



THE RFIIFVIF



STREAM®

Elevated Office. Exceptional Address.

This iconic 14-floor building is perfectly positioned in Houston's inner loop. The property offers tenants unique access to a variety of amenities in a lush setting.

Perfectly situated on South Shepherd Drive, The Bellevue offers exceptional ingress and egress for tenants and visitors.



***Click or Scan to
View Virtual Tour***

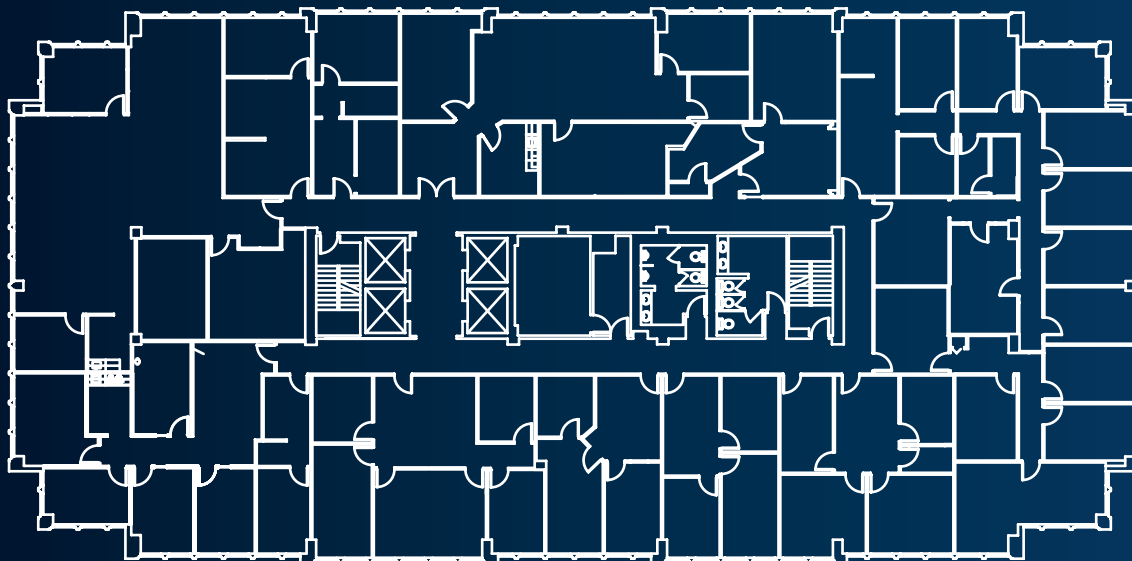


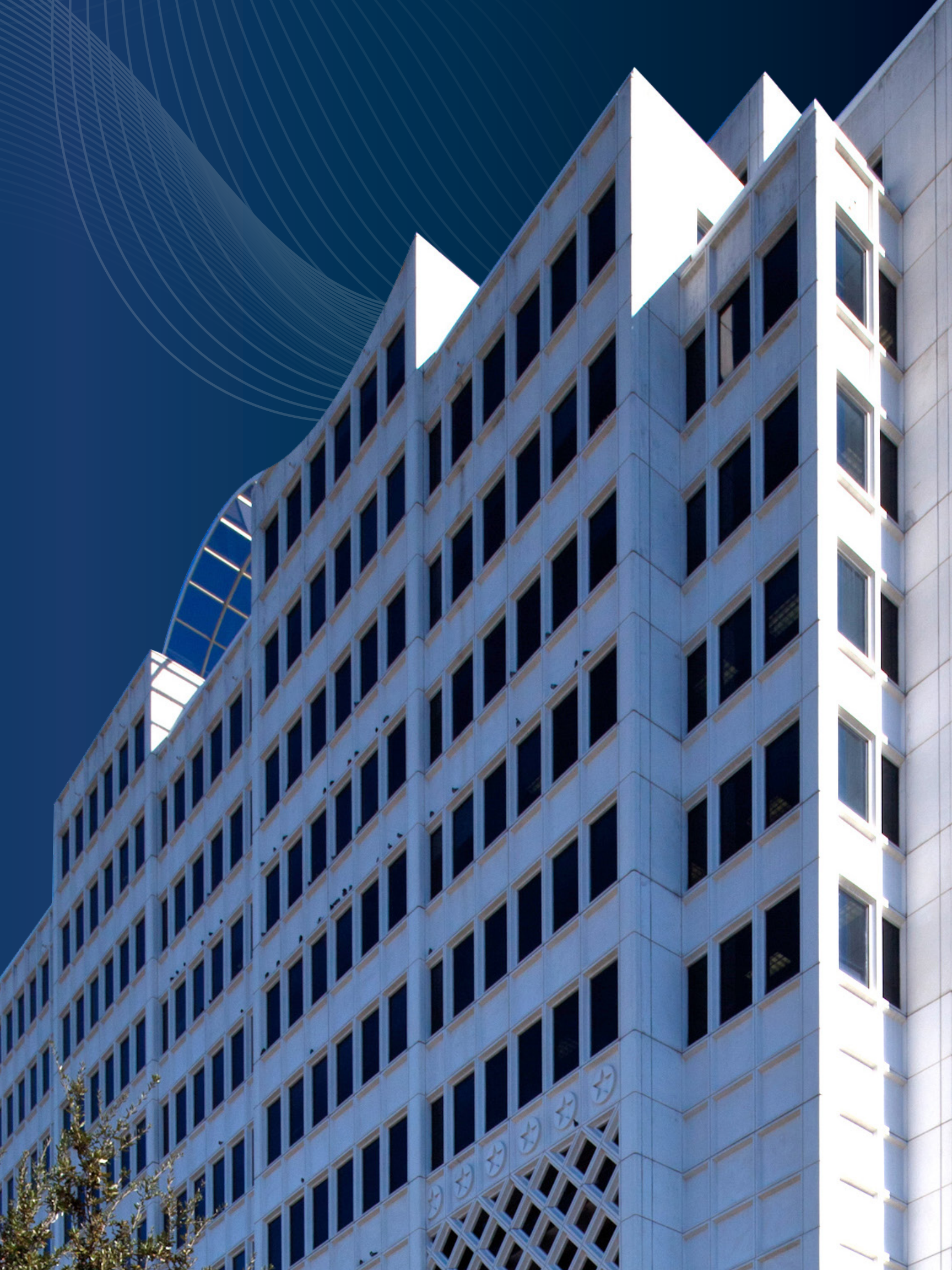


Property Overview

ADDRESS	2323 South Shepherd Dr. Houston, TX 77019
LOCATION	Inner Loop
SQUARE FEET	119,545 SF
TYPICAL FLOOR	17,400 SF
YEAR BUILT	1984
YEAR REMODELED	2013
BUILDING CLASS	A
FLOORS	14
PARKING	3.0 per 1,000 in podium garage

Typical Floor Plate





A prestigious location provides superior access to Houston's finest neighborhoods.



The building is designed to capture unobstructed 360° views of downtown, the Galleria, the Medical Center, and River Oaks.

Services and amenities include ***professional on-site building management, security guard, and renovated conference room.***

The six-floor podium parking garage provides direct access to upper floors via the main elevator with key card access.



Neighborhood Amenities

Tenants enjoy an abundant number of services, dining, and entertainment options **within 2 miles of the building.**

• FOOD & DRINK

- | | | |
|--------------------------|----------------------|-----------------------------|
| 1. Kenneally's Irish Pub | 6. Common Bond | 11. Relish Restaurant & Bar |
| 2. Barnaby's Cafe | 7. Goode Co. Cantina | 12. Zanti Cucina Italiana |
| 3. Brasserie 19 | 8. Starbucks | 13. Layne's Chicken |
| 4. Local Foods | 9. Ruggles Black | 14. Honest Mary's |
| 5. Hudson House | 10. Bellagreen | 15. Carrabba's |

