

Three555 TIMMONS



**EXCELLENT LEASING OPPORTUNITIES
& NEW TRAINING/CONFERENCE CENTER AVAILABLE**

CBRE

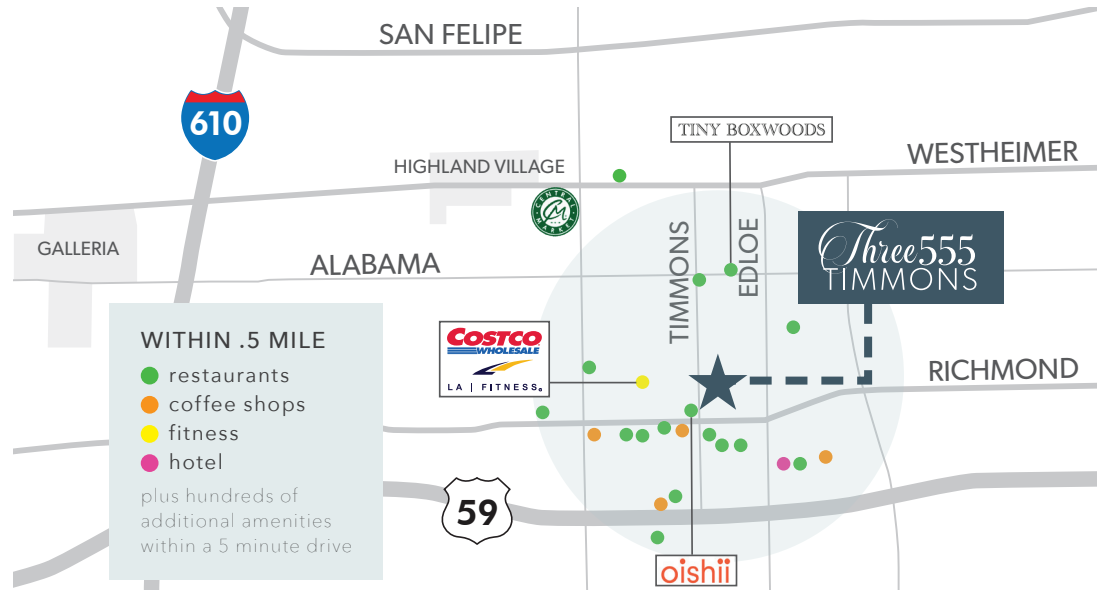
14
FLOORS

226,000
RENTABLE SF

RECENTLY RENOVATED

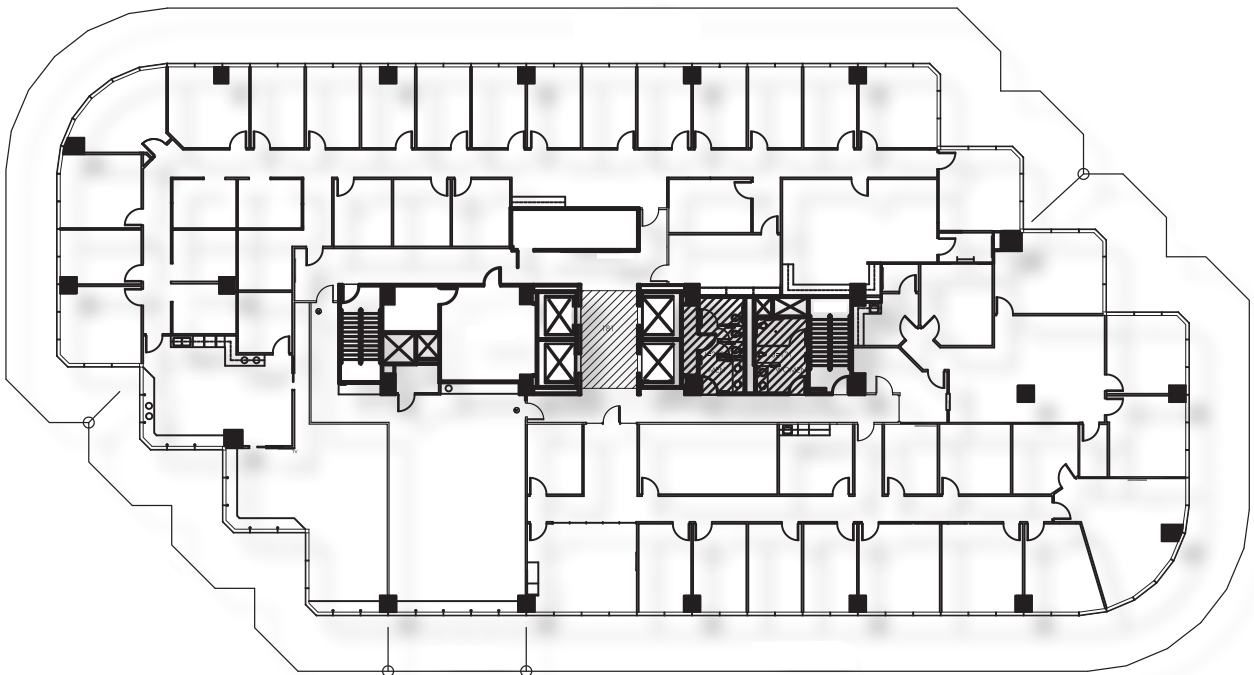
18,000 RSF
FLOORS WITH
EFFICIENT DESIGN

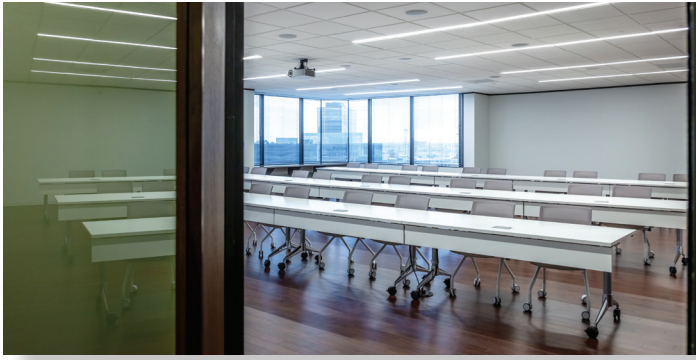
10
CORNER OFFICES
PER FLOOR



Near Timmons Lane and Richmond Ave, this excellent location provides driving access to US 59, Westpark Toll Road, 610 Loop and airport shuttles. Walking amenities include numerous restaurants and Lifetime Fitness/LA Fitness. Prestigious residential areas such as River Oaks and West University are within close proximity.

2 FULL FLOORS AVAILABLE





AMENITIES & FEATURES

Chef quality delicatessen **on ground floor**

Newly Constructed Conferencing Facility

Free visitor parking

Entrance enhanced with a **fully landscaped plaza**

Translucent **wood & glass** walls
Coffered **16 foot ceilings** **on ground floor**
Granite floors accented with
white Italian marble

Recently updated common **are-**
as including restrooms

Concrete building parking & **building structures**

4 luxury, high-speed elevators
PLUS one designated as a freight elevator

High efficiency **mechanical systems** with MERV
13 filters and increased fresh air distribution

On-site **building management**

Four-story parking facility with over **600 spaces**
connected by **covered walkway**
to the main building

On -site security personal & Monitored security
card-key access



STEVE ROCHER

713.577.1615

steve.rocher@cbre.com

KRISTEN RABEL, CCIM

713.577.1644

kristen.rabel@cbre.com

JENNY MUELLER

713.577.1730

jenny.mueller@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE