



Arrive.

UPPER KIRBY

Office Space

The Premier Office Address in Upper Kirby

Arrive Upper Kirby positions your business at the center of a premier mixed-use destination where modern design, walkable convenience, and elevated lifestyle intersect.

With curated retail, chef-driven dining, boutique office spaces, and luxury residences all in one location, this is a community designed to enhance productivity, attract talent, and elevate the everyday experience.

As a LEED Gold, Class A development, Arrive Upper Kirby is built to be a center of exceptional accommodation and design:

- **13-story Class A office tower** with **182,685 SF** of premium workspace
- **25-story residential tower** with **199 luxury units**
- **61,085 SF of retail** across two active levels
- 5-level structured parking, including secure below-grade residential parking

Arrive Upper Kirby combines prestige, convenience, and contemporary style—creating a work environment that stands apart.



Mixed-Use
Development



RESIDENTIAL

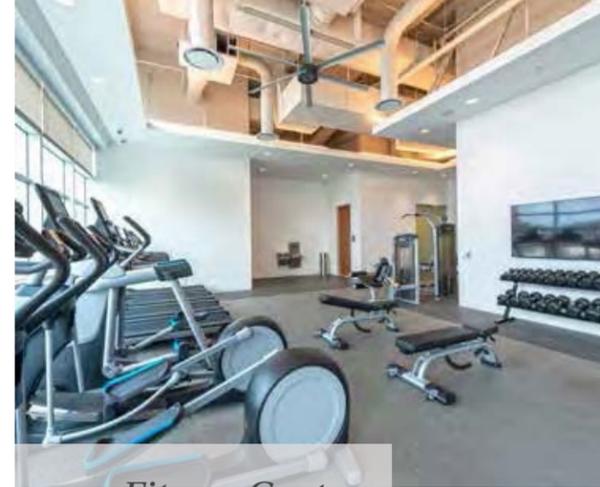
3333 Lake St
Luxury Residential
High-rise
25-story, 199-unit

OFFICE

3200 Kirby
Class A Office Tower
13-story
182,685 SF

RETAIL

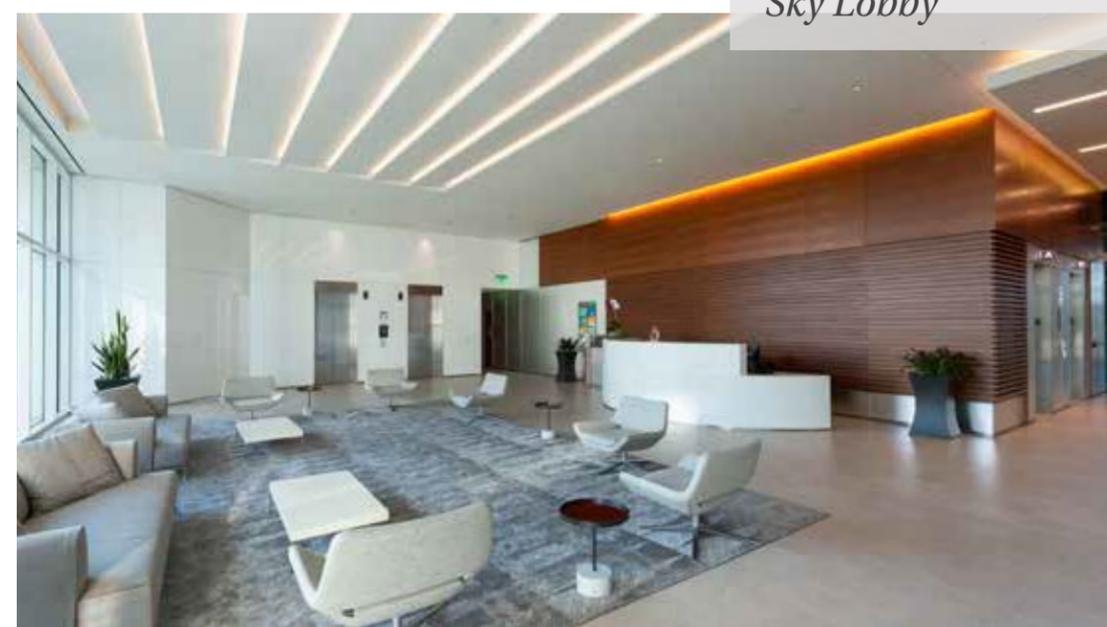
3300 Kirby
Luxury Lifestyle
Retail
2 floors, 61,085 SF



