




2 RIVERWAY


SIDRA
REAL ESTATE


TRANSWESTERN
REAL ESTATE
SERVICES



2
RIVERWAY

WHY

2 RIVERWAY

17 ENGAGING STORIES
360° HIGH-END SUITE OF AMENITIES
NEWLY RENOVATED LOBBY

- Exceptional Visibility
- High-Performance Fitness Center
- Convenient On-Site Coffee Bar
- Upscale On-Site Café with WiFi
- 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



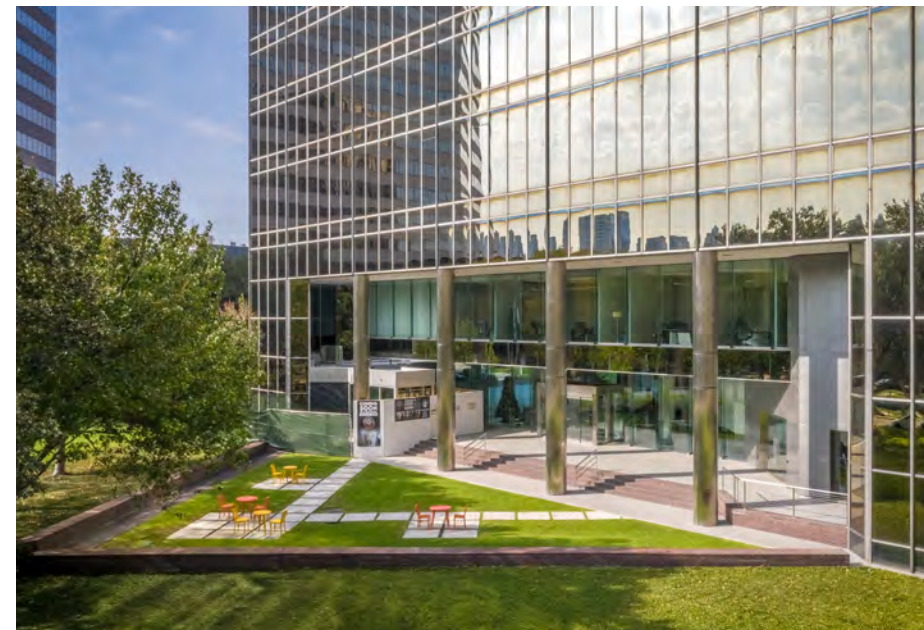
seating in park-like
setting



tenant lounge



fast + casual cafe





REJUVENATION

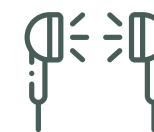


NEXT-LEVEL FITNESS

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

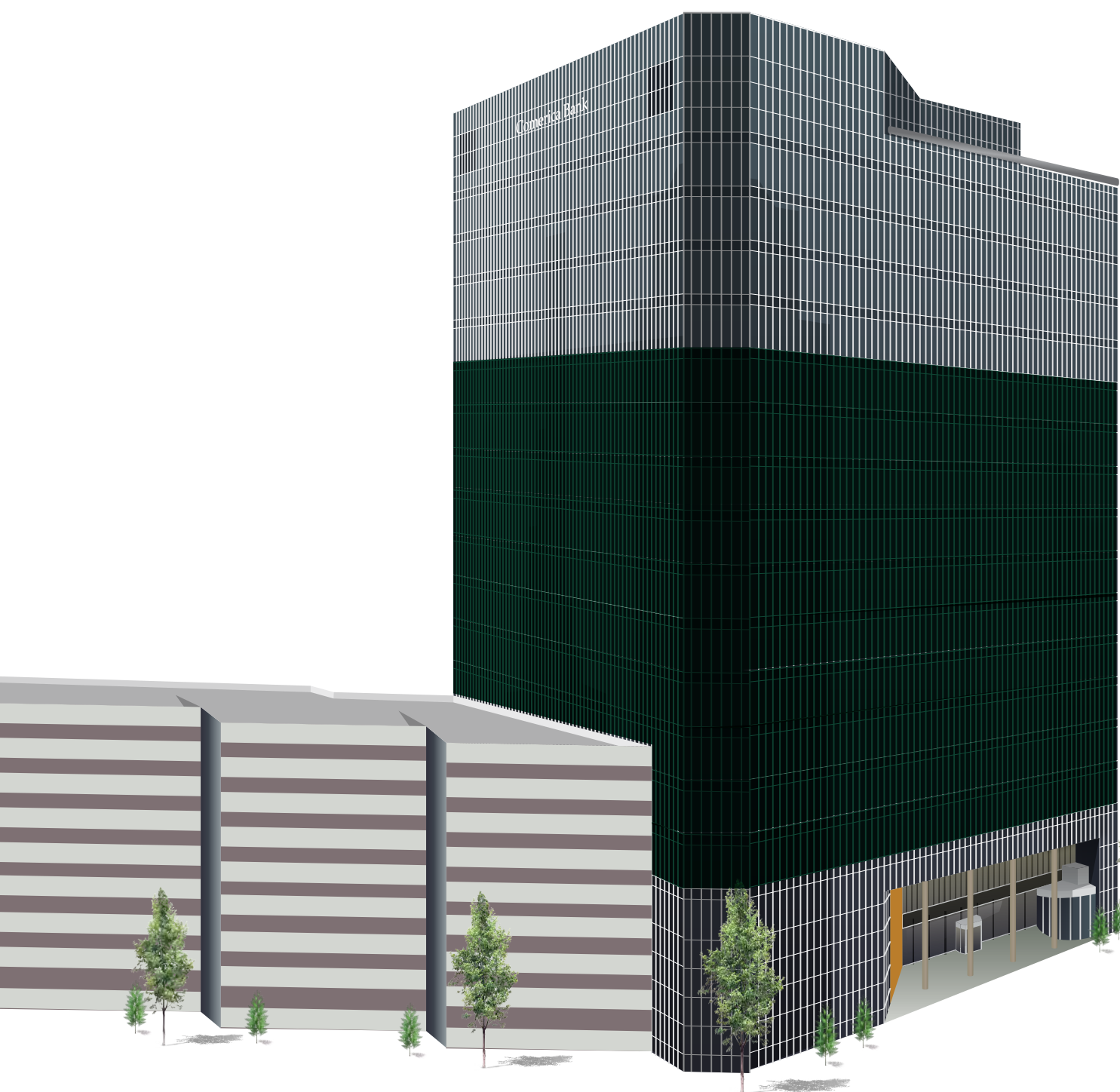


personal audio and visual systems to track progress + goals



full service locker rooms





Suite 1250	2,610 SF	
Suite 1200	3,805 SF	
Suite 1120	3,387 SF	
Suite 1080	3,051 SF	
Suite 900	22,218 SF	
Suite 800	14,450 SF	
Suite 825	8,022 SF	
Suite 705	2,345 SF	
Suite 725	2,371 SF	
6th Floor Spec Suites	1,631 SF - 7,012 SF	5 remaining
Suite 500	22,169 SF	
Suite 400	22,169 SF	
Suite 300	5,625 SF	
Suite 350	7,555 SF	

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





ENVISION



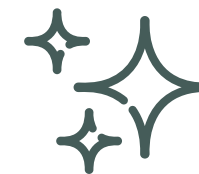
YOUR SPACE



21,950 square feet, full floor available



customizable creative layouts



high-end finishes and amenities

[PLAY TOUR](#)

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

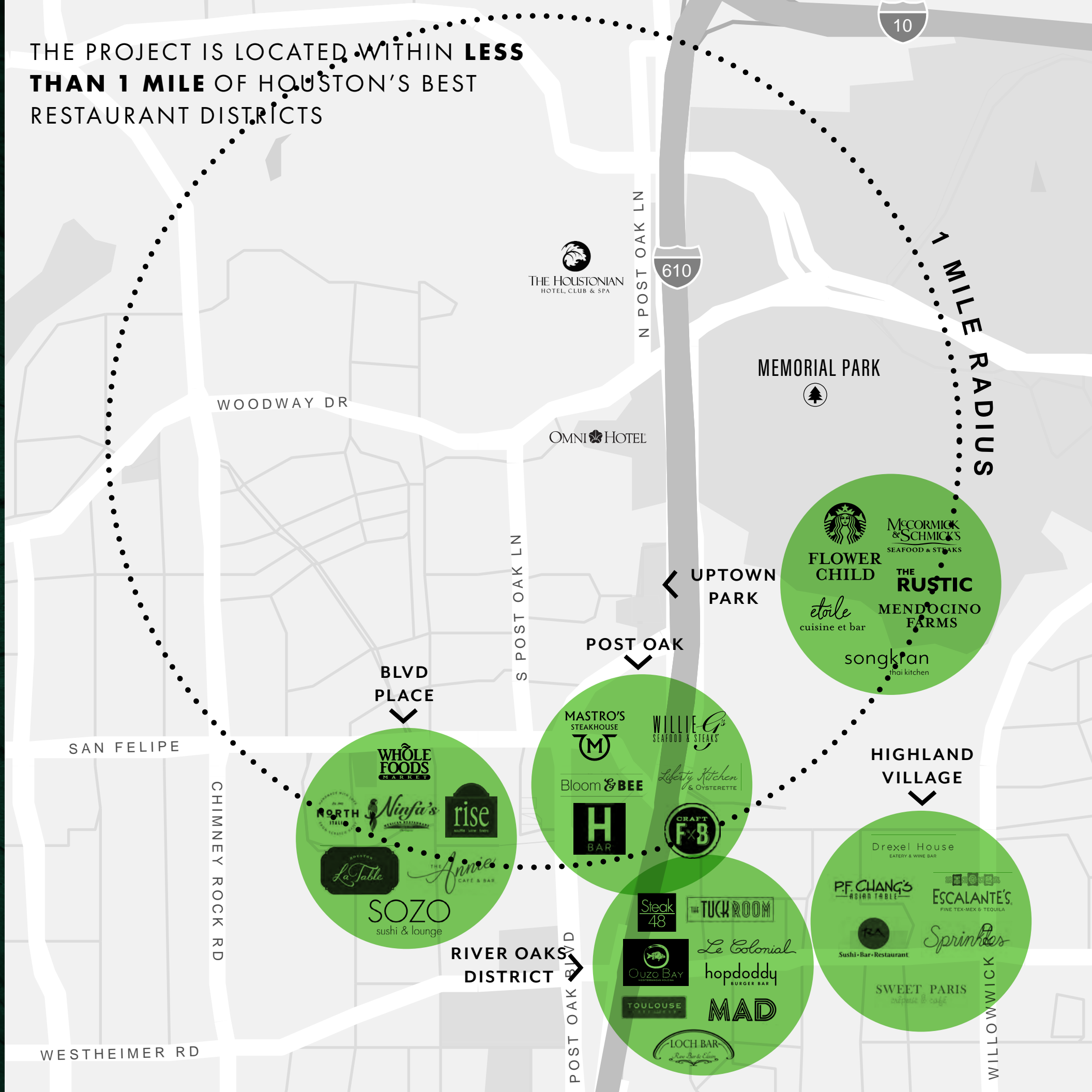


employees have limitless
options for quick lunches

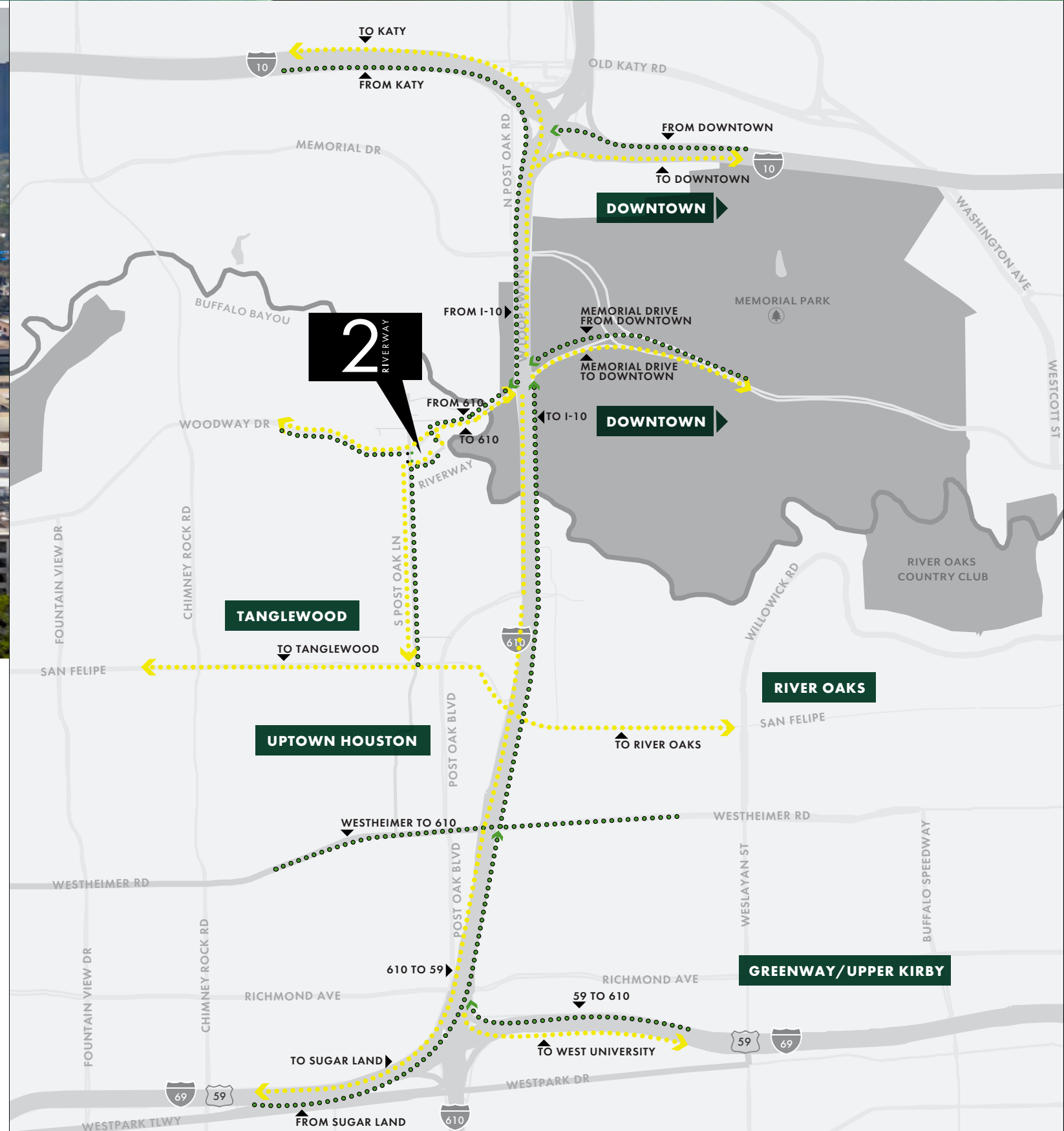


prime location near residential
and commercial hotspots

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.

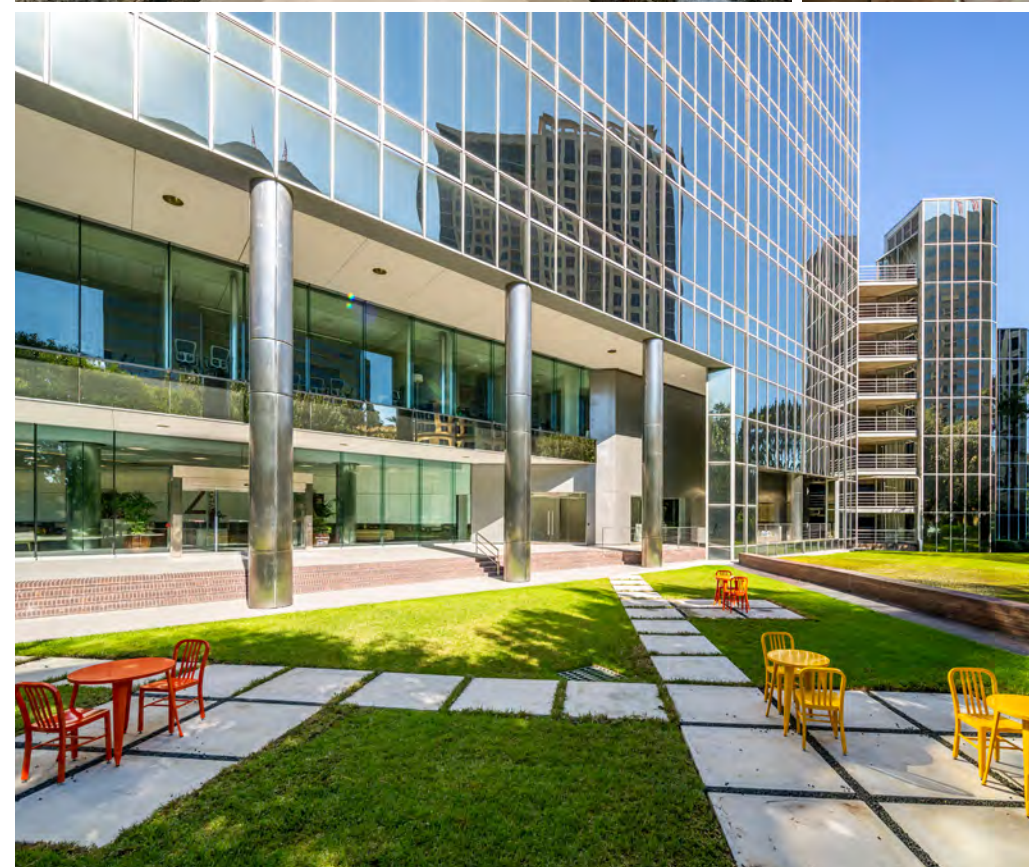
10 YEAR MASTER PLAN



Ecological Restoration and Improvement Project

Reconnecting Memorial Park to its legacy heritage and wilderness.





FOR LEASING INFORMATION

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