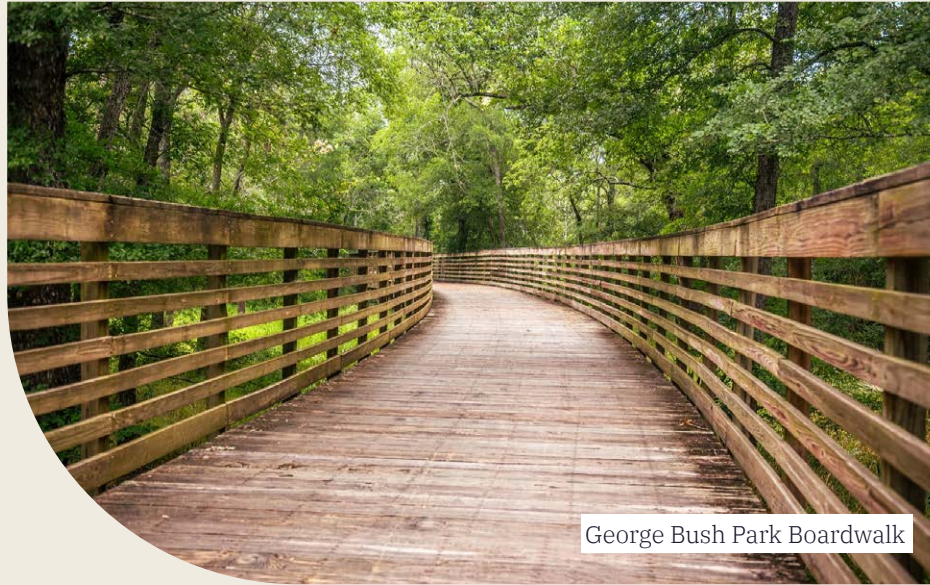
Convenience Served Daily

Coffee before the first meeting. Lunch without the commute. A quick reset in the middle of the afternoon. The Café adds ease and connection throughout the workday.

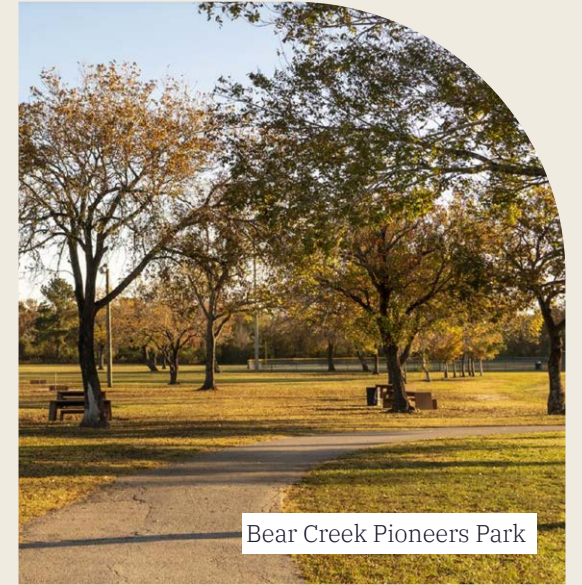


Minutes from West Houston's Parks & Trails

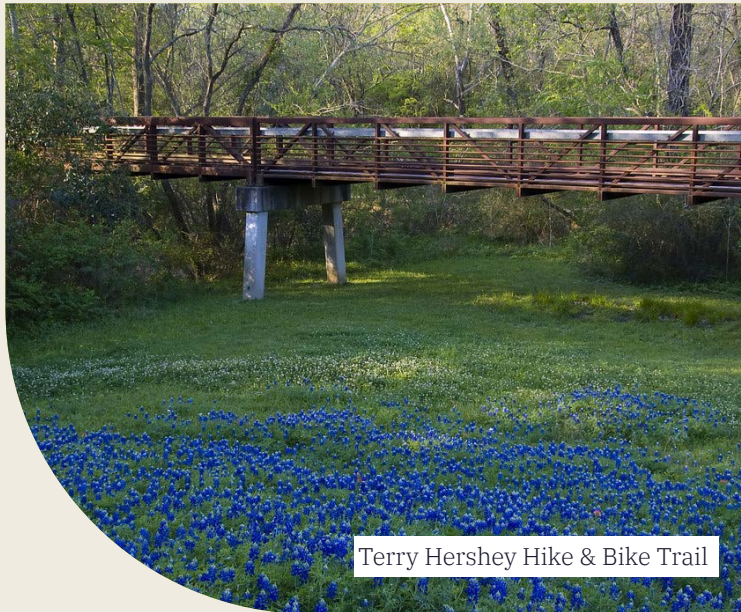
Woodbranch Plaza connects tenants to West Houston's established outdoor network, with nearby access to parks, trails, and green space just minutes from the office.



