



3250 BRIARPARK DR.

Timelessly Modern



TRANSWESTERN REAL ESTATE SERVICES

3250 BRIARPARK

Designed for Today's Workforce

Project Features

Well Capitalized Owner

Large, Modern, Efficient Floorplates

On-Building Signage Available

Renovated Lobby And Common Areas

4.3/ 1,000 Sf Parking Ratio

On-Site Security And 24/7 Cardkey Access

New State of the Art Amenities

Daily Food Options



Conference Center



Outdoor Seating



Entrance



Lobby

IMPROVED TENANT EXPERIENCE

Tenant Lounge

New tenant lounge with a Grab-N-Go market

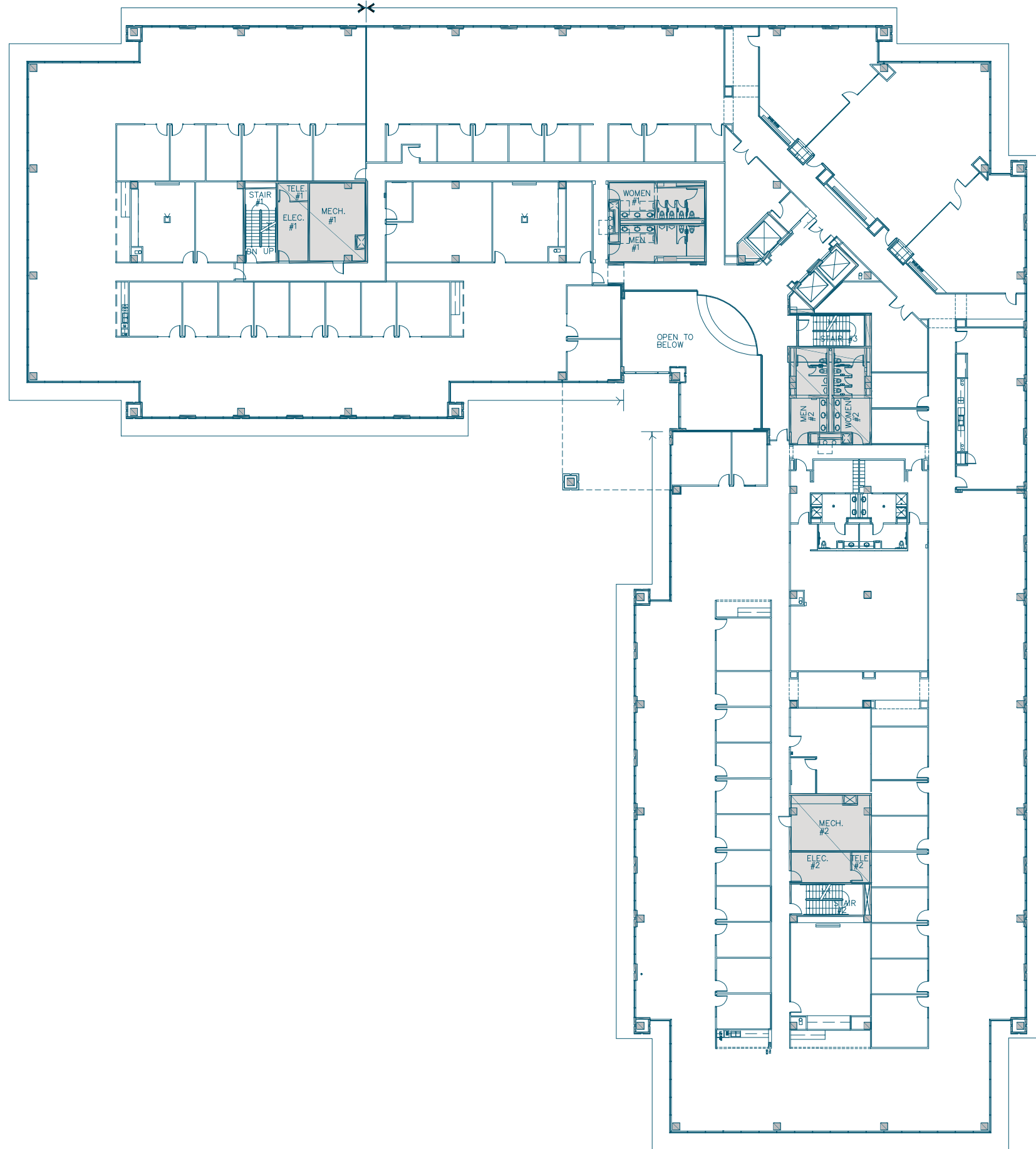


IMPROVED TENANT EXPERIENCE

Conference Center

Full-service, 80-seat capacity, conference center and pre-function area





AVAILABILITY

Level 2

50,992 RSF

AVAILABILITY

Level 3

24,229 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

SUBWAY

la Madeleine
FRENCH BAKERY & CAFÉ

OUTBACK
STEAKHOUSE®

MEMORIAL CITY

59 EATERIES | 142 SHOPS AND LIFESTYLE STORES

TORCHYS

GUADALAJARA
HACIENDA

MAGGIANO'S
LITTLE ITALY.