• GROCERY

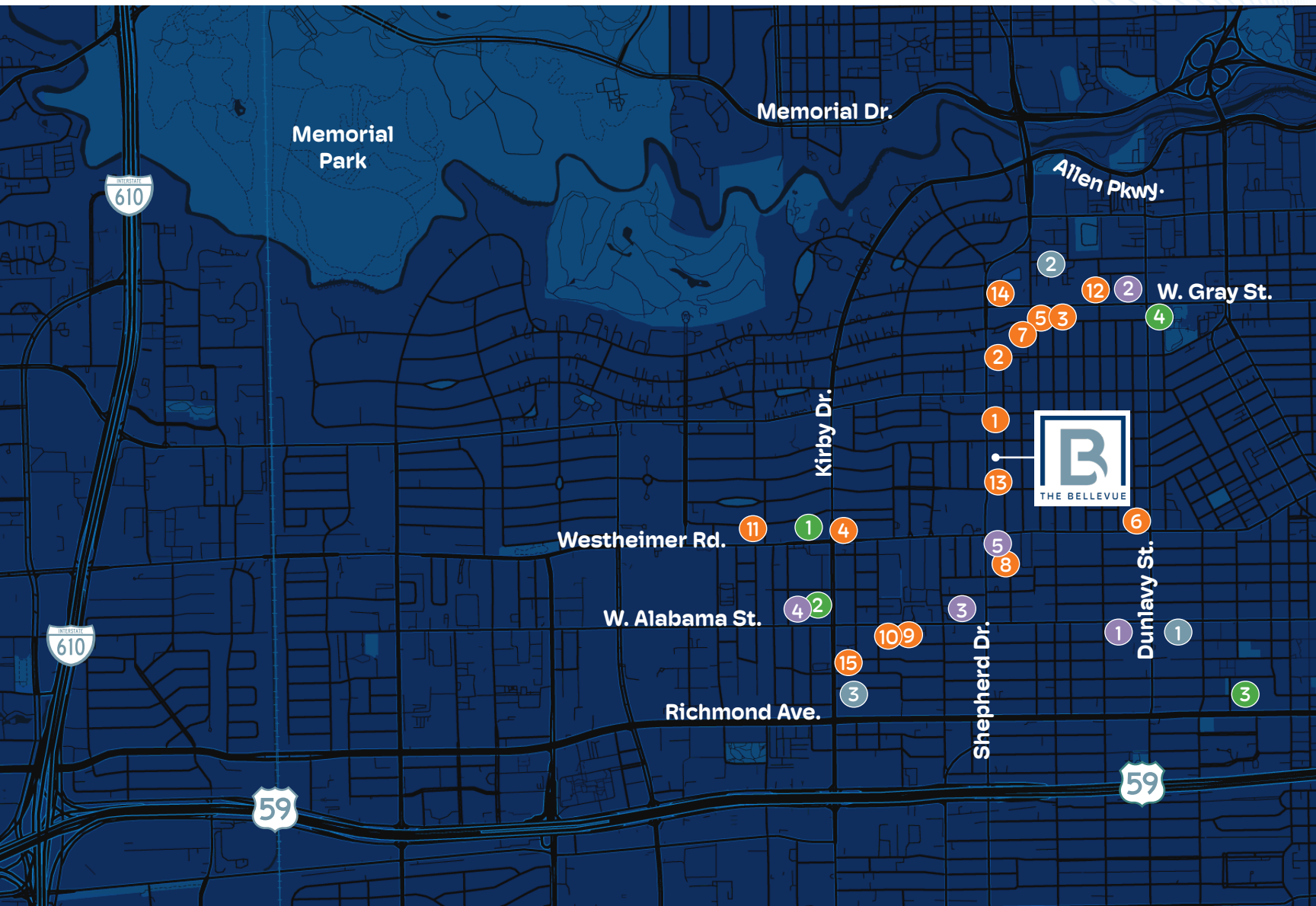
1. HEB
2. Kroger
3. Trader Joe's
4. Whole Foods
5. Target

