



TRANSWESTERN

REAL ESTATE
SERVICES



TRANSWESTERN

INVESTMENT
GROUP

Your Name
HERE



3250 BRIARPARK DR.

WHY 3250 BRIARPARK DR.?

UP TO
125,544 RSF
AVAILABLE

LARGE
modern
FLOORPLAN | 50,000 RSF*

AMENITY-RICH
WESTCHASE SUBMARKET

best
ECONOMIC VALUE
IN THE MARKET

ANCHOR
TENANT CONTROL
+ SIGNAGE

DIVISIBLE TO
5,000 RSF

WELL
CAPITALIZED
OWNER





High Quality Great Value

Tenants come to 3250 Briarpark Dr. for:



HIGHLY COMPETITIVE
ECONOMICS



4.3/1,000 SF
PARKING RATIO



LARGE, MODERN,
EFFICIENT FLOORPLATES



ON-SITE SECURITY AND
24/7 CARDKEY ACCESS



ON-BUILDING SIGNAGE /
IDENTITY AVAILABLE



PROPERTY MANGER /
ENGINEER ON-SITE



NEWER 2000 VINTAGE
CONSTRUCTION &
DESIGN



OVER 30 RESTAURANTS /
CARILLON WEST
WITHIN 5 MINUTE RADIUS



NEWLY RENOVATED
COMMON AREAS



WALKING DISTANCE TO
WESTCHASE HILTON &
MARRIOTT



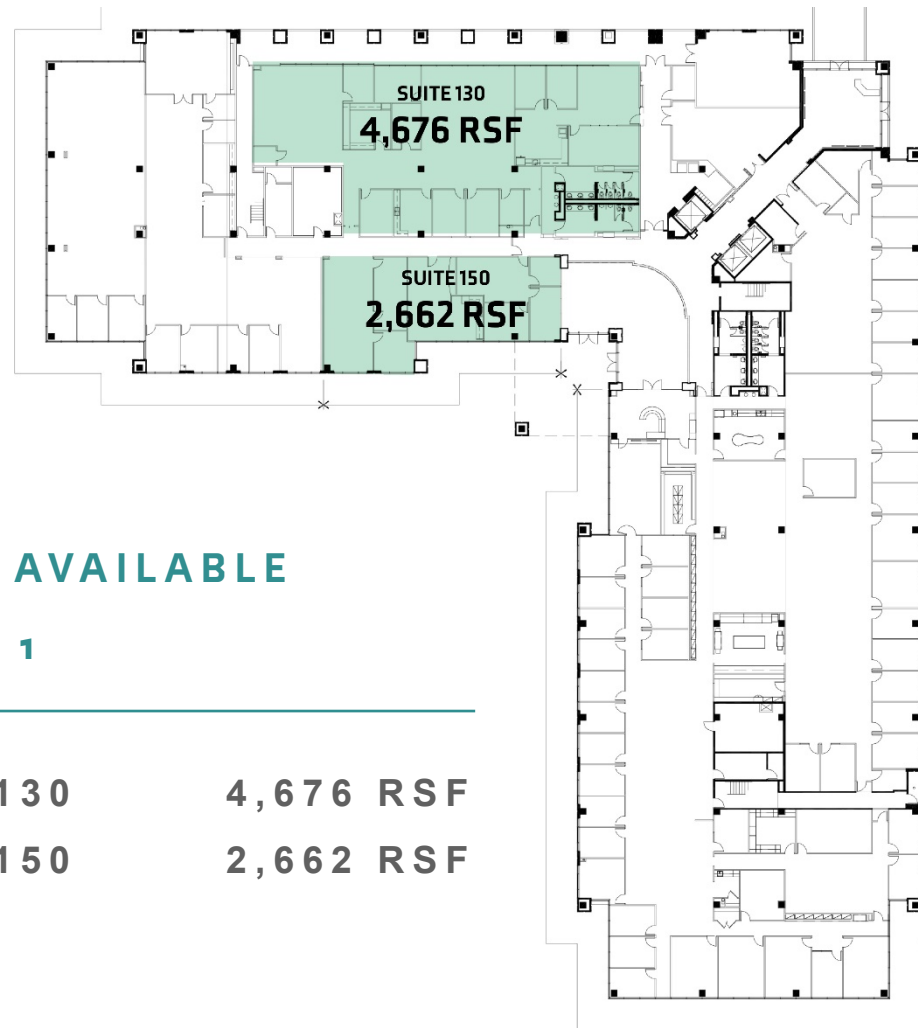
PLANNED AMENITIES



ONE 100 KW GENERATOR

Floor 1

Lobby Reception / Exposure



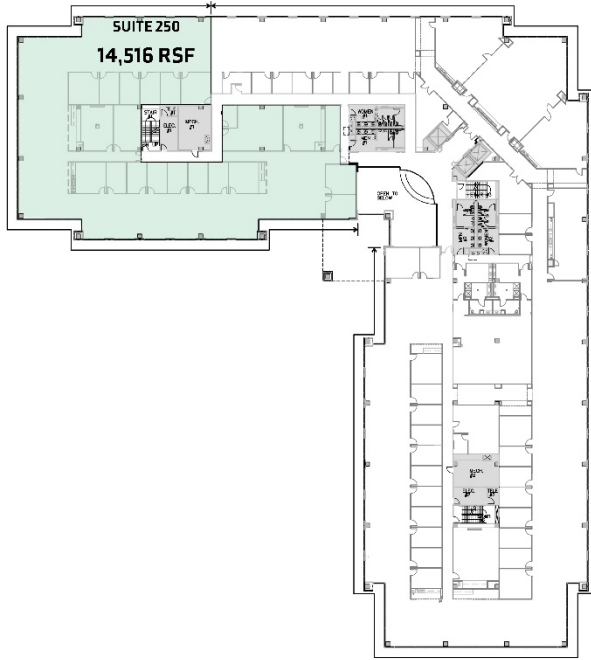
SPACE AVAILABLE FLOOR 1

Suite 130	4,676 RSF
