

[VIEW VIRTUAL TOUR](#)

 **NDE**
BRIAR HILLS
1011 HIGHWAY 6 SOUTH



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OVER 25,000 RSF AVAILABLE

Move-in ready suites

Onsite Ownership

Renovated atrium lobby with natural light

Garage and surface parking

Cardkey access

Security system

On-site porter

Monument signage available

Surrounding walking and biking path
(Terry Hershey Hike & Bike Trail)

Quick access to I-10, Highway 6 and Memorial Dr

View Virtual Tour



OFF-CAMPUS

Amenities

Plenty of dining, retail and hotel options within minutes

● RESTAURANTS



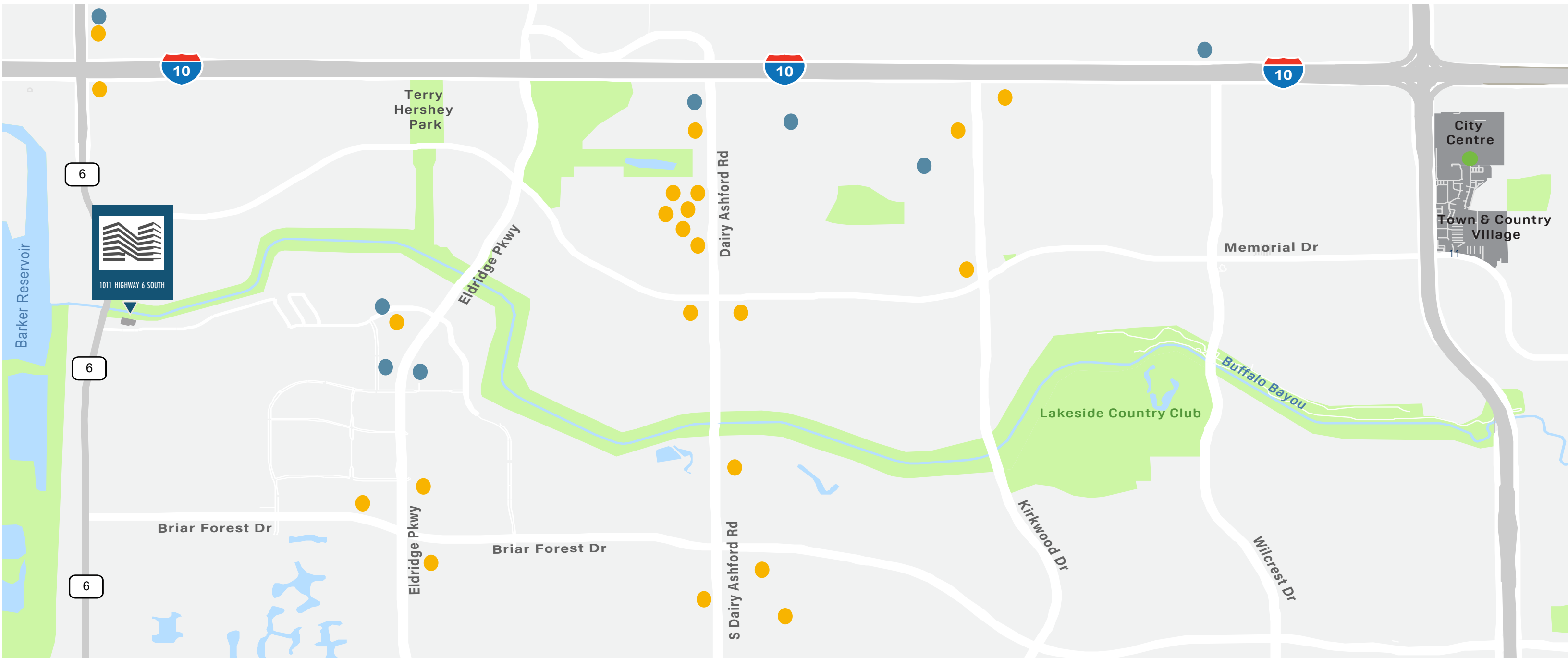
● HOTELS



NDE BRIAR HILLS ONE

● CITY CENTRE TOWN & COUNTRY 4.9 MILES AWAY

FLEMINGS STEAKHOUSE	ATHLETA
SWEET PARIS	GAP
LA MADELEINE	MADEWELL
SMASHBURGER	POTTERY BARN
ESCALANTE'S	ANN TAYLOR
CYCLONES	LULULEMON
CHIPOTLE	J. CREW
EDDIE V'S PRIME SEAFOOD	ANTHROPOLOGIE
LIFETIME ATHLETIC	KENDRA SCOTT
H&M	SEPHORA
URBAN OUTFITTERS	FREE PEOPLE





1011 HIGHWAY 6 SOUTH

FOR LEASING DETAILS,
CONTACT:

MICHELLE WOGAN

Executive Vice President

☎ 713.270.3348

✉ Michelle.Wogan@transwestern.com

NDE BRIAR HILLS

1011 Highway 6 South | Houston, TX 77077

AVAILABILITIES

SUITE	RSF	NOTES	VIRTUAL TOUR
104	362	Closed offices	
105	1707	Closed offices	
200	2,659	Closed offices; Lab space	Link
301	2,838	2 nd generation space	
214	2136	Closed offices	
302	703	Closed offices	
303	1,751	Closed offices	Link
304	795	Closed offices	
314	1,239	Closed offices	
317	1,525	Closed offices	
322	1,093	Closed offices	Link

