



CLASS A OFFICE FOR LEASE





PROPERTY HIGHLIGHTS

3010 Briarpark is located just inside the Beltway and offers an unparalleled Class A office opportunity in the heart of the Westchase submarket. Given its large floorplates, high parking ratio, on site dining facility and top of the line security, 3010 Briarpark is the perfect fit for a large corporate user.

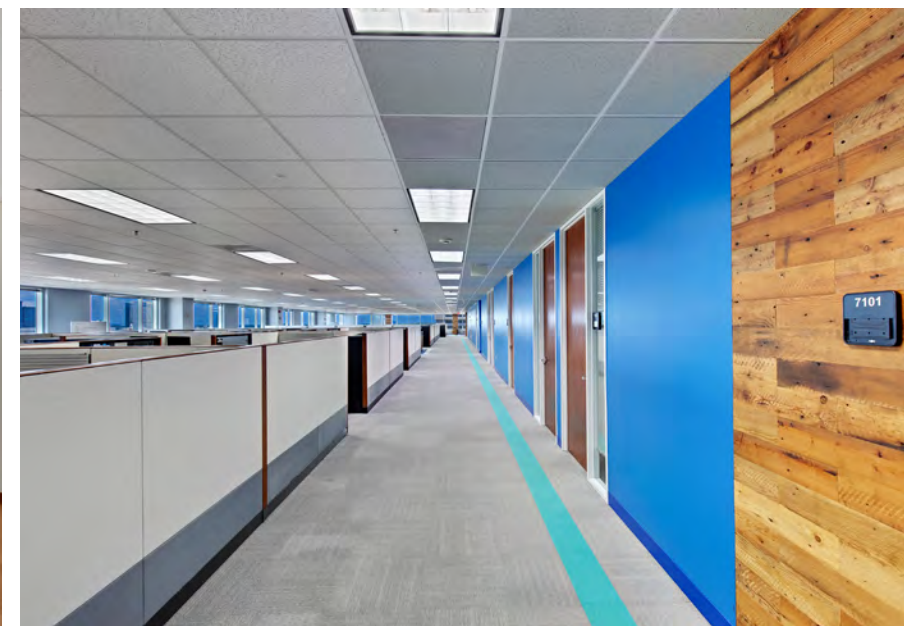
These on site building amenities, couple with abundant local amenities located within minutes of the building, create a unique office opportunity unmatched in the Westchase submarket.