Fitness Center

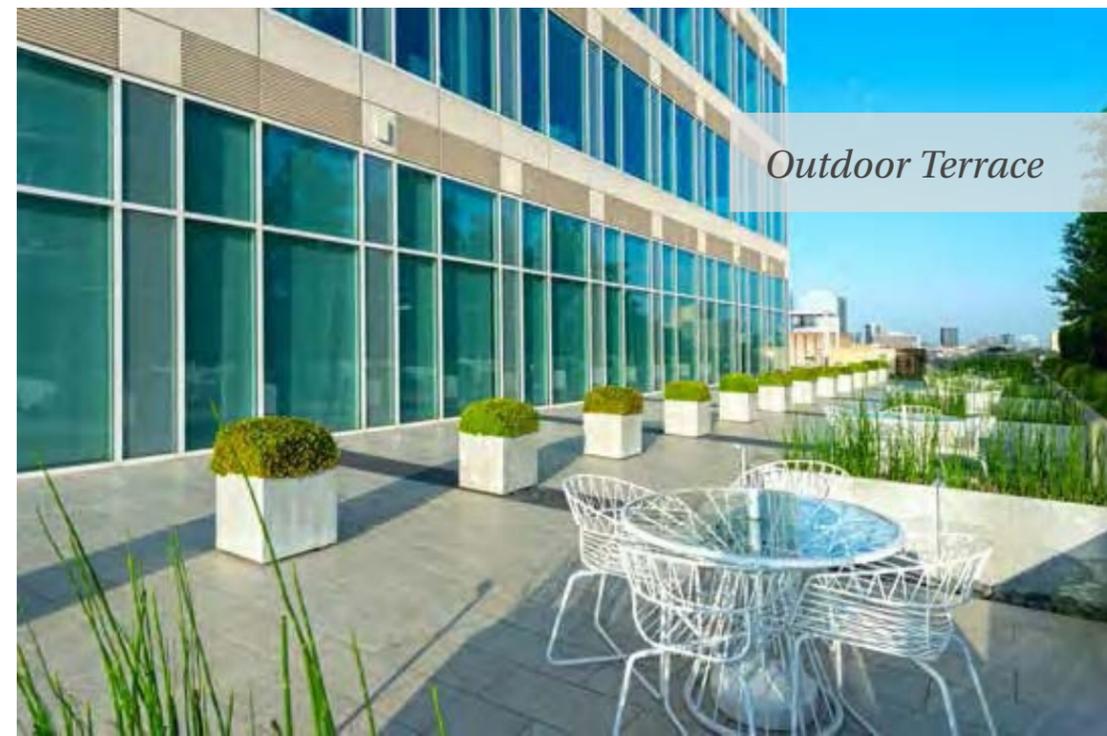
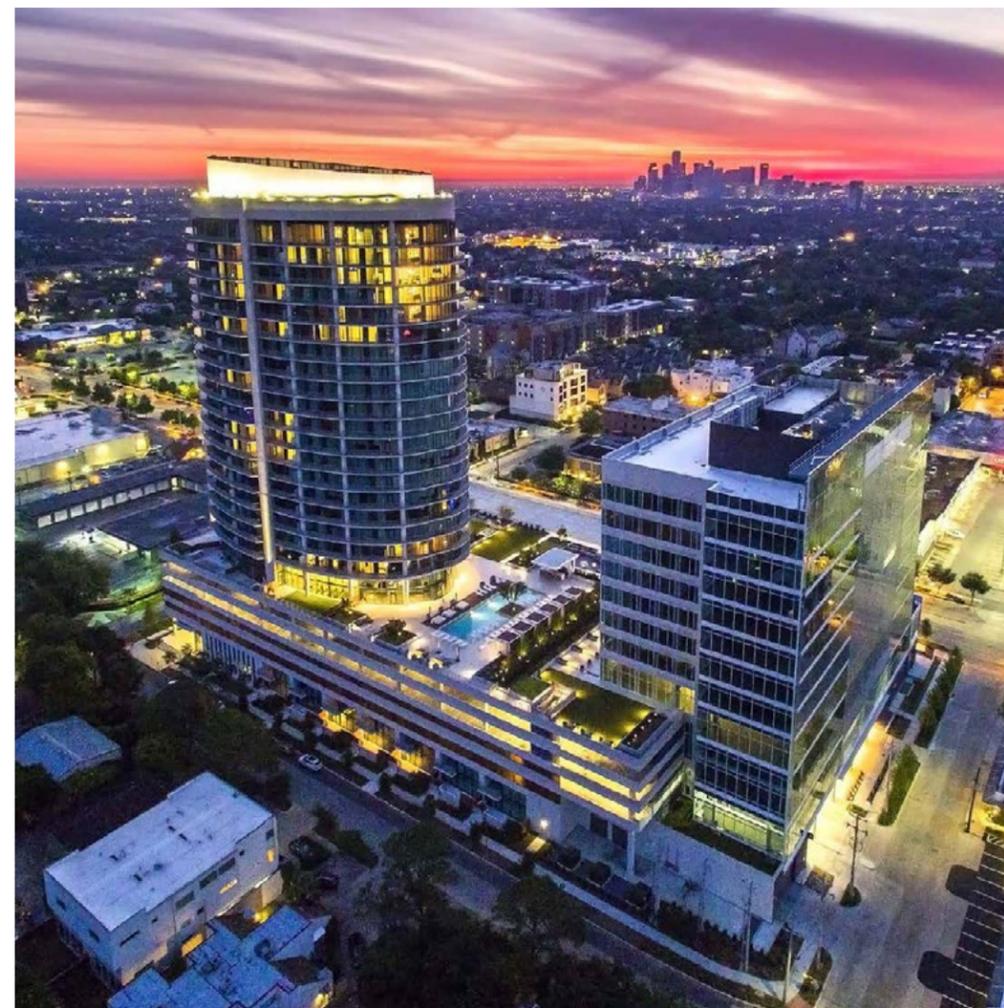


Sky Lobby



Office Highlights

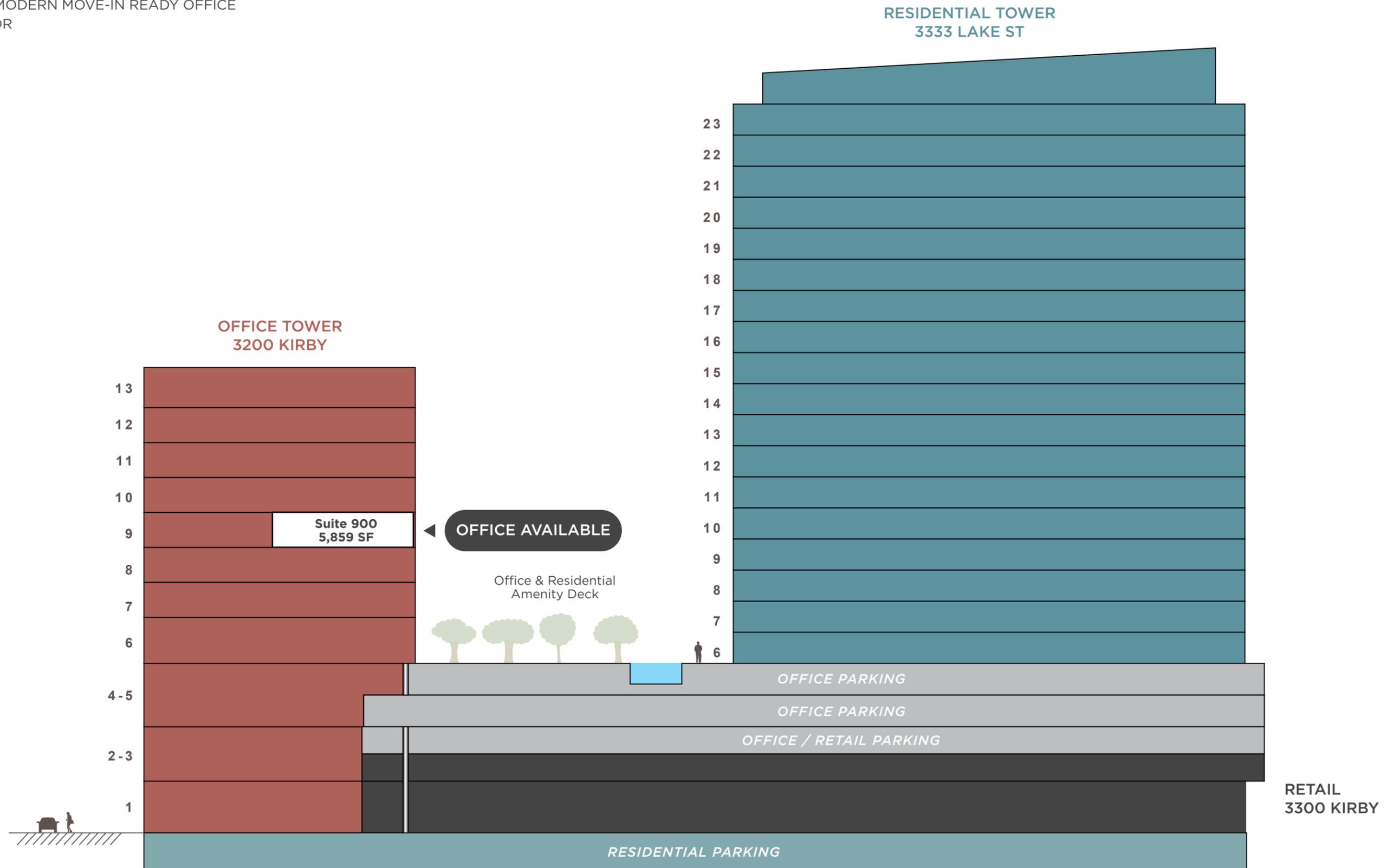
- Floor-to-ceiling glass with unobstructed views
- Elevated sky lobby on 6th floor
- Fully equipped fitness center exclusively for office tenants
- Rooftop terrace with 11,000 SF of landscaped outdoor space
- Meeting spaces, putting green and walk-up bar
- “Smart” elevator system
- 3.1/1,000 structured garage parking
- 24/7 security
- Dual ground-level lobby entrances from Kirby Drive and Colquitt Street
- Upscale on-site and highly walkable area amenities



