

UP TO  
**125,544 RSF**  
AVAILABLE

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LARGE  
*modern*  
FLOOR PLAN | 50,000 RSF+

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AMENITY-RICH  
WESTCHASE SUBMARKET



3250 BRIARPARK DR.

ANCHOR  
TENANT CONTROL  
+ SIGNAGE

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DIVISIBLE TO  
**5,000 RSF**

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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



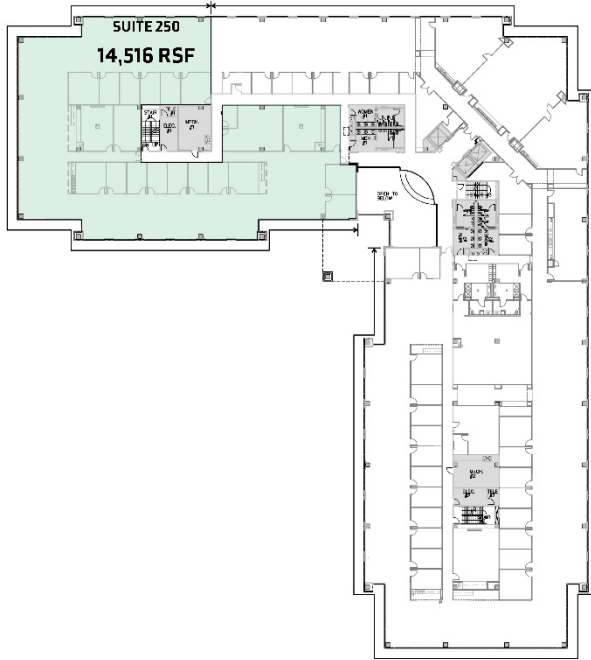
# Lobby Reception / Exposure



## SPACE AVAILABLE FLOOR 1

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

# Floor 2



# Large Efficient Floor Plates

SPACE AVAILABLE  
FLOOR 2

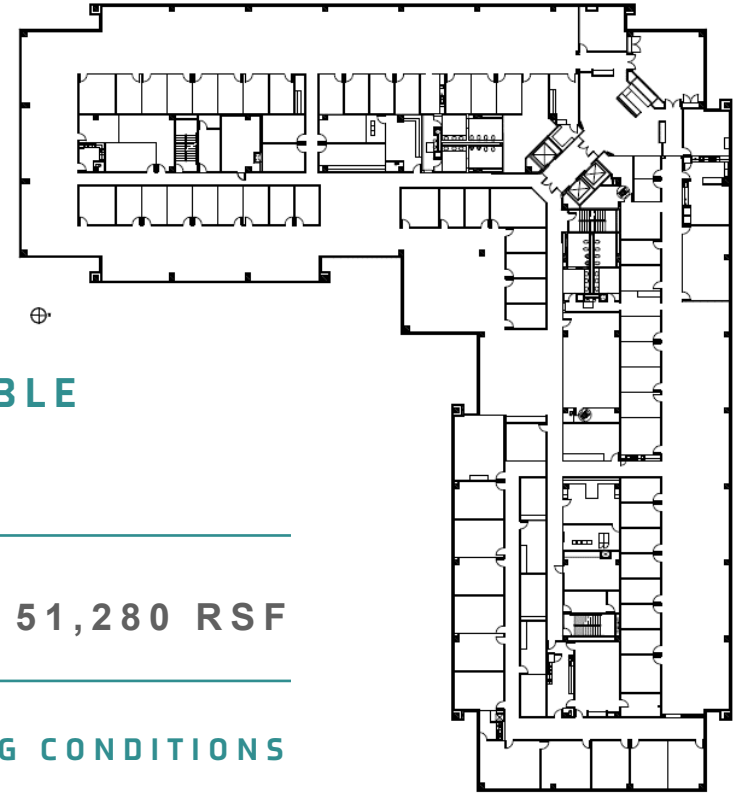
Suite 250

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



# Food Service Options

- Easy Ordering
