



1410 BRITTMOORE

WHERE INDUSTRIAL EDGE  
MEETS CREATIVE BRILLIANCE

1410 BRITTMOORE ROAD | HOUSTON, TEXAS 77043

IMPECCABLE LOCATION.  
CREATIVE OFFICE COMMUNITY.  
MODERN INDUSTRIAL EDGE.



# WELCOME TO THE



**± 38,500**  
rentable square feet

## THE PROPERTY

The QUAD is a 4-building complex transforming an industrial park into a modern, creative office workspace community. This adaptive reuse project was completely reimagined to foster entrepreneurship, innovation, convenience and fun.

**FOUR**  
number of buildings

**2023**  
year repurposed





# UNMATCHED ACCESS

Less than a 20-minute drive for over 2 million people, and directly adjacent to two of the highest trafficked highways in Houston.

Positioned at the demographic epicenter of Houston near the intersection of Interstate 10 and The Sam Houston Tollway, The QUAD is surrounded by the major regional activity centers that form the “Urban Core” of West Houston, home to some of the world’s largest corporations.

# AREA AMENITIES

The QUAD has immediate access to a large amount of top tier amenities, including:

**70+**

restaurants / bars  
within 7 minute drive

**25+**

happy hour  
favorites

**16**

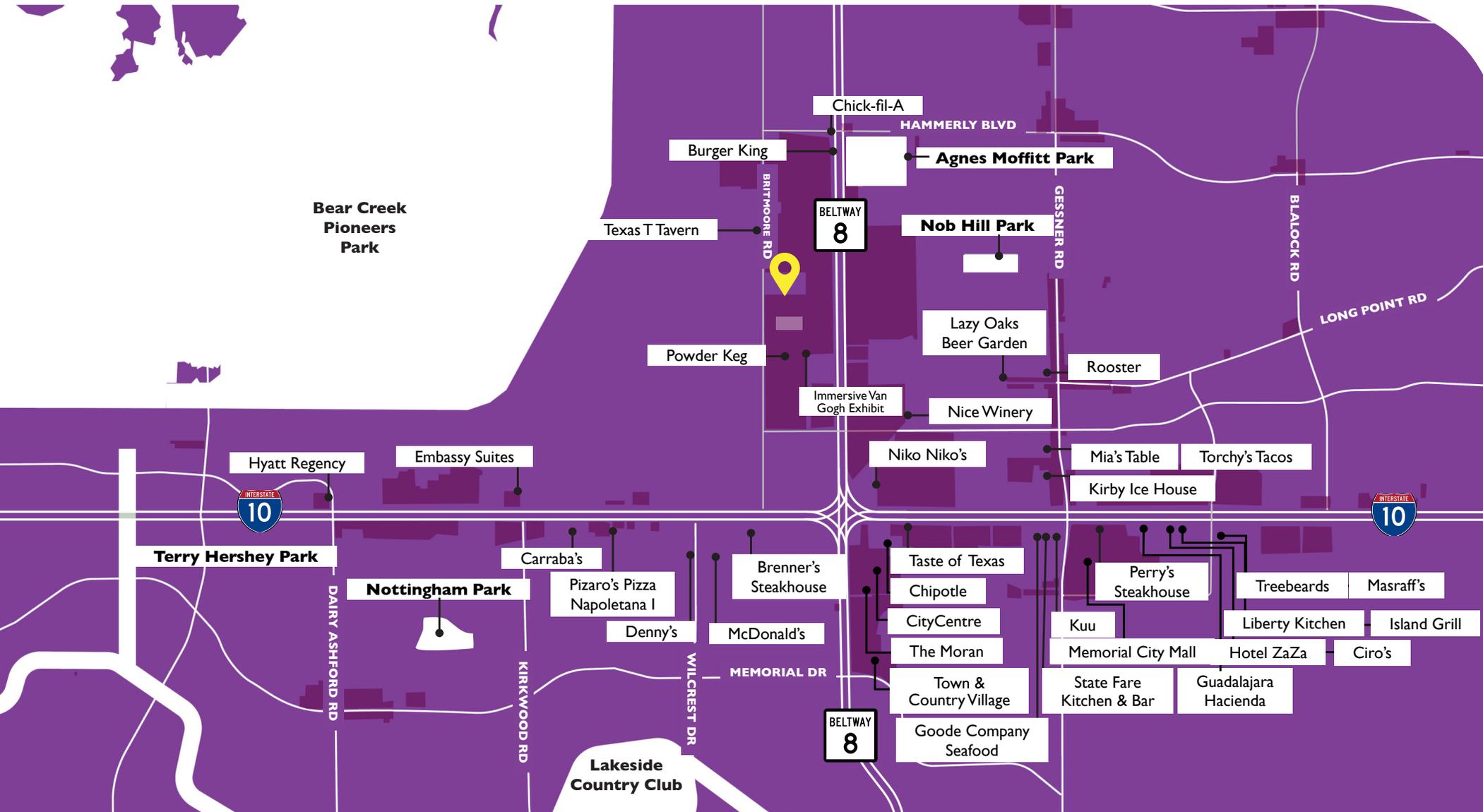
hotels within  
5 miles

**5**

parks within  
a 5 minute drive

**5**

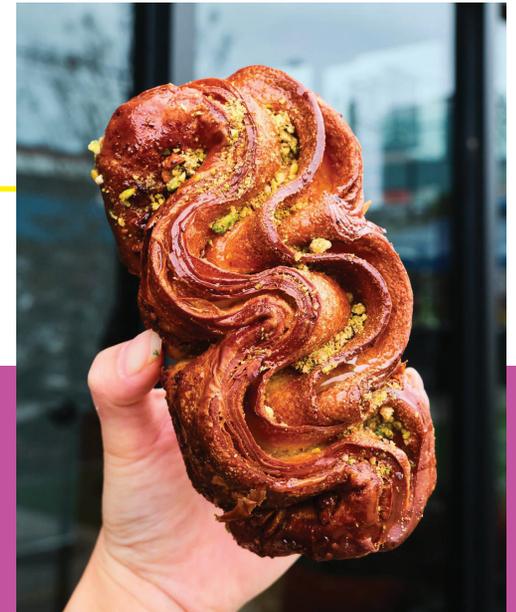
minutes from CityCentre and  
Town & Country Village



# PROJECT AMENITIES

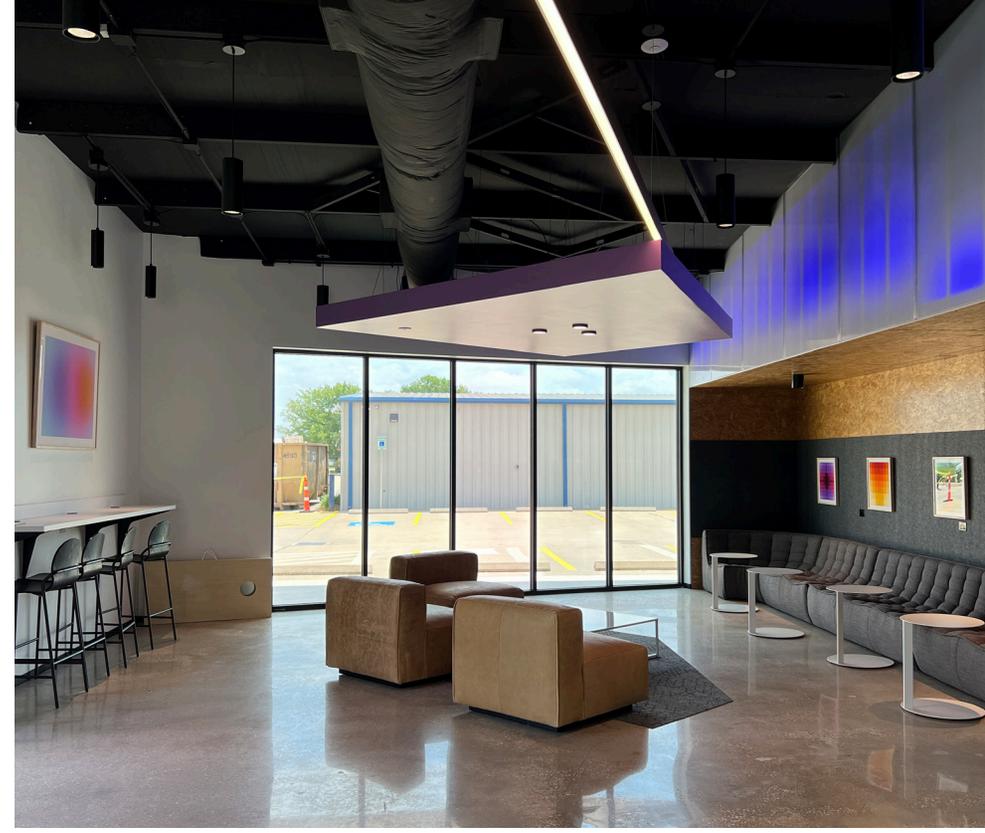
The QUAD hosts James Beard semifinalist and Best Bakery featured in The New York Times, Koffeteria. Founded by Chef Vanarin Kuch in EaDo in 2019, Koffeteria opened its second location right here at The QUAD! Located in Building 1, fresh baked goods and coffee are accessible to all tenants and visitors in West Houston.

