



R I V E R W A Y   H O U S T O N



# Riverway

One and Three Riverway Houston, TX 77056

# Reinvented

Two Class A office towers where  
efficiency facilitates results. Conveniently  
located in the prestigious Galleria area,

**Riverway is a Houston icon.**





Riverway Houston is reinventing the tenant experience down to the smallest detail. As part of a lush, five-building mixed-use park, One and Three Riverway's breathtaking lobbies and efficient offices are designed to leave a lasting impression. Riverway is located on the North side of the prestigious Galleria. Offering modern sophistication, unbeatable access to Downtown and surrounding amenities, sweeping views and outdoor terraces, tech-forward conference spaces, state-of-the-art fitness centers, on-site cafés, and ample parking—tenants at Riverway Houston have the perfect fusion of space and place.









# All you need and more.



## **ACCESSIBLE**

Convenient access  
to major Houston  
thoroughfares.



## **MODERN**

Designed with timeless  
finishes and distinctive  
furnishings.



## **CONVENIENT**

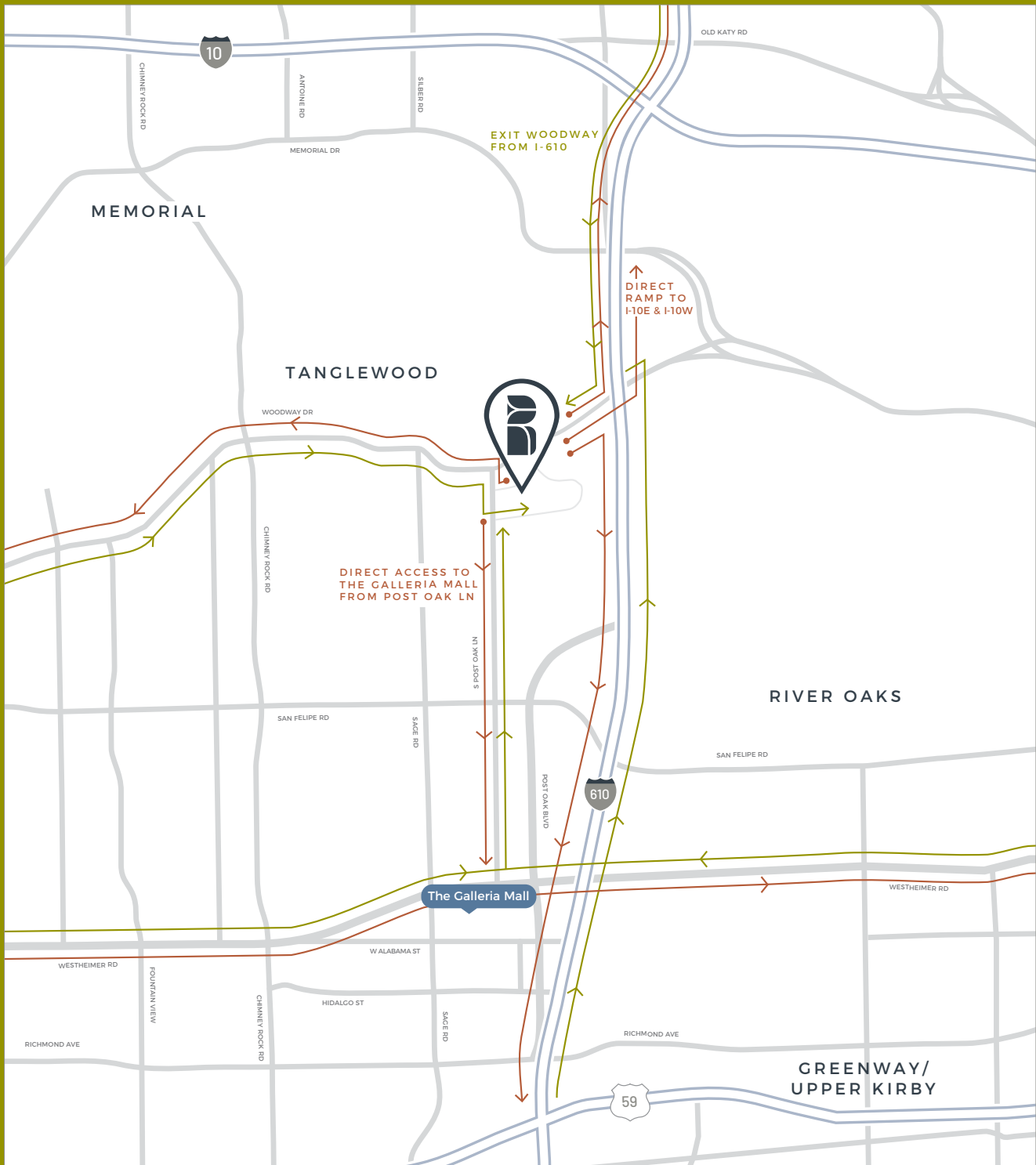
Top of the line amenities  
to ensure every need is  
addressed.



