

FRIENDSWOOD PARKWAY PLAZA

1500 W PARKWOOD AVE. FRIENDSWOOD, TX 77546

partners

CLASS A+ OFFICE SPACE FOR LEASE
UNDER CONSTRUCTION - DELIVERY DECEMBER 2025

FRIENDSWOOD PARKWAY PLAZA

Discover the future of business. Designed with modern elegance and cutting-edge amenities, this vibrant hub will offer flexible office layouts and dynamic retail opportunities.

Enjoy unparalleled visibility and foot traffic, thanks to our strategic positioning in a bustling commercial district.

Tenants will benefit from state-of-the-art facilities, ample parking, and a welcoming environment that fosters productivity and growth.

Level 1 Availabilities:

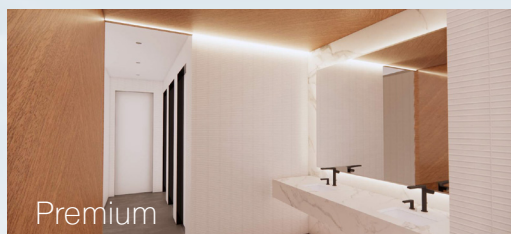
- Suite 120 - 4,572 SF
- Suite 130 - 5,993 SF
- Suite 140 - 5,484 SF

Level 2 Availabilities:

- Full Floor - 23,330 SF

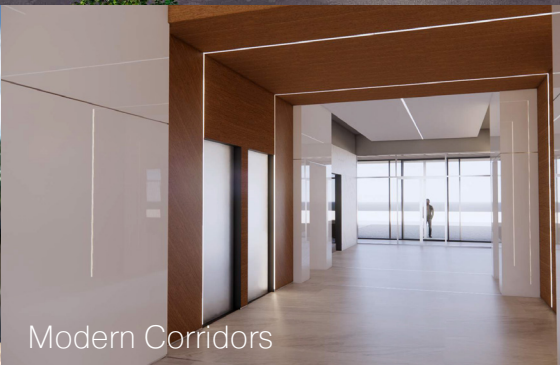
80,000 SF 4-story tiltwall
Class-A office building





Delivery December 2025
Mixed Use Campus
Vibrant Community
Energy Efficient Systems

