



[VIEW VIRTUAL TOUR](#)

 **NDE**
BRIAR HILLS
1011 HIGHWAY 6 SOUTH



1011 HIGHWAY 6 SOUTH

OVER 25,000 RSF AVAILABLE

Move-in ready suites

Onsite Ownership

Renovated atrium lobby with natural light

Garage and surface parking

Cardkey access

Security system

On-site porter

Monument signage available

Surrounding walking and biking path
(Terry Hershey Hike & Bike Trail)

Quick access to I-10, Highway 6 and Memorial Dr

[View Virtual Tour](#)



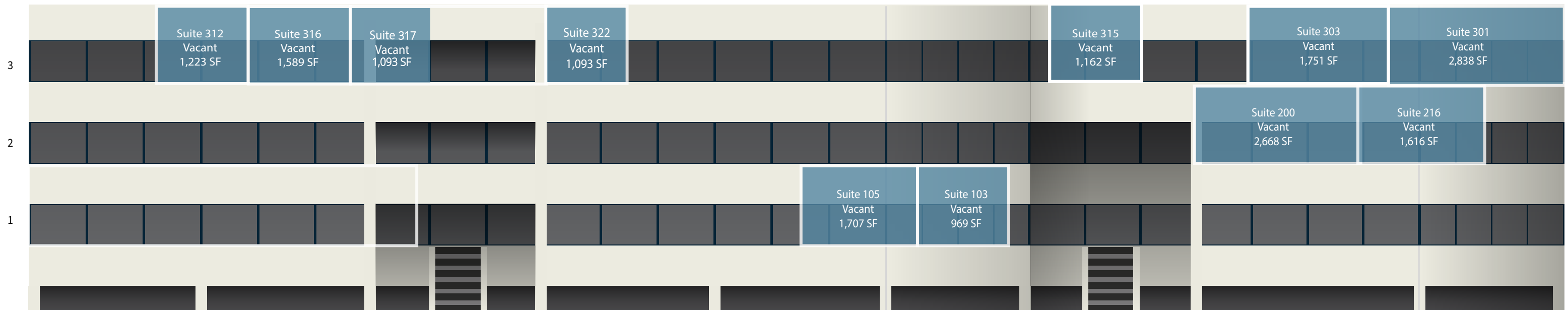
STACKING Plan

1st Floor | 2,676 RSF Available

2nd Floor | 4,284 RSF Available

3rd Floor | 10,749 RSF Available

17,709 RSF Available Total



OFF-CAMPUS

Amenities

Plenty of dining, retail and hotel options within minutes

● RESTAURANTS

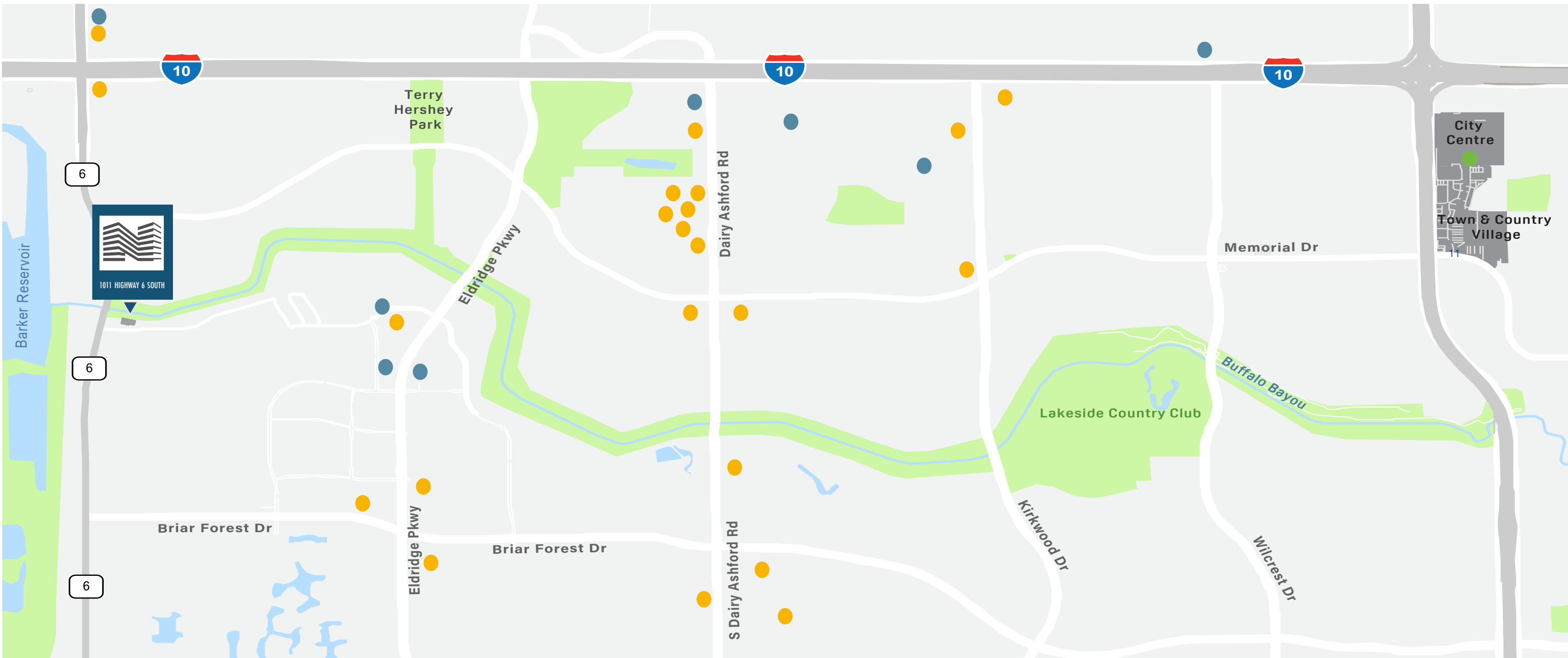


● HOTELS



● CITY CENTRE TOWN & COUNTRY
4.9 MILES AWAY

- | | |
|-------------------------|---------------|
| FLEMINGS STEAKHOUSE | ATHLETA |
| SWEET PARIS | GAP |
| LA MADELEINE | MADEWELL |
| SMASHBURGER | POTTERY BARN |
| ESCALANTE'S | ANN TAYLOR |
| CYCLONES | LULULEMON |
| CHIPOTLE | J. CREW |
| EDDIE V'S PRIME SEAFOOD | ANTHROPOLOGIE |
| LIFETIME ATHLETIC | KENDRA SCOTT |
| H&M | SEPHORA |
| URBAN OUTFITTERS | FREE PEOPLE |





1011 HIGHWAY 6 SOUTH

FOR LEASING DETAILS,
CONTACT:

MICHELLE WOGAN
Executive Vice President

☎ 713.270.3348

✉ Michelle.Wogan@transwestern.com

BRIAR HILLS ONE

1011 Highway 6 South | Houston, TX 77077

AVAILABILITIES

