



3250 BRIARPARK DR.

# Timelessly Modern



3250 BRIARPARK

# Designed for Workplace Wellness

## Project Features

Well Capitalized Owner

Large, Modern, Efficient Floorplates

On-Building Signage Available

Newly Renovated Lobby And Common Areas

4.3/ 1,000 Sf Parking Ratio

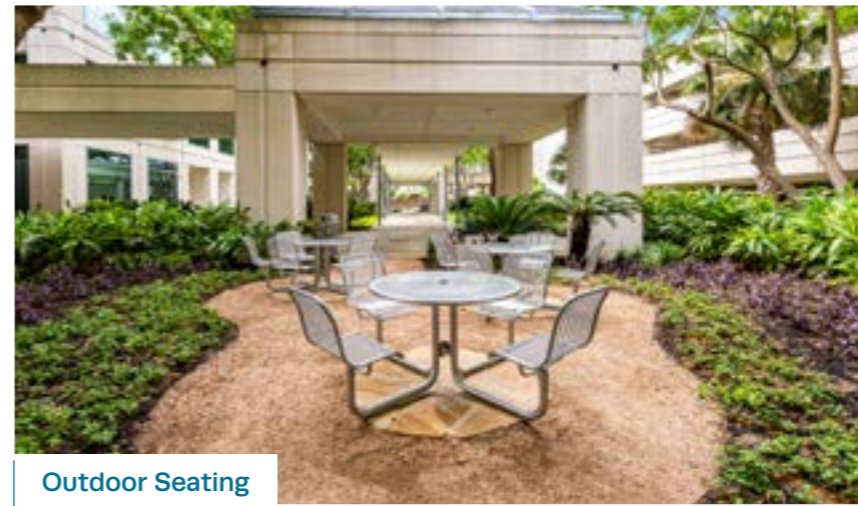
On-Site Security And 24/7 Cardkey Access

New Building Amenities Coming Soon

Daily Food Options



Exterior Overview



Outdoor Seating



Front Entrance



Front Lobby

NEW AMENITIES

# Coming Soon



Tenant lounge with a mini mart / Grab-N-Go on location



State of the art conference facility with capacity for up to 80 people



### Space Type

□ Workstation	140
■ Office	62
■ Boardroom (20+ Seats)	1
■ Conference (16 Seats)	2
■ Conference (12 Seats)	5
■ Conference (10 Seats)	4
■ Huddle (6 Seats)	2
■ Huddle (5 Seats)	6
■ Collaboration	2

SAMPLE TEST FIT

# Large Efficient Floor Plate

52,410 RSF

202

Total Seats

248

SF per Seat

31%

Closed Office

69%

Open Office

50,000

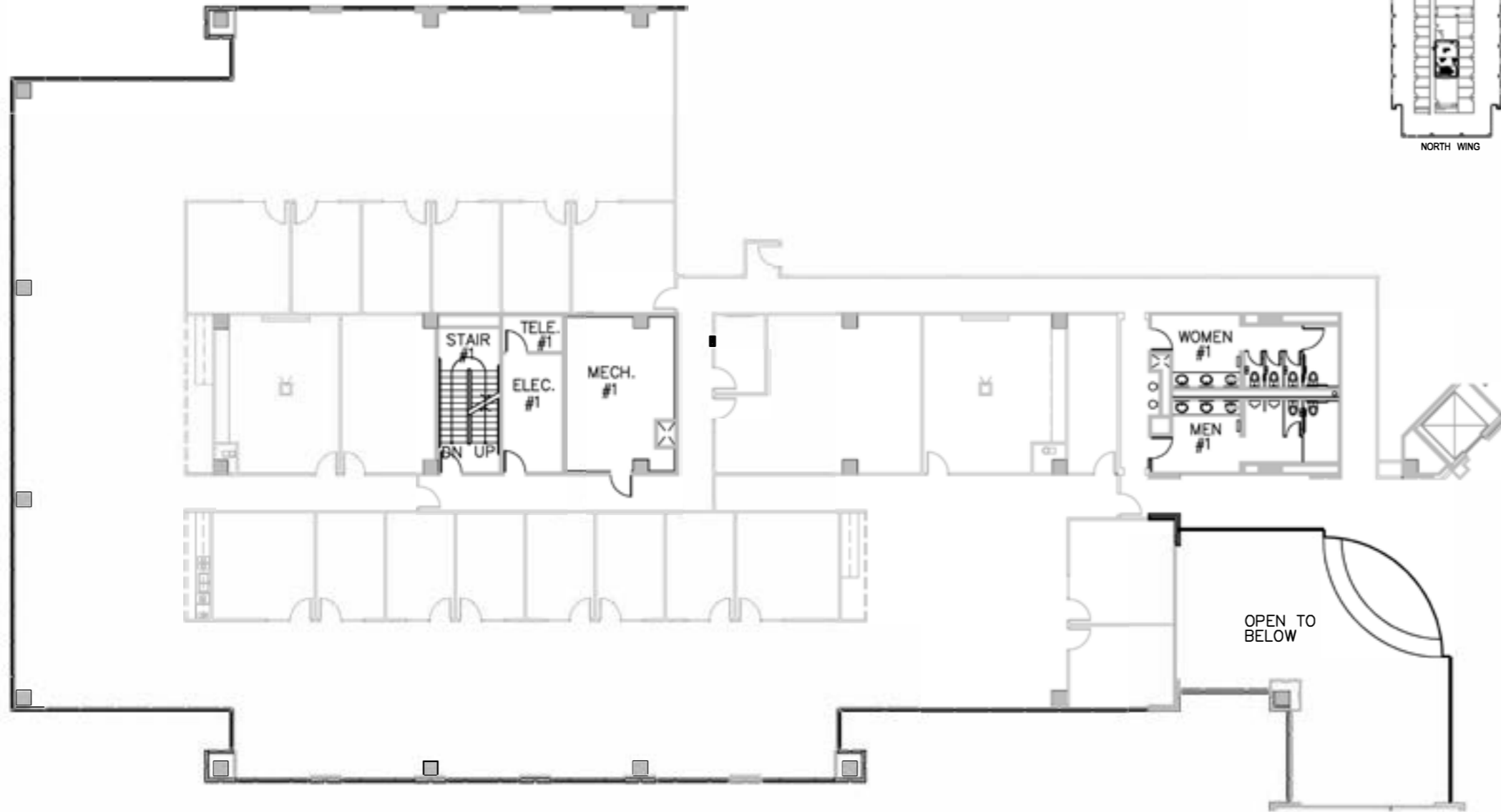
Approx. Area (SF)