Suite 150	2,662 RSF



Floor 2

Large Efficient Floor Plates



SPACE AVAILABLE
FLOOR 2

Suite 250

14,516 RSF



Floor 3

Large Efficient Floor Plates



SPACE AVAILABLE FLOOR 3

Suite 300 51,280 RSF

GENERAL EXISTING CONDITIONS

- Combination Open/Closed concept
- Interior Offices/Executive Wing

Floor 4

IN SLAB CONDITION, TEST FIT EXAMPLE:

FLOOR SUMMARY

TOTAL SEATS	202
% CLOSED	31%
% OPEN	69%
APPROX. AREA (SF)	50,000
SF PER SEAT	248

SPACE TYPE QTY

WORKSTATION	140
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OFFICE	62
BOARDROOM (20+ SEAT)	1
CONFERENCE (16 SEAT)	2
CONFERENCE (12 SEAT)	4
CONFERENCE (10 SEAT)	4
HUDDLE (6 SEAT)	2
HUDDLE (5 SEAT)	6
HUDDLE (3 SEAT)	4
COLLABORATION	2

Large Efficient Floor Plates



SPACE AVAILABLE FLOOR 4

Suite 400

52,410 RSF



High Quality / Modern Design

- Recent First Floor Lobby Renovation
- New Restroom Finishes
- 24/7 operation / generator available
- 4.3/1000 covered parking garage
- New roof
- CCTV security system monitored by security guard



New Amenities Coming Soon!

