



**WHERE INDUSTRIAL EDGE
MEETS CREATIVE BRILLIANCE**

1410 BRITTMOORE ROAD | HOUSTON, TEXAS 77043

IMPECCABLE LOCATION.
CREATIVE OFFICE COMMUNITY.
MODERN INDUSTRIAL EDGE.



WELCOME TO THE



± 38,500
rentable square feet

THE PROPERTY

The QUAD is a 4-building complex transforming an industrial park into a modern, creative office workspace community. This adaptive reuse project was completely reimagined to foster entrepreneurship, innovation, convenience and fun.

FOUR
number of buildings

2023
year repurposed





UNMATCHED ACCESS

Less than a 20-minute drive for over 2 million people, and directly adjacent to two of the highest trafficked highways in Houston.

Positioned at the demographic epicenter of Houston near the intersection of Interstate 10 and The Sam Houston Tollway, The QUAD is surrounded by the major regional activity centers that form the “Urban Core” of West Houston, home to some of the world’s largest corporations.

AREA AMENITIES

The QUAD has immediate access to a large amount of top tier amenities, including:

70+

restaurants / bars
within 7 minute drive

25+

happy hour
favorites

16

hotels within
5 miles

5

parks within
a 5 minute drive

5

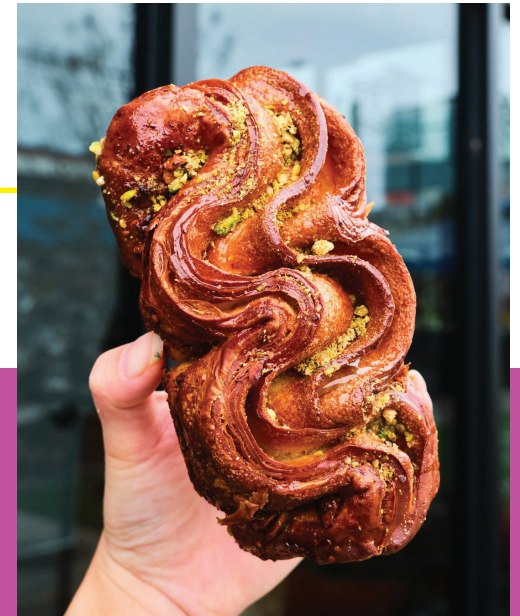
minutes from CityCentre and
Town & Country Village



PROJECT AMENITIES

The QUAD hosts James Beard semifinalist and Best Bakery featured in The New York Times, Koffeteria. Founded by Chef Vanarin Kuch in EaDo in 2019, Koffeteria opened its second location right here at The QUAD! Located in Building 1, fresh baked goods and coffee are accessible to all tenants and visitors in West Houston.