**Koffeteria**  
PASTRIES AND COFFEE

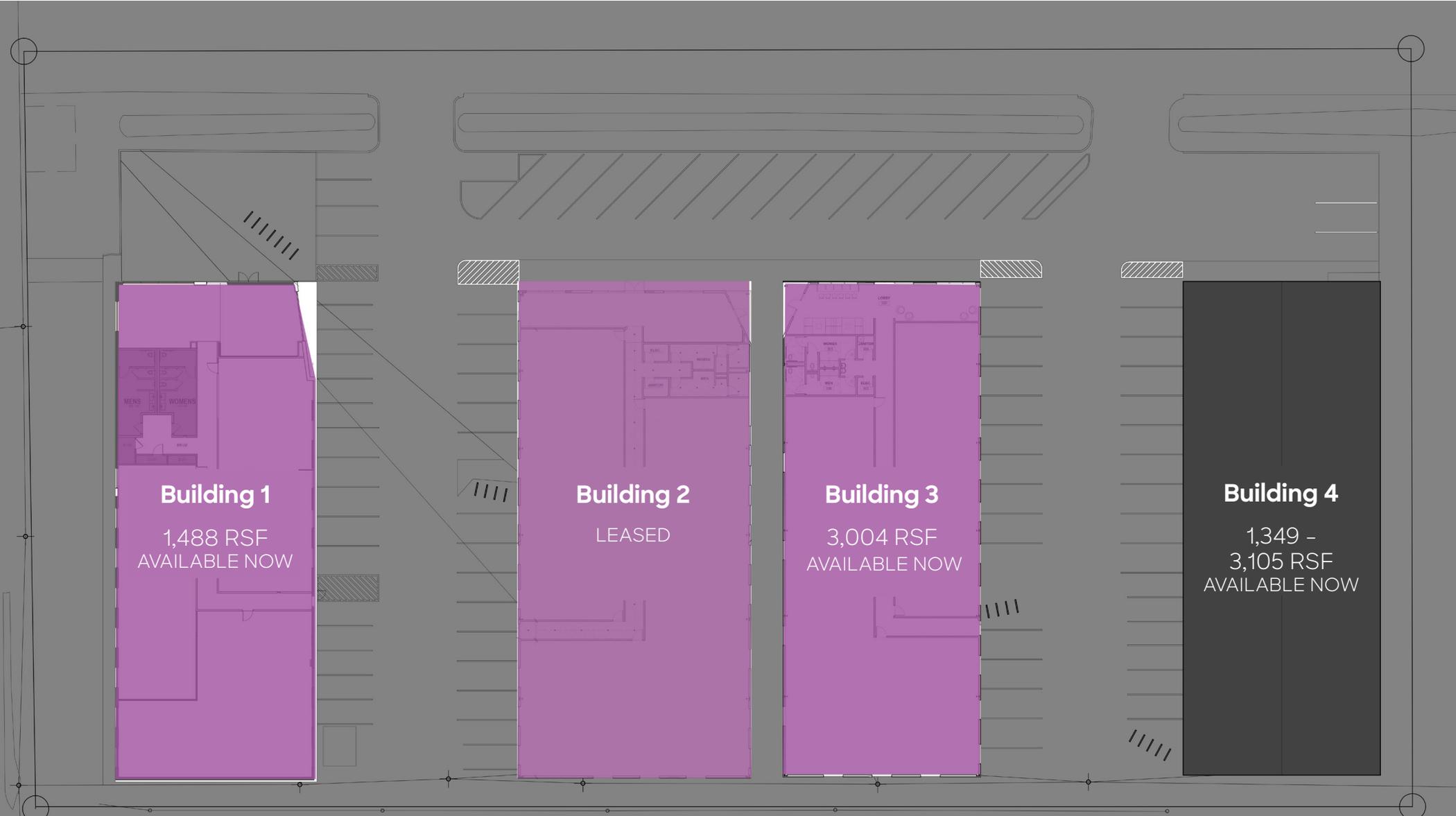


**HOURS OF  
OPERATION**

**MON, WED - FRI 7:30AM-2PM  
SAT - SUN 8AM-2PM  
CLOSED TUESDAY**



# THE SITE



**Building 1**

1,488 RSF  
AVAILABLE NOW

**Building 2**

LEASED

**Building 3**

3,004 RSF  
AVAILABLE NOW

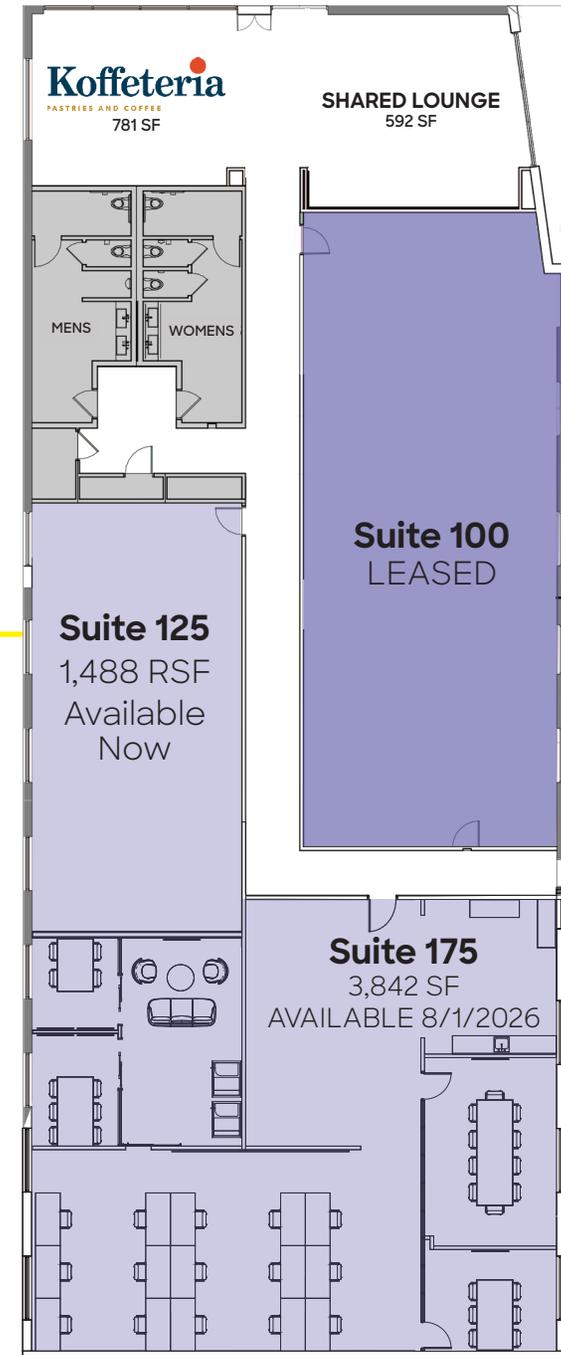