State Fare
KITCHEN & BAR

CITY CENTRE

27 EATERIES | 21 SHOPS | 11 LIFESTYLE STORES

Eddie V's
PRIME SEAFOOD

SWEET PARIS
crêperie & café

hopdoddy
BURGER BAR

DAILY
ESTD 2021
GATHER
A PLACE TO SHARE

TOWN & COUNTRY VILLAGE

16 EATERIES | 37 SHOPS | 13 LIFESTYLE STORES

Fleming's
PRIME STEAKHOUSE & WINE BAR

ESCALANTE'S
FINE TEX-MEX & TEQUILA

POSTINO

Snooze™

WESTCHASE SHOPPING CENTER

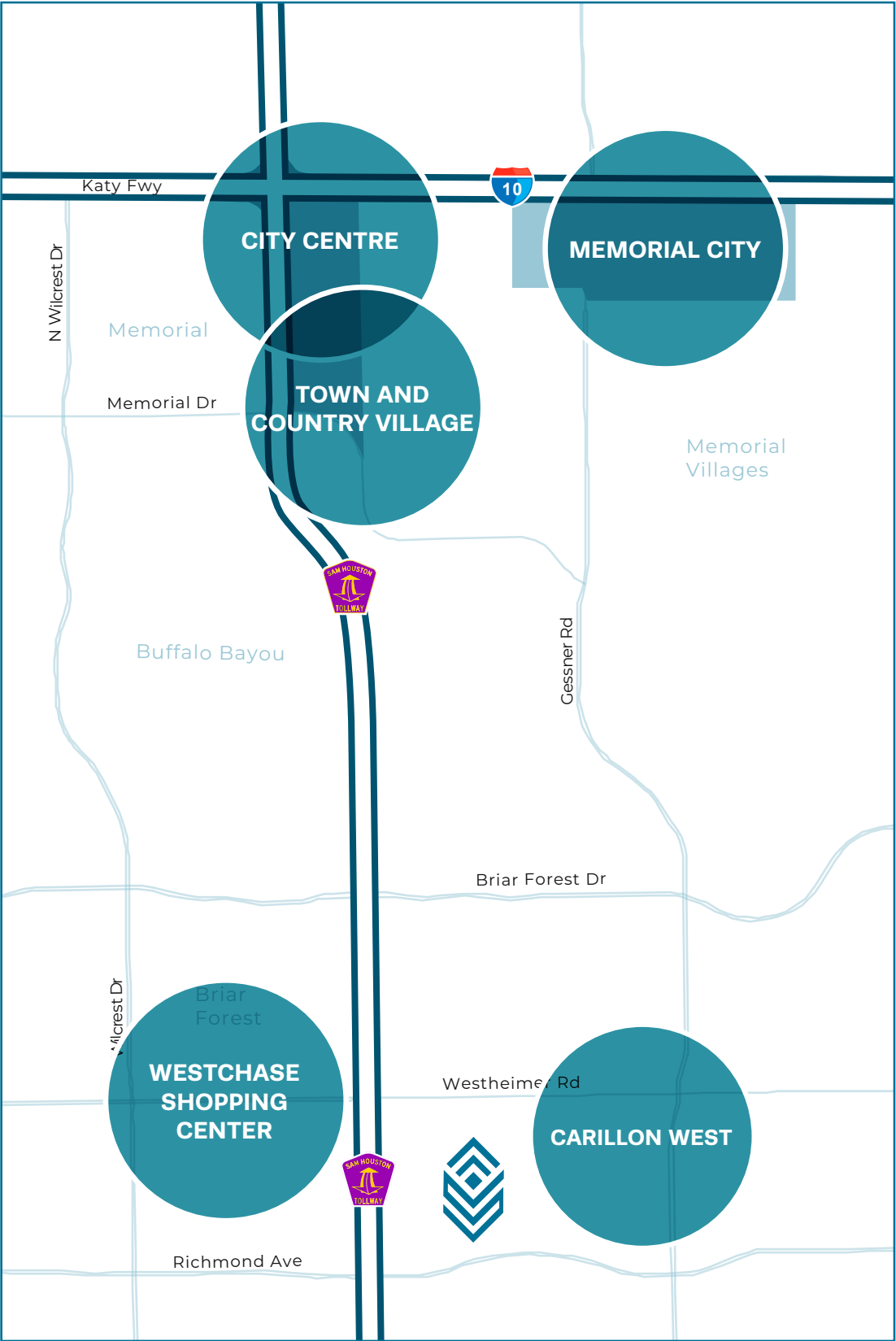
22 EATERIES | 18 SHOPS | 11 LIFESTYLE STORES