George Bush Park Boardwalk



Bear Creek Pioneers Park



Terry Hershey Hike & Bike Trail



Addicks Reservoir

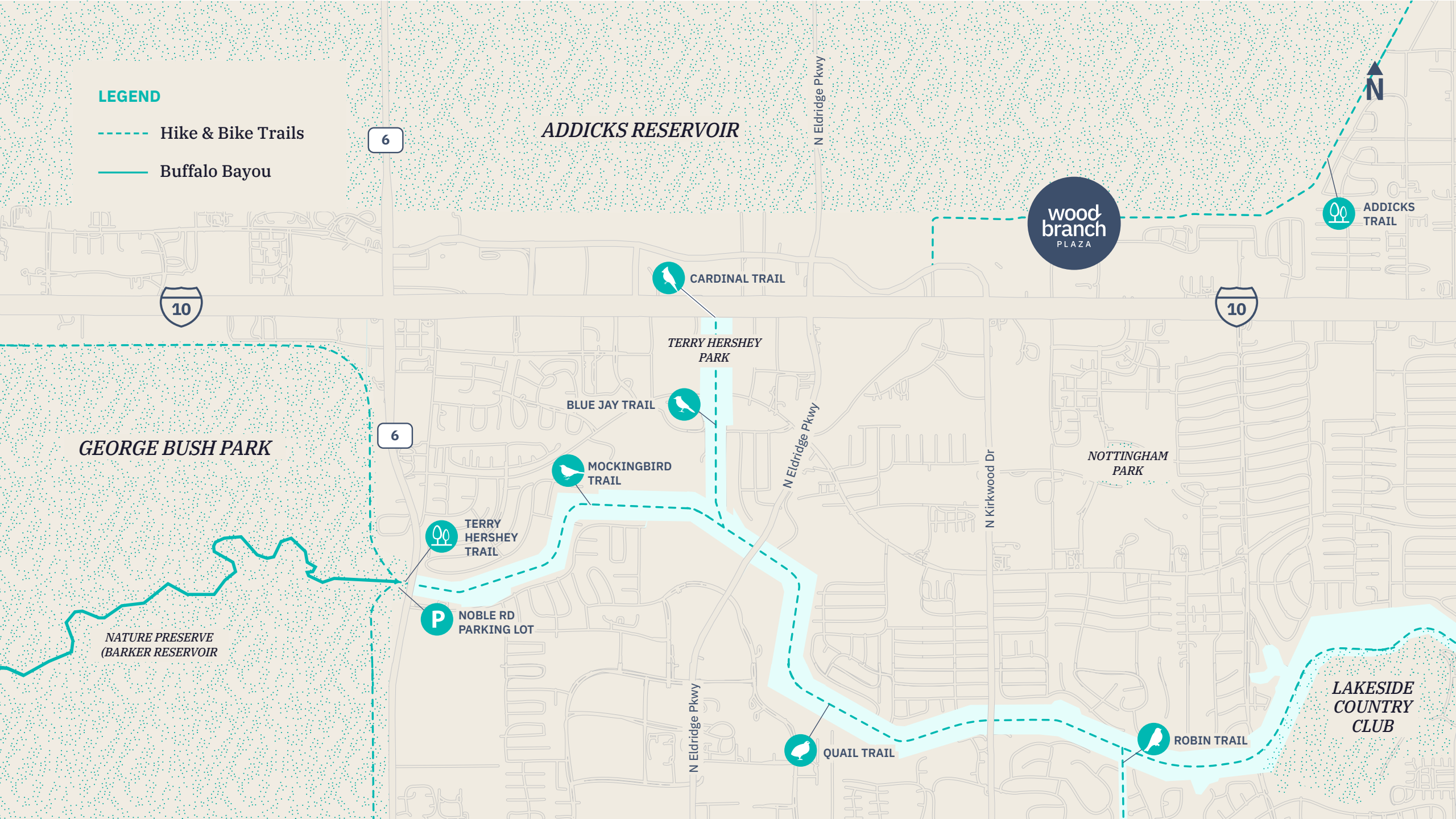


Terry Hershey Hike & Bike Trail

LEGEND

 Hike & Bike Trails

 Buffalo Bayou



6

ADDICKS RESERVOIR

N Eldridge Pkwy

wood
branch
PLAZA

ADDICKS
TRAIL

10

CARDINAL TRAIL

10

TERRY HERSHEY
PARK

BLUE JAY TRAIL

N Eldridge Pkwy

GEORGE BUSH PARK

6

MOCKINGBIRD
TRAIL

N Kirkwood Dr

NOTTINGHAM
PARK

TERRY
HERSHEY
TRAIL

NOBLE RD
PARKING LOT

N Eldridge Pkwy

QUAIL TRAIL

ROBIN TRAIL

*NATURE PRESERVE
(BARKER RESERVOIR)*

*LAKESIDE
COUNTRY
CLUB*

About Stena Real Estate

Part of Sweden's renowned Stena Sphere, Stena Real Estate develops and manages properties with a long-term perspective and a commitment to lasting value.

Guided by Scandinavian principles of quality, sustainability, and innovation, the company creates environments where businesses and communities can thrive. From Europe to the United States, Stena Real Estate combines global expertise with local insight to deliver thoughtful, future-focused real estate solutions.



FOR MORE INFORMATION:

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