**Building 4**

1,349 -  
3,105 RSF  
AVAILABLE NOW

# BUILDING 1 FLOOR PLAN

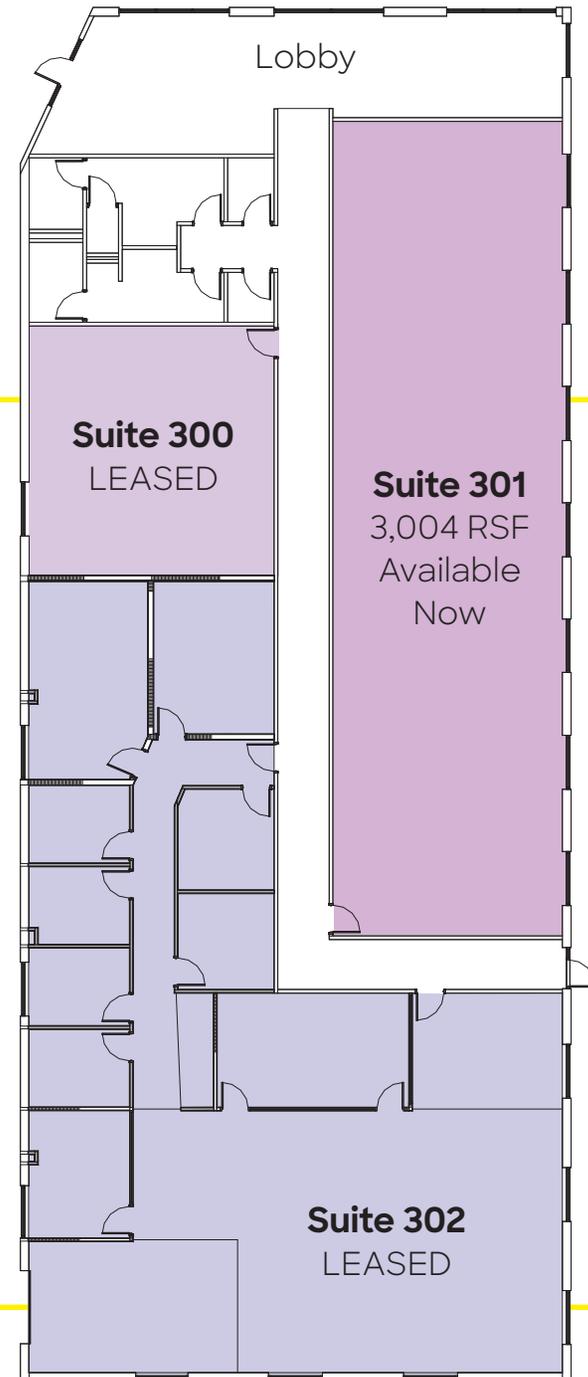
Building 1 has 1,488 RSF available and features an open-ceiling concept with new HVAC and new LED lighting installed throughout.

Koffeteria, a locally owned concept by pastry Chef Vanarin Kuch, serves fresh baked goods and coffee