

 3250 BRIARPARK DR.

# Timelessly Modern



3250 BRIARPARK

# Designed for Today's Workforce

## Project Features

Well Capitalized Owner

Large, Modern, Efficient Floorplates

On-Building Signage Available

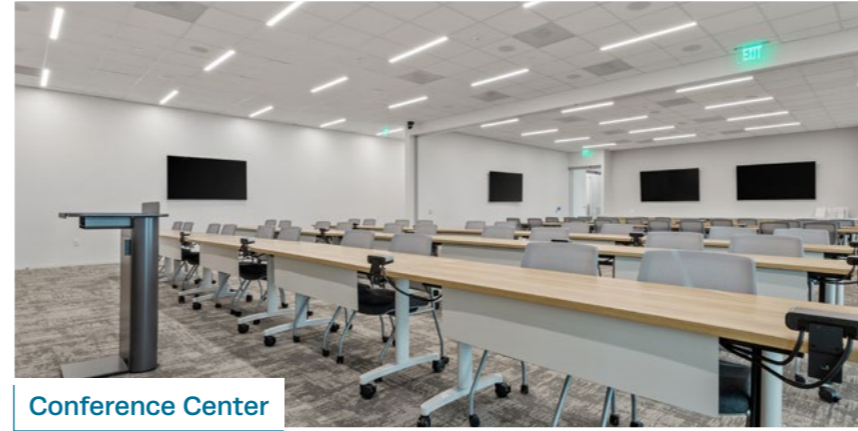
Renovated Lobby And Common Areas

4.3/ 1,000 Sf Parking Ratio

On-Site Security And 24/7 Cardkey Access

New State of the Art Amenities

Daily Food Options



IMPROVED TENANT EXPERIENCE

# Tenant Lounge

New tenant lounge with a Grab-N-Go market



IMPROVED TENANT EXPERIENCE

# Conference Center

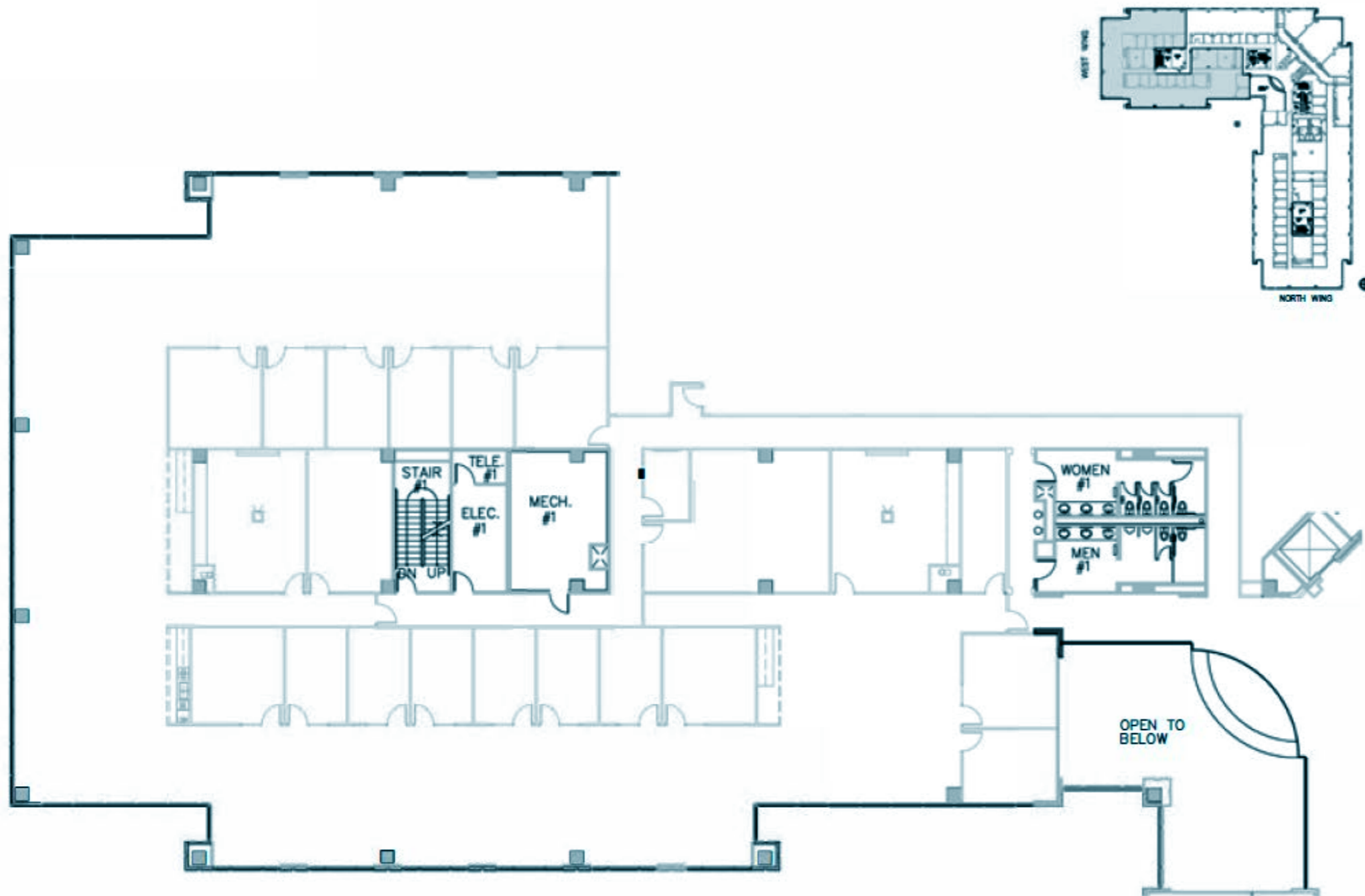
Full-service, 80-seat capacity, conference center and pre-function area



AVAILABILITY

Level 2

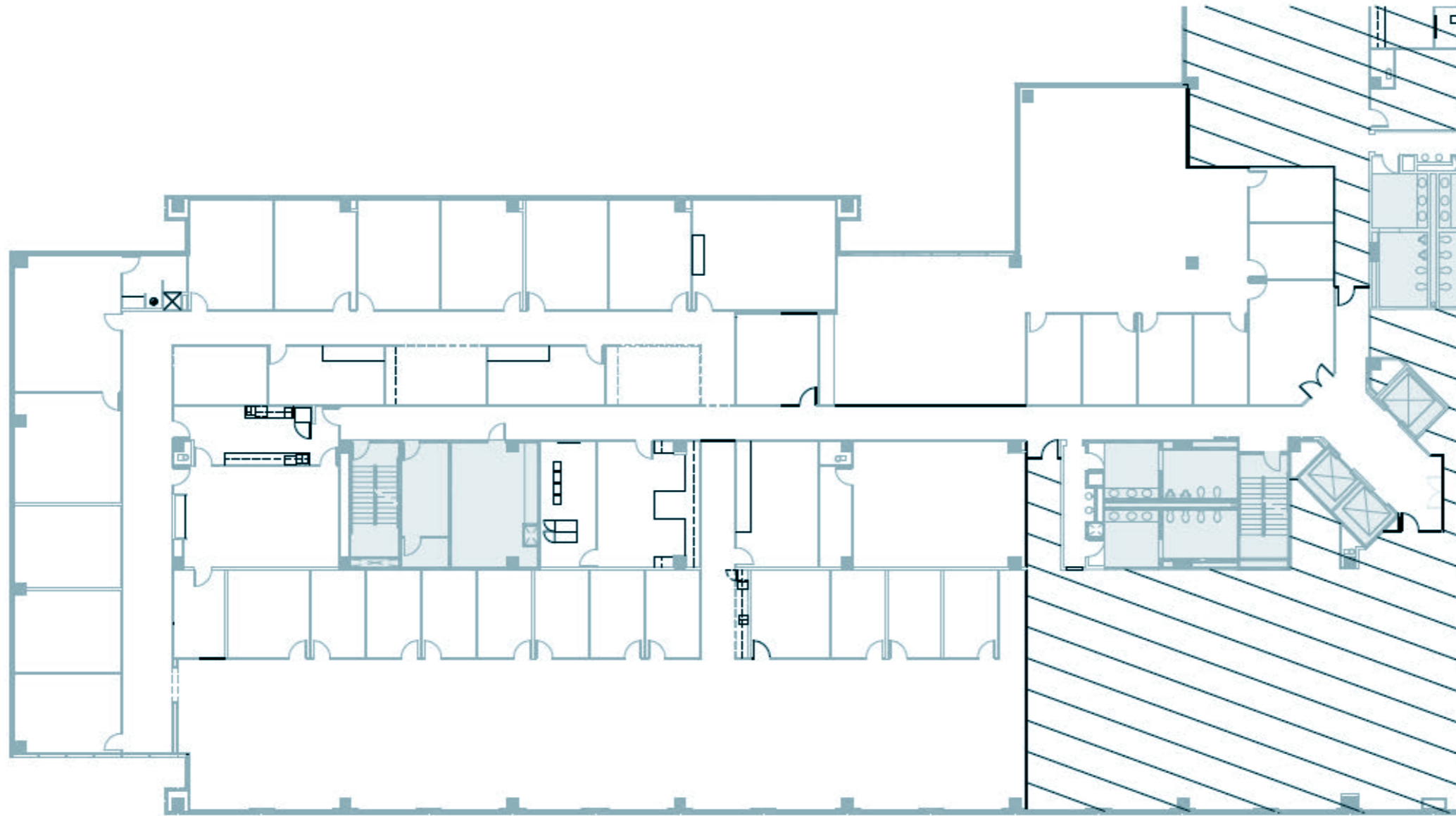
15,093 RSF



AVAILABILITY

Level 3

24,229 RSF



DRIVABLE AMENITIES

# Premier Location

Conveniently placed in the Westchase district and adjacent to the Memorial Corridor, the building has a plethora of surrounding retail options.

