

[VIEW VIRTUAL TOUR](#)

 **NDE**
BRIAR HILLS
1011 HIGHWAY 6 SOUTH



1011 HIGHWAY 6 SOUTH

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



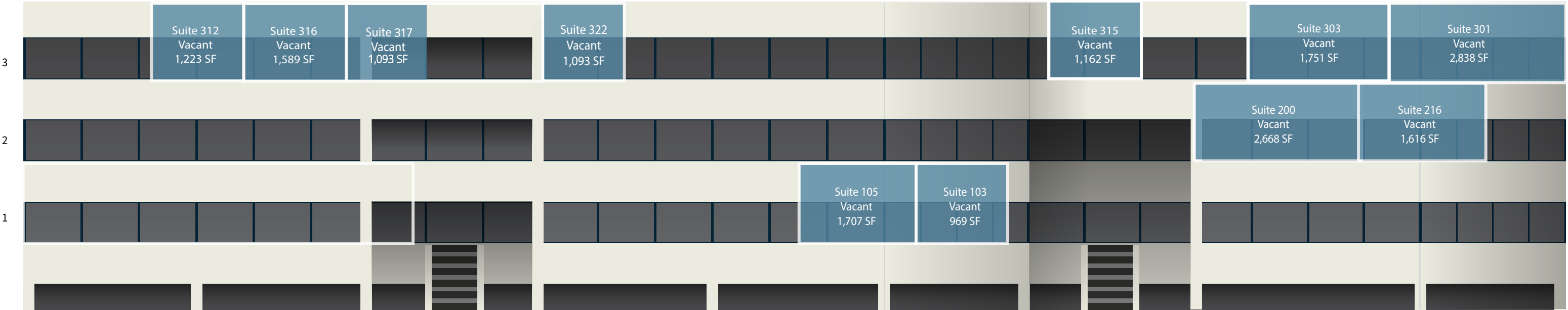
STACKING
Plan

1st Floor | 2,676 RSF Available

2nd Floor | 4,284 RSF Available

3rd Floor | 10,749 RSF Available

17,709 RSF Available Total



OFF-CAMPUS

Amenities

Plenty of dining, retail and hotel options within minutes

● RESTAURANTS



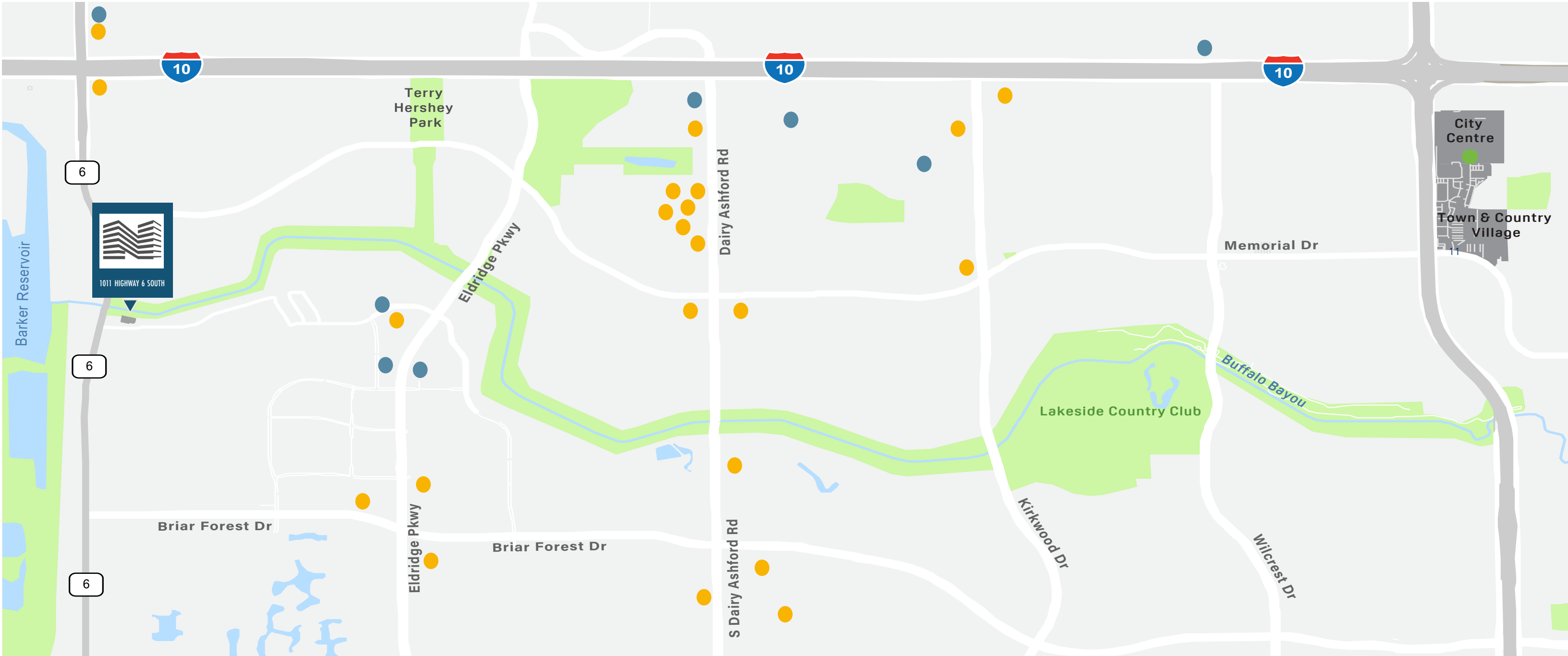
● HOTELS



NDE BRIAR HILLS ONE

● CITY CENTRE
TOWN & COUNTRY
4.9 MILES AWAY

- FLEMINGS STEAKHOUSE
SWEET PARIS
LA MADELEINE
SMASHBURGER
ESCALANTE'S
CYCLONES
CHIPOTLE
EDDIE V'S PRIME SEAFOOD
LIFETIME ATHLETIC
H&M
URBAN OUTFITTERS
- ATHLETA
GAP
MADEWELL
POTTERY BARN
ANN TAYLOR
LULULEMON
