



# 1800

— BERING —

a **KBS** property

BOUTIQUE OFFICE SPACE IN THE  
HEART OF TANGLEWOOD





1800  
-BERING-

FIRE LANE NO PARKING

FIRE LANE NO PARKING





BRING  
YOUR  
WORKDAY  
*to life*

NESTLED IN THE HEART OF  
TANGLEWOOD, UPSCALE OFFICE  
SPACE MEETS NEIGHBORHOOD  
CONVENIENCE, SHOWCASING  
INFINITE AVENUES TO BRING  
YOUR WORKDAY TO LIFE.



# imagine

WHAT YOUR  
WORKDAY  
COULD BE



# easy



7:30

- EASY DRIVE TO WORK THROUGH THE NEIGHBORHOOD
- GRAB COFFEE AND BREAKFAST AT THE CAFÉ

9:00

- TAKE A CALL ON THE TREE-COVERED PATIO

12:00

- WALK ACROSS THE STREET FOR LUNCH
- GET IN A WORKOUT AT A NEARBY GYM





2:00

- GOLF WITH CLIENTS AT NEARBY HOUSTON COUNTRY CLUB

5:00

- PICK UP DINNER ON YOUR WAY HOME AT WHOLE FOODS AROUND THE CORNER
- MEET A CLIENT FOR DRINKS IN THE GALLERIA OR UPTOWN











# BUILDING *details*

ON-SITE MANAGEMENT OFFICE AND  
SECURITY GUARD

3.0/1,000 PARKING RATIO IN A  
STRUCTURED GARAGE

TYPICAL FLOOR PLATE SIZE:  
17,088 SF

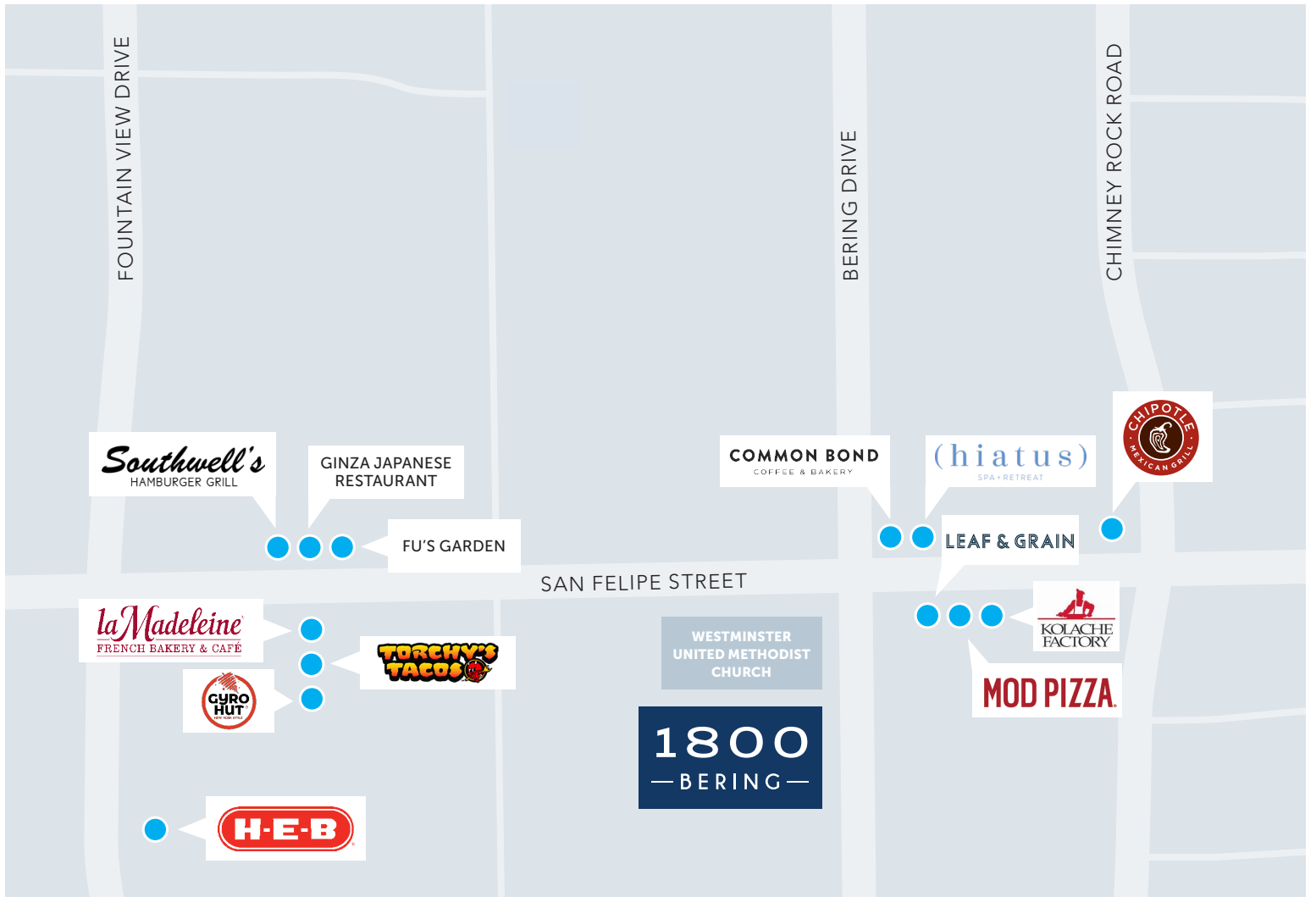
24-HOUR CARD KEY  
SECURITY ACCESS

ON-SITE GRAB N' GO MARKET AND  
TENANT LOUNGE

CONFERENCE CENTER WITH  