## CARILLON WEST

10+ EATERIES



## MEMORIAL CITY

59 EATERIES | 142 SHOPS AND LIFESTYLE STORES



## CITY CENTRE

27 EATERIES | 21 SHOPS | 11 LIFESTYLE STORES



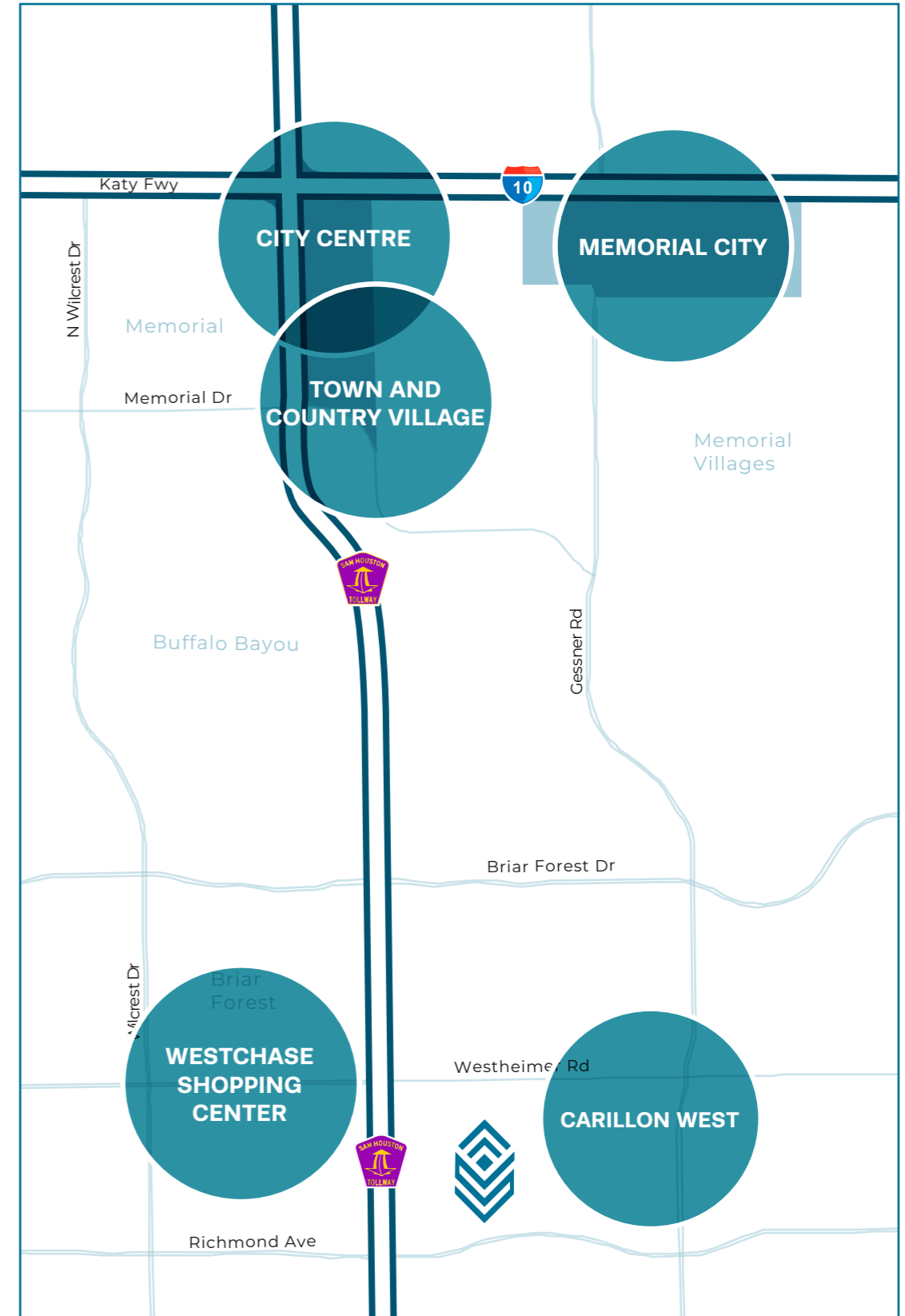
## TOWN & COUNTRY VILLAGE

16 EATERIES | 37 SHOPS | 13 LIFESTYLE STORES



## WESTCHASE SHOPPING CENTER

22 EATERIES | 18 SHOPS | 11 LIFESTYLE STORES



## LOCATION

# Unparalleled Access

Located just East of the Sam Houston Tollway (Beltway 8), 3250 Briarpark provides easy, quick access to West Houston's major freeway arteries and surrounding neighborhoods.

