

FOR LEASE - UPPER KIRBY - OFFICE SPACE

# 3801 Kirby Drive

the  
appelt  
company



## Building Information

New exterior façade and 7<sup>th</sup> floor balcony area with putting green, overlooking the high end, inside loop Upper Kirby Drive area, with views of Downtown, Med Center, Galleria and Greenway. Location, Location, Location at an affordable rate with on site management. Newly renovated hallways and lobby.

The Upper Kirby District is within 5 to 10 minutes of Downtown, Med Center, Rice University, Galleria, Greenway Plaza. 3801 Kirby provides access to Highway 59, potential exterior signage and high traffic counts and high end demographics. Can't beat this highly desirable location!

## Building Amenities:

- ❖ 2017-2021 Energy Star Certified
- ❖ Centrally located on prestigious Kirby Drive thoroughfare near Richmond Avenue
- ❖ Complimentary Visitor Parking
- ❖ Café next door
- ❖ Credit Union next door
- ❖ Medical Provider next door
- ❖ Card key access
- ❖ 24/7 roaming security guard
- ❖ Easy access to Downtown Houston, the Medical Center and the Galleria
- ❖ Newly remodeled interior, exterior & amenity decks (Wi-Fi)
- ❖ Access to most major communication and high speed data providers



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