ENTIRE BUILDING
AVAILABLE

470,768 RSF
TOTAL CONTIGUOUS
SPACE AVAILABLE

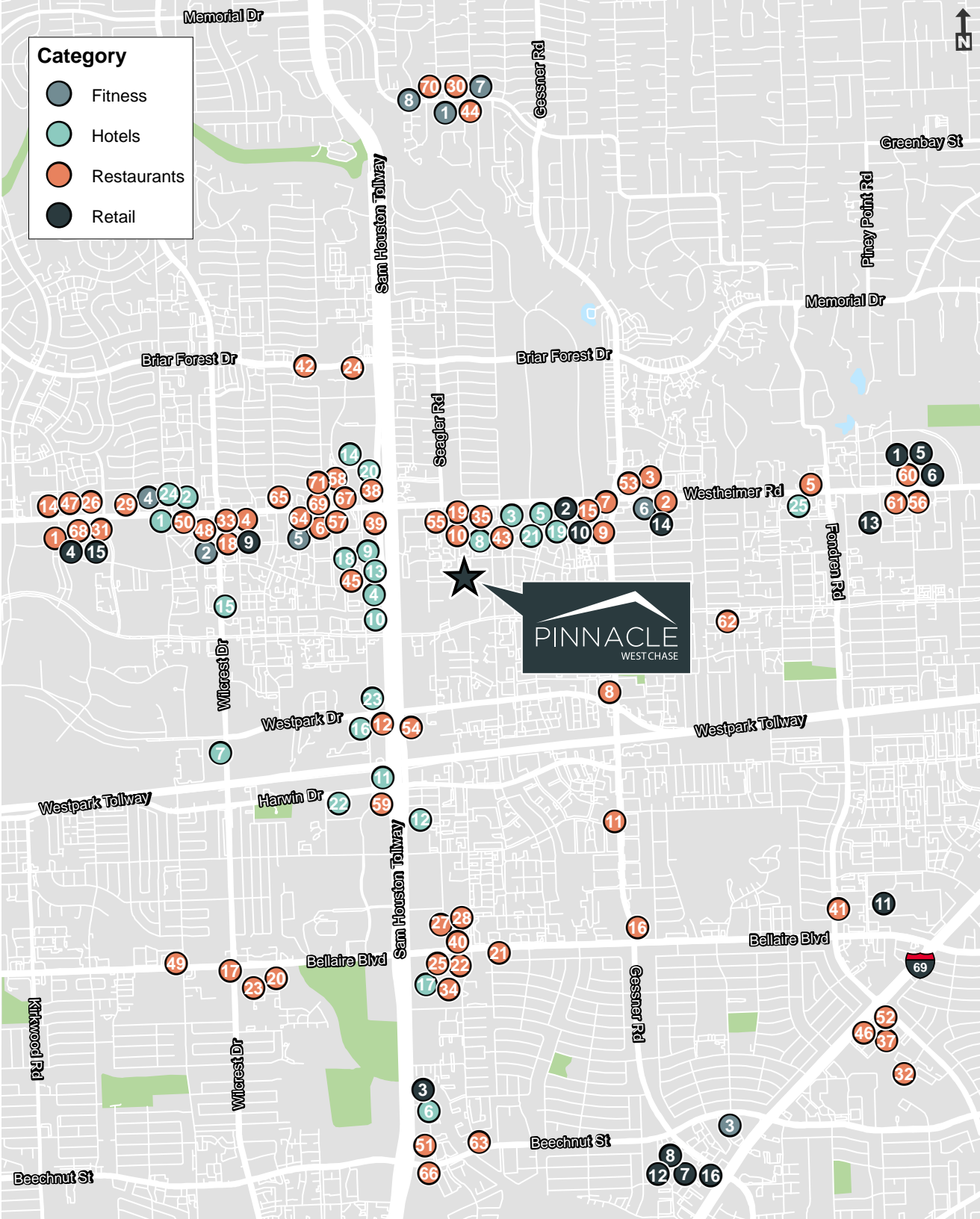
53,000 SF
FLOOR PLATES

- Year built: 1999
- 470,768 SF
- On-site security 24/7
- 9 stories
- Conference facilities
- Kitchens located on each wing
- Parking 4.0/1,000
- On-site property management
- Cafe with dining area