TARGET

TORCHYS

WHOLE
FOODS
MARKET

blink



Unparalleled Access

3-5 MINUTES

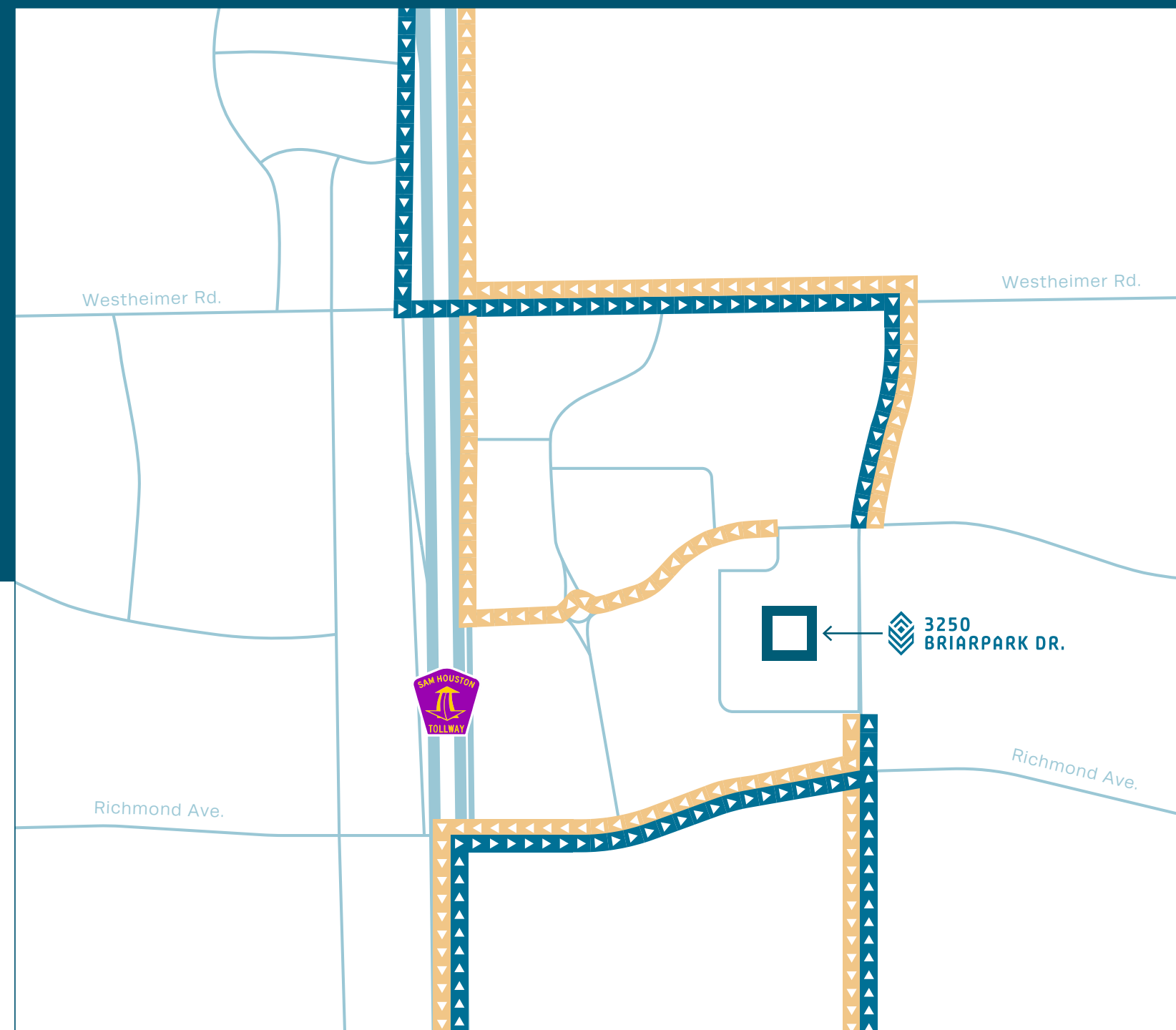
Briar Forest
Royal Oaks Country Club
City Centre
Town & Country Village

Katy Freeway
Westpark Tollway

Lakeside Country Club

Interstate 610

Galleria / Uptown
Memorial Park
Sugar Land



Ingress

Egress



3250 BRIARPARK DR.

**Leasing
Information**

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