3250 BRIARPARK DR.

LEVEL 2

15,093 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



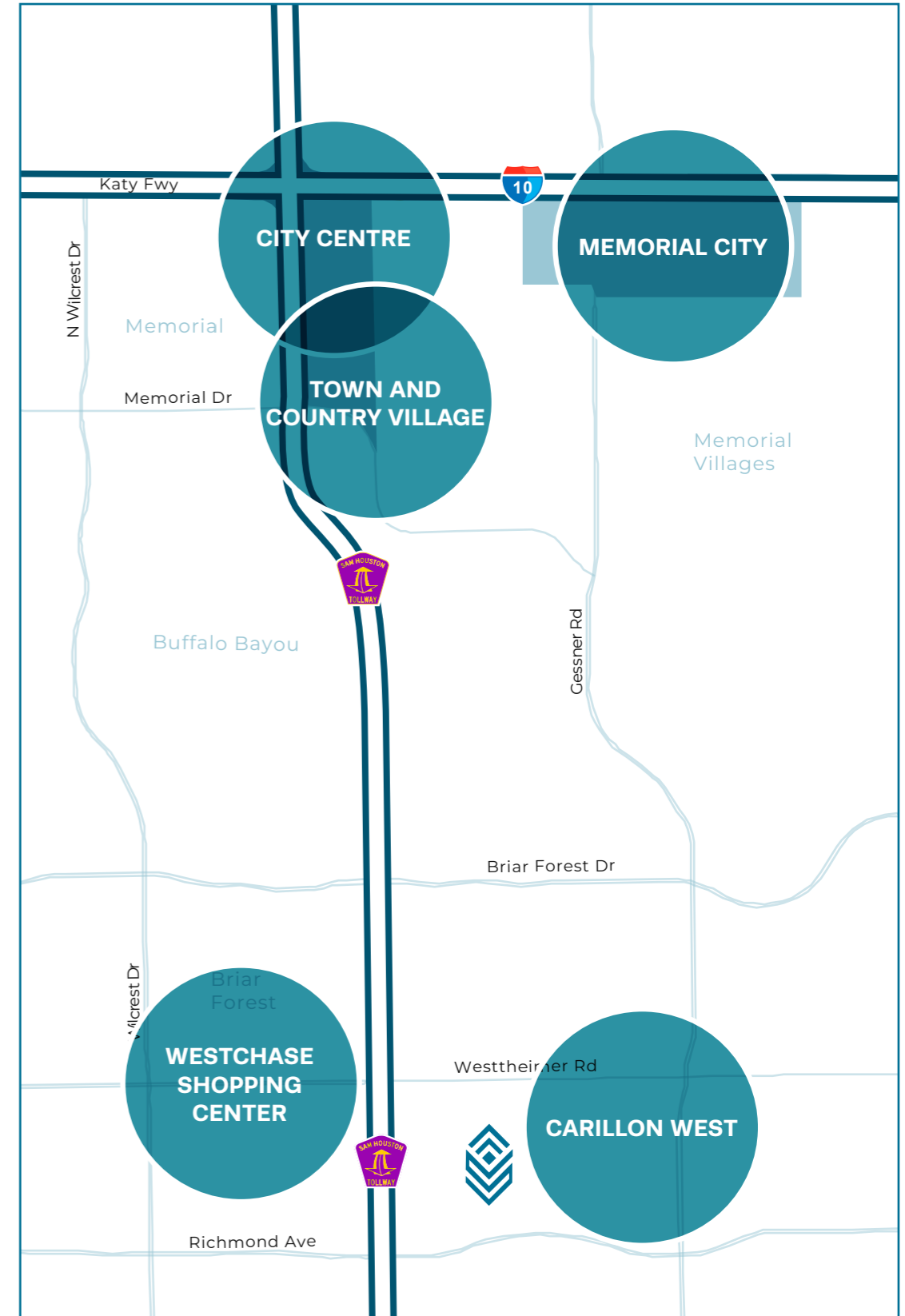
## TOWN & COUNTRY VILLAGE

16 EATERIES | 37 SHOPS | 13 LIFESTYLE STORES



## WESTCHASE SHOPPING CENTER

22 EATERIES | 18 SHOPS | 11 LIFESTYLE STORES



LOCATION

