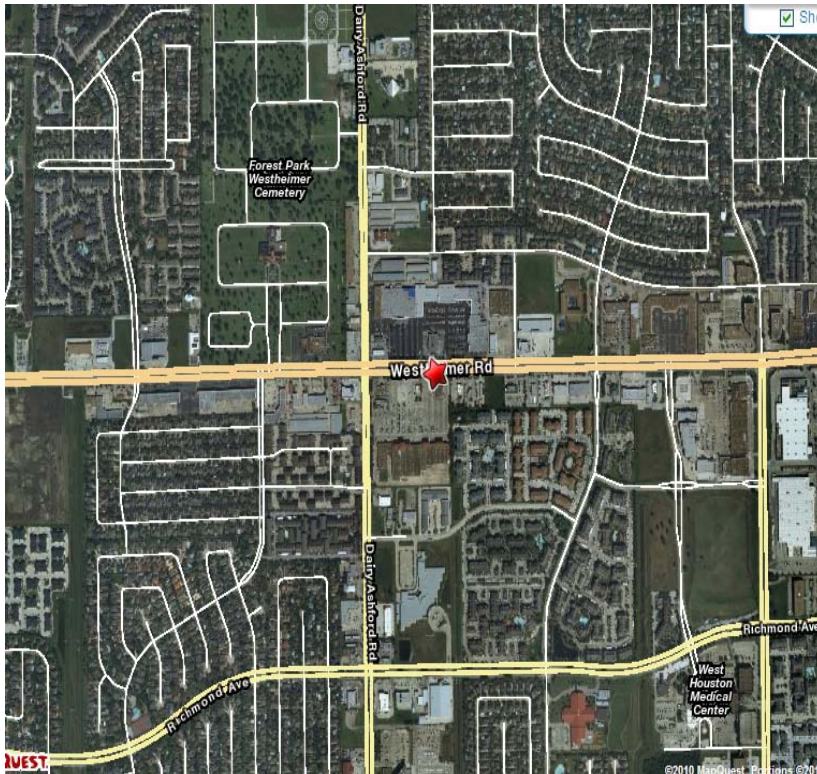




Kammie Kay
VP Lease Administration
Phone: 310.273.0864 x 215
kammiekay@avgpartners.com



FOR LEASE

**Former Fuel Center
 Pad Site**

**12555 Westheimer
 Houston, TX**

**Westheimer @
 Dairy Ashford**

**24,575 sf
 Vacant Land**

**Rent - Negotiable
 CAM - Maintains Own
 Taxes - \$2.01/sq ft
 Insur - \$0.63/sq ft**

**Major Tenants:
 24 Hr. Fitness
 PetSmart
 Myamigo Restaurant
 Natural Nails**

Estimated Demographics	1 Mile	3 Miles	5 Miles
2005 Population Estimate	20,524	156,407	380,810
2005 Average Household Income	\$68,358	\$69,697	\$67,199