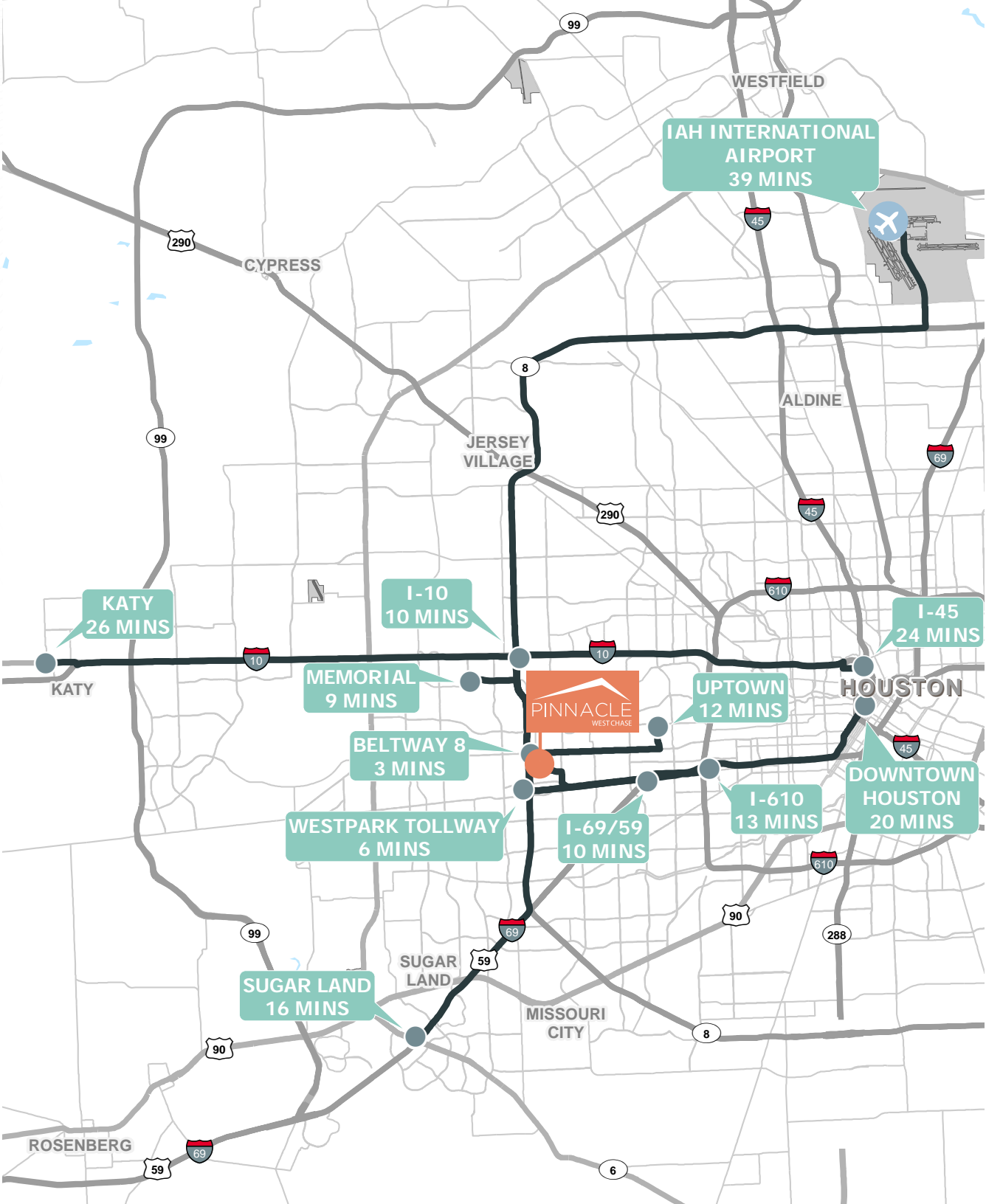
NEARBY AMENITIES

#	NAME	#	NAME	#	NAME
1	Define Body	8	Louisiana Fried Chicken	48	Kura Sushi
2	Blink Fitness	9	Pappas Restaurants	49	Lee's Sandwiches
3	Planet Fitness	10	Chili's Grill & Bar	50	Waffle House
4	Fitness Connection	11	Church's Chicken	51	KFC
5	24 Hour Fitness	12	Cheddar's Scratch Kitchen	52	Burger King
6	LA Fitness	13	TOM N TOMS Coffee	53	Blaze Pizza
7	F45 Training	14	The Halal Guys	54	Panda Express
8	Rumble Boxing	15	Benihana	55	Outback Steakhouse
1	Holiday Inn Express	16	Pizza Patrón	56	Chipotle Mexican Grill
2	Candlewood Suites	17	Jack in the Box	57	MOD Pizza
3	Hilton International	18	Torchy's Tacos	58	Panera Bread
4	InTown Suites	19	La Madeleine	59	Jimmy John's
5	Hilton Hotels & Resorts	20	Zero Degrees	60	Sonic
6	Comfort Suites	21	Beard Papa's	61	Denny's
7	Sleep Inn	22	Sharetea	62	Pizza Hut
8	Marriott Hotels & Resorts	23	Bambu Desserts & Drinks	63	Popeyes Louisiana Kitchen
9	Quality Inn	24	Tiff's Treats	64	Dunkin'
10	Extended Stay America	25	Gong Cha	65	Wendy's
11	La Quinta Inns & Suites	26	Crumb! Cookies	66	Pollo Campero
12	WoodSpring Suites	27	Tous les Jours	67	CAVA
13	Red Roof Inn	28	Matcha Cafe Maiko	68	Five Guys
14	Homewood Suites by Hilton	29	Crafty Crab	69	Smoothie King
15	Home2 Suites	30	Starbucks	70	The Union Kitchen
16	DoubleTree by Hilton	31	P.F. Chang's China Bistro	71	Tropical Smoothie Café
17	Hilton Garden Inn	32	Chick-fil-A	1	The Home Depot
18	Baymont Inn & Suites	33	Jason's Deli	2	Natuzzi
19	Residence Inn by Marriott	34	TKK Fried Chicken	3	Tandy Leather Factory
20	Fairfield Inn & Suites by Marriott	35	Great American Cookies	4	American Freight
21	Courtyard by Marriott	36	Wingstop	5	Guitar Center
22	SpringHill Suites by Marriott	37	Salata	6	PetSmart
23	TownePlace Suites by Marriott	38	Black Rock Coffee Bar	7	Marshalls
24	Country Inn & Suites by Radisson	39	Whataburger	8	Five Below
25	Signature Inn	40	85 Degrees C Bakery Cafe	9	Petco
1	Buffalo Wild Wings	41	Project Pollo	10	Big Lots Stores
2	Marco's Pizza	42	Kolache Factory	11	Burlington Stores
3	Jersey Mike's	43	Marble Slab Creamery	12	Ross Stores
4	Taco Cabana	44	Clean Juice	13	Target
5	Tim Hortons	45	IHOP	14	ALDI
6	Yogurtland	46	Firehouse Subs	15	Kohl's
7	Ra Sushi	47	SUBWAY	16	Best Buy