- Contactless Delivery
- Available on Request



\* Sample of daily options



# Amenity-Rich Westchase Submarket

WITHIN 5 MINUTES

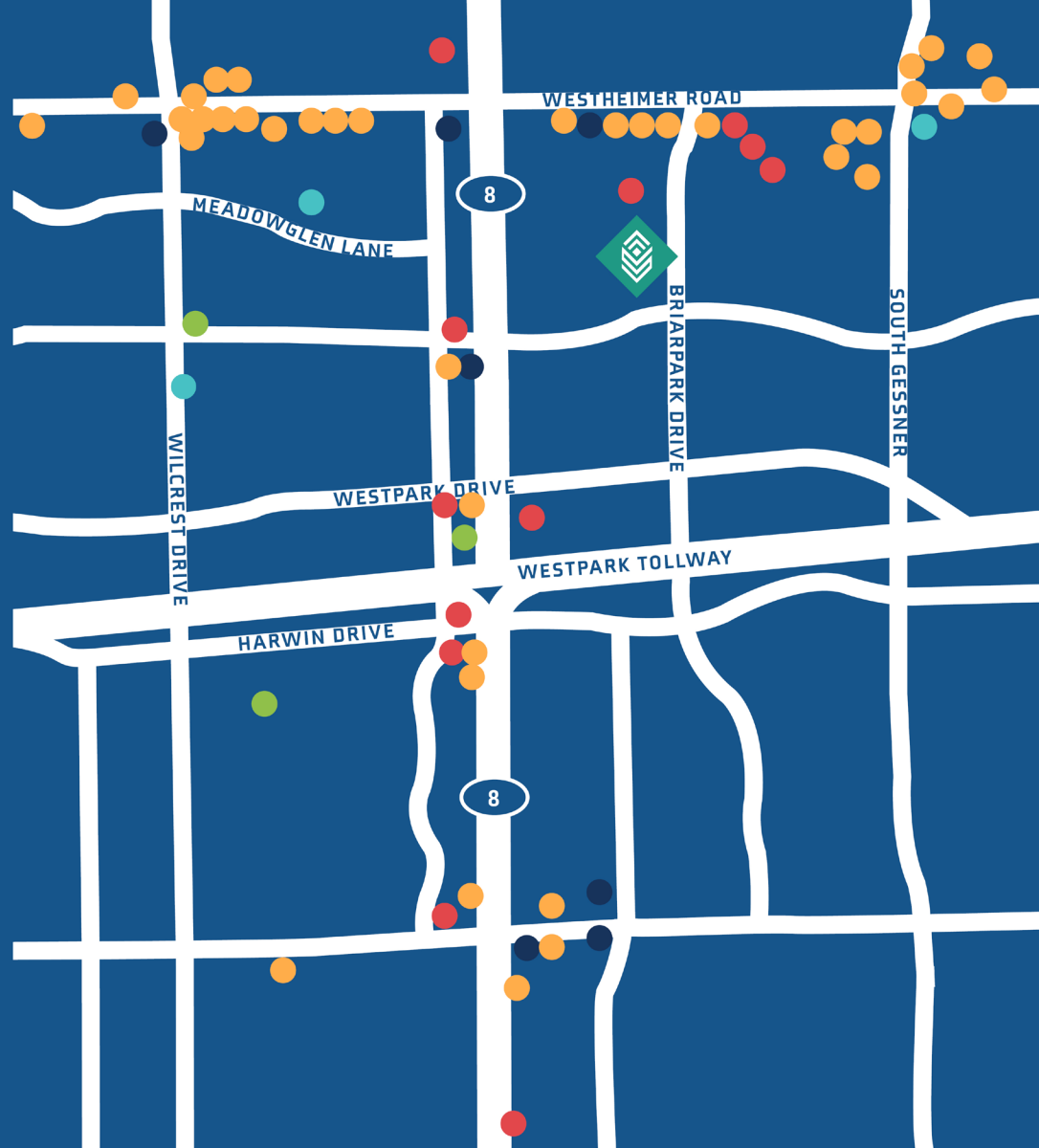
40+ RESTAURANTS 

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

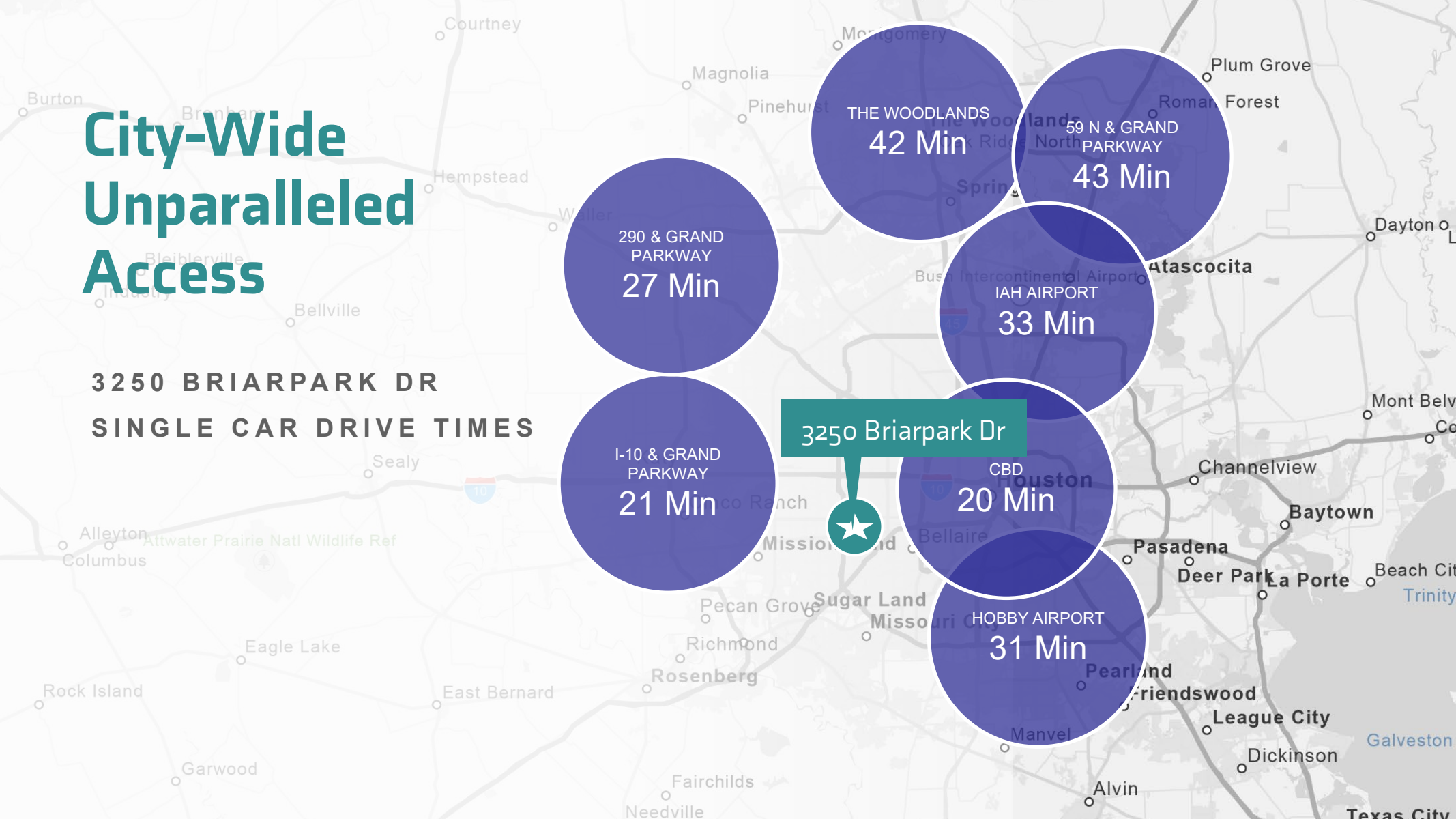
THE WOODLANDS  
42 Min

59 N & GRAND  
PARKWAY  
43 Min

IAH AIRPORT  
33 Min

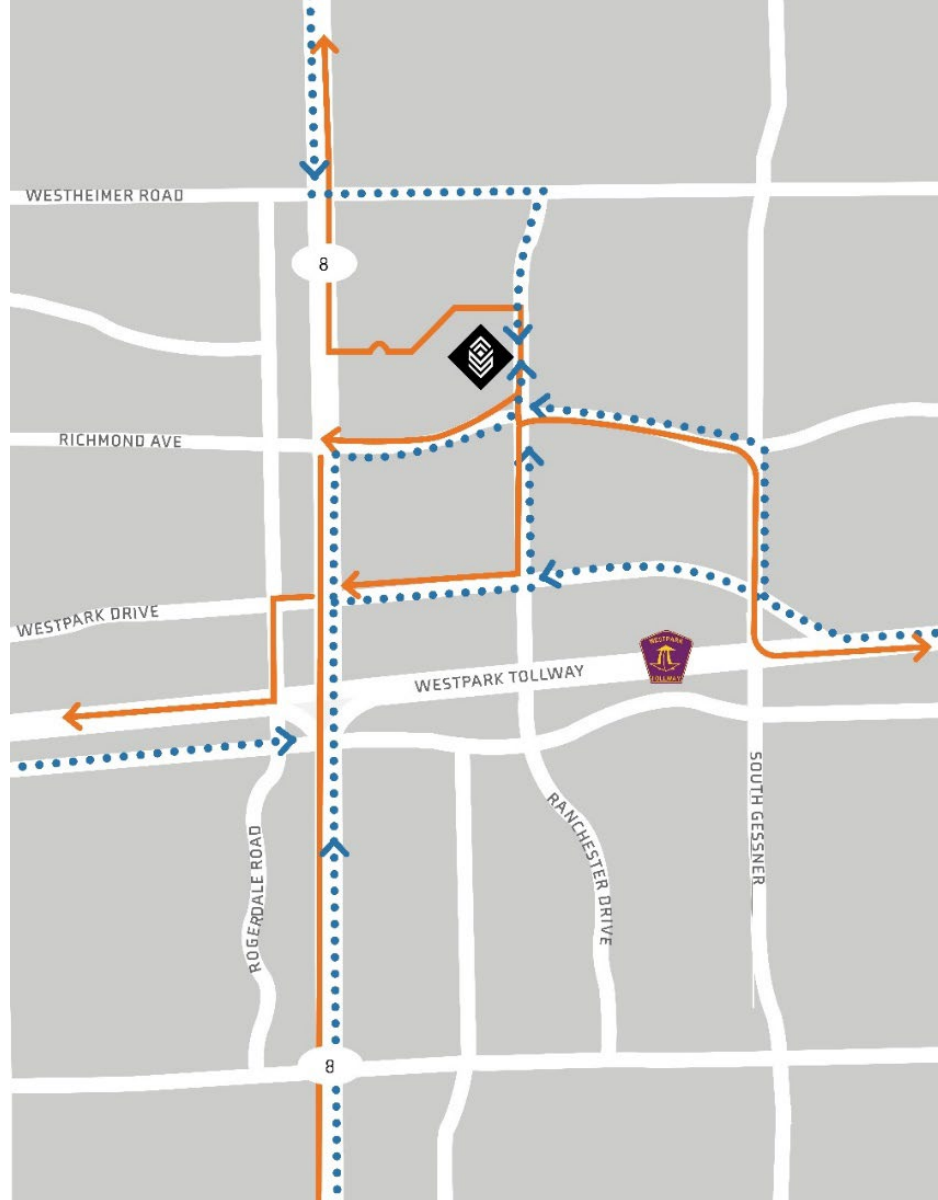