SUITE	RSF	NOTES	VIRTUAL TOUR
103	969	2 nd generation space, move-in ready; 2,676 SF contiguous	Link
105	1,707	2 nd generation space; 2,676 SF contiguous	
200	2,659	Closed offices; Lab space	Link
216	1,603	Closed offices	
301	2,838	2 nd generation space	
303	1,751	Closed offices	Link
312	1,223	Mostly open; 3,855 SF contiguous	Link
315	1,162	Closed offices	
316	1,589	2 nd generation space; Closed offices; 7,931 SF contiguous	Link
317	1,093	Closed offices	
322	1,093	Closed offices	Link

STORAGE UNITS

Unit	RSF	Unit	RSF
1	223	5	248
2	181	6	468
3	190	7	248
4	181	8	202

OWNER	NDEBH
TOTAL NRA	101,260 RSF
YEAR BUILT	1983
SMALLEST CONTIGUOUS	969 RSF
LARGEST CONTIGUOUS	3,855 RSF on the 3rd floor
STARTING RENTAL RATE	\$19.50 Full Service Gross – OFFICE \$12.00 Full Service Gross – STORAGE
PARKING RATIO	3/1,000
PARKING RATE	Parking Garage 156 Covered Spaces Available Reserved - \$40/month/space
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	18% MT (Floors 1 & 3); 22% (Floor 2)
OPEX	\$7.63 estimated 2024/2025
BUILDING HOURS	Monday-Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m. Exclusive of Holidays Overtime HVAC: \$50.00
AMENITIES	<ul style="list-style-type: none"> ▪ Atrium ▪ Security System ▪ After hours security card access ▪ Walking and biking path surrounding the 3.5 acre site ▪ Underground parking with additional covered & uncovered spaces ▪ Quick Access to I-10, Highway 6 and Memorial Drive ▪ Fiber Providers: AT&T and Logix



