

1345

ENCLAVE



DISTINCT BY DESIGN

Situated in the heart of Houston's Energy Corridor, 1345 Enclave offers a contemporary and upscale approach to office space. With a chef-driven eatery on-site, abundant amenities, and nearby Terry Hershey Park, there's something for everyone.

4

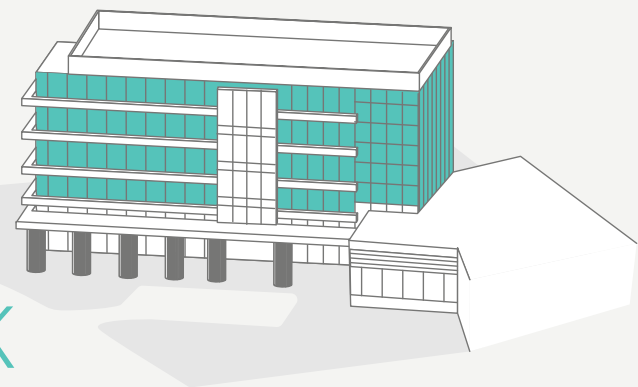
Available Floors

20K

SF Typical Floorplate

80K – 90K

RSF Office Space Available



Our commitment to sustainability and energy saving measures for our tenants to enjoy.

EXPERIENCE 1345 ENCLAVE

Enjoy an enhanced campus experience with our thoughtful amenities, aimed to make your workday a breeze.

ENCLAVE BUILDING

- Multiple Conference Rooms
- Plug-N-Play Furniture
- Ability To Secure Building Access
- Floor To Ceiling Glass

CONCOURSE BUILDING

- Training Room (150 Person Capacity)
- Full Service Deli
- Coffee Bar
- Full Service Fitness Center
- Outdoor Patios
- Shipping/Receiving

CAMPUS

- 1 Mile Walking Trail
- Basketball Court
- Access To Terry Hershey Park
- Dedicated Parking Garage



1345 ENCLAVE

WORK YOUR WAY

The versatility of space across the campus accommodates everything from large-scale meetings to a quiet retreat from your desk.



COMMON AREAS



150-PERSON CONFERENCE CENTER



MULTIPLE CONFERENCE OPTIONS



TRAINING CENTER



OUTDOOR PATIOS

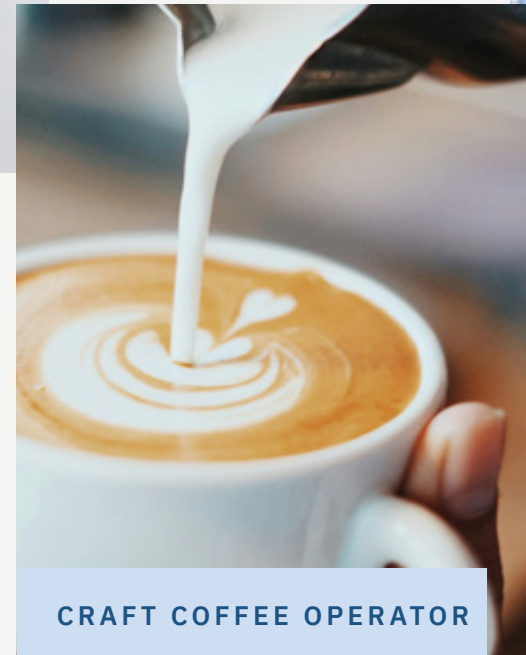
1345 ENCLAVE

CHEF DRIVEN EATERY

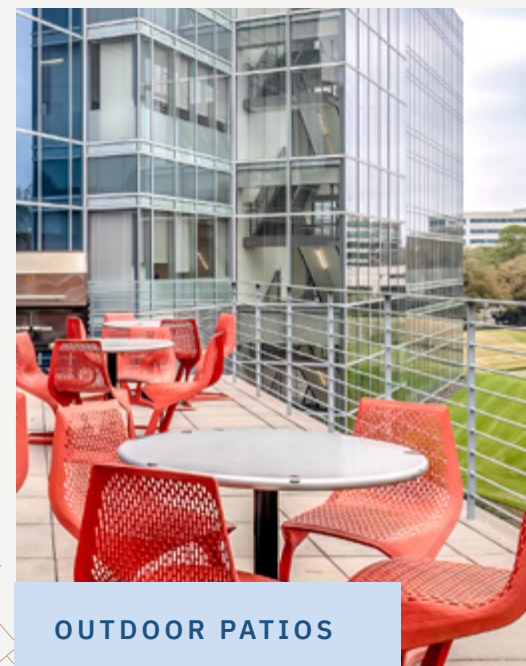
Enjoy a curated dining experience on-site with a coffee operator, in-house catering company and rotating weekly menus.



ROTATING MENU WEEKLY



CRAFT COFFEE OPERATOR



OUTDOOR PATIOS



Grab-N-Go
Market
Offerings



Order To-Go via
thrive lunchdrop

1345 ENCLAVE

FIND YOUR RHYTHM

Find a moment to step away from the office to enjoy a state-of-the-art fitness center with on-site trainers, programming and locker rooms.



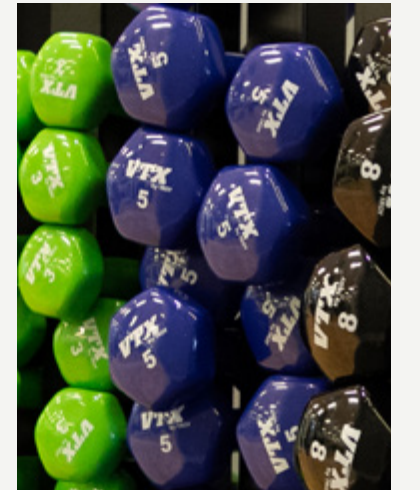
WALKING TRAILS



PELOTON BIKES



OUTDOOR BASKETBALL COURT



ACCESSIBILITY

Located off of Eldridge Parkway, getting to and from Houston’s major thoroughfares is easy.