Outdoor Terrace

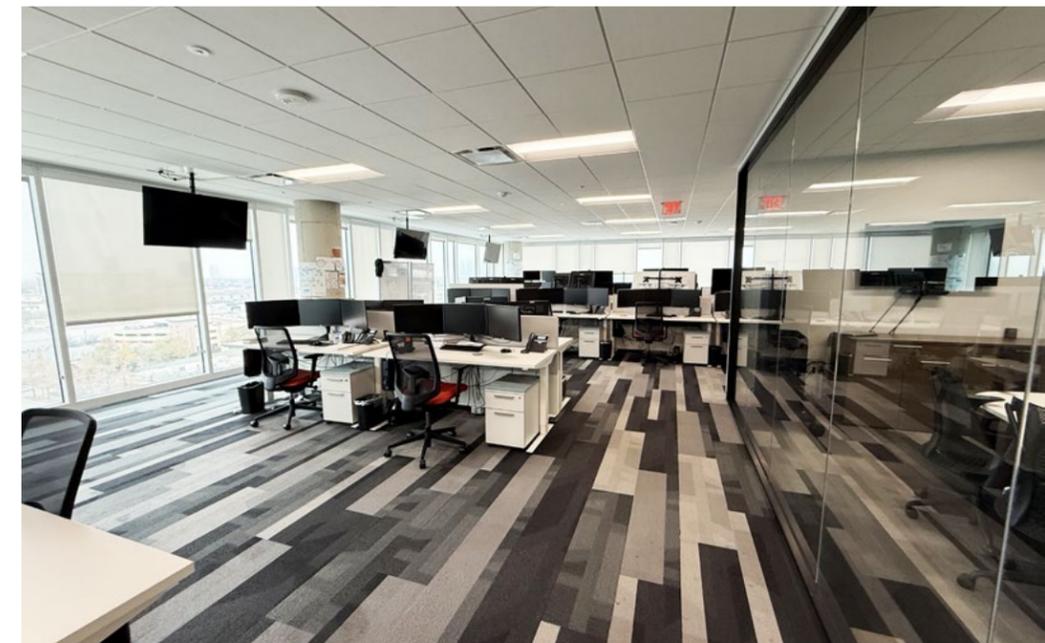
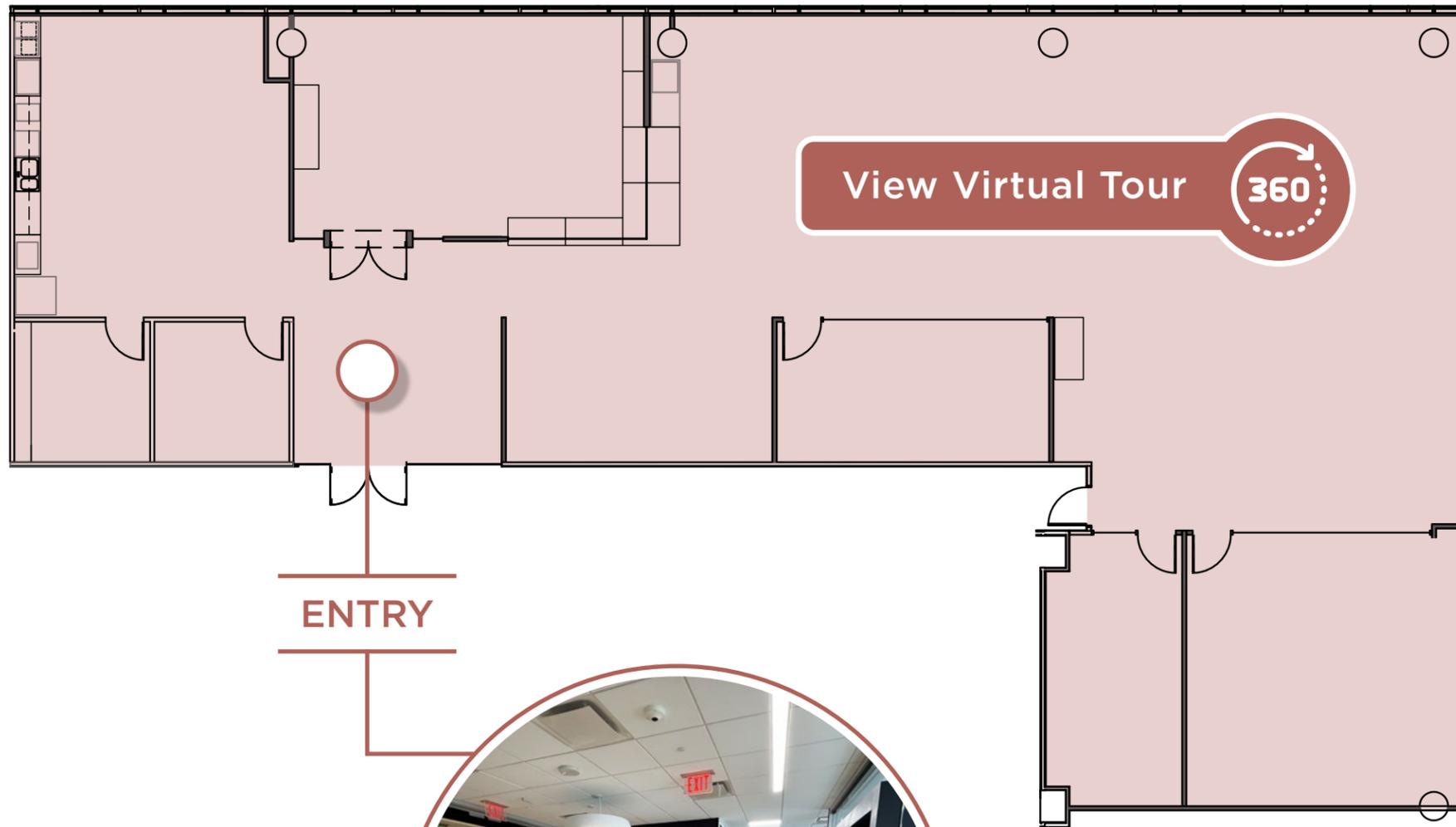
Office Availability

5,859 SF MODERN MOVE-IN READY OFFICE
9TH FLOOR



Suite 900

5,859 SF - Move-in Ready Office



Unrivaled Location

Arrive Upper Kirby offers visitors a one-stop destination to live, thrive and discover in the esteemed Upper Kirby District.