# Exclusive Address.



Just north of the heart of the Galleria area, Riverway Houston is situated in close proximity to some of the most established and prestigious neighborhoods in Houston.



Unmatched Access.



# Modern Space For the Modern Workforce.

One and Three Riverway are innovative destinations for collaboration where you can relax, reflect, and focus.

Every space has been transformed with the users top of mind. Refreshed lobbies with large windows and lush green space surrounding the buildings create an ideal workspace for all users. Riverway Houston offers space that inspires, invigorates, and engages, and it is a sought-after location for tenants seeking balance without sacrificing quality.





# RIVERWAY

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Building Size: 507,565 SF

Typical Floorplate: 20,035 SF

Floors: 25

Year Built/Year Renovated: 1978/2020

Parking Ratio: 5.00 per 1,000 RSF





# R I V E R W A Y

Building Size: 406,688 SF

Typical Floorplate: 20,334 SF

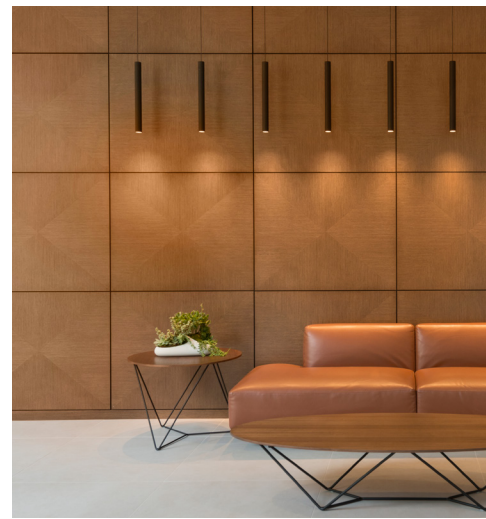
Floors: 20

Year Built/Year Renovated: 1982/2020

Parking Ratio: 5.00 per 1,000 RSF







# Amenities

Seize the workday then recharge during your down time with some of Houston's best retail, restaurants, and attractions, all in Riverway's backyard.