OWNER	NDEBH
TOTAL NRA	101,260 RSF
YEAR BUILT	1983
SMALLEST CONTIGUOUS	362 RSF
LARGEST CONTIGUOUS	3,633 RSF on the 3rd floor
STARTING RENTAL RATE	\$19.50 Full Service Gross – OFFICE \$12.00 Full Service Gross – STORAGE
PARKING RATIO	3/1,000
PARKING RATE	Parking Garage 156 Covered Spaces Available Reserved - \$45+tax/month/space
T.I. ALLOWANCE	Negotiable
ADD-ON FACTOR	18% MT (Floors 1 & 3); 22% (Floor 2)
OPEX	\$10.26 estimated 2025
BUILDING HOURS	Monday-Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m. Exclusive of Holidays Overtime HVAC: \$50.00
AMENITIES	▪ Atrium ▪ Security System ▪ After hours security card access ▪ Walking and biking path surrounding the 3.5 acre site ▪ Underground parking with additional covered & uncovered spaces ▪ Quick Access to I-10, Highway 6 and Memorial Drive ▪ Fiber Providers: AT&T and Logix

STORAGE UNITS

Unit	RSF	Unit	RSF
1	223	5	248
2	181	6	468
3	190	7	248
4	181	8	202



TRANSWESTERN

REAL ESTATE
SERVICES

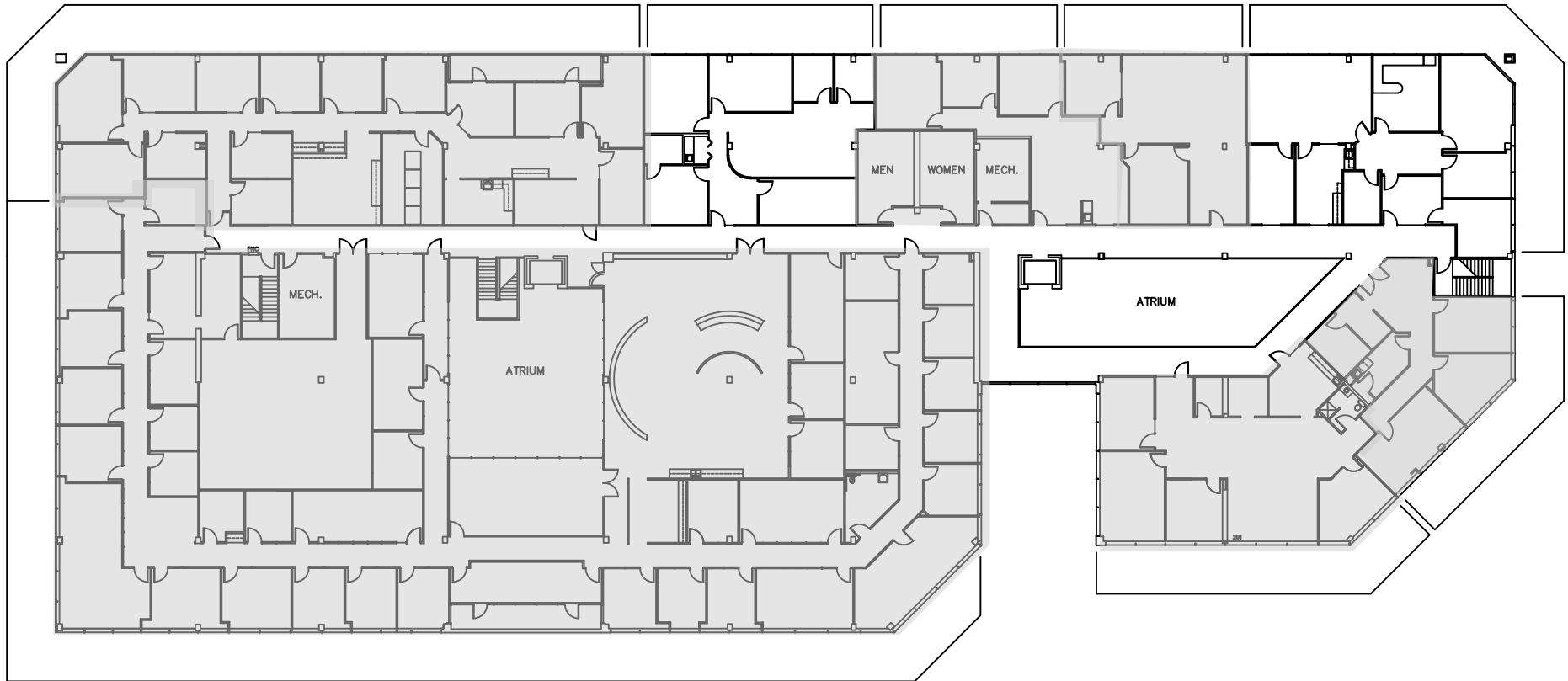
MICHELLE WOGAN
713.270.3348
michelle.wogan@transwestern.com

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 02

VACANT
SUITE 214
2,136 NRA

VACANT
SUITE 200
2,659 NRA



☐ OCCUPIED ☐ AVAILABLE

T TRANSWESTERN

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PREPARED BY
COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

07/05/24

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 03

VACANT
SUITE 314
1,239 NRA

VACANT
SUITE 302
703 NRA
AVAILABLE
7/1/25

VACANT
SUITE 303
1,751 NRA

VACANT
SUITE 317
1,525 NRA
AVAILABLE
ON
7/1/25

VACANT
SUITE 304
795 NRA
AVAILABLE
ON
6/1/26

VACANT
SUITE 301
2,838 NRA

VACANT
SUITE 322
1,093 NRA



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05/01/25