Brand New Build
Spec Suites
Premium Amenities
Walkable
Prime Location



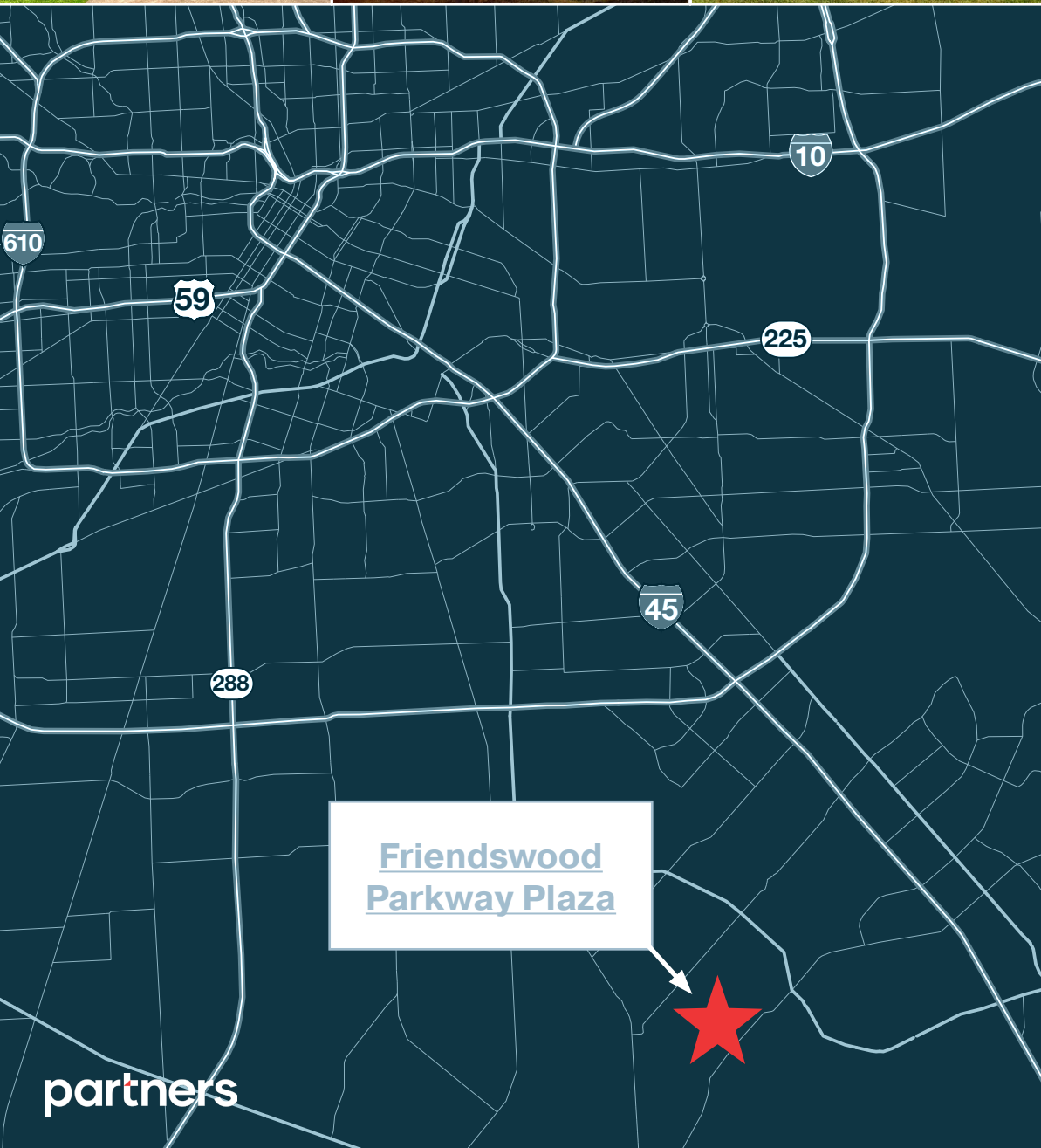


Friendswood, Texas, is an ideal location between Houston and Galveston.

The city boasts a strong local economy, supported by a highly educated workforce and a business-friendly environment with low taxes and incentives for new enterprises.

Quality infrastructure, a vibrant community and high standards of living, makes Friendswood an attractive spot for both businesses and employees.

Additionally, its reputation for safety and excellent schools further enhances its appeal, ensuring a stable and supportive environment for business growth.



**Friendswood
Parkway Plaza**

Travel Times

I-45 - 5 minutes

Pearland - 7 minutes

UTMB Health - 13 minutes

NASA - 15 minutes

William P. Hobby Airport - 26 minutes

Houston Downtown - 37 minutes

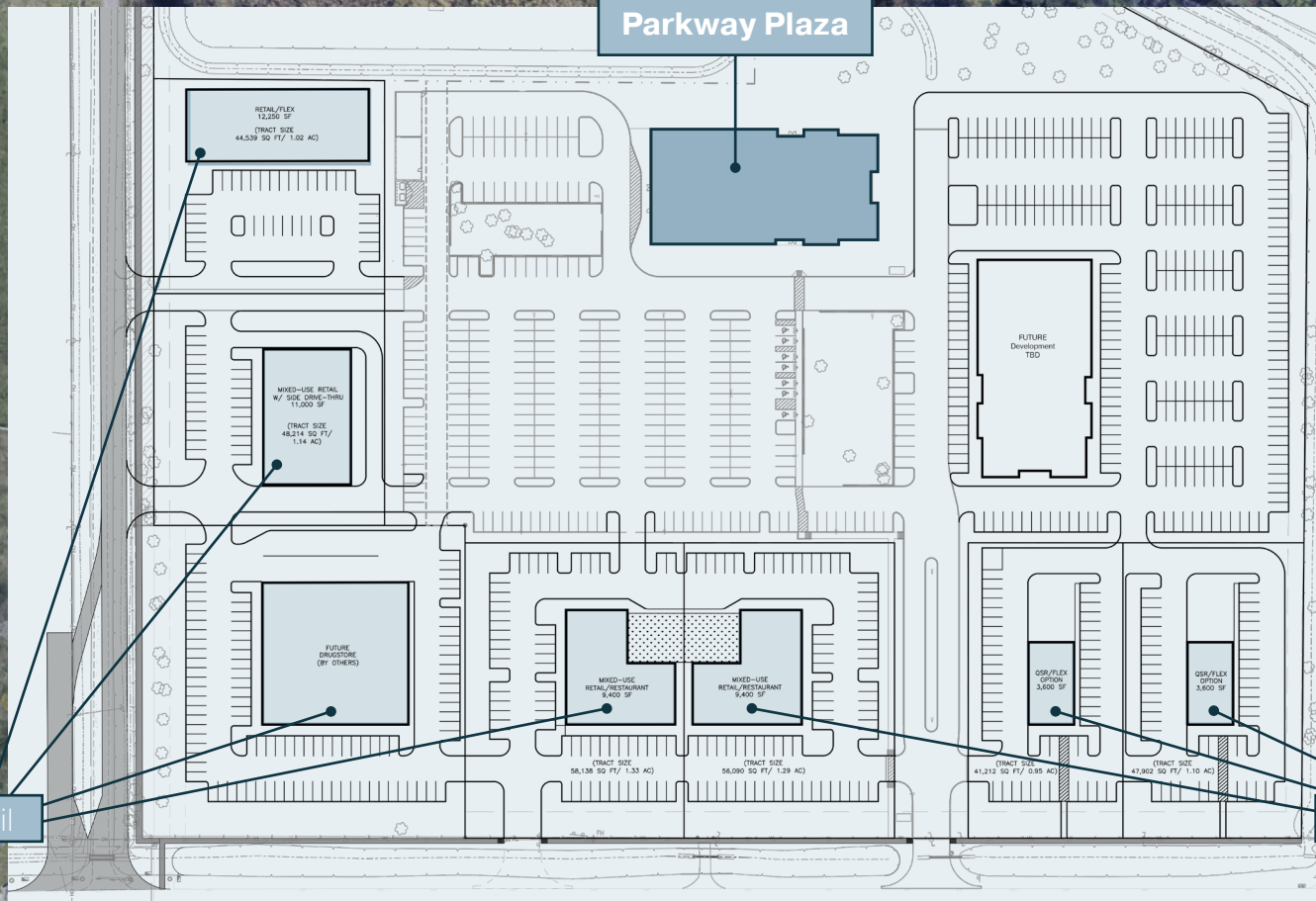
Baytown - 40 minutes

George Bush Intercontinental Airport - 55 minutes

SITEPLAN



Friendswood Parkway Plaza



Retail

Retail