that celebrate the flavors of Houston. Located in the lobby of Building 1.



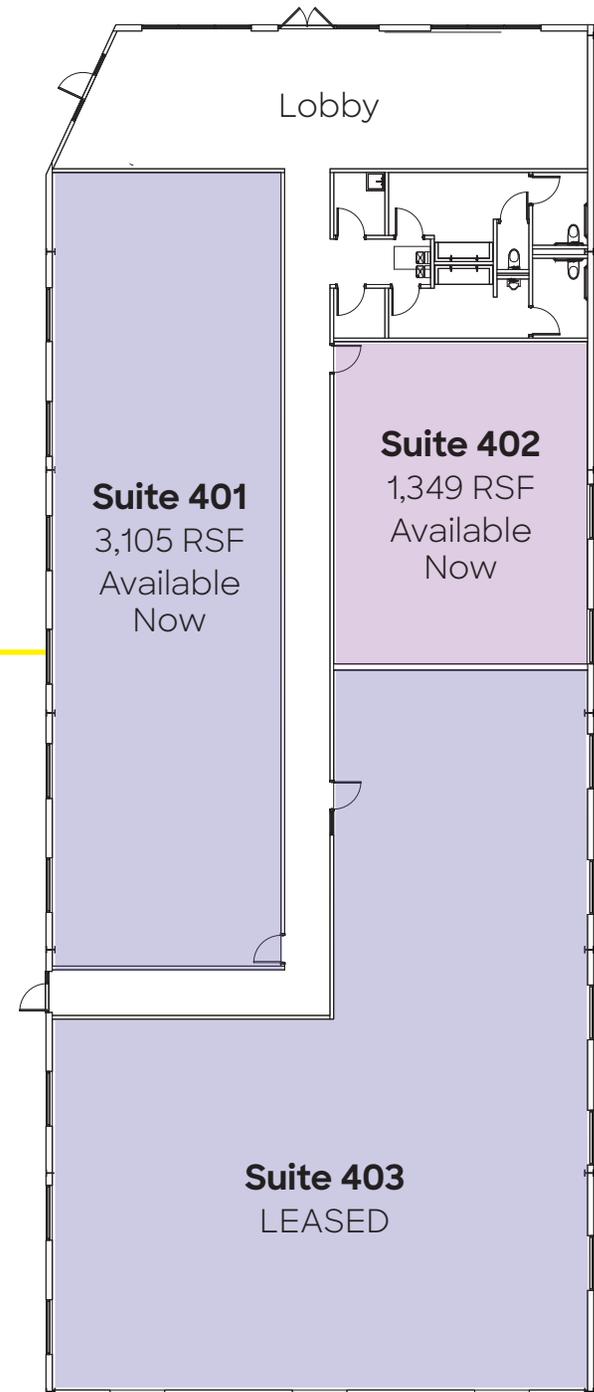
# BUILDING 3 FLOOR PLAN

Building 3 is currently under construction and has 3,004 RSF available with the ability to demise further. Vacancy features an open-ceiling concept with new HVAC and LED lighting installed throughout.



