



# 2

RIVERWAY





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# WHY

## 2 RIVERWAY

**17 ENGAGING STORIES**

**360° HIGH-END SUITE OF AMENITIES**

**MODERN RENOVATED LOBBY**

Exceptional Visibility

Modern Tenant Lounge, Conference & Training Center - Level 5, opening April 2026

High-Performance Fitness Center

Convenient On-Site Starbucks Cafe

Upscale On-Site Deli with WiFi (+Suite Catering)

Dedicated On-Site Property Management

On-Site 24/7 Security Concierge

On-site Retail Banking

Outdoor Seating Area

Institutional Ownership

Ideal Access + Prominent Location





# LUXURY

## AT ITS FINEST

THESE ENHANCEMENTS  
ADD VALUE, INSPIRATION  
+ CONVENIENCE TO  
IMPROVE YOUR OVERALL  
DAILY WORK EXPERIENCE.



coffee bar



seating in park-like  
setting



tenant lounge



fast + casual cafe







## NEXT-LEVEL FITNESS

HIGH PERFORMANCE FITNESS FACILITY WITH EQUIPMENT CONNECTED TO TV, WEB, AND WIFI. WITH VIEWS OF THE SURROUNDING GREEN SPACE, FITNESS HAS NEVER BEEN SO REJUVENATING.



tv + web + wifi



personal audio and visual systems  
to track progress + goals



full service locker rooms



# 5TH FLOOR AMENITY CENTER

OPENING APRIL 2026

EXPERIENCE THE NEW, MODERN TENANT AMENITY CENTER ON THE 5TH FLOOR, FEATURING PREMIUM FIXTURES, STYLISH FINISHES AND FURNITURE, AND FULL WI-FI AND A/V CONNECTIVITY—AVAILABLE TO EVERY 2 RIVERWAY TENANT.



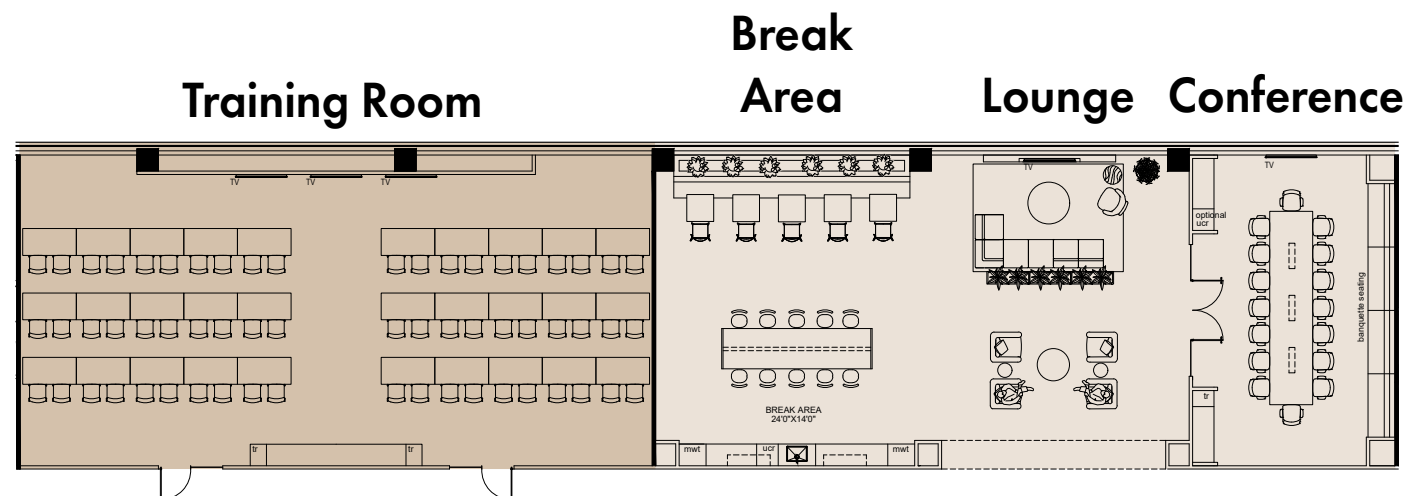
training room



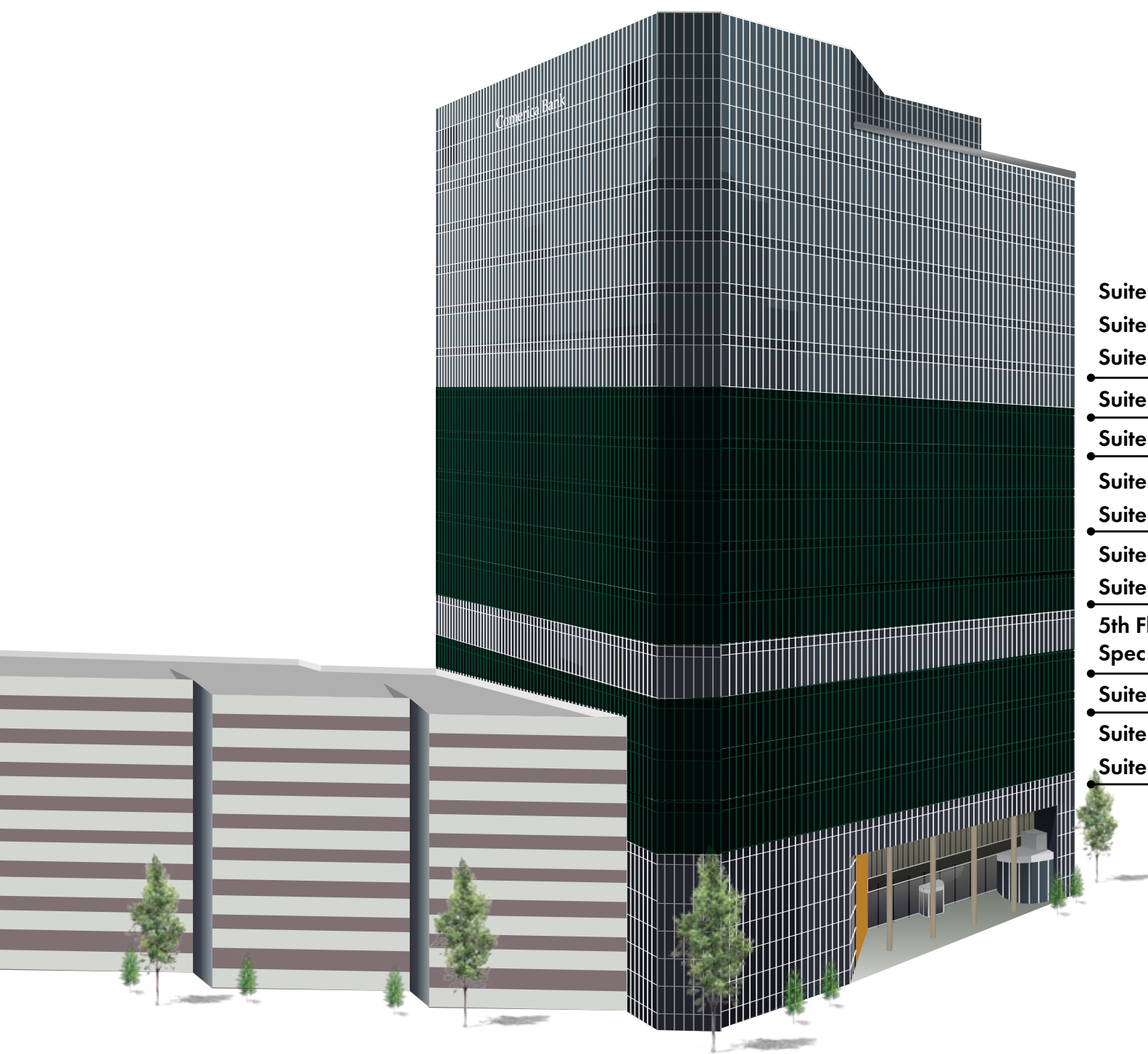
conference



lounge & break area







Suite 1110	2,285 SF	Avail 3.1.26
Suite 1120	3,387 SF	Spec Suite
Suite 1130	2,894 SF	Avail 1.1.26
Suite 1080	3,051 SF	
Suite 900	23,384 SF	
Suite 800	14,450 SF	
Suite 825	8,163 SF	
Suite 700	1,675 SF	Avail 2.1.26
Suite 720	1,479 SF	Avail 2.1.26
5th Floor Spec Suites	2,203-3,725 SF	Avail Q2 2026
Suite 400	22,702 SF	
Suite 300	5,625 SF	13,180 SF
Suite 350	7,555 SF	Contiguous

REAL TENANT VALUE

HOSPITALITY FEEL WITH INNOVATIVE SOLUTIONS

Enjoy customizable creative open layouts for a large tenant or space saving inventive designs for a smaller suite, offering the same high-end finishes and amenities to each.

22,000  
SF floor plates

360°  
views of Houston

ABOVE MARKET SPEC SUITES WITH HIGH-END FINISHES





# PRIME LOCATION

WHERE YOU CAN HAVE IT ALL

## BUSINESS + PLEASURE

CENTER OF YOUNG PROFESSIONAL  
WORKFORCE

Within a 3 mile radius, the city's best and  
brightest live, work and play.

**36**  
median age

**41%**  
millennials

## ABUNDANT AREA AMENITIES

Improve workforce productivity and happiness.



walkable amenities =  
less time away from desk

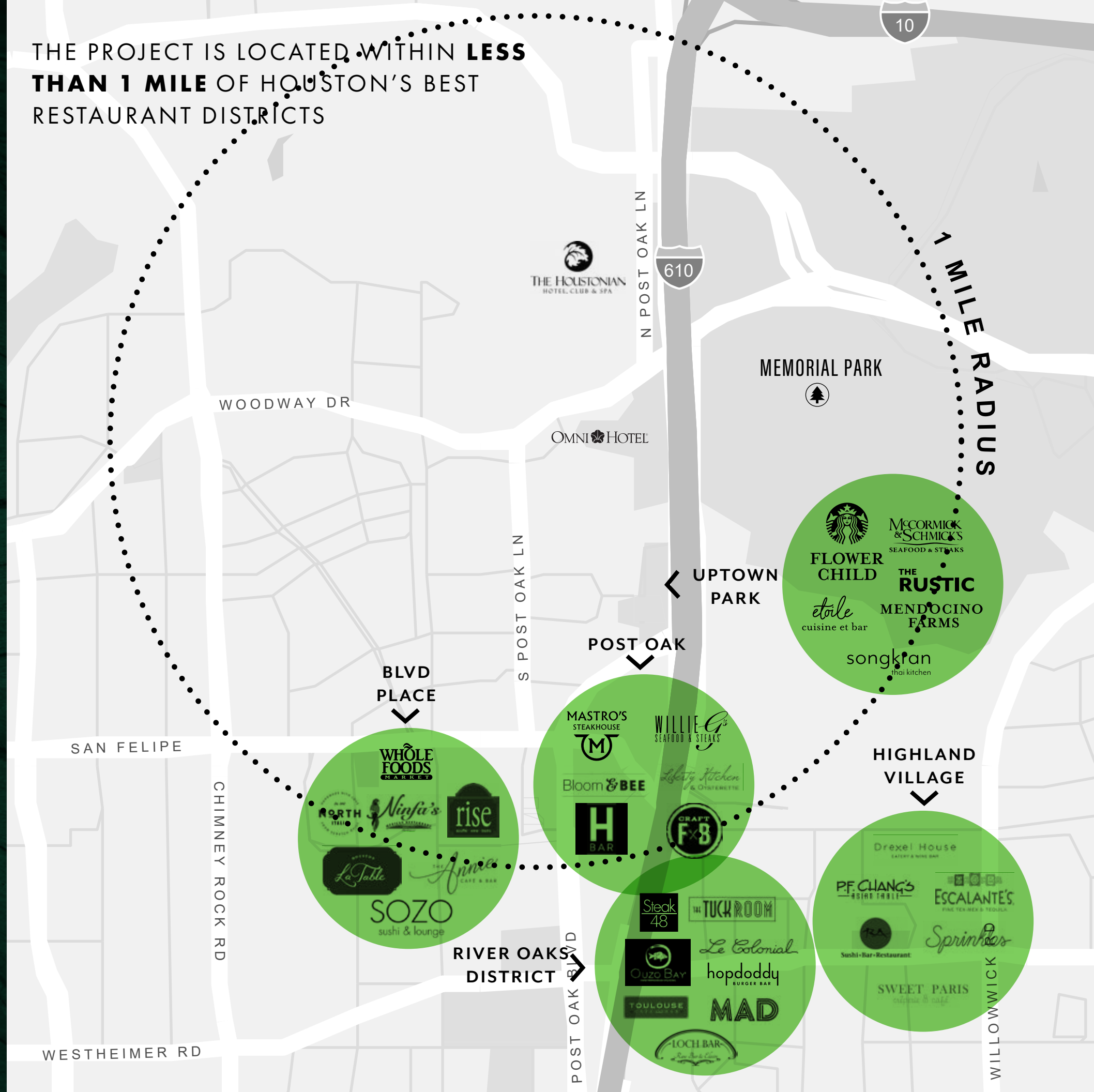


employees have limitless  
options for quick lunches



prime location near residential  
and commercial hotspots

THE PROJECT IS LOCATED WITHIN **LESS  
THAN 1 MILE** OF HOUSTON'S BEST  
RESTAURANT DISTRICTS





# SUPERIOR ACCESS



## EXPLORE THE NEIGHBORHOOD

JUST MINUTES AWAY

With retail, dining, residential and office so close, you'll never want to leave.

**3**  
minute drive to  
**MEMORIAL PARK**

**4**  
minute drive to  
**UPTOWN PARK**

**5**  
minute drive to  
**BLVD PLACE**

**6**  
minute drive to  
**RIVER OAKS  
DISTRICT**

**8**  
minute drive to  
**THE GALLERIA**





# MEMORIAL PARK

## URBAN WILDERNESS

### ADVENTURE AWAITS



DIRECT ACCESS TO MEMORIAL PARK

Lush green views of the 1,500 acre park.

### 10 YEAR MASTER PLAN

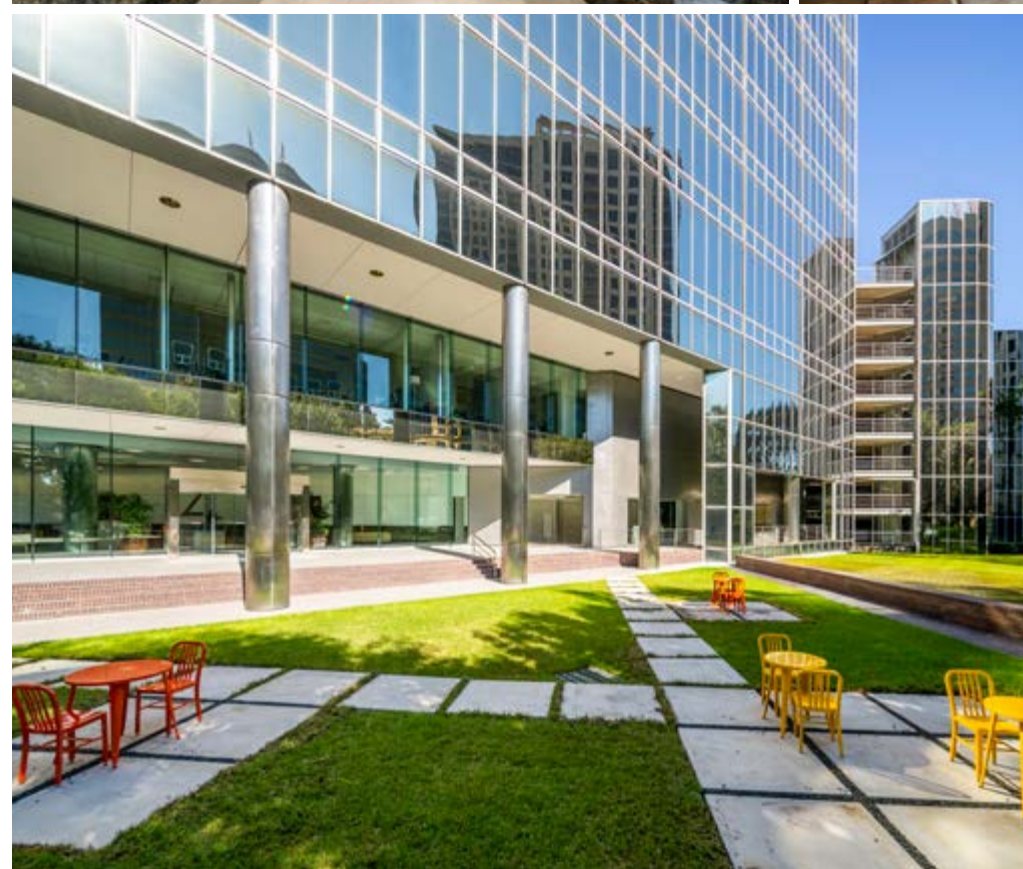


### Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.







## FOR LEASING INFORMATION

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