From select shops and boutiques to unparalleled fine and casual dining options, your office will be nestled among the best of the best.



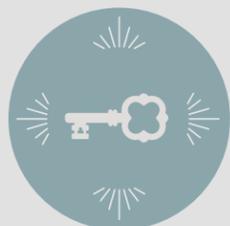
609
RETAILERS



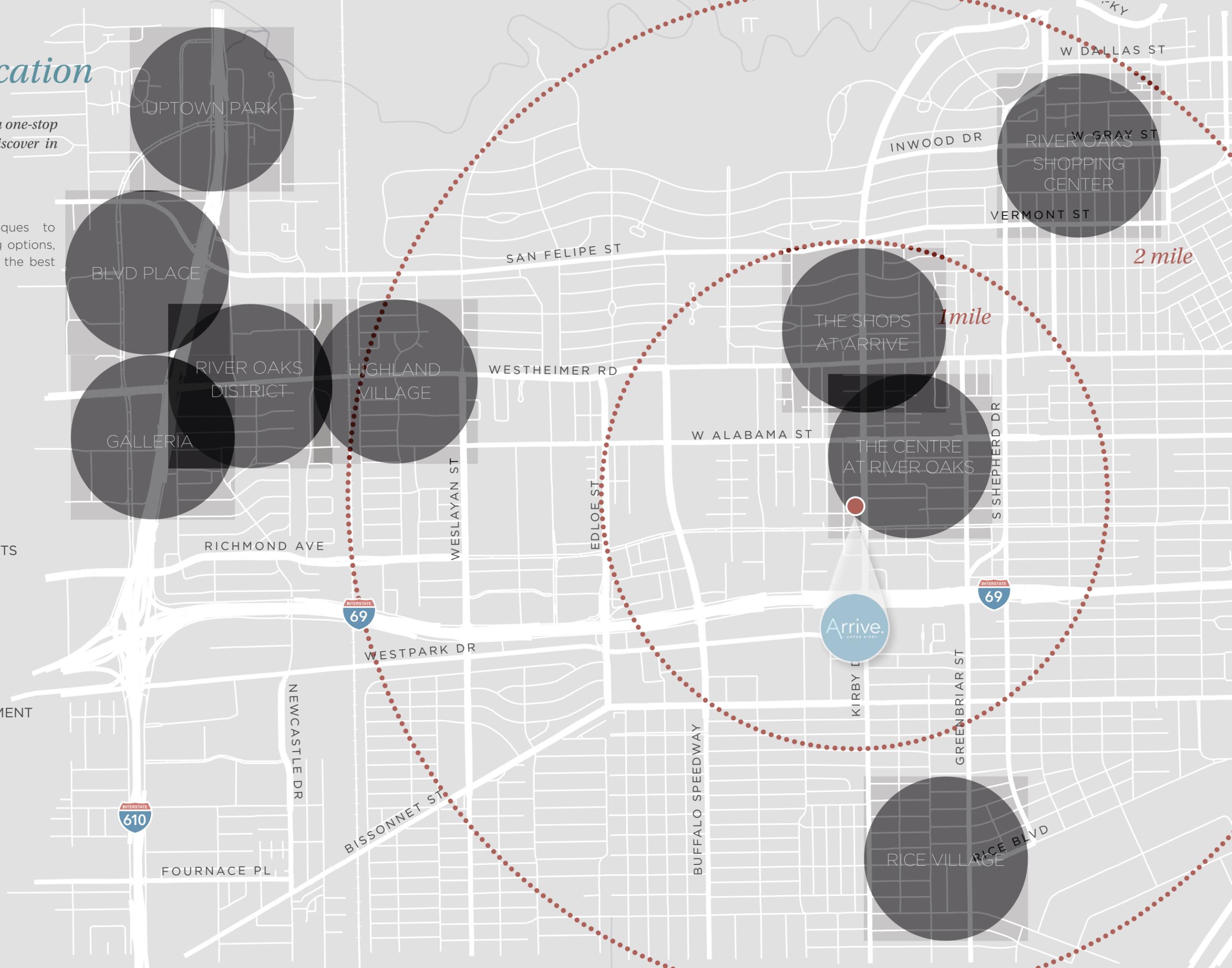
260
RESTAURANTS



22
ENTERTAINMENT

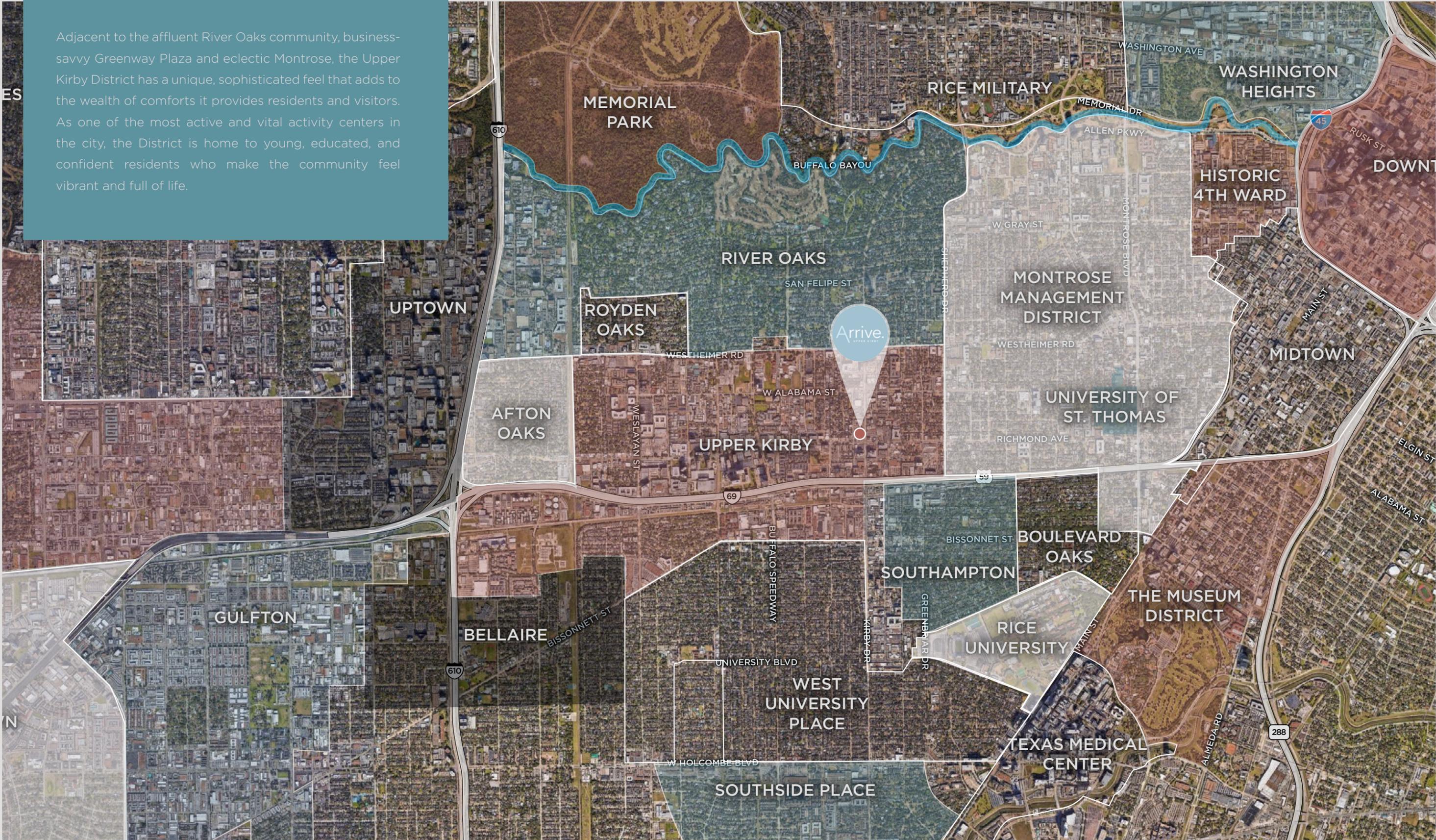


363
SERVICES



Houston's Inner Loop

Adjacent to the affluent River Oaks community, business-savvy Greenway Plaza and eclectic Montrose, the Upper Kirby District has a unique, sophisticated feel that adds to the wealth of comforts