BOARDROOM AND TRAINING ROOM



# LOCAL favorites

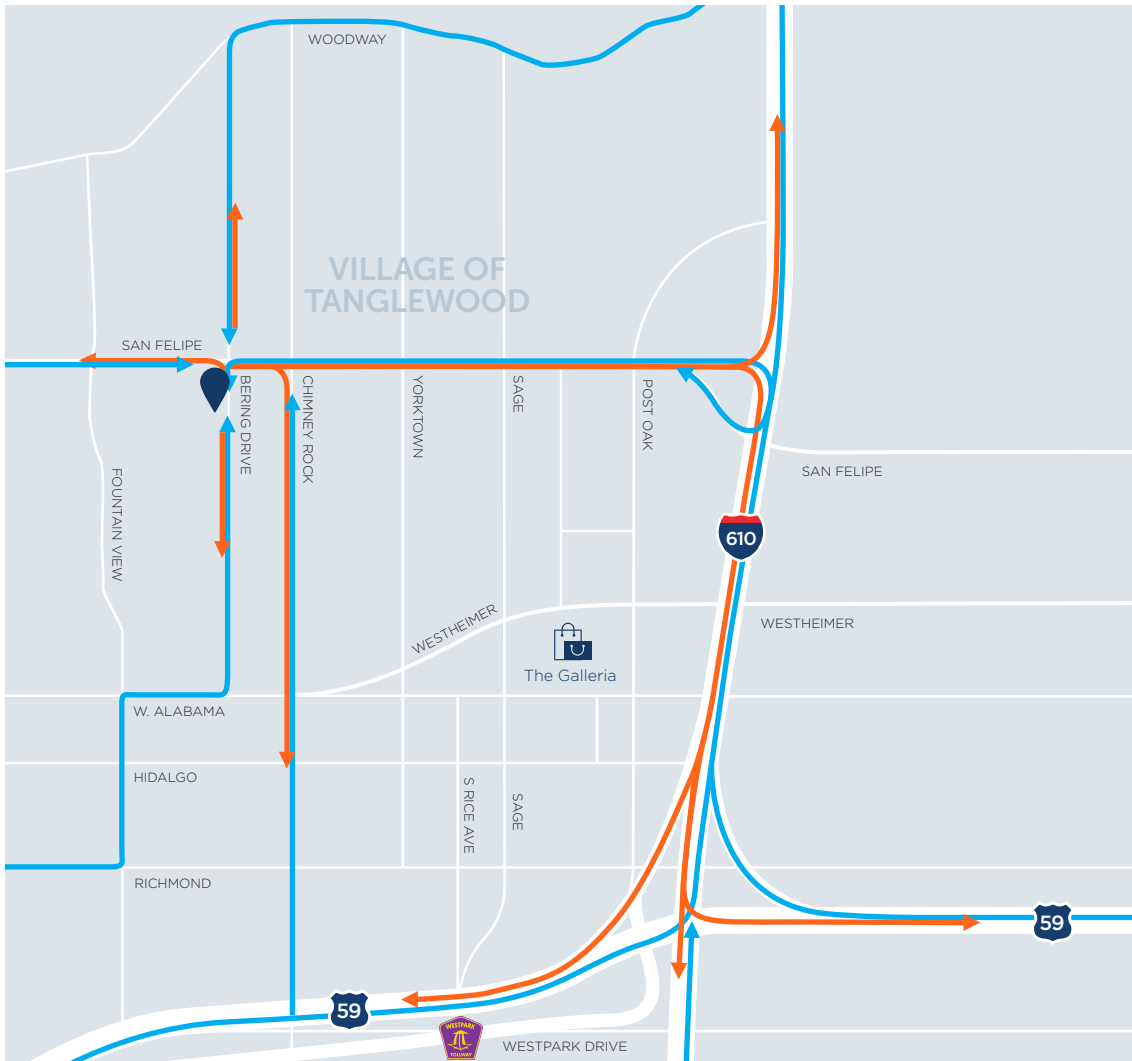




1800 BERING BOASTS UNBEATABLE ACCESS TO THE GALLERIA WITHOUT THE CONGESTION, GIVING TENANTS THE FREEDOM TO COME AND GO AS THEY PLEASE.

### WALKABLE AMENITIES

WALK TO LUNCH OR TO THE GYM, THEN TAKE A CLIENT TO DINNER JUST STEPS AWAY FROM THE OFFICE. CONVENIENTLY LOCATED BY UPSCALE RETAIL, DINING, AND HOUSTON'S MOST DESIRABLE RESIDENTIAL NEIGHBORHOODS, 1800 BERING IS THE PREMIER BOUTIQUE OFFICE SPACE IN THE GALLERIA.



- ◀ **1.5 MILES**  
TO THE HOUSTON COUNTRY CLUB
  - ▶ **2 MILES**  
TO THE GALLERIA
  - ▲ **3 MILES**  
TO THE HOUSTONIAN
  - ▲ **4 MILES**  
TO MEMORIAL PARK
- **INGRESS**  
— **EGRESS**





**THE CORNER OF SAN FELIPE  
AND BERING DRIVE** ▶

PROVIDES EASY ACCESS IN AND OUT  
OF THE GALLERIA AND SURROUNDING  
NEIGHBORHOODS AND IS SURROUNDED  
BY POPULAR EATERIES.







*on your*  
DOORSTEP



## EXTENSIVE RENOVATIONS

- BRAND NEW CONFERENCE CENTER WITH TWO MEETING ROOMS AND A KITCHEN
- UPDATED LOBBIES AND RESTROOMS ON ALL FLOORS
- NEW PLANTERS AND SEATING
- UPDATES TO LOBBY SIGNAGE
