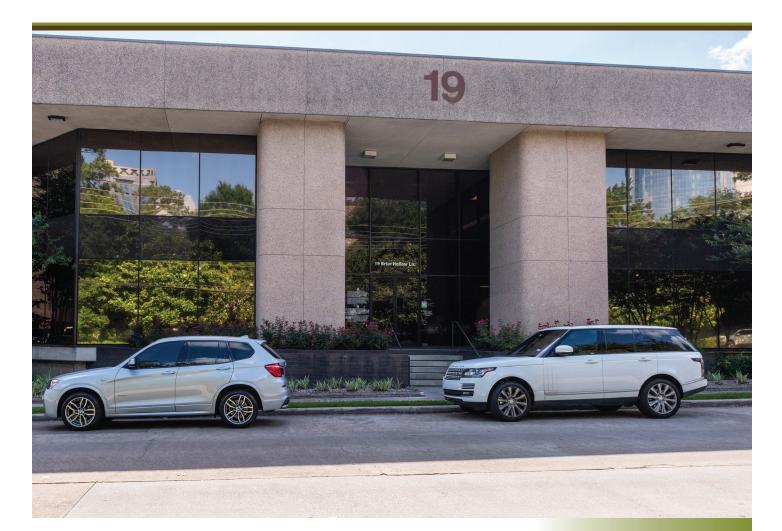


19 Briar Hollow Lane - Houston, TX 77027



Exceptional Value Convenient Location



FOR LEASING D. A. Smith (281) 493-4665 ext. 108 (281) 493-6439 (fax) dasmith@briarhollowrealtygroup.com





BRIAR HOLLOW PLAZA

19 Briar Hollow Lane - Houston, TX 77027



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



FOR LEASING D. A. Smith (281) 493-4665 ext. 108 (281) 493-6439 fax

dasmith@briarhollowrealtygroup.com