# Unparalleled Access

Located right off 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**

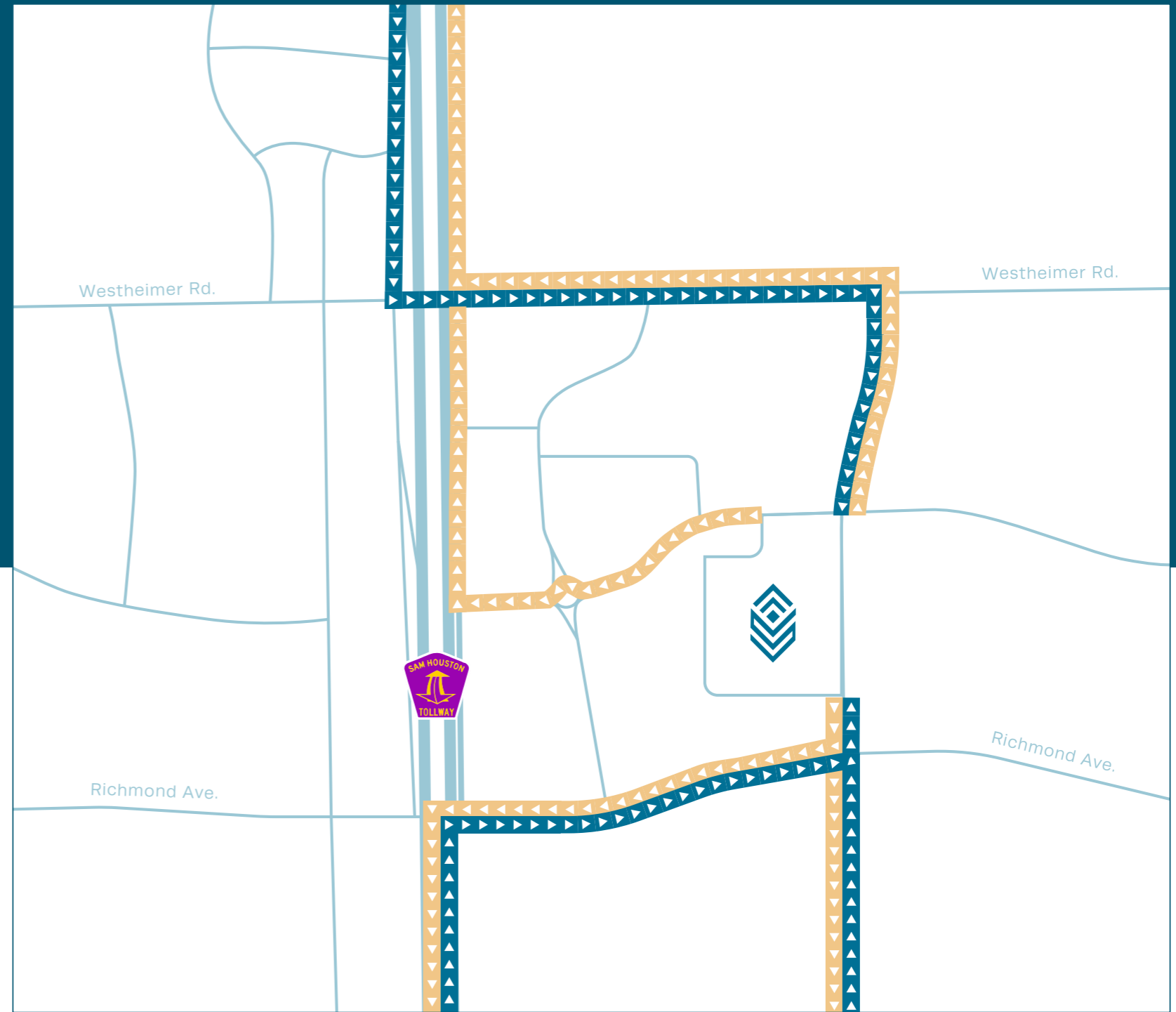
Katy Freeway  
Westpark Tollway

Lakeside Country Club

**15+ MINUTES**

Interstate 610

Galleria / Uptown  
Memorial Park  
Sugarland



Ingress

Egress





**3250 BRIARPARK DR.**

**Leasing  
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