3250 Briarpark Dr  
20 Min

HOBBY AIRPORT  
31 Min

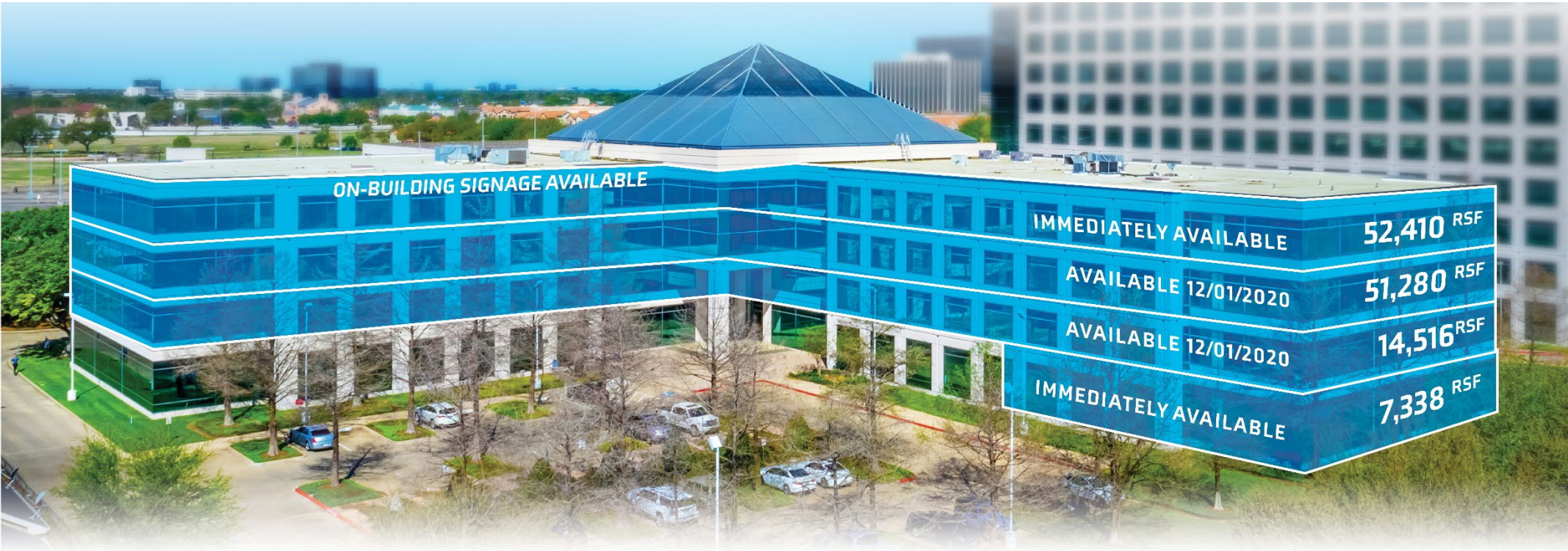


# Unparalleled Access

*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.

Jack Scharnberg  
Vice President  
713.407.871  
[Jack.Scharnberg@transwestern.com](mailto:Jack.Scharnberg@transwestern.com)

Kristen Baker  
Associate  
346.258.6419  
[Kristen.Baker@transwestern.com](mailto:Kristen.Baker@transwestern.com)