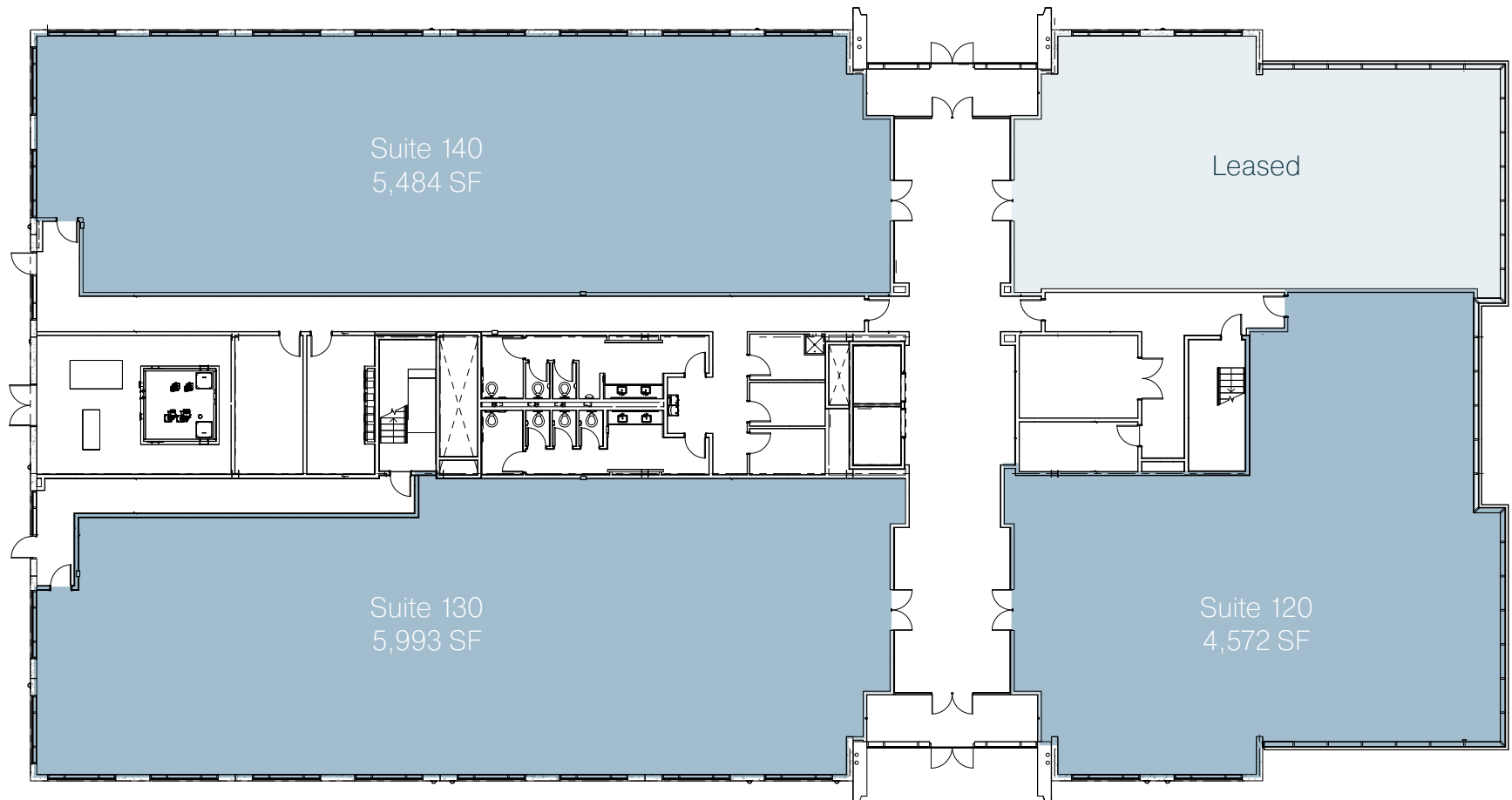
FM 528 Rd

Step into the elegant lobby, where luxurious finishes and contemporary art set the tone for success.

Our available vacancies have premier finishes, state-of-the-art systems, excellent accessibility and a prestigious presence. Friendswood Parkway Plaza is the epitome of modern workplace design.

Level 1 Availabilities:

- Suite 120 - 4,572 SF
- Suite 130 - 5,993 SF
- Suite 140 - 5,484 SF

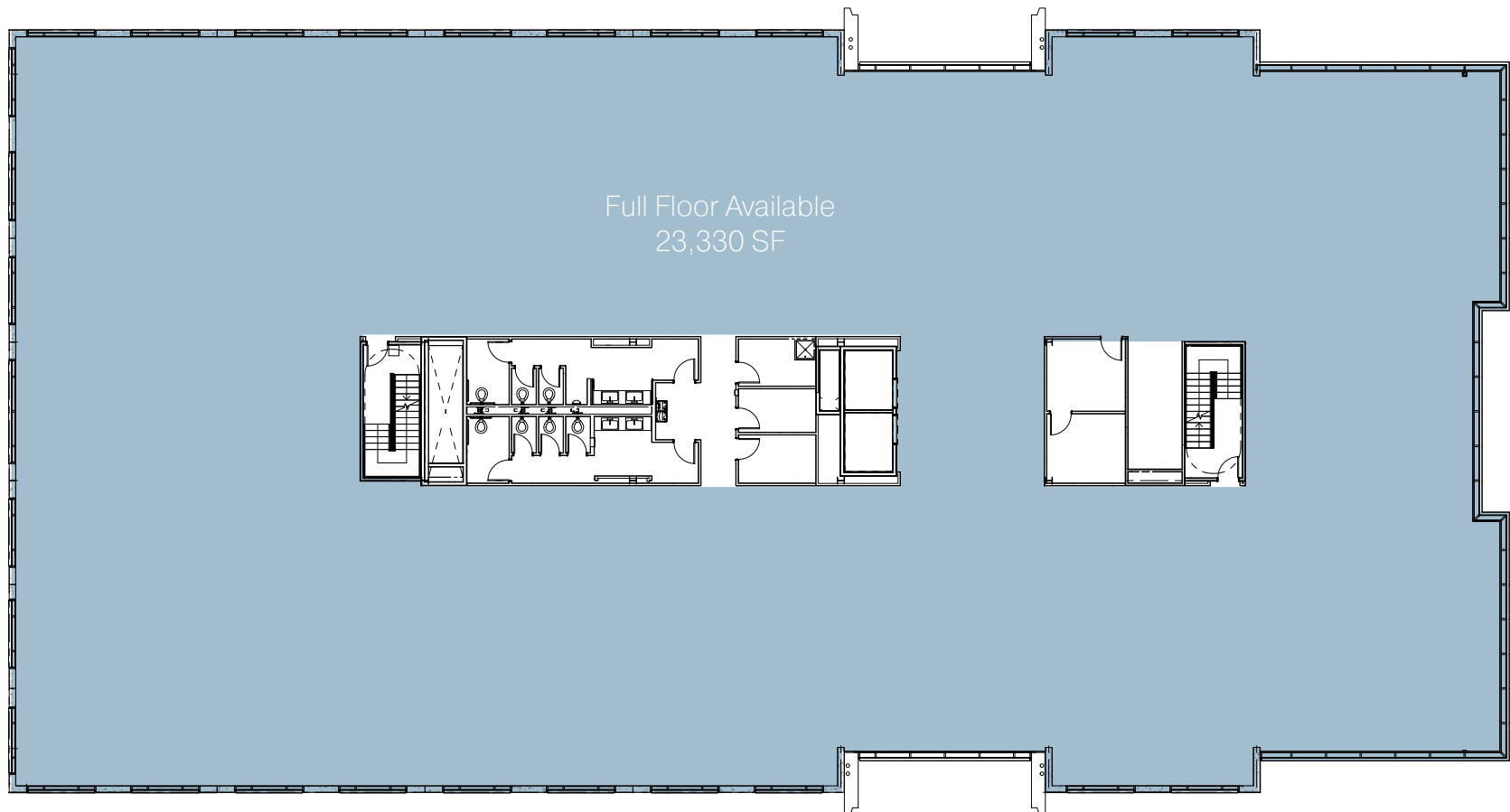


This brand new office building blends sleek architectural lines with cutting-edge amenities to create a dynamic environment for forward-thinking businesses.

More than just an office, this is a hub for innovation and productivity, where every detail is crafted to enhance your work experience.

Level 2 Availabilities:

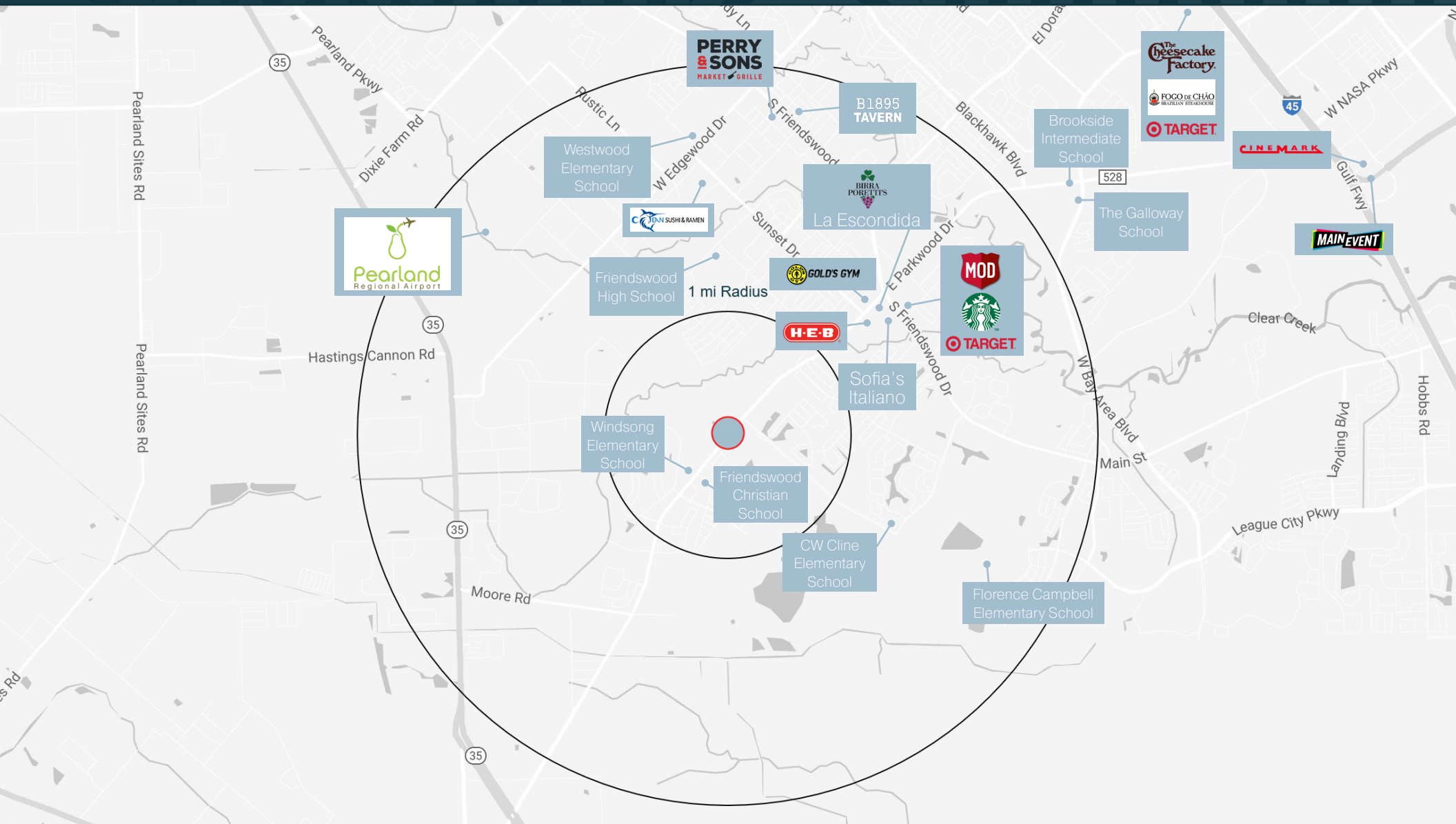
- Full Floor - 23,330 SF



Friendswood Parkway and surrounding amenities

The surrounding area features retailers such as H-E-B, Chase Bank, Moody Bank, Smoothie King, Starbucks, Walgreens, and Chick-Fil-A.

The site is located 4.9 miles from I-45, 5.3 miles from Downtown Friendswood, and 14.8 miles from William P. Hobby Airport.



partners



For Pricing and Leasing Inquiries:

Griff Bandy

Partner

713 985 4411

griff.bandy@partnersrealestate.com

Vince Strake

Senior Vice President

713 705 2292

vince.strake@partnersrealestate.com

1360 Post Oak Blvd, Suite 1900 / Houston, TX 77056
713.629.0500 / partnersrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba NAI Partners	9003949	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Vince Strake	9003949	vince.strake@partnersrealestate.com	713 629 0500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0