J. CREW
ANTHROPOLOGIE
KENDRA SCOTT
SEPHORA
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
103	969	2 nd generation space, move-in ready; 2,676 SF contiguous	Link
105	1,707	2 nd generation space; 2,676 SF contiguous	
200	2,659	Closed offices; Lab space	Link
301	2,838	2 nd generation space	
303	1,751	Closed offices	Link
314	1,239	Closed Offices	
315	1,162	Closed offices	
317	1,528	Closed offices	
322	1,093	Closed offices	Link

OWNER	NDEBH
TOTAL NRA	101,260 RSF
YEAR BUILT	1983
SMALLEST CONTIGUOUS	969 RSF
LARGEST CONTIGUOUS	2,838 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 - \$40/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

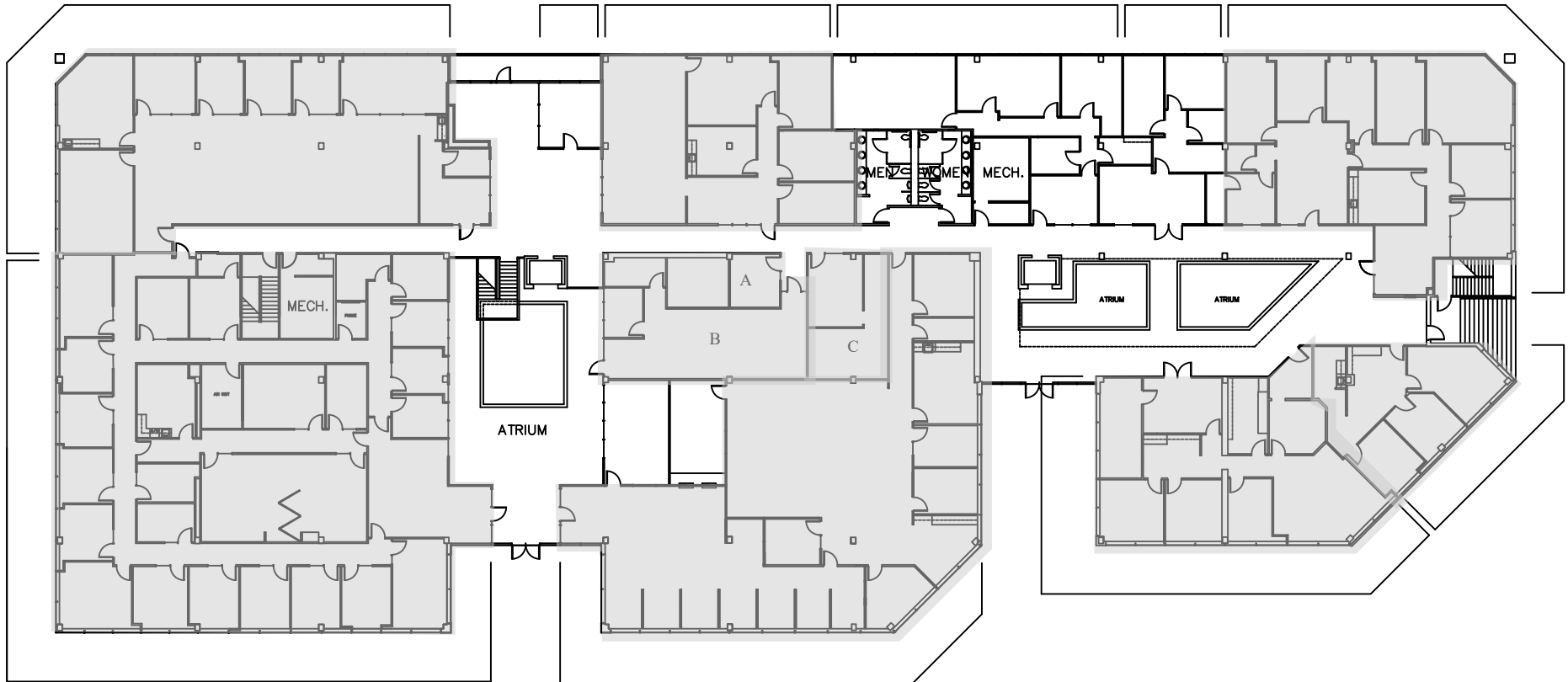
MICHELLE WOGAN
713.270.3348
michelle.wogan@transwestern.com

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 01

VACANT
SUITE 105
1,707 NRA

VACANT
SUITE 103
969 NRA



A =
VACANT
SUITE 104
362 NRA



☐ OCCUPIED ☐ AVAILABLE

TRANSWESTERN

MICHELLE WOGAN & PAULA MUSA
1900 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

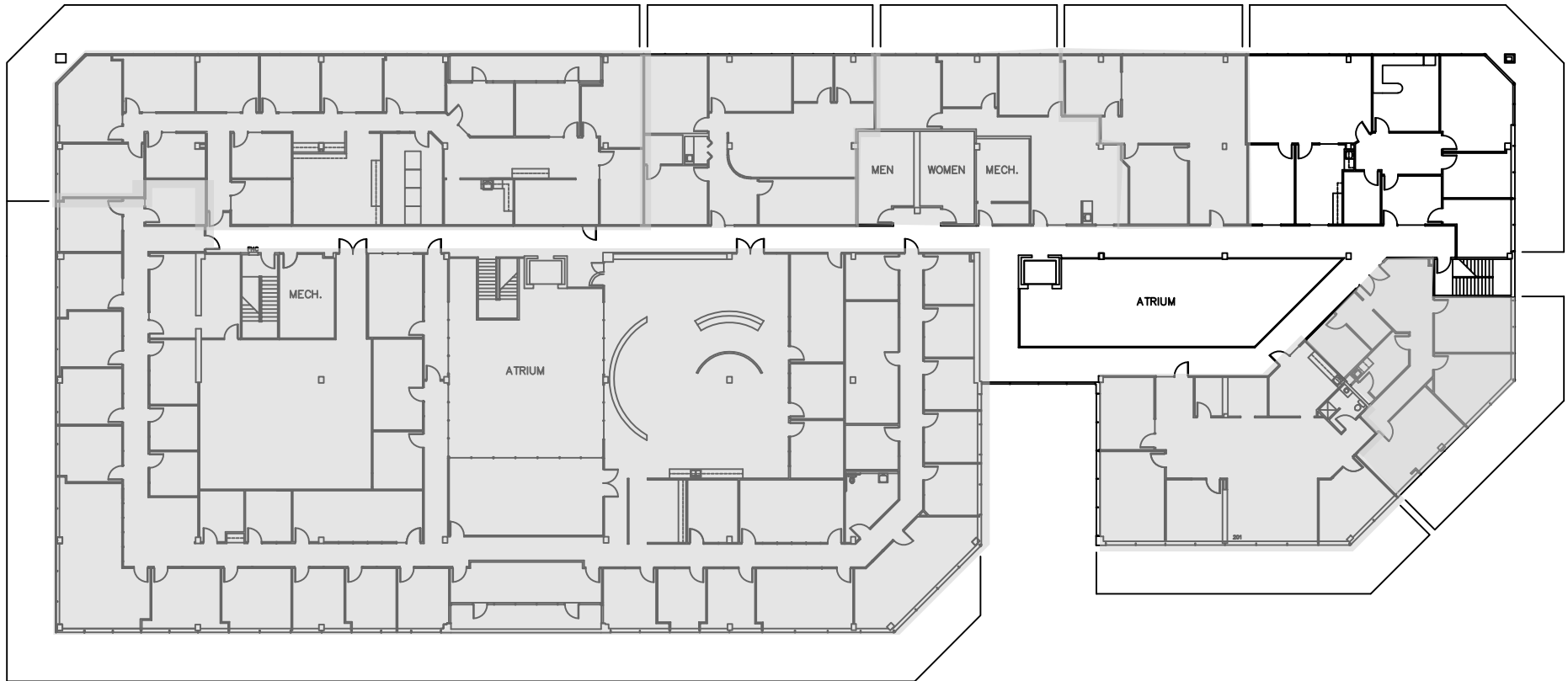
PREPARED BY
COLLINS DESIGN GROUP
HOUSTON, TEXAS
281-497-4700

07/05/24

1011 HIGHWAY 6 SOUTH

CONTROL BOOK - FLOOR 02

VACANT
SUITE 200
2,659 NRA



☐ OCCUPIED ☐ AVAILABLE

T TRANSWESTERN

MICHELLE WOGAN & PAULA MUSA
1900 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

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 315
1,162 NRA

VACANT
SUITE 303
1,751 NRA

VACANT
SUITE 317
1,525 NRA

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

VACANT
SUITE 301
2,838 NRA

VACANT
SUITE 322
1,093 NRA



 OCCUPIED  AVAILABLE

 **TRANSWESTERN**

MICHELLE WOGAN & PAULA MUSA
1900 WEST LOOP SOUTH, SUITE 1300
HOUSTON, TEXAS 77027
TEL: 713-270-7700 FAX: 713-270-6285

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

05/01/25