### 3-5 MINUTES

Beltway 8  
Westheimer Rd

Briar Forest  
Royal Oaks Country Club  
City Centre  
Town & Country Village

### 5-10 MINUTES

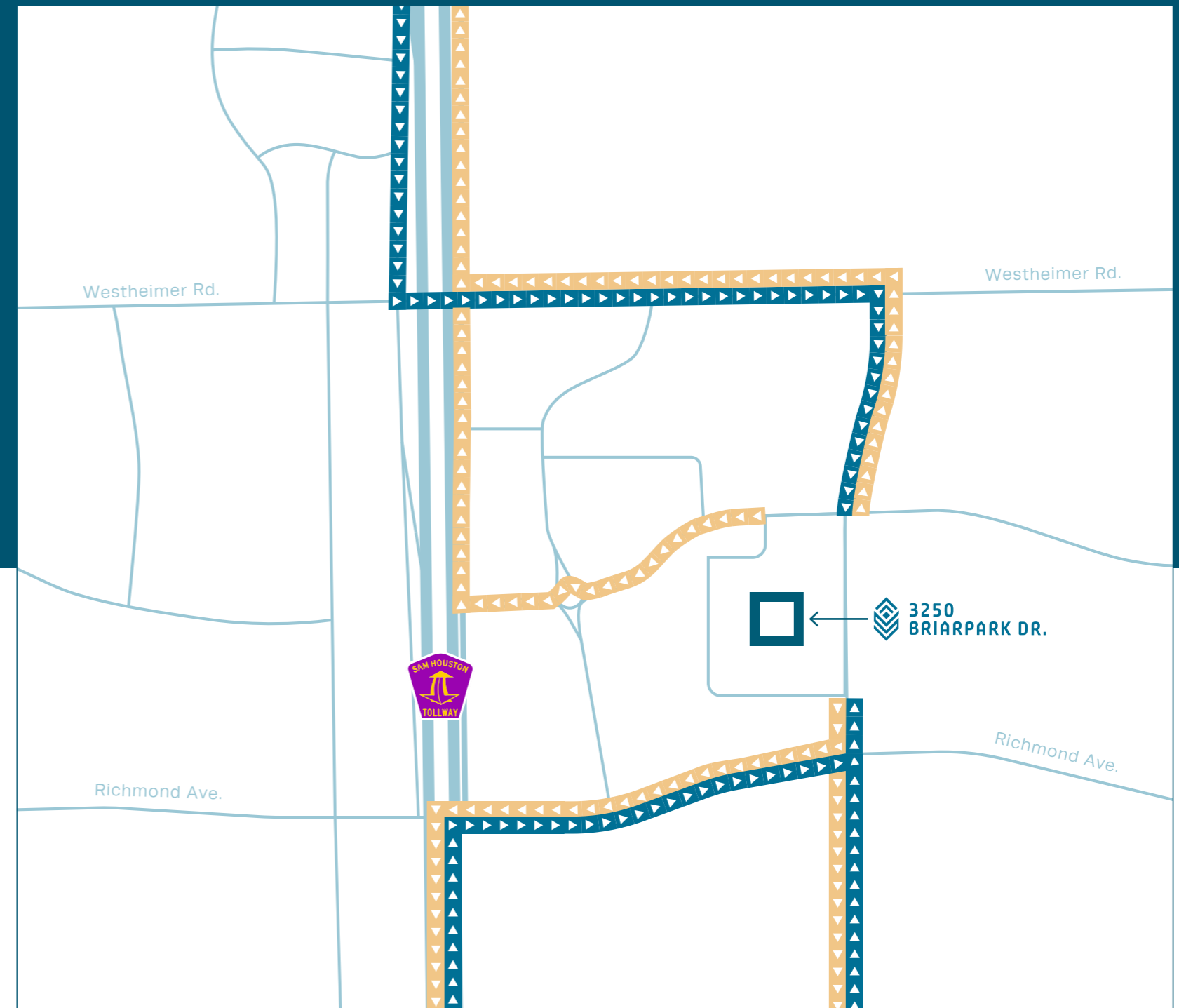
Katy Freeway  
Westpark Tollway

Lakeside Country Club

### 15+ MINUTES

Interstate 610

Galleria / Uptown  
Memorial Park  
Sugar Land



Ingress

Egress





**3250 BRIARPARK DR.**

**Leasing  
Information**

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 **TRANSWESTERN**