it provides residents and visitors. As one of the most active and vital activity centers in the city, the District is home to young, educated, and confident residents who make the community feel vibrant and full of life.



Convenience and Luxury

Workdays are elevated at Arrive Upper Kirby, where curated retail and dining surround the office tower with everyday convenience and luxury. Positioned on Kirby Drive between Houston's premier business districts and most historic affluent neighborhoods, tenants enjoy a connected, effortless live-work-play experience.

- Multiple on-site restaurants and retailers
- Central location between four of Houston's major hubs
- Convenient location off US 59
- Shaded sidewalks for pedestrians and outdoor dining
- Expansive complex that spans three addresses and an entire city block
- Design and architecture unlike any other in Houston





Verandah



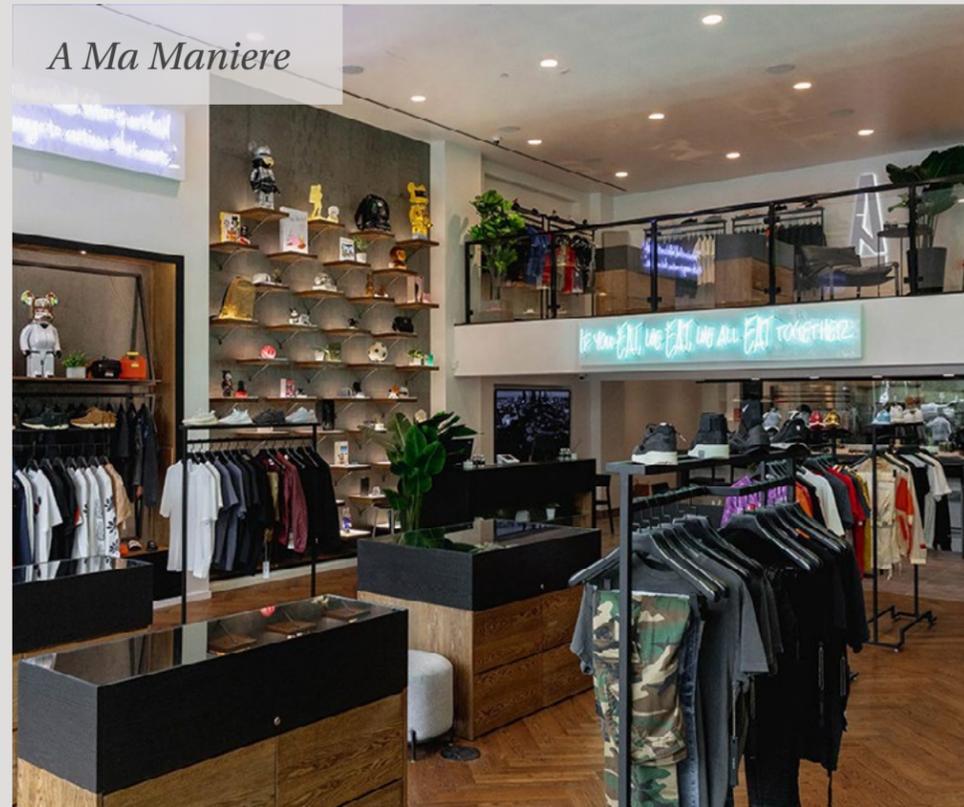
Agenda



Haii Keii



Sweat 1000



A Ma Maniere



One Medical

Arrive.

UPPER KIRBY

Office Space

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