



  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES



HOUSTON, TX

# WESTWAY II

## Asset Services

Owned by Griffin Capital, Westway II was a Houston-area 242,000 SF office building in desperate need of a facelift.

To modernize the building and add value to the property ownership, Transwestern's Asset Services and Project Management teams put together a complete common area renovation plan, including demolishing the existing tenant lounge and constructing a new area with a micro-market, tenant lounge area, multiple TV viewing areas and a "future" food service area. Additional improvement included upgrading common area restrooms and lighting, building a new state-of-the-art fitness center and upgrading/modernizing existing locker rooms to include new finishes and towel services.

Transwestern's capital improvement project resulted in a dramatic improvement in the look and feel of the lobby area, with a much more inviting and functional design.

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