Koffeteria +
PASTRIES AND COFFEE

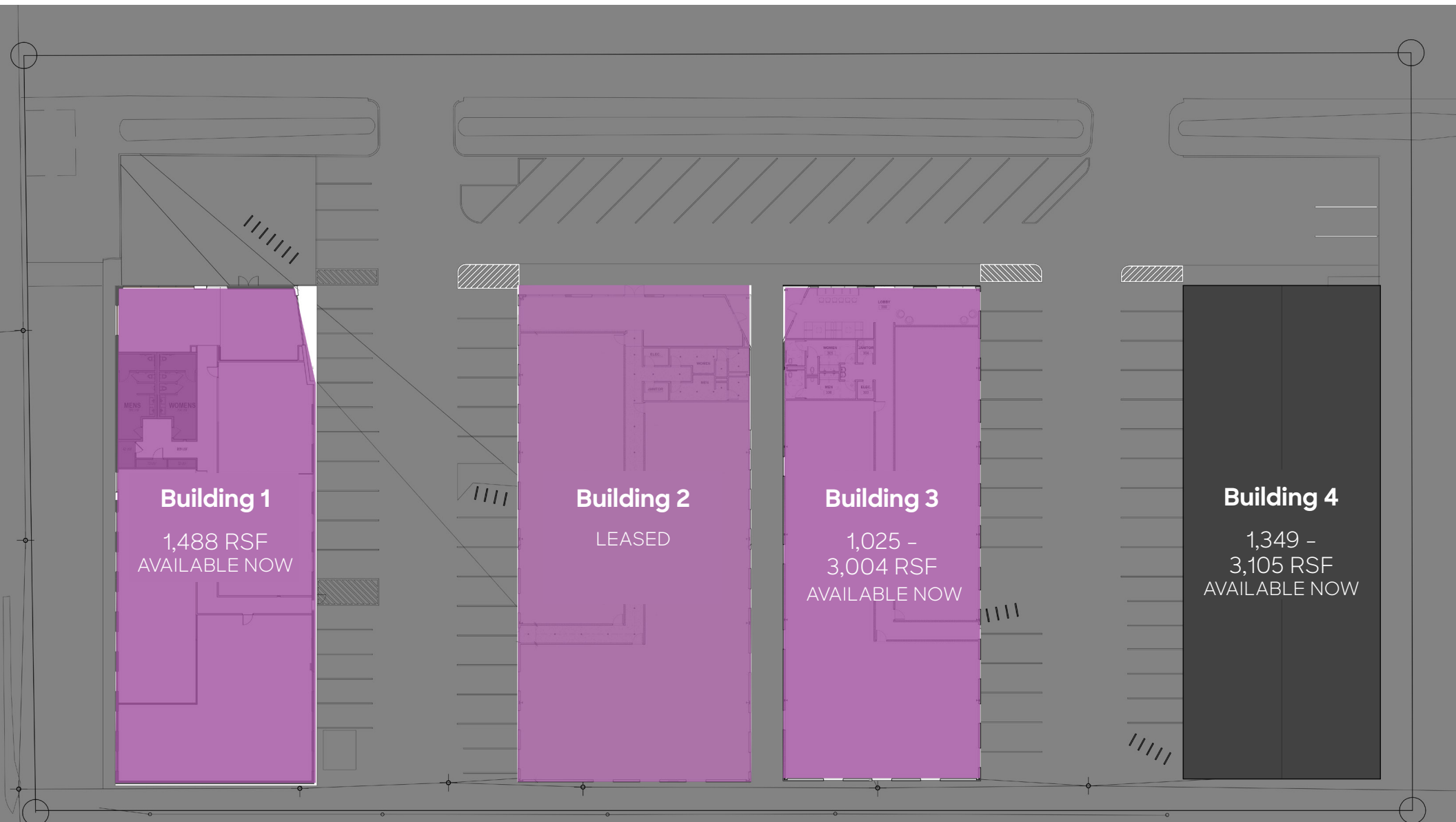


HOURS OF OPERATION

MON, WED - FRI 7:30AM-2PM
SAT - SUN 8AM-2PM
CLOSED TUESDAY



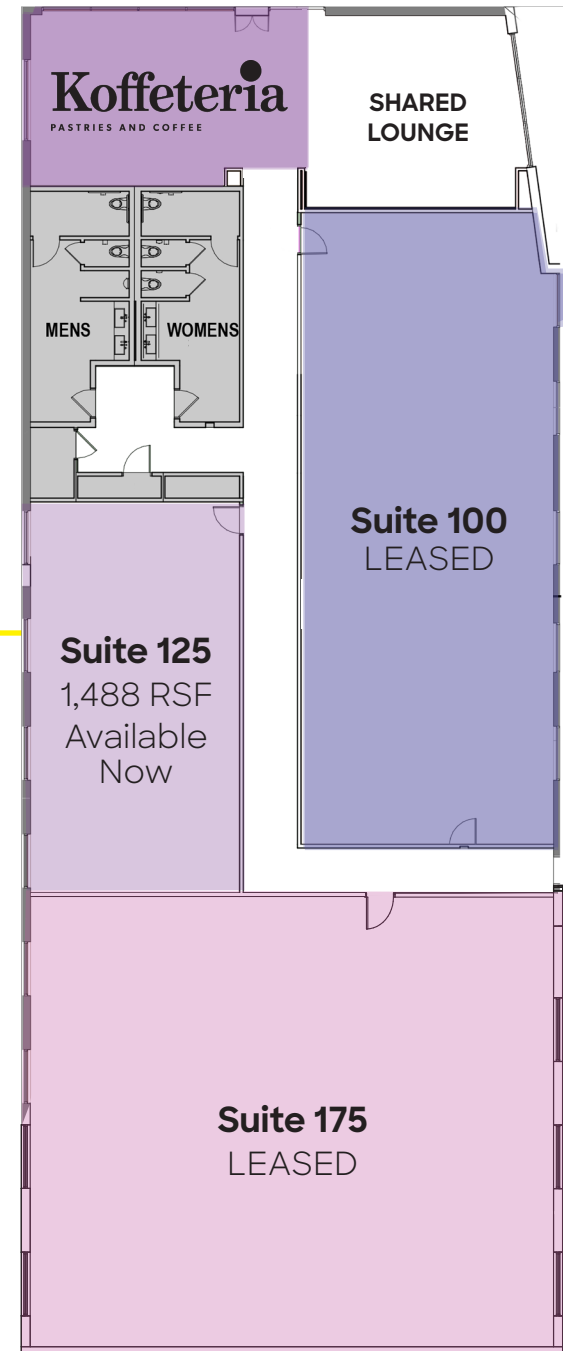
THE SITE



BUILDING 1 FLOOR PLAN

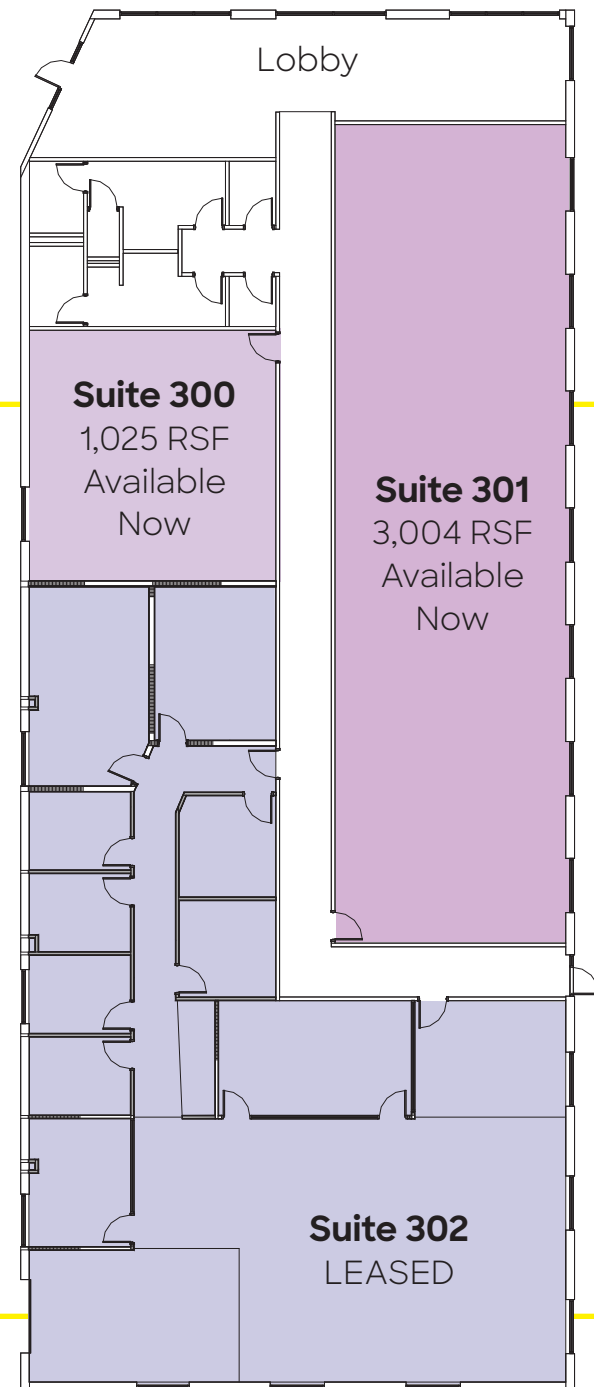
Building 1 has 1,488 RSF available and features an open-ceiling concept with new HVAC and new LED lighting installed throughout.

Koffeteria, a locally owned concept by pastry Chef Vanarin Kuch, serves fresh baked goods and coffee that celebrate the flavors of Houston. Located in the lobby of Building 1.



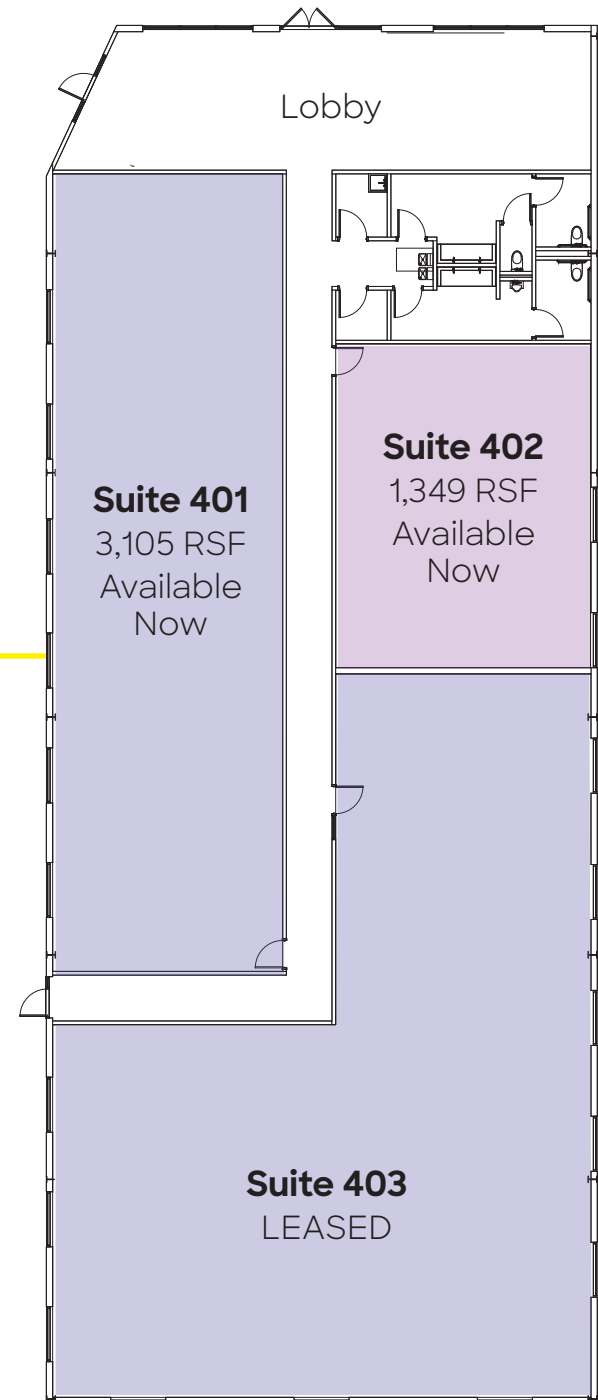
BUILDING 3 FLOOR PLAN

Building 3 is currently under construction. Space availabilities range from 1,025 – 3,004 RSF with the ability to demise further. Vacancies will feature an open-ceiling concept with new HVAC and LED lighting installed throughout.



BUILDING 4 FLOOR PLAN

Building 4 is currently under construction. Space availabilities range from 1,349 - 3,105 RSF with the ability to demise further. Vacancies will feature an open-ceiling concept with new HVAC and LED lighting installed throughout.





The QUAD features a lobby lounge and local coffee bar and bakery for easy collaboration and convenience.



WHO WE ARE

Pagewood

Pagewood is a vertically integrated real estate investment, and operations company with a data science approach focused on acquiring commercial properties in high-growth markets. Pagewood leverages its data platform with its hands-on approach to operations and institutional investment experience to create predictive models that support its objective real estate investment decisions.

Wile Interests

Wile Interests is a Houston-based investment firm formed in 1991 by Randolph Wile to identify and create investment opportunities in Texas real estate. Over its more than 30-year history, Wile Interests has acquired and/or developed in excess of \$650 Million in commercial and residential properties.





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