

# BRIAR HOLLOW PLAZA

19 Briar Hollow Lane ■ Houston, TX 77027



Exceptional Value  
Convenient Location



**FOR LEASING**

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# BRIAR HOLLOW PLAZA

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Best Value

Great Location

Pride in Ownership

### DESCRIPTION

- The exterior of the building has pre-cast concrete panels with soffited overhangs and bronze tinted vision glass that separates the first and second levels.
- The building's atrium extends through the center of the floors in an east-west direction.
- The building has been under the same, proactive ownership since 1999 with a constant emphasis on producing a modern office environment backed by a quality and responsive management.

### TYPE

- Class "B" office building

### YEAR BUILT

- 1979

### ADDRESS

- 19 Briar Hollow Lane  
Houston, Texas 77027

### LOCATION

- Inside loop 610
- In the Post Oak Park area

### NET RENTABLE SF

- 45,960

### NUMBER OF FLOORS

- Two (2)

### PARKING

- Ratio – 3.00/1,000 sq. ft.
- Garage – 2.5/1,000
- Surface – 0.5/1,000

### BUILDING HOURS

- 6:30 a.m.-6:30 p.m.....Monday-Friday
- 9:00 a.m.-2:00 p.m.....Saturday

### HVAC

- Consists of four (4) rooftop mounted Carrier chillers with a total capacity of 320 tons.
- The system is controlled by a computerized energy management system, which optimizes temperature control.

### SECURITY

- Card-key access for entry after normal business hours. Electromagnetic locks on all exterior doors.
- Alarm system connected to outside security service in direct contact with law enforcement agencies.
- Cameras have been installed at all entrances to the building.

### MAJOR BENEFITS

- The location of the building also makes it a pleasant business "home" for the tenant.
- Briar Hollow Plaza is only minutes from hotels, restaurants, recreational facilities, and shopping centers.
- Convenient access to 610 North Loop, US 59 and the Galleria.
- A handsomely landscaped atrium with attractive berms of foliage enhances the atmosphere of the work-place, a key to maximizing employee productivity.

### BUILDING AMENITIES

- Private Non-Institutional Ownership
- Garage Parking w/ Card Key Access Control
- Proactive Management and Maintenance
- Skylit Atrium
- On-Site Mail Room



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