

THE

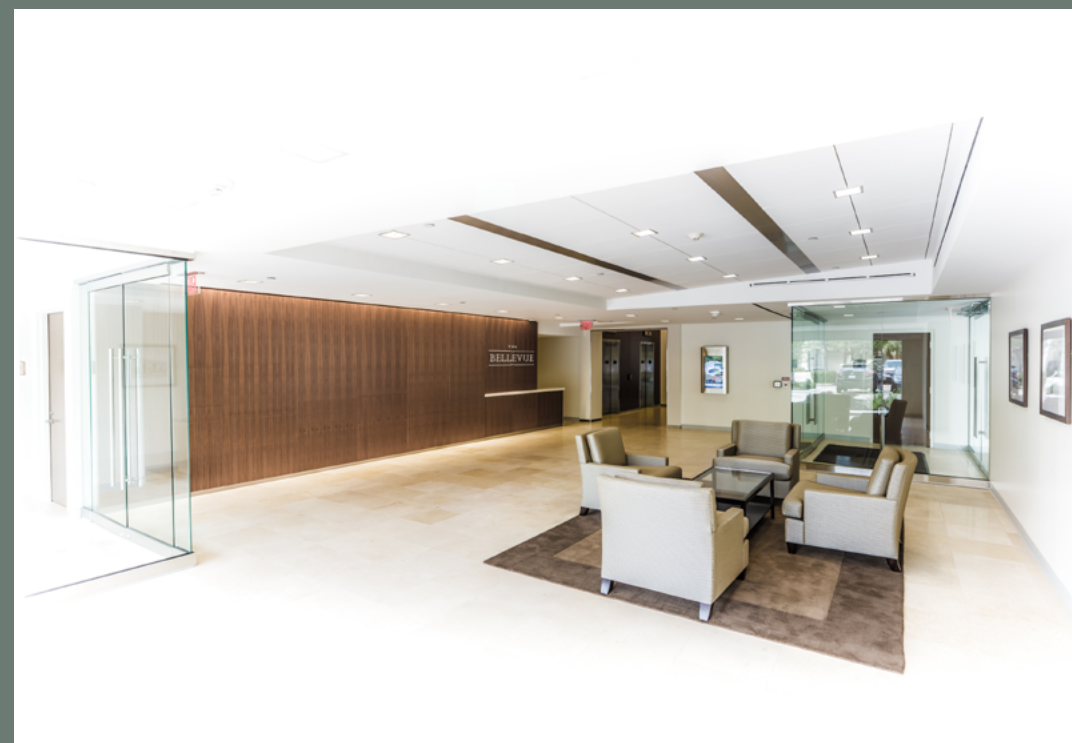
BELLEVEUE



WELCOME TO THE BELLEVUE

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.

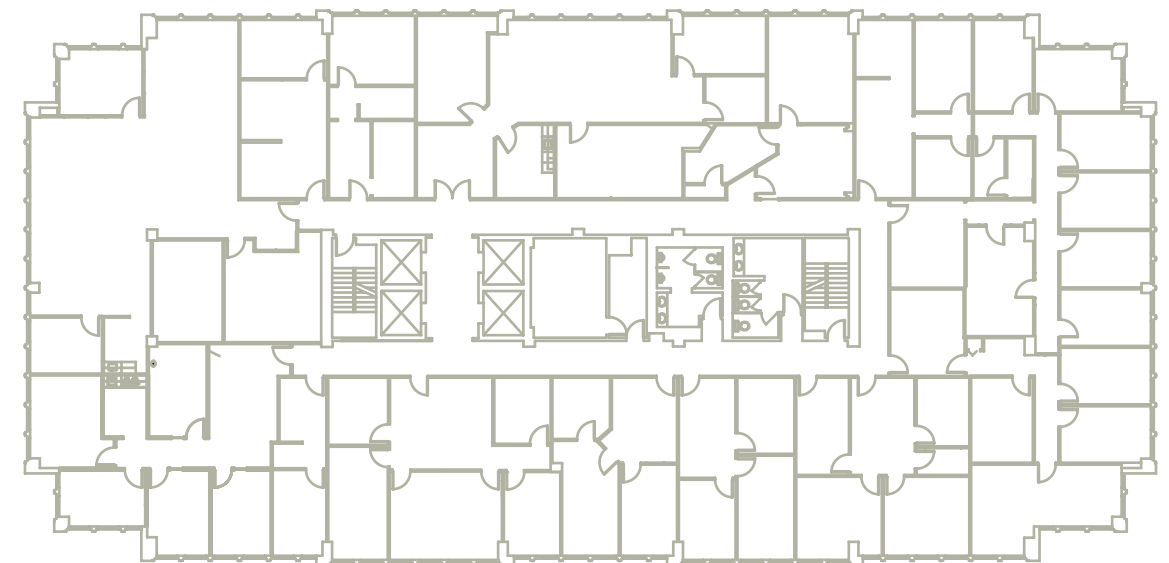




ASSET PROFILE

| | |
|----------------|---|
| ADDRESS | 2323 South Shepherd Dr. Houston, Texas 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 structured garage |

TYPICAL FLOORPLATE





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

Distinctively situated with the office floors starting at level 8, the building enjoys unobstructed 360° views of downtown, the Galleria, the Medical Center and River Oaks.