- Conference Room
 - 80 Seat Capacity
 - Pre-function space
- Tenant Lounge
- Mini Mart / Grab N Go

Amenity-Rich Westchase Submarket

WITHIN 5 MINUTES

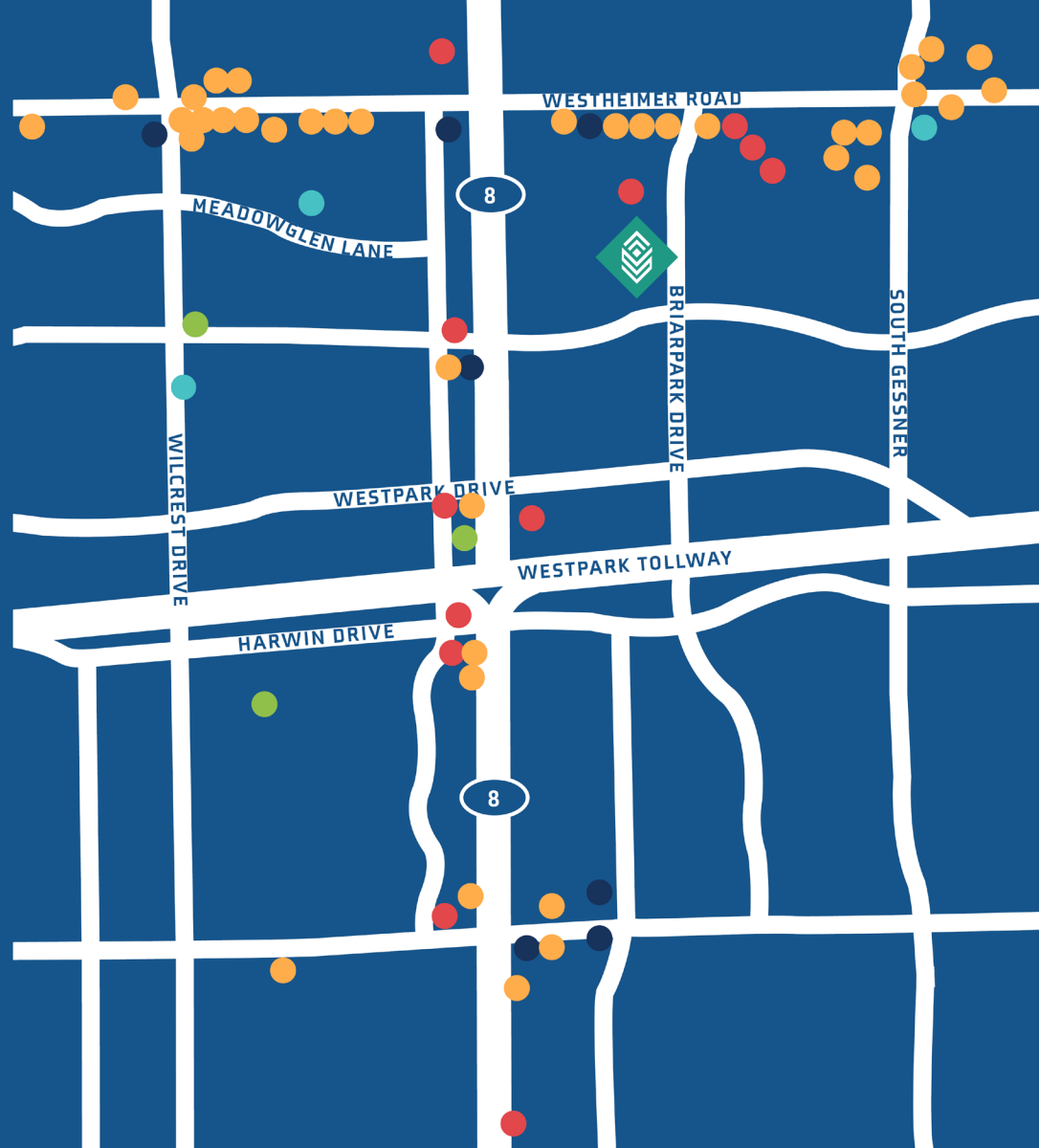
40+ RESTAURANTS 

12 HOTELS 

3 FITNESS CENTERS 

3 PARKS 

6 BANKS 



Highest Quality Hotels in Westchase

LOCATED ON BRIARPARK DR., IN WALKING DISTANCE



WESTCHASE MARRIOTT

- 530 rooms, 66 suites
- 43,000 SF of Meeting Space / Ballroom
- Indoor/Outdoor heated swimming pools
- Fitness Center
- M Club Lounge, restaurant, bar