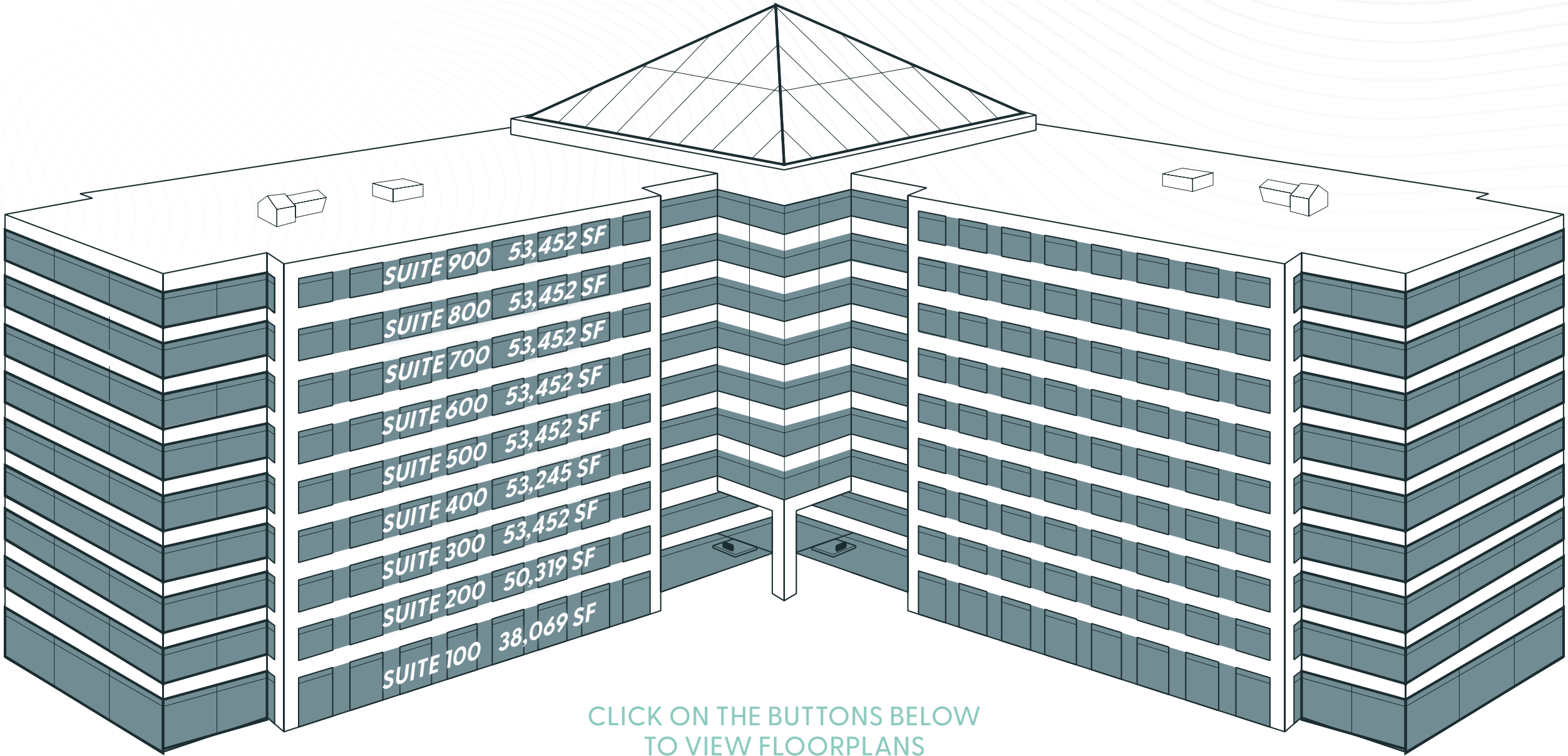


DRIVETIMES AND FOOD SERVICE OPTIONS



BUILDING FLOORPLANS



CLICK ON THE BUTTONS BELOW
TO VIEW FLOORPLANS

- Suite 100
- Suite 200
- Suite 300
- Suite 400
- Suite 500
- Suite 600
- Suite 700
- Suite 800
- Suite 900



FOR **MORE** INFORMATION,
PLEASE **CONTACT:**

JILL NESLONEY

Director

Direct: +1 832 699 3001

Mobile: +1 832 643 9585

Jill.Nesloney@cushwake.com

ROBERT LACOURE

Senior Director

Direct: +1 832 919 8425

Mobile: +1 832 722 8476

Robert.LaCoure@cushwake.com

BRYCE ADAMS

Associate

Direct: +1 832 919 8424

Mobile: +1 713 877 1700

Bryce.Adams@cushwake.com

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