## RETAIL

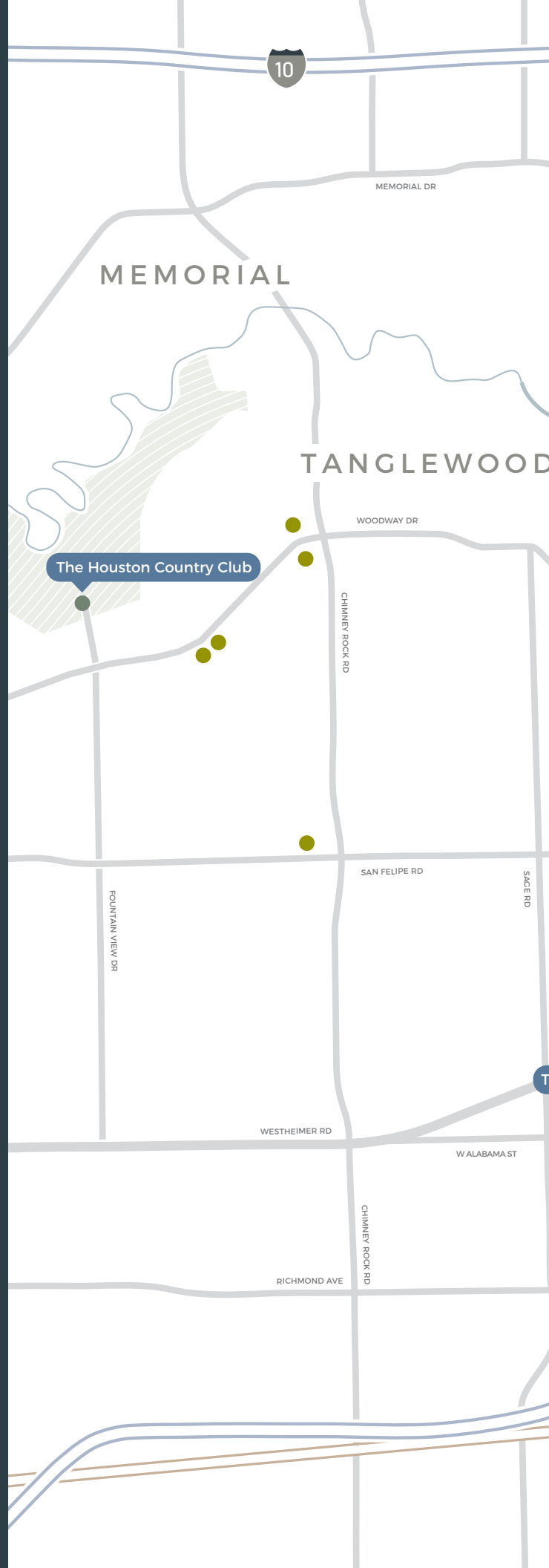
- Uptown Park
- Post Oak Plaza
- Highland Village
- The Galleria Mall
- River Oaks District
- River Oaks Shopping Center

## RESTAURANTS

- Barnaby's
- The Rustic
- Willie G's Seafood
- Local Foods
- Del Frisco's Steak House
- Liberty Kitchen
- Steak 48
- The Island Grille
- Caracol
- Mastro's Steakhouse
- Bosscat Kitchen
- Bisou
- Fleming's
- Eddie V's Seafood
- State of Grace
- Brenner's on the Bayou
- Flower Child
- The Brisket House
- Cyclone Anayas
- Mendocino Farms
- True Food Kitchen
- Uptown Sushi
- Potbelly

## ATTRACTIONS

- The Omni
- The Houstonian
- The Houston Country Club
- Houston Arboretum
- River Oaks Country Club
- Hotel Granduca
- Memorial Park
- Waterwall Park
- Royal Sonesta
- IPIC Theaters
- JW Marriott
- Orangetheory Fitness
- The St. Regis Houston



→  
DOWNTOWN  
7 MILES



OLD KATY RD

10

WESTSCOTT ST

Memorial Park

MEMORIAL DR

The Houstonian

The Omni

UPTOWN PARK

River Oaks Country Club

RIVER OAKS

The St. Regis Houston

SAN FELIPE RD

UPTOWN

610

KIRBY RD

HIGHLAND VILLAGE

WESTHEIMER RD

The Galleria Mall

RIVER OAKS DISTRICT

W ALABAMA ST

RICHMOND AVE

RICHMOND AVE

GREENWAY/  
UPPER KIRBY

59

WESTPARK RD

WESTPARK RD

WESTLAWN ST

BUFFALO SPEEDWAY

SHEPHERD DR

SAGE RD

POST OAK BLVD

S POST OAK LN



# R I V E R W A Y   H O U S T O N

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