



THE BELLEVUE

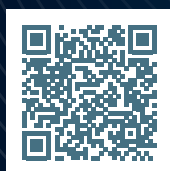


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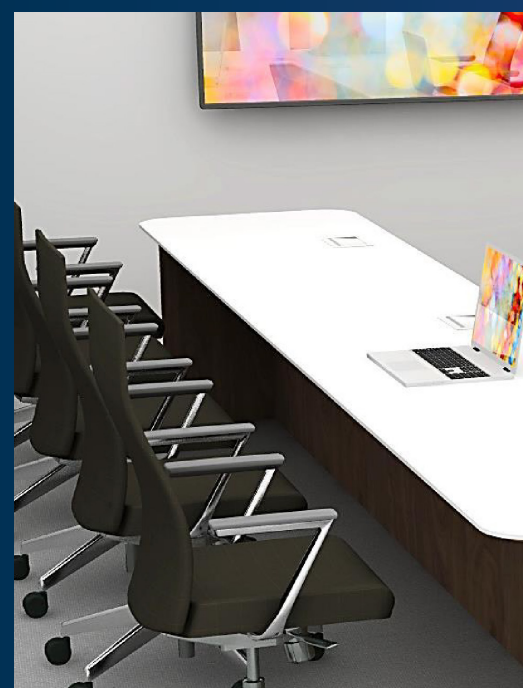
# *Elevated Office. Exceptional Address.*

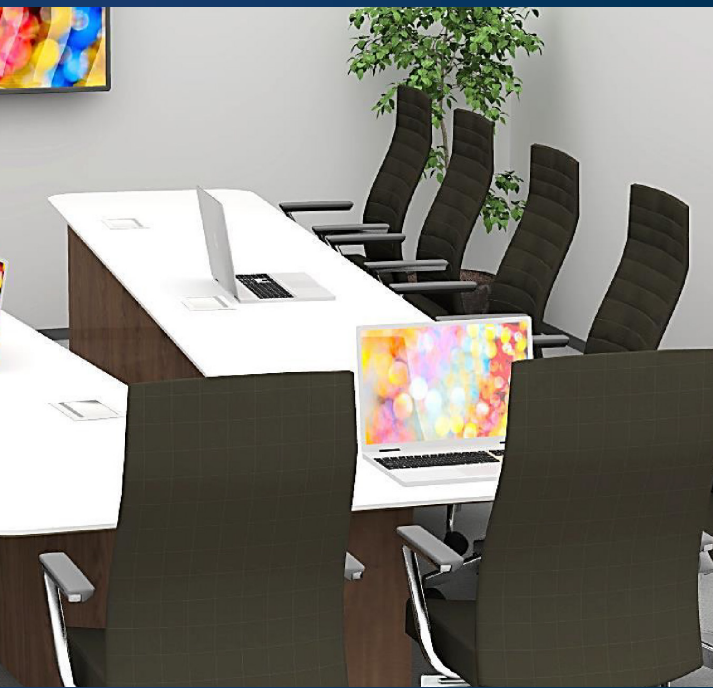
This iconic 14-floor building is perfectly positioned in Houston's inner loop. The property offers tenants unique access to a variety of amenities in a lush setting.

Perfectly situated on South Shepherd Drive, The Bellevue offers exceptional ingress and egress for tenants and visitors.