• ARTS & ENTERTAINMENT

1. The Menil Collection
2. River Oaks Shopping Center
3. Color Factory

• SERVICES

1. Frost Bank
2. Wells Fargo
3. Chase Bank
4. Bank of America

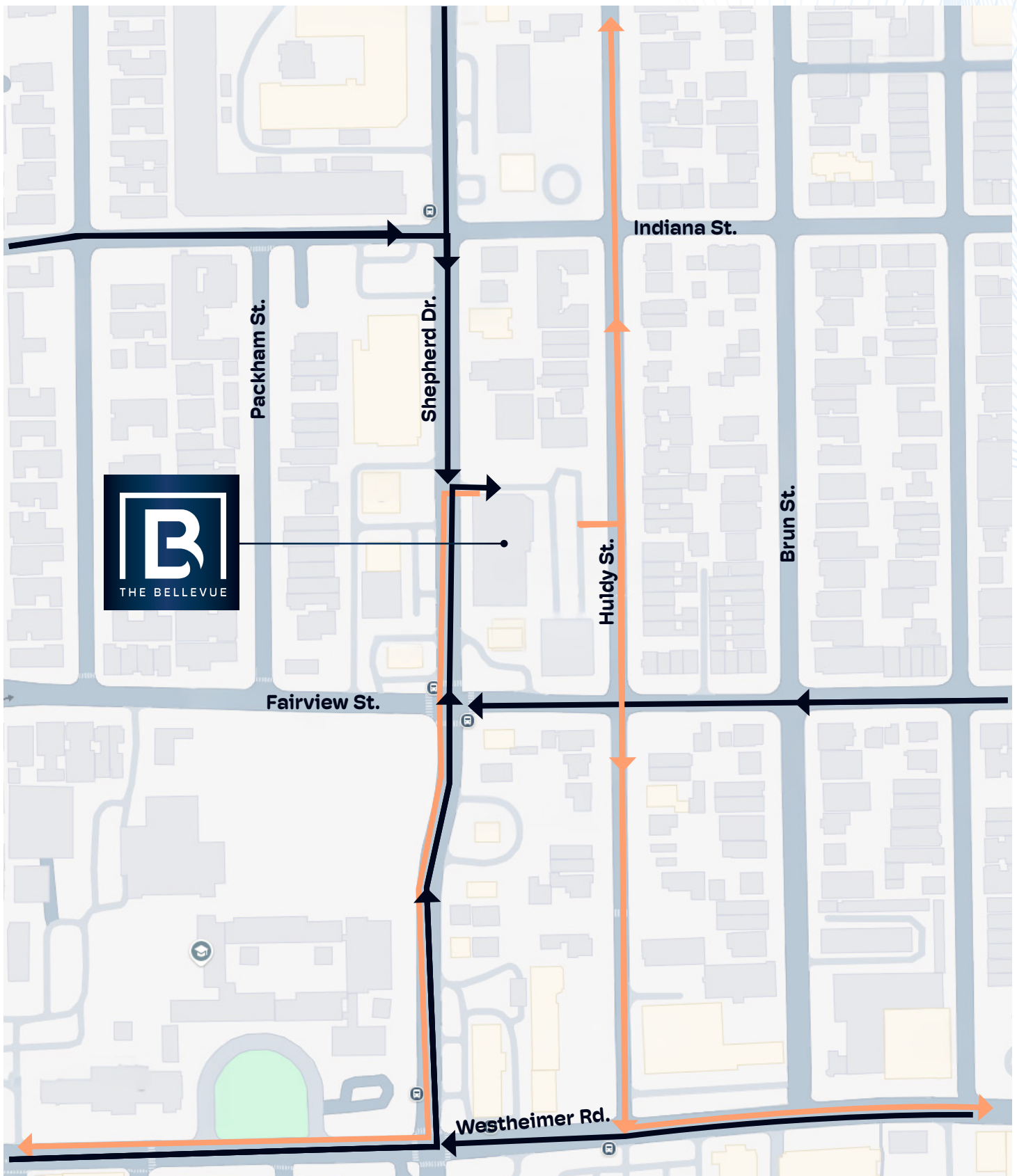




Unrivaled Access

The Bellevue offers efficient and intuitive ingress and egress via Indiana St. and Fairview St. that supports both daily commuters and visiting clientele. **Direct access points provide seamless entry from Shepherd Drive**, allowing for quick connectivity to major thoroughfares and surrounding neighborhoods.

Ingress **Egress**





THE BFIIFVIF



 **Principal**
Asset ManagementSM

FOR LEASING INFORMATION
713.300.0300 | streamrealty.com


STREAM[®]