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VIEW



KIRKWOOD

• TOWER •

Kirkwood Tower | 11757 Katy Freeway | Houston, Texas 77079

## THE ENERGY CORRIDOR'S BUSINESS COMMUNITY

The statuesque award-winning Kirkwood Tower, located in the heart of Houston's Energy Corridor, offers its tenants an ideal location, unparalleled amenities, superior tenant services, and a business community like no other.

Kirkwood Tower stands above the rest.

Home to many well-known national, regional and local companies, the iconic 15-story black glass office tower is comprised of 285,682 square feet, complete with a six-story parking garage. Kirkwood Tower is just minutes to Houston's central business district, the city's two primary airports, executive residential neighborhoods, upscale retail, and entertainment and hospitality venues.

Kirkwood Tower gives your business a variety of options to meet your office space requirements, and every tenant benefits from a seasoned on-site management team that is committed to surpassing your every expectation.

It's the right time to become part of Kirkwood Tower's corporate business community.





## BY THE NUMBERS

285,682 Square Feet

17,000 to 21,000 SF floor plates

15 Stories

6-Story Parking Garage

2.6 +/- Acres



# EXCEPTIONAL AWARD-WINNING OFFICE TOWER

**LANDMARK CLASS A BUILDING** With 15 stories of distinctive black glass, Kirkwood Tower is uniquely prominent against the suburban skyline.

**ULTIMATE CONVENIENCE** Ideally located near global energy giants in the heart of Houston's Energy Corridor, with executive housing, upscale retail and top schools close by.

**A CORPORATE DESTINATION** Kirkwood Tower's updated modern lobby and common areas have positioned the building as one of the Energy Corridor's most desirable corporate office buildings.

**UNSURPASSED AMENITIES** This full-service property offers a lobby bank with ATM and drive-thru access, a deli, a tenant lounge, and a penthouse executive fitness center complete with a sauna, wellness room, rooftop jogging track. Personal training and massage therapists are available.



**24-HOUR SECURITY** Building security includes on-site security around-the-clock, video monitoring, and a courtesy officer.

**PLENTIFUL PARKING** A six-floor parking garage offers direct building access for tenants and visitors.

**ENERGY EFFICIENCY** Kirkwood Tower's ENERGY STAR Certified® and BOMA 360 Performance Program® ratings supports tenants' sustainability initiatives.

**FIRST CLASS SERVICE** The veteran property management and leasing team has more than 30 years of experience in providing quality tenant services.

**HOTSPOT TENANT CENTER** A contemporary ambiance welcomes tenants and their guests, offering charging stations for electronic devices, cable TV, a complimentary self-serve coffee bar, and free Wi-Fi.





11757



**MOTOR  
BANK**  
LEFT  
LANE



## CATERING TO THE CORPORATE BUSINESS COMMUNITY

Kirkwood Tower is one of the only Class A single-tower office buildings that offers an array of amenities and services to its tenants usually found in a multi-office campus setting.

On-site amenities include:

- A renovated, fully equipped executive fitness center with sauna, wellness room, and rooftop jogging track. Personal training and massage therapists are available
- Upscale deli
- On-site full-service lobby bank with an ATM for after-hours use and a drive-thru banking option
- Multiple-floor parking garage with direct building access from three levels
- Computer-controlled, cost-efficient energy management system
- On-site property management
- 24/7 security
- Loading dock and service facilities available

Upscale retail, a variety of hospitality and entertainment options, some of Houston's most desirable residential neighborhoods, and one of the largest suburban parks in the U.S. are just some of the nearby amenities.





# DYNAMIC ENERGY CORRIDOR LOCATION

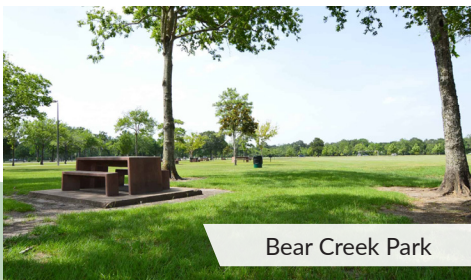
The American flag planted atop Kirkwood Tower provides skyline prominence and recognition to this suburban landmark building. Kirkwood Tower's location provides outstanding regional accessibility.

The building is located on IH-10, just west of Beltway 8 between the first two exits – Kirkwood and Dairy Ashford. IH-10 is Houston's east-west highway that bisects the Energy Corridor and the southernmost cross-country connector in the U.S.

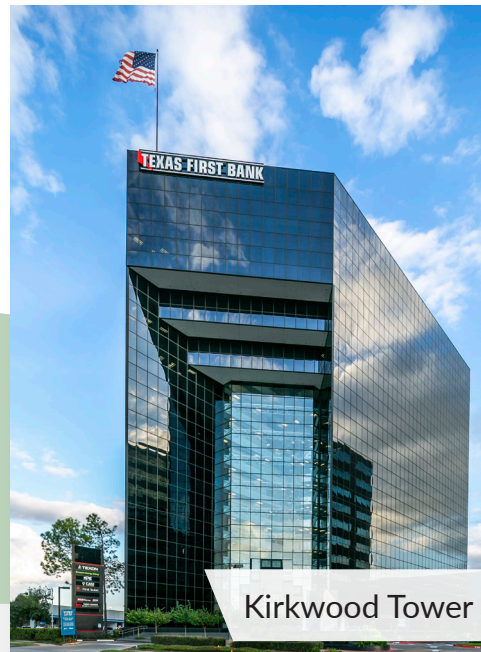
To the east, IH-10 links with the prestigious Memorial Villages residential community, the Galleria shopping area, and Houston's CBD.