*Click or Scan to  
View Virtual Tour*

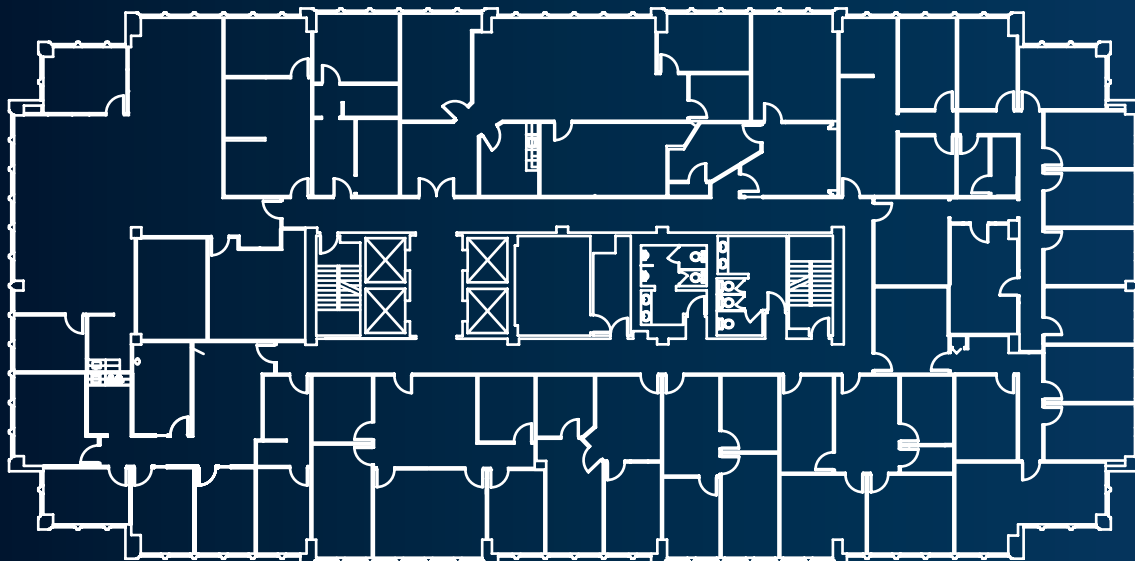


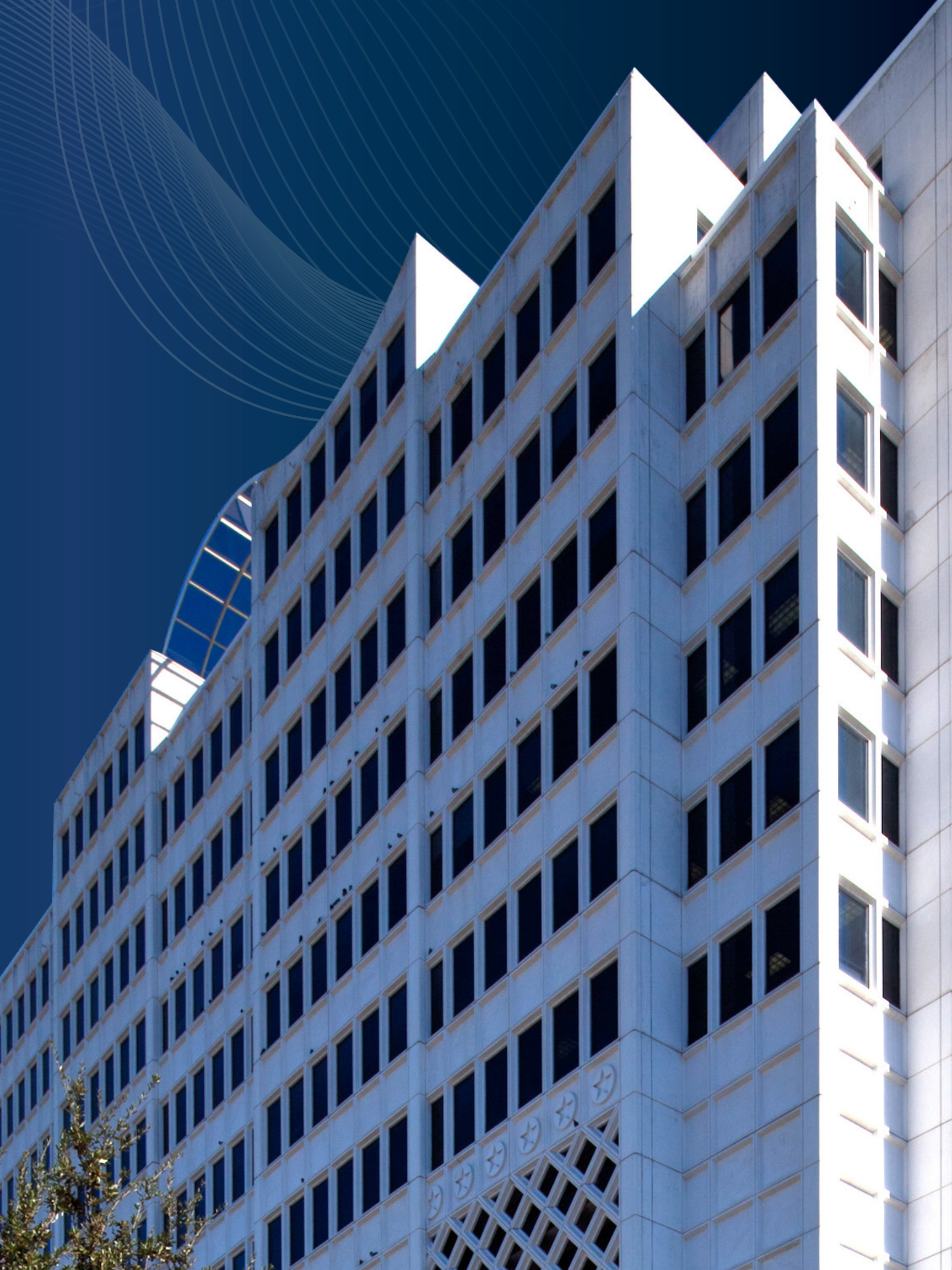


# Property Overview

ADDRESS	2323 South Shepherd Dr. Houston, TX 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 podium garage

## Typical Floor Plate





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



The building is designed to capture unobstructed 360° views of downtown, the Galleria, the Medical Center, and River Oaks.