- ADDITION OF ELECTRONIC DIRECTORY
- INCREASED CEILING LIGHTING AND UPDATES TO FIXTURES AND CEILING TILES
- GRAB N' GO MARKET AND TENANT LOUNGE







- NEW MECHANICAL SYSTEM IN ELEVATORS
- UPDATED ELEVATOR CABS
- NEW FLOORING THROUGHOUT MULTI-TENANT FLOORS
- UPDATED TENANT SIGNAGE
- UPDATED PLAZA AND LANDSCAPE







# LOCATION, LOCATION, *location*

1800 BERING IS LOCATED JUST WEST OF THE GALLERIA WITH EASY ACCESS TO THREE MAJOR HOUSTON THOROUGHFARES: I-10, LOOP 610 AND U.S. 59 AS WELL AS SAN FELIPE AND RICHMOND AVENUE, ALLOWING FOR A SMOOTH COMMUTE FROM ANY DIRECTION.

ONCE ARRIVING AT 1800 BERING, COVERED DROP-OFF AND PARKING GARAGE AWAIT TENANTS AND VISITORS ALIKE.





249

45

69

George Bush Intercontinental Airport

HUMBLE

8

249

6

8

290

45

69

10

MEMORIAL

10

TANGLEWOOD

610

WESTCHASE DISTRICT

CENTRAL BUSINESS DISTRICT

610

1800  
— BERING —



BELLAIRE

45

8

610

6

90

288

William P. Hobby Airport

SUGAR LAND

69

35

8



# 1800

— BERING —

a **KBS** property

*Proudly Leased and Managed by*

**STREAM**

—

FOR LEASING INFORMATION CONTACT:

713.300.0300

[www.streamrealty.com](http://www.streamrealty.com)