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

Services and amenities include professional on-site building management, security guard, and conferencing facilities.



NEIGHBORHOOD AMENITIES

An abundant number of services, dining, and entertainment options within 2 miles of the building.

• FOOD & DRINK

- | | | |
|--------------------------|-------------------|-----------------------|
| 1. Kenneally's Irish Pub | 4. Local Foods | 7. Anvil Bar & Refuge |
| 2. Barnaby's Cafe | 5. Raising Cane's | 8. Starbucks |
| 3. Jason's Deli | 6. Common Bond | |

• GROCERY

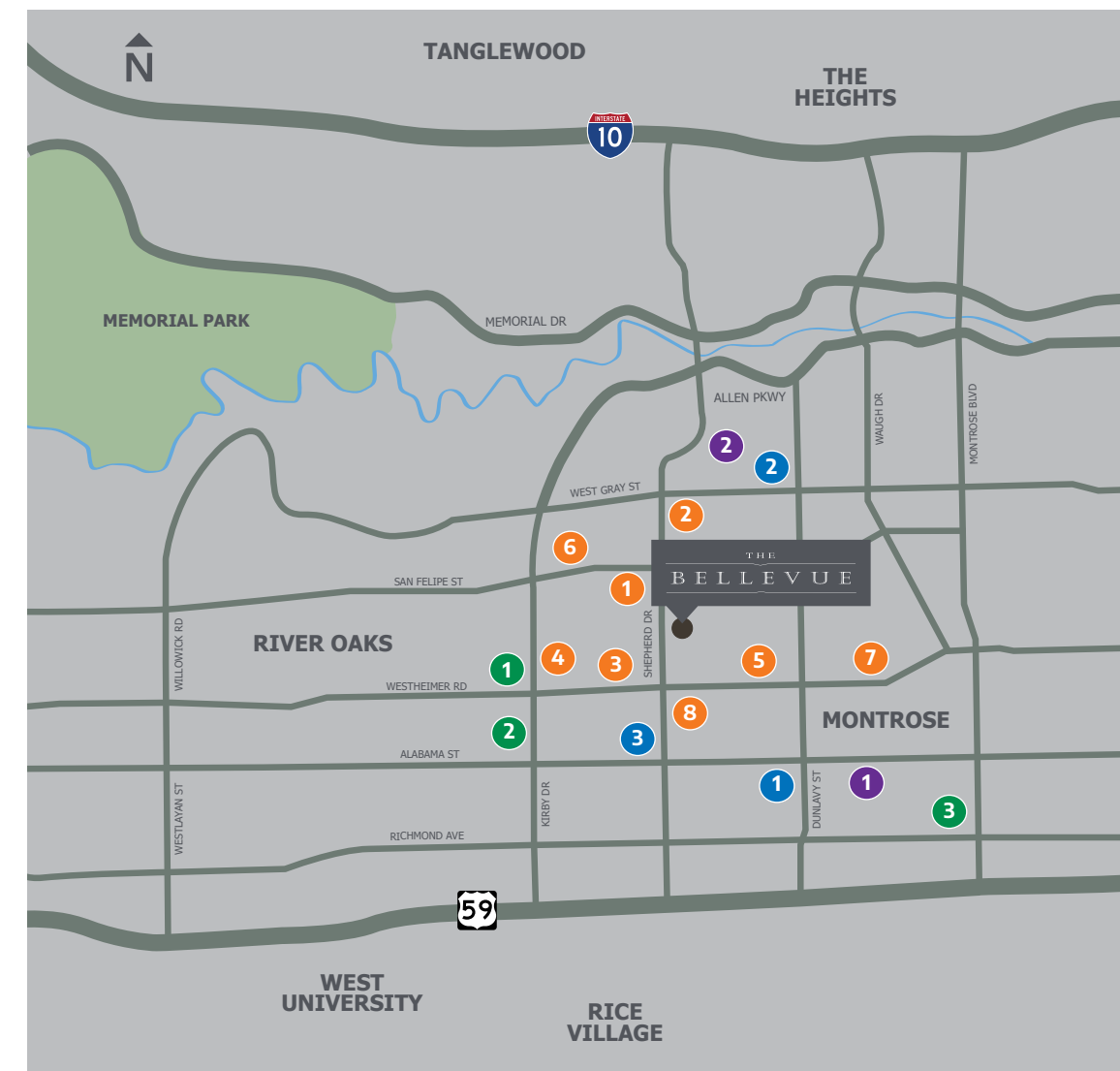
- HEB
- Kroger
- Trader Joe's

• ARTS & ENTERTAINMENT

- The Menil Collection
- River Oaks Shopping Center

• SERVICES

- Frost Bank
- Wells Fargo
- Chase Bank



UNRIVALED ACCESS

The Bellevue is easily accessible from nearby major thoroughfares including US-59, Memorial Drive and Allen Parkway.

The site's convenient location on Shepherd Drive offers unparalleled access in the Inner Loop, with superior convenience for tenants living in River Oaks, West University, Tanglewood and the Heights.




STREAM

FOR MORE INFORMATION CONTACT:
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