Services and amenities include ***professional on-site building management, security guard, and renovated conference room.***

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



# Neighborhood Amenities

Tenants enjoy an abundant number of services, dining, and entertainment options **within 2 miles of the building.**

## • FOOD & DRINK

- |                          |                      |                             |
|--------------------------|----------------------|-----------------------------|
| 1. Kenneally's Irish Pub | 6. Common Bond       | 11. Relish Restaurant & Bar |
| 2. Barnaby's Cafe        | 7. Goode Co. Cantina | 12. Zanti Cucina Italiana   |
| 3. Brasserie 19          | 8. Starbucks         | 13. Layne's Chicken         |
| 4. Local Foods           | 9. Ruggles Black     | 14. Honest Mary's           |
| 5. Hudson House          | 10. Bellagreen       | 15. Carrabba's              |

## • GROCERY

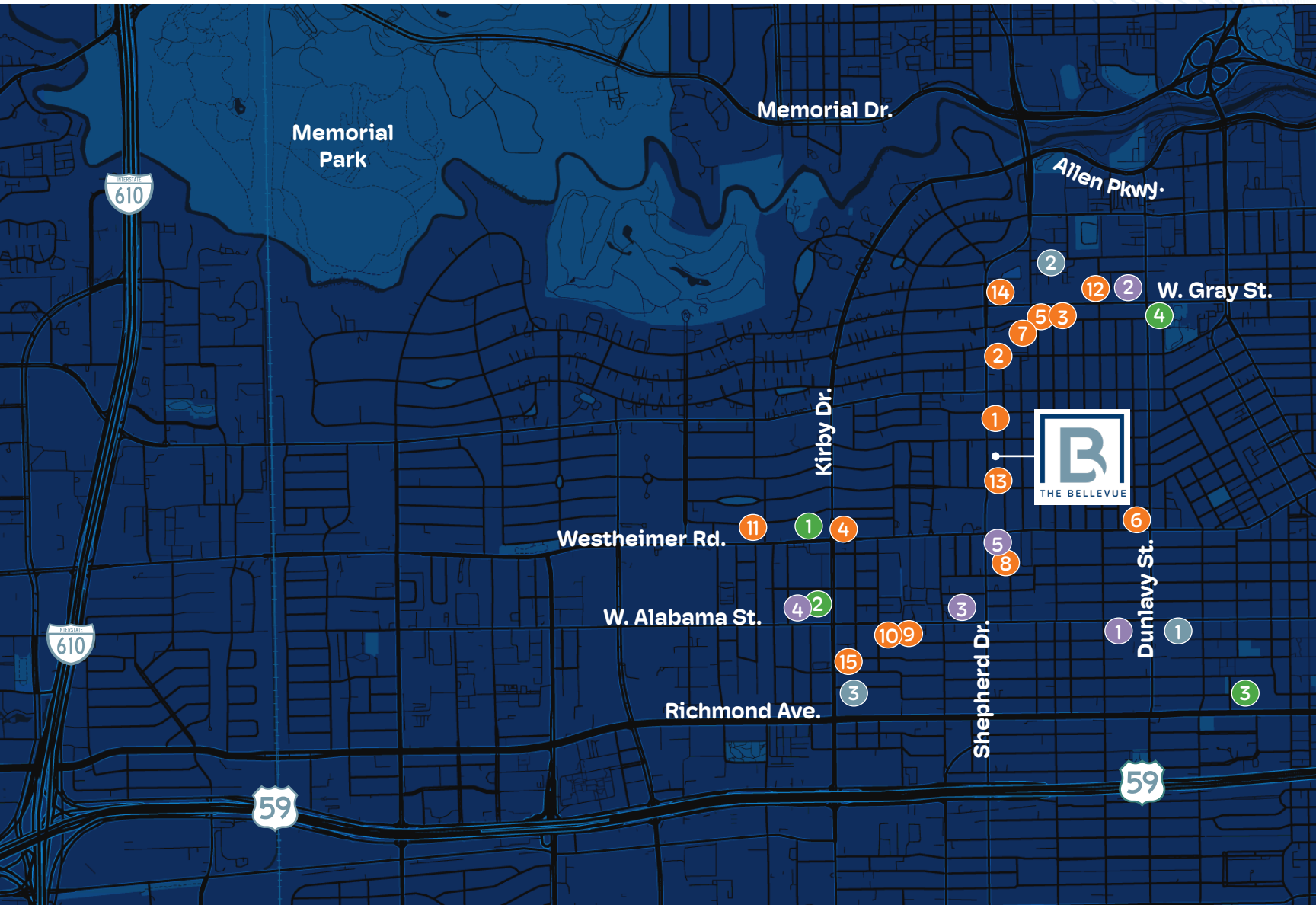
1. HEB
2. Kroger
3. Trader Joe's
4. Whole Foods
5. Target