TRANSWESTERN

REAL ESTATE
SERVICES

MICHELLE WOGAN
713.270.3348
michelle.wogan@transwestern.com

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 01

VACANT
SUITE 105
1,707 NRA

VACANT
SUITE 103
969 NRA



A =
VACANT
SUITE 104
362 NRA



OCCUPIED AVAILABLE

T **TRANSWESTERN**

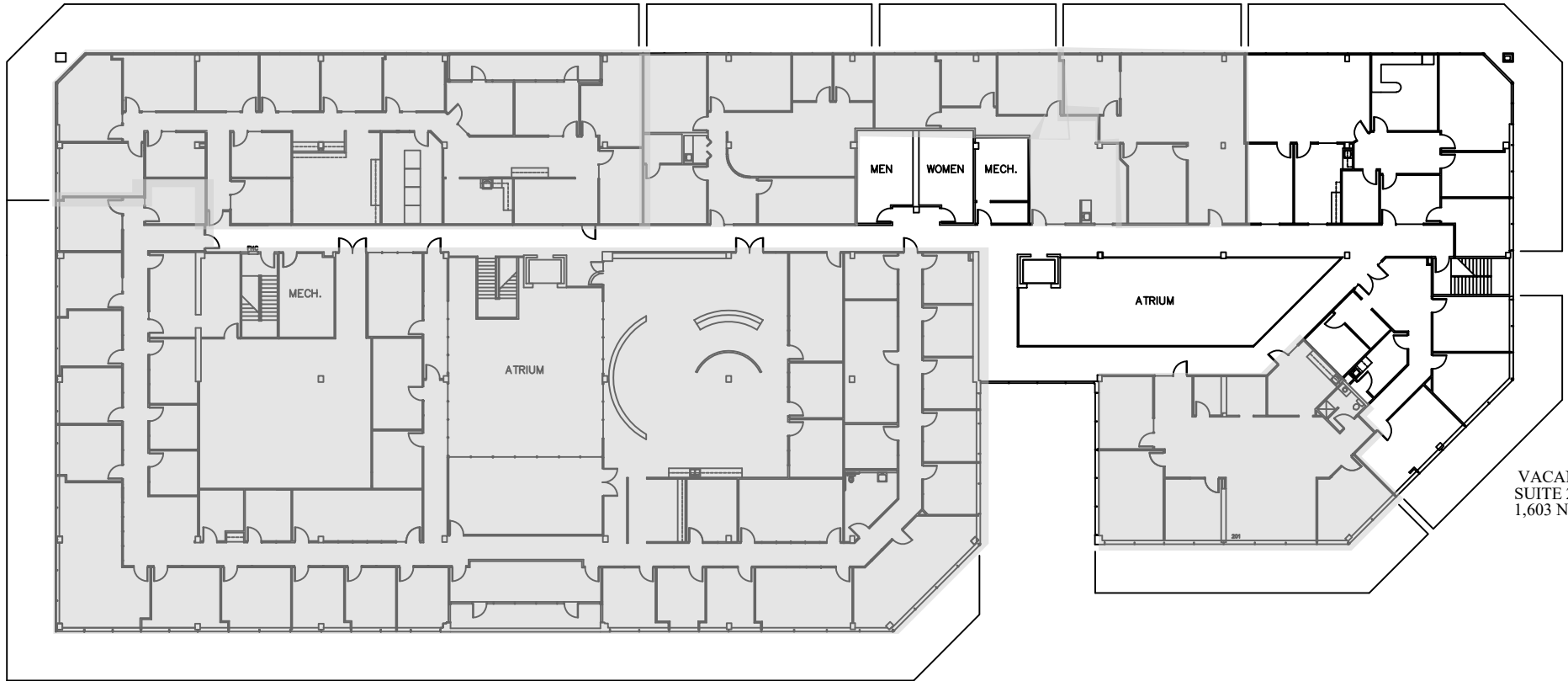
MICHELLE WOGAN & PAULA MUSA
1900 WEST LOOP SOUTH, SUITE 1300
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PREPARED BY
COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 02