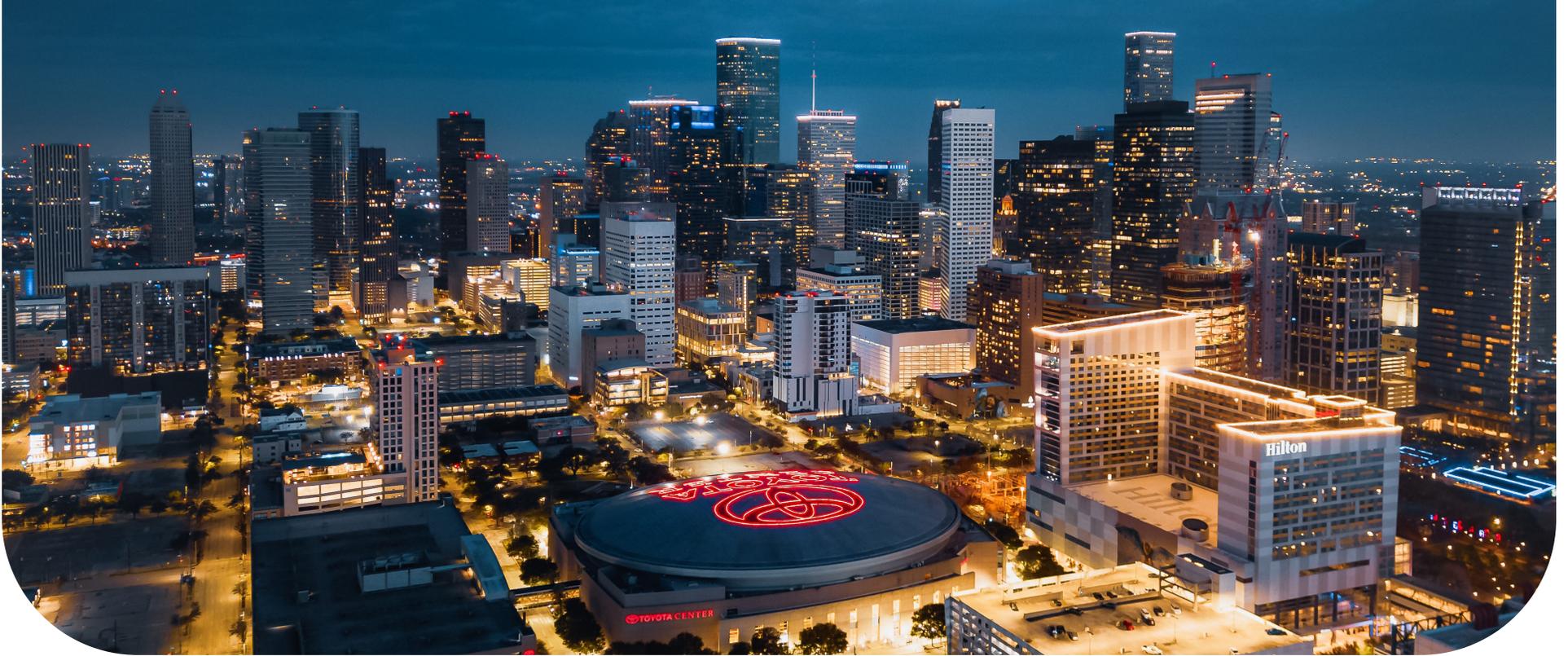
# BUILDING 4 FLOOR PLAN

Building 4 is currently under construction. Space availabilities range from 1,349 - 3,105 RSF with the ability to demise further. Vacancies will feature an open-ceiling concept with new HVAC and LED lighting installed throughout.





The QUAD features a lobby lounge and local coffee bar and bakery for easy collaboration and convenience.



# WHO WE ARE

## Pagewood

Pagewood is a vertically integrated real estate investment, and operations company with a data science approach focused on acquiring commercial properties in high-growth markets. Pagewood leverages its data platform with its hands-on approach to operations and institutional investment experience to create predictive models that support its objective real estate investment decisions.