## • ARTS & ENTERTAINMENT

1. The Menil Collection
2. River Oaks Shopping Center
3. Color Factory

## • SERVICES

1. Frost Bank
2. Wells Fargo
3. Chase Bank
4. Bank of America

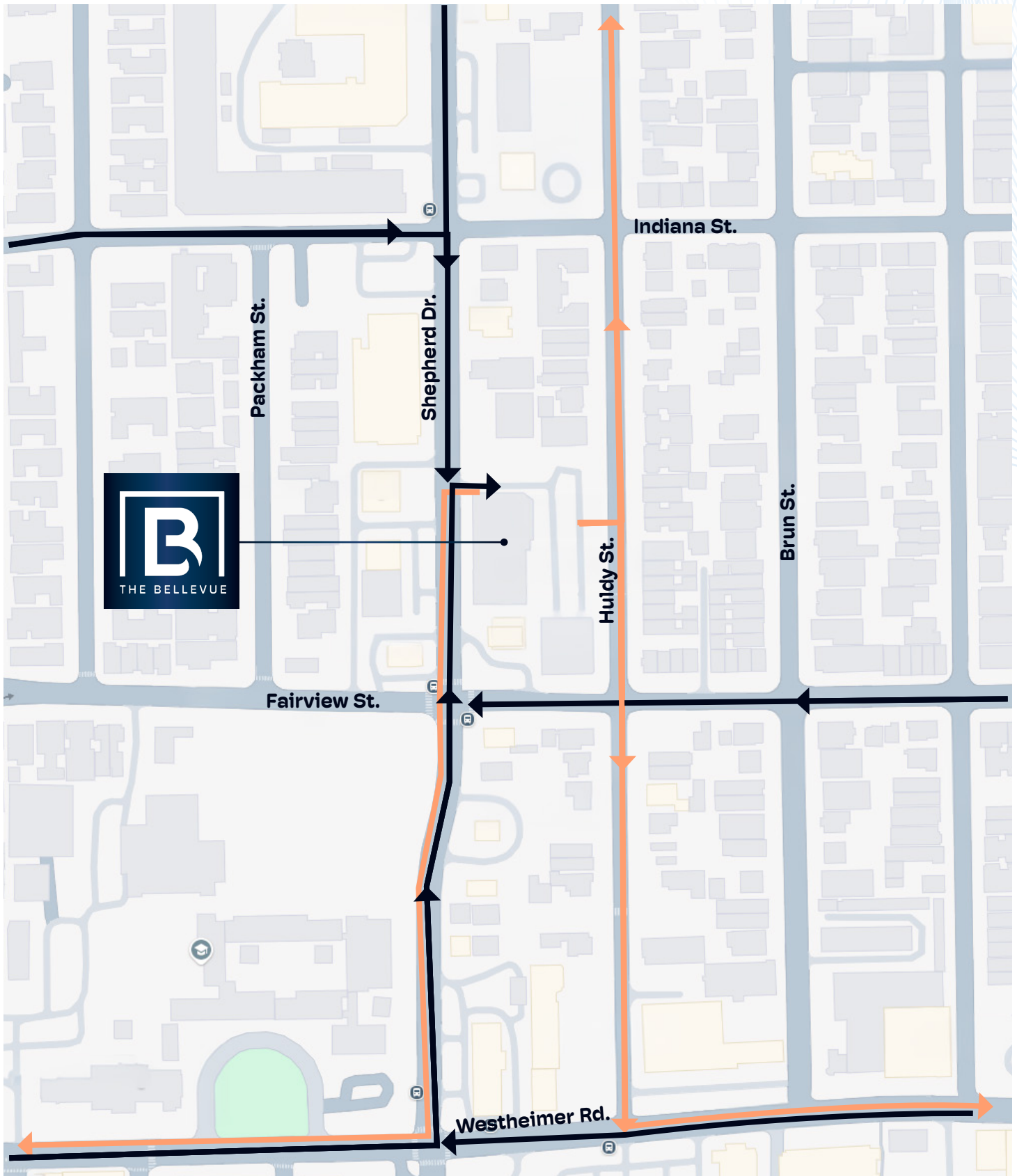




# Unrivaled Access

The Bellevue offers efficient and intuitive ingress and egress via Indiana St. and Fairview St. that supports both daily commuters and visiting clientele. *Direct access points provide seamless entry from Shepherd Drive*, allowing for quick connectivity to major thoroughfares and surrounding neighborhoods.

**Ingress**   **Egress**





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 **Principal**  
Asset Management<sup>SM</sup>

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