VACANT
SUITE 200
2,659 NRA



VACANT
SUITE 216
1,603 NRA



OCCUPIED AVAILABLE

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CONTROL BOOK - FLOOR 03

VACANT
SUITE 316
1,549 NRA

VACANT
SUITE 312
1,213 NRA

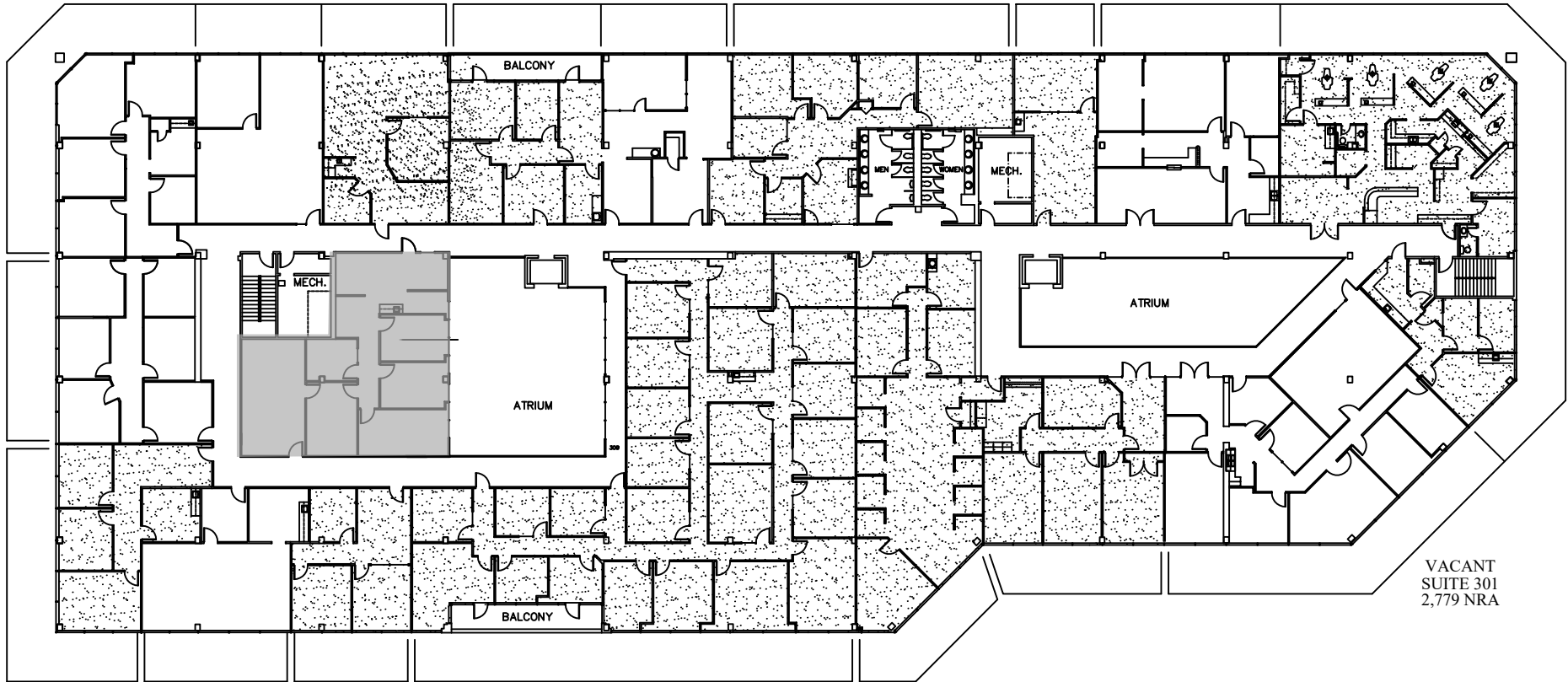
VACANT
SUITE 315
1,162 NRA



VACANT
SUITE 303
1,751 NRA

VACANT
SUITE 317
1,093 NRA

VACANT
SUITE 301
2,779 NRA

VACANT
SUITE 322
1,093 NRA



 OCCUPIED  AVAILABLE

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