To the west, IH-10 links with some of Houston's best master-planned residential communities and the award-winning Katy ISD school system.

Beltway 8, also known as Sam Houston Parkway, is Houston's second highway ring and provides access to both of Houston's primary airports – George Bush Intercontinental Airport and William P. Hobby Airport.



Bear Creek Park



Kirkwood Tower



Lakeside Country Club



# AREA AMENITIES

- |  |                                    |  |
|--|------------------------------------|--|
| <b>1</b> BEAR CREEK PARK                 | <b>7</b> STARBUCKS                 | <b>14</b> VILLAGE PLAZA AT BUNKER HILL   |
| <b>2</b> OMNI WESTSIDE HOUSTON           | <b>8</b> BRENNER'S STEAKHOUSE      | <b>15</b> HEDWIG VILLAGE SHOPPING CENTER |
| <b>3</b> TERRY HERSHEY HIKE & BIKE TRAIL | <b>9</b> CITY CENTRE               | <b>16</b> GOODE COMPANY KITCHEN          |
| <b>4</b> BECKS PRIME                     | <b>10</b> THE MORAN CITY CENTRE    | <b>17</b> JONATHAN'S THE RUB             |
| <b>5</b> PAPPY'S CAFE                    | <b>11</b> TOWN & COUNTRY VILLAGE   | <b>18</b> GOODE COMPANY BBQ              |
| <b>6</b> EMBASSY SUITES                  | <b>12</b> MEMORIAL CITY MALL       | <b>19</b> FEDERAL AMERICAN GRILL         |
|  | <b>13</b> HOTEL ZAZA MEMORIAL CITY | <b>20</b> IKEA                           |



Memorial City Mall

- 9
- 10
- 11



City Centre



Goode Company Kitchen & Cantina



## SERVING THOUSANDS OF TENANTS FOR OVER TWO DECADES

Gemini Rosemont applies a hands-on asset management approach by our best-in-class property management professionals who enable us to recognize and respond to our tenants' changing needs in real time. Meeting our tenant's expectations is mission critical for our on-site teams.

We serve each tenant with unparalleled attention to detail across our portfolio, which is comprised of approximately 36 buildings spanning nearly 8 million square feet in 13 states.\*

Founded in 1992 and headquartered in Los Angeles, Gemini Rosemont has been an active real estate investor delivering real estate solutions for its tenants and investor partners for nearly 30 years.

\*For current numbers, please visit [GeminiRosemont.com](http://GeminiRosemont.com)





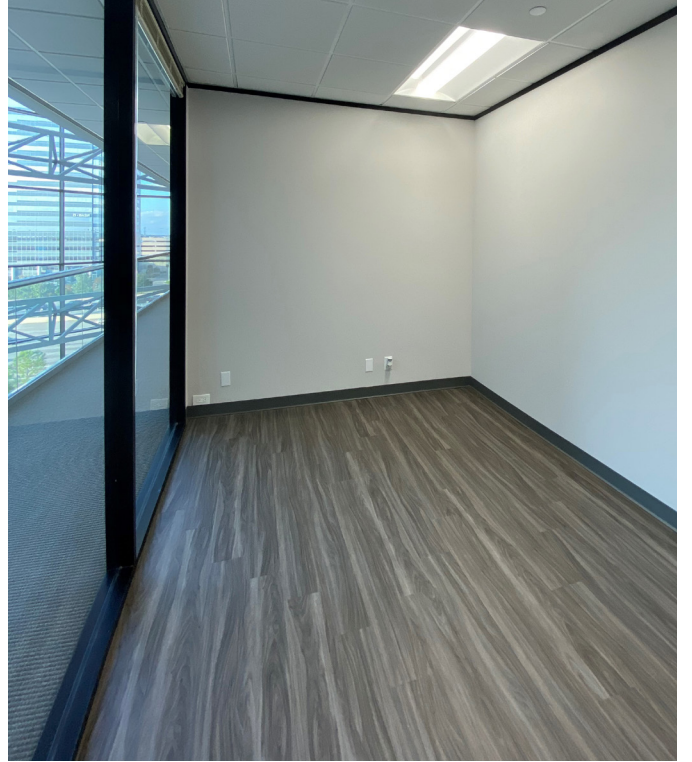


## MAKE KIRKWOOD TOWER YOUR BUSINESS ADDRESS

Thousands of the nation's most prominent companies have chosen a Gemini Rosemont business address. Many local and regional companies have made the same decision.

From national financial and legal firms, to regional healthcare and engineering companies, to local energy providers and technology start-ups, well-known brands are making the decision to call one of Gemini Rosemont's many buildings home. In fact, hundreds of companies have selected a Gemini Rosemont property as the location for their company headquarters.

# MOVE IN READY SPEC SUITES



## LEASING

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