10 MIN DRIVE

CITY CENTRE

TOWN AND COUNTRY VILLAGE

MEMORIAL CITY

15 MIN DRIVE

KATY

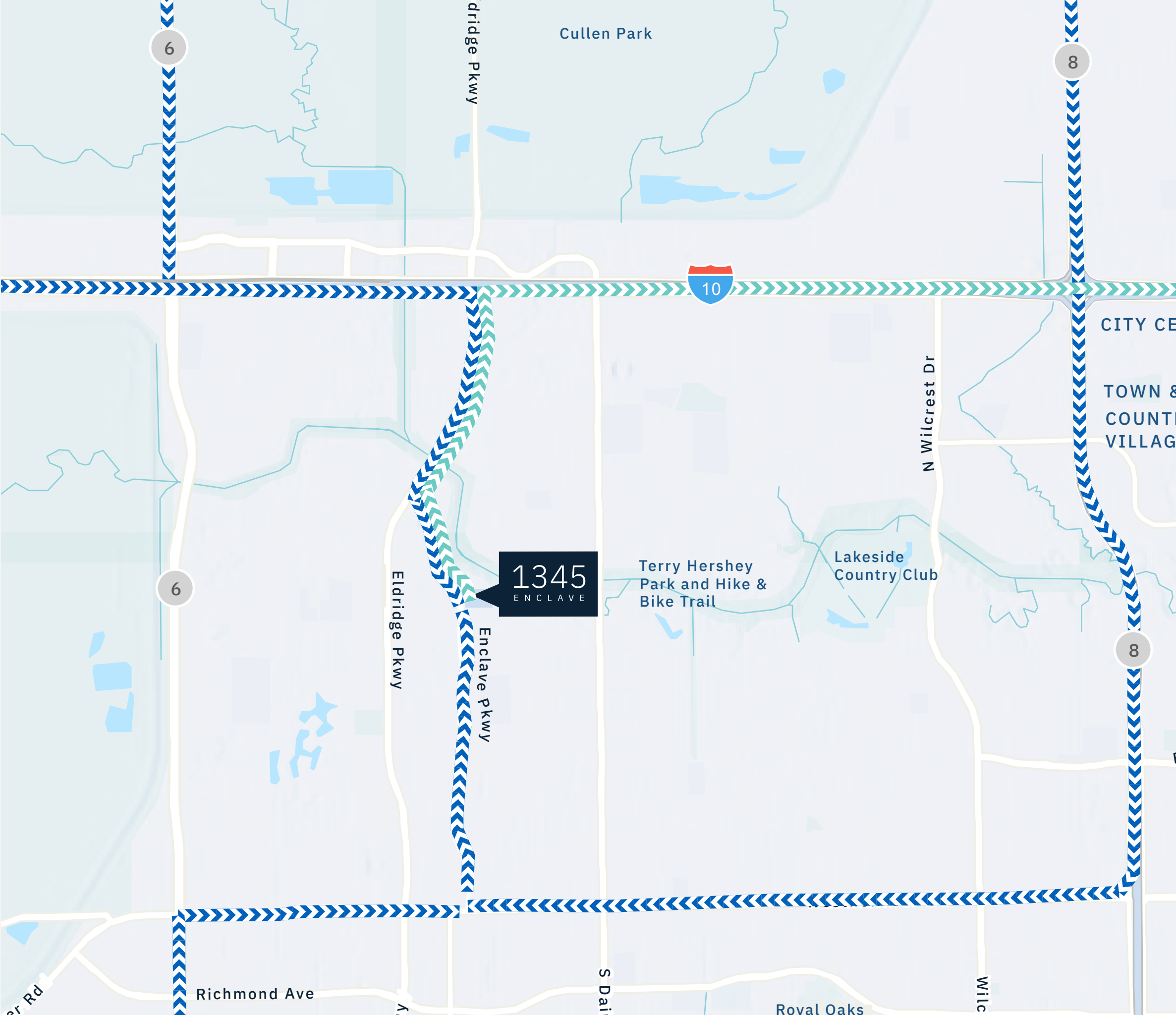
CINCO RANCH

GALLERIA/UPTOWN

30 MIN DRIVE

DOWNTOWN

GEORGE BUSH AIRPORT



DISCOVER THE BEST OF WEST HOUSTON

Just mere minutes away from West Houston's most coveted restaurants and entertainment offerings.

CITY CENTRE

26 Restaurants | 24+ retailers



TOWN AND COUNTRY VILLAGE

16 Restaurants | 34+ retailers



MEMORIAL CITY

60 Restaurants | 135+ retailers



IN THE CENTER OF ENERGY

2.6

Million People
Live Here

400K

Daytime
Population

40%

Houston's
Employed
Population

39%

Houston's
Households

43%

of Houston's
Business and
Tech Talent

1.3M

People
Work Here

1345
ENCLAVE

Discover the many reasons why
Houston's Energy Corridor is the
place to work, play and invest.

Sources

esri.com
energycorridor.org

SURROUNDED BY NATURE

Explore all that Terry Hershey Park has to offer

11+

MILES OF HIKE AND BIKE TRAILS

496

ACRES OF PARKLAND AND RECREATION

5

MINUTES AWAY FROM PROPERTY



1345
ENCLAVE

Leasing Inquires

Eric Anderson

713.407.8704

Eric.Anderson@transwestern.com

Evelyn Ward CCIM, SIOR

713.270.3352

Evelyn.Ward@transwestern.com