## Wile Interests

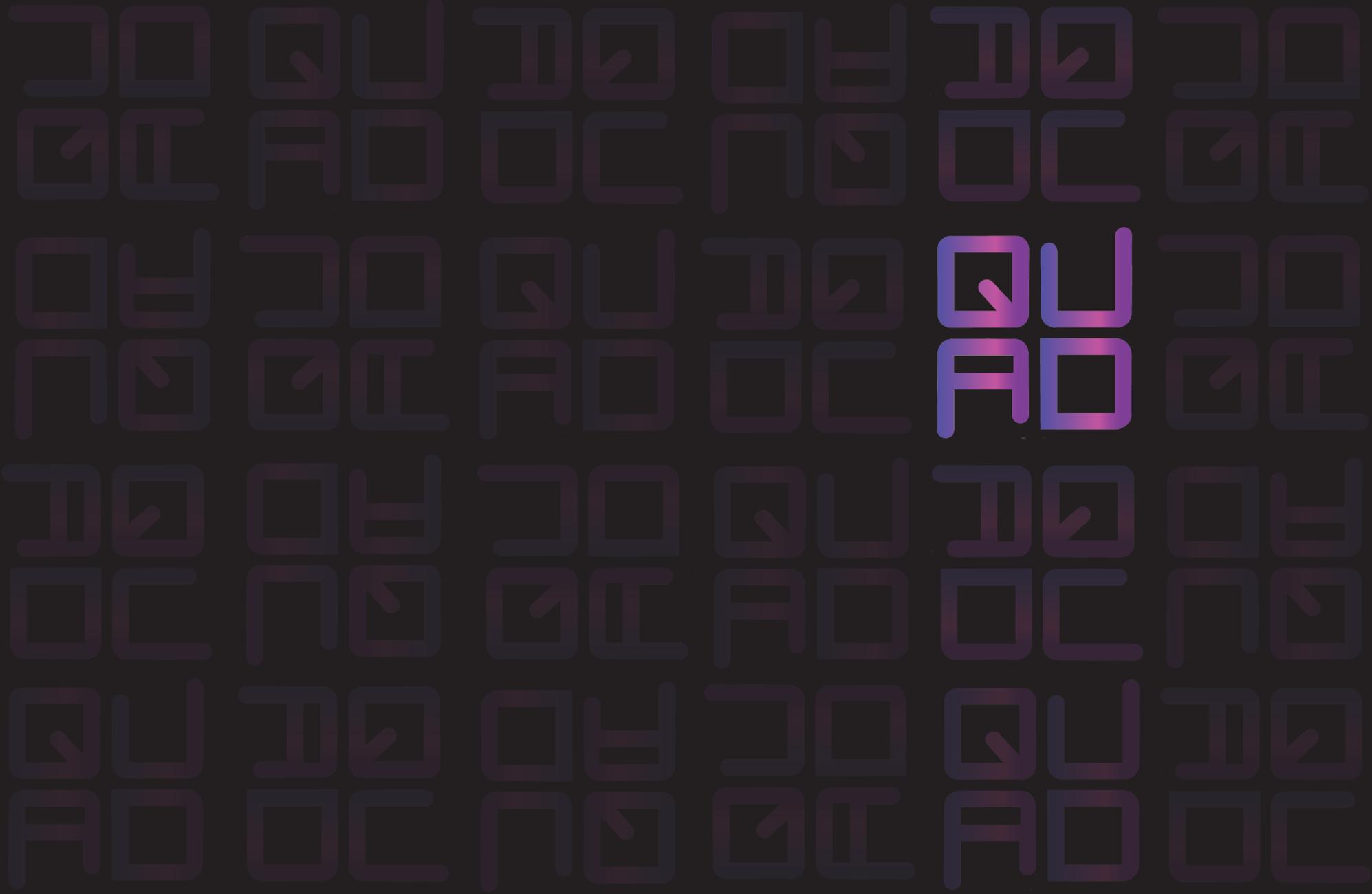
Wile Interests is a Houston-based investment firm formed in 1991 by Randolph Wile to identify and create investment opportunities in Texas real estate. Over its more than 30-year history, Wile Interests has acquired and/or developed in excess of \$650 Million in commercial and residential properties.



1410

WISCONSIN HOUSE OF BOYS AND GIRLS  
CENTRAL SERVICE CENTER





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