WESTCHASE HILTON

- 297 guest rooms
- 12,578 SF of Meeting Space
- 5,000 SF Ballroom setup
- Rio Ranch Steakhouse/Bar
- Fitness/Swimming Pools

City-Wide Unparalleled Access

3250 BRIARPARK DR
SINGLE CAR DRIVE TIMES

290 & GRAND
PARKWAY
27 Min

I-10 & GRAND
PARKWAY
21 Min

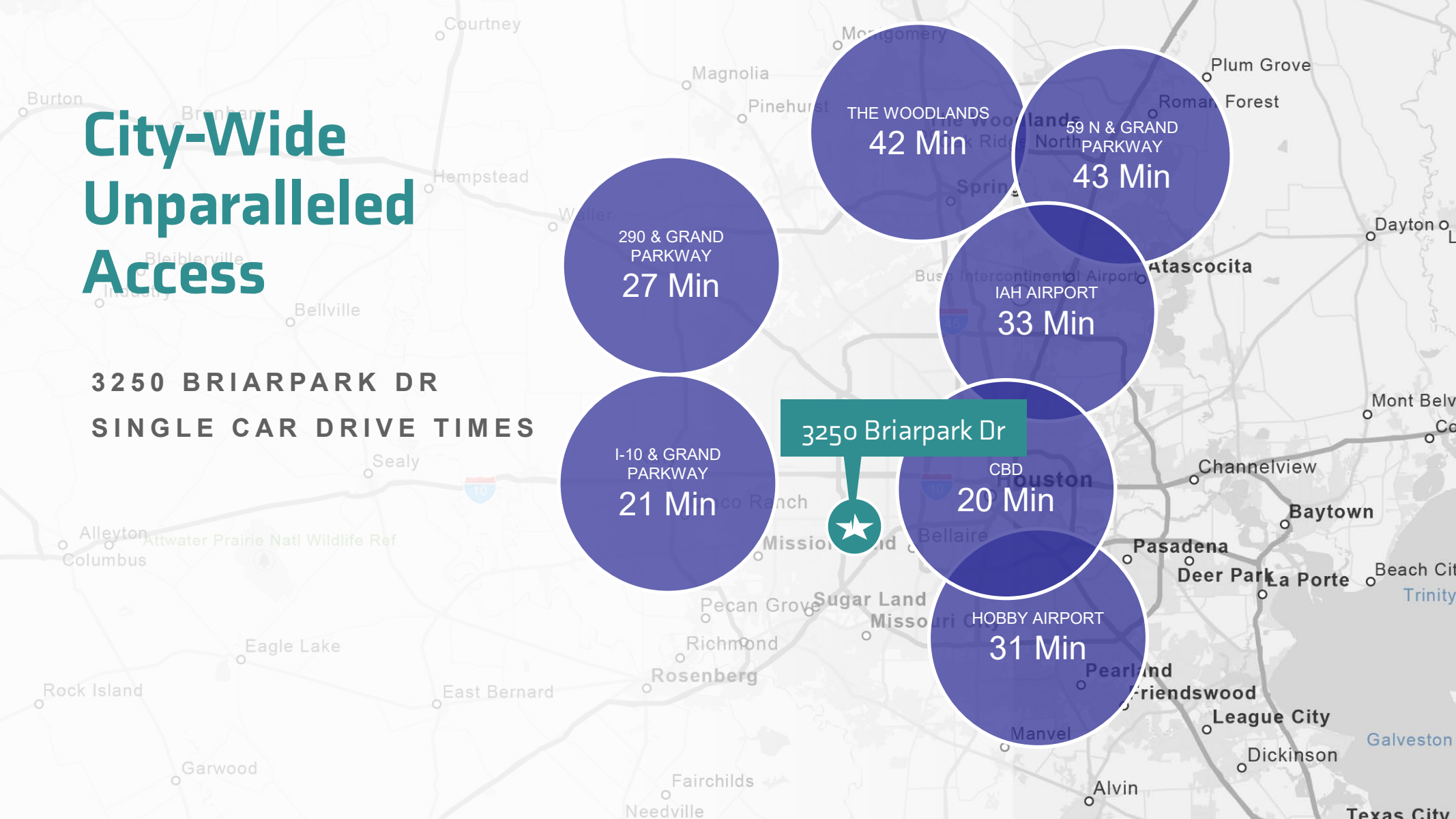
THE WOODLANDS
42 Min

59 N & GRAND
PARKWAY
43 Min

IAH AIRPORT
33 Min

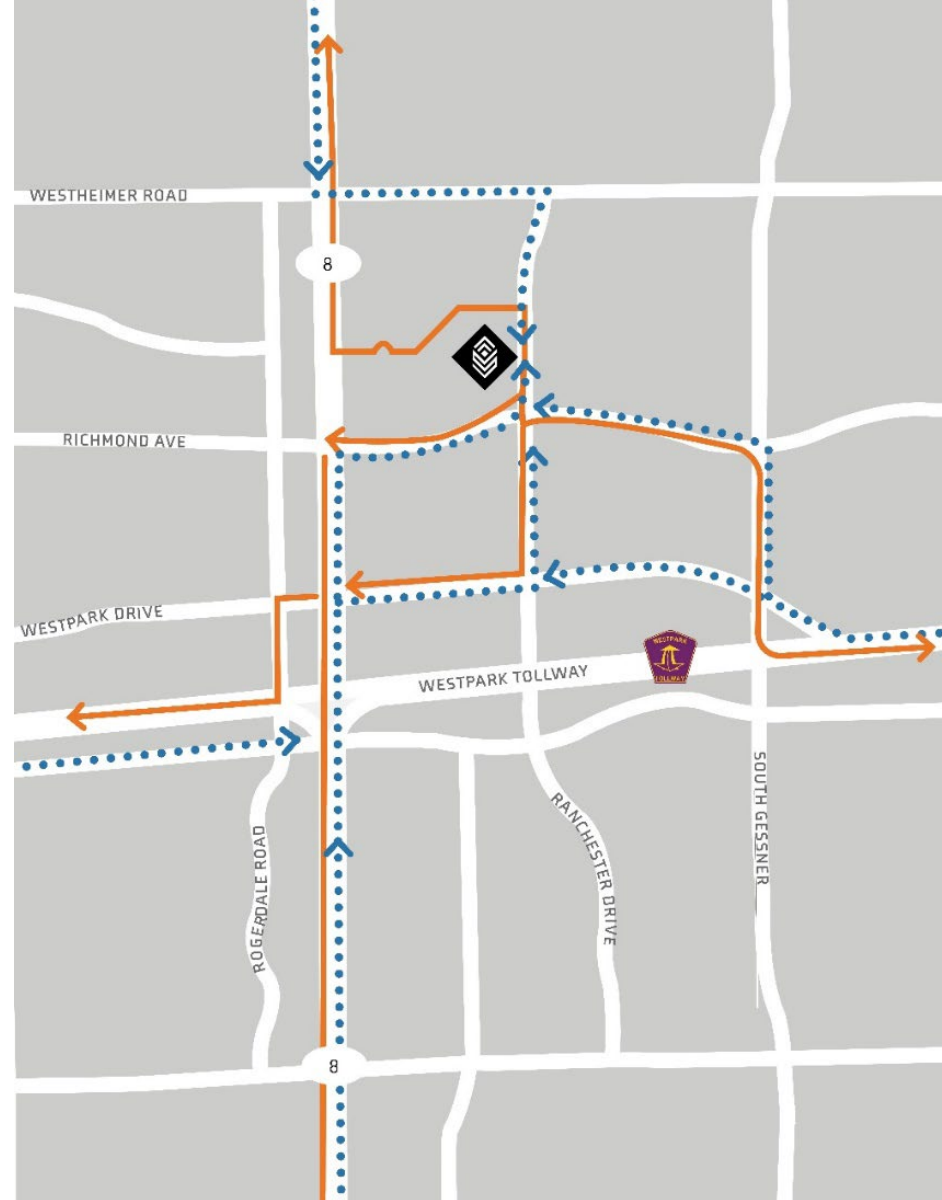
3250 Briarpark Dr
20 Min

HOBBY AIRPORT
31 Min

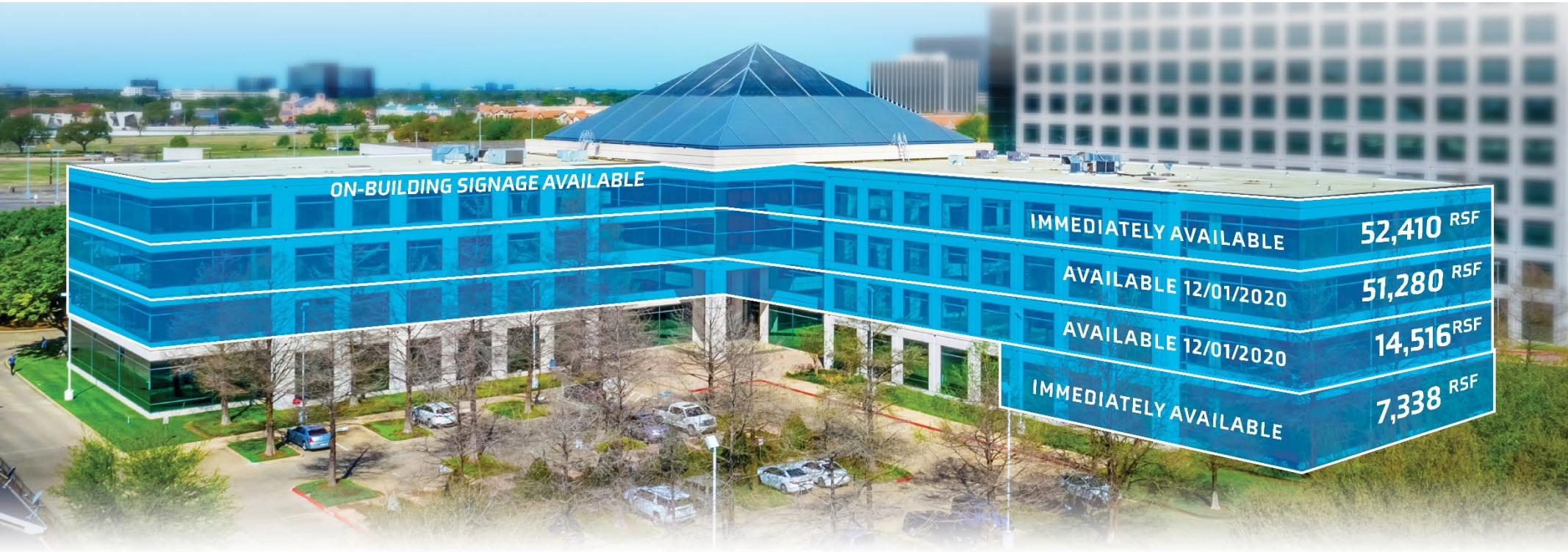


Unparalleled Access

*Minutes to
West Belt &
Westpark
Tollway*



Availability





Anchor Tenant Status/Control with Expansion Capabilities

- On-building signage and dedicated monument sign
- Logo and Lobby exposure
- Expansion rights to the entire building (building RBA of 194,966)
- Operations of building tailored to tenant needs – security, HVAC, hours of operation





Why 3250 Briarpark Dr.

- Best economic value in the market
- Well capitalized, institutional ownership
 - Ability to perform in tough markets
- Large, modern floorplate (50,000 SF+)
- High quality - modern design
 - Recently renovated lobby
 - 24/7 operation (generator available)
 - 4.3/1000 covered parking garage / walkway
- Amenity-rich Westchase submarket
- Unparalleled access to West Belt/Westpark Tollway
- In-building amenities
- Immediate Availability
- Anchor Tenant Status/Control with Expansion Capabilities



3250 BRIARPARK DR.

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